

Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
May 25, 2016

The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.
Anyone interested is invited to attend.

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of May 11, 2016.

Public Hearing 6:00 PM:

The Providence City Planning Commission will hold a public hearing to provide an opportunity for anyone interested to comment on the proposed code amendment to Providence City Code Title 10 Chapter 6 Section 1 Use Chart before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

Action Items:

Item No 1. Proposed Code Amendment: The Providence City Planning Commission will consider for recommendation to the Providence City Council, approval of code amendments to the Use Chart including but not limited to adding the words "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

Item No. 2. Lot Consolidation: The Providence City Planning Commission will consider approval of a Lot Consolidation combining Lot 1, 509 North 470 East and Lot 2, 529 North 470 East in the Providence Hollows Subdivision, requested by Jeff and Christine Jackman.

Study Items:

Item No. 1. Proposed Rezone: The Providence City Planning Commission discuss a proposed rezone for a 0.67 acre parcel of property, Parcel No. 02-098-0044, located generally at 160 South 100 East. William (Bill) Bertolio is requesting a zone change from Single-Family Traditional (SFT) to Multi-Family High (MFH).

Item No. 2. Proposed Rezone: The Providence City Planning Commission discuss a proposed rezone for a 18.72 acre parcel of property, Parcel No. 02-115-0014, located generally at 900 South 400 East. Sierra Homes is requesting a zone change from Agricultural (AGR) to Single-Family Traditional (SFT).

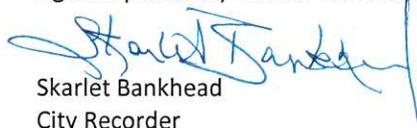
Item No. 3. Proposed General Plan Amendments: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

Reports:

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on May 24, 2016.



Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.



Providence City

15 South Main Street
Providence, UT 84332
(435) 752-9441 • Fax: (435)753-1586

PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: Code Amendment

Applicant: Providence City

Project Location/Description: Proposed code amendment to Providence City Code Title 10 Chapter 6 Section 1 Use Chart.

Hearing Date: May 25, 2016

Hearing Time: 6:00 PM

Hearing Location: Providence City Office Building, 15 South Main, Providence UT

Prior to making a recommendation on this code amendment, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

Skarlet Bankhead
City Administrator/Recorder

Newspaper Publication Date(s): Saturday, May 14, 2016

Posting Date: Friday, May 13, 2016

Posting Locations:

1. Providence City Office Building, 15 South Main
2. Providence City website www.providencacity.com
3. Utah Public Notice Website

CHAPTER 6

USE REGULATIONS

SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand-alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
A.	Residential Uses															
1	Single family, detached	P	P	P	P	P	P	P	P						P	
2	Single family, attached					P	P	P		P	P	P			P	
3	Dwelling, two family									P	P	P			P	
4	Dwelling, three family									P	P	P			P	
5	Dwelling, four family									P	P	P			P	
6	Dwelling, multi-family											P			P	
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P			P	
8	Mobile/trailer home								P							
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C	C	C											
10	Cluster development			C	C	C	C	C	C	C	C	C			C	

Proposed changes: Apr 2016

Title 10 Zoning Chapter 6 Use Regulations

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
11	Inner block development		C	C	C										C	
12	Planned Unit Development	€	C	C	C	C		C	C	C	P	P			C	
13	Bed & Breakfast	C	C	C	C	C							C		C	
14	Hotel/motel											C	C		C	
15	Lodging house									C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P			C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P			C	
B.	Accessory/Incidental Uses															
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	
2	Accessory dwelling unit	€	€		€	€	€								P	
3	Accessory farm building	P	P	P	P	P										
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P		P	
C.	Governmental/Institutional/Special Services															
1	Church	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^														
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	P	1 or C*	C											
5	Preschool	C^			C											
6	Public Park	P	P	P	P	P	P	P	P	P	P	P			P	P
	Private Lessons / public facility															C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P		P	P
D.	Utility and Related Service															
1	Electric substation	C	C													
2	Electric power plant	C														
3	Fire station	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P											C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	Professional Services															
1	Business office, medium impact	C^			P											

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
2	Business office, low impact	P^			P											
3	Business office, general												P	I or C*	P	
4	Clinic, dental												P	I or C*	P	
5	Clinic, medical												P	I or C*	P	
6	Clinical Social Worker												P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^	P	I or C*	P											
8	Licensed professional	C^	P	I or C*	P											
9	Mortuary	C^	C^	C^				C^	C^	C^	C^	C^	P		P	
10	Optical shop	C^	P	I or C*	P											
11	Pharmacy	C^	P	I or C*	P											
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	C^	C^	C^	C^										
13	Private school, teaching	C^	P		P											
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	C^	C^	C^	C^										
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	P	I or C*	P											
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	C^	C^	C^	C^										
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	C^	C^	C^	C^										
18	Veterinarian^^	C^	C^	C^					C^	C^	C^	C^	C		P	
F.	Retail/Related Uses															
1	Adult oriented business												C			
2	Food preparation, catering, etc	C^	P	P	P	C										
3	Bakery/Confectionery sales	C^	P	P	P											
4	Barber/beauty shop	C^	P	P	P											
5	Book/Stationery Store												p	p	P	
6	Computer Store												p	p	P	
7	Department store												p	p	P	
8	Florist Store												p	p	P	
9	Furniture Store												p	p	P	
10	Specialty Store/Shop	C^		P												
11	Grocery store	C^	p	p	P											
12	Hardware store												p	p	P	

Proposed changes: Apr 2016

Title 10 Zoning Chapter 6 Use Regulations

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Ordinance No. 014-2013 09/10/2013, 019-2013 10/08/2013; 2015-011 3/24/2015; 2015-007 02/24/2015; 2015-021 12/08/2015

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
13	Home & Garden store												p	p	P	
14	Laundry/dry cleaning store												p	p	P	
15	Laundry services	C^														
16	Liquor store (OM 015-2004)												p	p	P	
17	Music Store												p	p	P	
	Paint Store												p	p	P	
18	Pet Grooming	C^	P	P	P											
19	Pet Store												p	p	P	
20	Restaurant/fast food												p	p	P	
21	Shoe repair	C^	p	p	P											
22	Small appliance repair	C^	p	p	C											
23	Variety Store												p	p	P	
24	Commercial complex												p	p	P	
25	Shopping center												p	p	P	
26	Tire sales, retail (OM 001-002, 02/27/01)												c	P		
27	Yard sales on an occasional basis	P^														
G.	Commercial/Related Uses															
1	Auto Sales – New & Used (OM 016-2004 05/11/04)												P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)															
3	Auto wash												P	P		
4	Bank/financial												C	I or C*	P	
5	^^^Nondepository Financial Institutions												P	I or C*		
6	Building materials												P	P		
7	Dance hall															
8	Gasoline/petroleum storage (not bulk)	C	C	C	C	C							C	C		
9	Gasoline sales/service												P	P		
10	Fitness Center Commercial (Gym)												P	P	P	
11	Convenience store												P	P		
12	Night club															
13	Print shop/sales	C^					P	P	P							
14	Recreation/Entertainment												P	I or C*		
15	Research facilities	C^				P										
16	Theater												P	P	P	
17	Vehicle storage															
H.	Industry and Manufacturing															
1	Auto repair, paint and body shop													C	C	
2	Paint and body shop													C		
3	Bldg maintenance & repair services												C			
4	Counter-top or Cabinet Shop															
5	Counter top shop															
6	Clothing Manufacturer															

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
7	Furniture Manufacturer															
8	General contractor yard												C			
9	Landscape services															
10	Yard/lawn/snow removal maintenance	C^	C^	C^	C^	C^							C			
11	HVAC shop/sales												C			
12	Ice cream plant															
13	Lumber yard												P			
14	Paint Shop												P			
15	Welding/machine Shop												C			
16	Wholesale outlet/storage and sales												P			
17	Light Manufacturing												C			
18	Motorcycle, Snowmobile, ATV, etc repair	C^														
I.	Agriculture and Related Uses															
1	Beekeeping 4 or less colonies	P^^														
1A	Beekeeping More than 4 colonies	C^^														
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^										
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	C	I	P											
4	Commercial crop production	P	P	P	P	P										
5	Dairy business	P^^	P^^	P^^												
6	Feed lot	C														
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P			P	
8	Ranch/farm production and operation	P	P													
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^														
10	Gasoline/petroleum storage (not bulk)	C														

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

Proposed changes: Apr 2016

Title 10 Zoning Chapter 6 Use Regulations

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Ordinance No. 014-2013 09/10/2013, 019-2013 10/08/2013; 2015-011 3/24/2015; 2015-007 02/24/2015; 2015-021 12/08/2015

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)

**THE FOLLOWING INFORMATION IS FOR BACKGROUND PURPOSES ONLY.
IT IS NOT PART OF THE CODE AMENDMENT.**

It is to provide information that may be useful when reading the use chart.

Use Chart Abbreviations

District	Abbreviation	Minimum Lot Size sq. ft.	Summary
Agricultural district	AGR	217,800 (5 acres)	Agricultural operations.
Single family estate district	SFE	43,560 (1 acre)*	Single family residential type uses. Home businesses may be allowed as a permitted use or a conditional use.
Single family large district	SFL	21,800*	
Single family traditional district	SFT	12,000*	
Single family residential density district	SFR	10,000	
Single family medium density district	SFM	8,000	
Single family high density district	SFH	6,000	
Single family mobile home district	SMH	5,000	
Multi-family residential density district	MFR	10,000	
Multi-family medium density district	MFM		
Multi-family high density district	MFH		
Mixed Use District	MXD		Established to stimulate economic development by providing a unique planning environment which combines light commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and site design for mixed use commercial, office, and residential uses within the District. The MXD includes a mixture of uses with no one land use type being a constant dominate or prevailing use.
Commercial general district	CGD		Retail, personal service, entertainment, office and related commercial uses.
Commercial highway district	CHD		Retail uses (88%), minimal non-retail use allowed (12%)
Public district	PUB		Established to allow for public buildings and associated uses; and to enable land to be used for public open space or recreation purposes. Allowing a range of recreational settings and activities and compatible land uses; and to protect and enhance the natural environment for recreational purposes.
Recreation District	REC		

*Lot Size Averaging may be used in these zones (SFE, SFL, SFT).

If a C or a P has a ^ next to it, the use is allowed as a permitted or conditional use, only if it is a home business, child care business or non-conforming business that complies with Providence City Code Title 3 Chapter 4 Conditional Businesses.

If a C or a P has a 6^ next to it, the use must conform to Providence City Code Title 5 Chapter 1 Animal Regulation and Control.

Utah Code 10-9a-103. Definitions.

(5) "Conditional Use" means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Utah Code 10-9a-507. Conditional Uses

(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.

(2)

(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Providence City Code 10-3-5 Conditional Use Permits

A. Standards: A conditional use permit shall be approved if reasonable conditions can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the following standards:

1. Conditions may be imposed on a proposed conditional use:

- a. To mitigate the effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity;
- b. To mitigate injury to property in the vicinity;
- c. To mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
- d. To mitigate unreasonable interference with the lawful use of surrounding property;
- e. To mitigate the need for essential municipal services which cannot be reasonably met;
- f. To mitigate the exposure of minors to activities appropriately restricted to adults; and
- g. To better conform the proposed use to the principles and objectives of the zoning regulations and general plan.

2. Conditions may be imposed on a conditional use permit including, but not limited to, limitations on the size and shape of buildings; the dedication, rededication and/or development of streets; installation and upsizing of utility mains; screening or landscaping to protect adjacent properties; the elimination or relocation of windows or doors to protect the public and adjacent property from the detrimental features of the proposed use; restrictions in signage, lighting, and on-premise advertising, including the number, location, color size, height, lighting, and landscaping of signs; increased set-back distances; appropriate design, construction, and location of structures, buildings, and facilities in relation to an earthquake fault which may exist on the property, and limitations and/or restrictions to use and /or location of use due to special site conditions, including but not limited to geologically hazardous areas, flood plains, fault zones, and landslide areas; limitation and/or restrictions on the use and/or locations of uses in sensitive areas due to soils capabilities, wildlife, and plant life; processes for the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and the control of objectionable odors and noise; the planting of ground cover or other surfacing to prevent dust and erosion; or the requirement of additional parking or other changes.

PROVIDENCE CITY
Executive Staff Review

Planning Commission Meeting Date: 05/25/2016

Request: Amend Providence City Code Title 10 Chapter 6 Section 1 Use Chart, including but not limited to adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

Item Type: Code Amendment

Applicant: Providence City

Prepared by: S Bankhead

Staff Report Summary of Key Issues:

1. As part of the General Plan review, the Providence City Planning Commission studied the Use Chart found in Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations. The Planning Commission felt some of the uses should be changed.
2. Craig Call, City Attorney, requested the Planning Commission consider adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

FINDINGS OF FACT:

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. **UCA § 10-9a-102 Purposes -- General land use authority.**
(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state’s agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.
(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner’s private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.
3. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
4. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission’s recommendation.
5. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.

CONCLUSIONS OF LAW:

1. The proposed code amendment has been processed consistent with the above Findings of Fact.
2. The Planning Commission held a public hearing on May 25, 2016.
3. The attached code amendment represents the Planning Commission's recommendation.

CONDITIONS:

1. That the proposed code amendment continue to be processed in accordance with state and city codes, rules, and regulations.

RECOMMENDATION:

That the Providence City Planning Commission make a recommendation to the Providence City Council, that the City Council adopts the attached code amendment to Providence City Code Title 10 Chapter 6 Section 1 based on the Findings of Fact, Conclusions of Law, and Conditions listed above.

CHAPTER 6

USE REGULATIONS

SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand-alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
A.	Residential Uses															
1	Single family, detached	P	P	P	P	P	P	P	P	P						P
2	Single family, attached					P	P	P		P	P	P				P
3	Dwelling, two family									P	P	P				P
4	Dwelling, three family									P	P	P				P
5	Dwelling, four family									P	P	P				P
6	Dwelling, multi-family											P				P
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P				P
8	Mobile/trailer home							P								
9	Secondary residential structure (OM 005-2005)	C	C	C	€											

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	01/13/04)															
10	Cluster development			C	C	C	C	C	C	C	C	C				C
11	Inner block development		C	C	C											C
12	Planned Unit Development	€	C	C	C	C		C	C	C	P	P				C
13	Bed & Breakfast	C	C	C	C	C							C			C
14	Hotel/motel											C	C			C
15	Lodging house								C	C	C	C				C
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P				C
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P				C
B.	Accessory/Incidental Uses															
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	
2	Accessory dwelling unit	€	€		€	€	€									P
3	Accessory farm building	P	P	P	P	P										
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P			P
C.	Governmental/Institutional/Special Services															
1	Church	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^														
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	P	l or C*		C										
5	Preschool	C^				C										
6	Public Park	P	P	P	P	P	P	P	P	P	P	P				P
	Private Lessons / public facility															
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P				P
D.	Utility and Related Service															
1	Electric substation	C	C													
2	Electric power plant	C														
3	Fire station	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P											C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	storage tank															
E.	Professional Services															
1	Business office, medium impact	C^				P										
2	Business office, low impact	P^				P										
3	Business office, general												P	I or C*		P
4	Clinic, dental												P	I or C*		P
5	Clinic, medical												P	I or C*		P
6	Clinical Social Worker												P	I or C*		P
7	Office for single physician, dentist, or chiropractor	C^	P	I or C*		P										
8	Licensed professional	C^	P	I or C*		P										
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	P			P
10	Optical shop	C^	P	I or C*		P										
11	Pharmacy	C^	P	I or C*		P										
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	C^	C^	C^	C^										
13	Private school, teaching	C^	P			P										
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	C^	C^	C^	C^										
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	P	I or C*		P										
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	C^	C^	C^	C^										
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	C^	C^	C^	C^										
18	Veterinarian^^	C^	C^	C^					C^	C^	C^	C^	C			P
F.	Retail/Related Uses															
1	Adult oriented business												C			
2	Food preparation, catering, etc	C^	P	P	P	C										
3	Bakery/Confectionery sales	C^	P	P	P											
4	Barber/beauty shop	C^	P	P	P											
5	Book/Stationery Store												p	p	P	

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
6	Computer Store												p	p	P	
7	Department store												p	p	P	
8	Florist Store												p	p	P	
9	Furniture Store												p	p	P	
10	Specialty Store/Shop	C^			P											
11	Grocery store	C^	p	p	P											
12	Hardware store												p	p	P	
13	Home & Garden store												p	p	P	
14	Laundry/dry cleaning store												p	p	P	
15	Laundry services	C^														
16	Liquor store (OM 015-2004)												p	p	P	
17	Music Store												p	p	P	
	Paint Store												p	p	P	
18	Pet Grooming	C^	P	P	P											
19	Pet Store												p	p	P	
20	Restaurant/fast food												p	p	P	
21	Shoe repair	C^	p	p	P											
22	Small appliance repair	C^	p	p	C											
23	Variety Store												p	p	P	
24	Commercial complex												p	p	P	
25	Shopping center												p	p	P	
26	Tire sales, retail (OM 001-002, 02/27/01)												c	P		
27	Yard sales on an occasional basis	P^														
G.	Commercial/Related Uses															
1	Auto Sales – New & Used (OM 016-2004 05/11/04)												P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)															
3	Auto wash												P	P		
4	Bank/financial												C	I or C*	P	
5	^^^Nondepository Financial Institutions												P	I or C*		
6	Building materials												P	P		
7	Dance hall															
8	Gasoline/petroleum storage (not bulk)	C	C	C	C	C							C	C		
9	Gasoline sales/service												P	P		
10	Fitness Center Commercial (Gym)												P	P	P	
11	Convenience store												P	P		
12	Night club															
13	Print shop/sales	C^					P	P	P							
14	Recreation/Entertainment												P	I or C*		
15	Research facilities	C^				P										
16	Theater												P	P	P	
17	Vehicle storage															
H.	Industry and															

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	Manufacturing															
1	Auto repair, paint and body shop													C	C	
2	Paint and body shop													C		
3	Bldg maintenance & repair services												C			
4	Counter-top or Cabinet Shop															
5	Counter top shop															
6	Clothing Manufacturer															
7	Furniture Manufacturer															
8	General contractor yard												C			
9	Landscape services															
10	Yard/lawn/snow removal maintenance	C^	C^	C^	C^	C^							C			
11	HVAC shop/sales												C			
12	Ice cream plant															
13	Lumber yard													P		
14	Paint Shop													P		
15	Welding/machine Shop													C		
16	Wholesale outlet/storage and sales													P		
17	Light Manufacturing													C		
18	Motorcycle, Snowmobile, ATV, etc repair	C^														
I.	Agriculture and Related Uses															
1	Beekeeping 4 or less colonies	P^^														
1A	Beekeeping More than 4 colonies	C^^														
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^										
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	C	I	P											
4	Commercial crop production	P	P	P	P	P										
5	Dairy business	P^^	P^^	P^^												
6	Feed lot	C														
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P				P	
8	Ranch/farm production and operation	P	P													
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^														
10	Gasoline/petroleum storage (not bulk)	C														

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)

PROVIDENCE CITY
Executive Staff Review
Planning Commission Meeting Date: 05/25/2016

Request: consolidate Lot 1, 509 North 470 East and Lot 2, 529 North 470 East in the Providence Hollows Subdivision.

Item Type: Lot Consolidation	Applicant: Jeff and Christine Jackman	Agent: NA
Prepared by: S Bankhead	General Plan: SFT	Zone: SFT
Parcel ID #: 02-286-0001 & 0002 Address: See Request above		Number of Properties: 2 Proposed Lots: 1

Staff Report Summary of Key Issues:

1. On April 28, 2016, Jeff and Christine Jackman filed a petition to vacate a public utility easement and consolidate Lot 1, 509 North 470 East and Lot 2, 529 North 470 East in the Providence Hollows Subdivision.
2. Executive Staff reviewed the petition and felt good cause existed; and neither the public interest nor any person will be materially injured by vacating the public utility easement and consolidating Lots 1 and 2;
3. On May 10, 2016, the Providence City Council adopted Ordinance No. 2016-11 vacating and removing a public utility easement located in the Providence Hollows Subdivision between Parcel No. 02-286-001 and 02-286-0002, (Lot 1, 509 North 470 East and Lot 2, 529 North 470 East, respectively).

FINDINGS OF FACT:

1. Utah Code 10-9a-608(1)(a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.
2. Utah Code 10-9a-608 (2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:
 - (a) the petition seeks to:
 - (i) join two or more of the petitioner fee owner's contiguous lots;
3. Executive Staff used Providence City Code 11-3-8 Final Lot Consolidation/Lot Line Adjustment in a Recorded Subdivision to review the petition.

CONCLUSIONS OF LAW:

1. Executive Staff feels the petition meets the requirements of Providence City Code 11-3-8 with the following conditions:

CONDITIONS:

1. The Petitioner will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances; including but not limited to: preparing an amended final plat for recording.

RECOMMENDATION:

1. The executive staff has reviewed the request; and recommends that the Planning Commission approve the petition to consolidate Lot 1, 509 North 470 East and Lot 2, 529 North 470 East in the Providence Hollows Subdivision based on the Findings of Fact, Conditions of Law, and Conclusions listed above.

April 28, 2016

To Whom It May Concern,

We have recently purchased lots one and two in the new Providence Hollows subdivision. The address is 529 North 470 East in Providence. We would like to consolidate these lots into one as we own both of them and would like to be able to place our home in the center of the proposed one lot. We own both parcels of property that we are wanting to consolidate. There are currently no structures on this property as it is just being developed. We would like to have the public utility easement that runs down the center of the proposed lot vacated as we would like to be able to have our house in the middle of the property. There are public utility easements surrounding the entire property so it should not injure any public person or entity if that easement is vacated.

We appreciate your attention and time with this matter.

Sincerely,

Jeff and Christine Jackman

Received 4.28.20
JP

PROVIDENCE HOLLOW SUBDIVISION FINAL PLAT

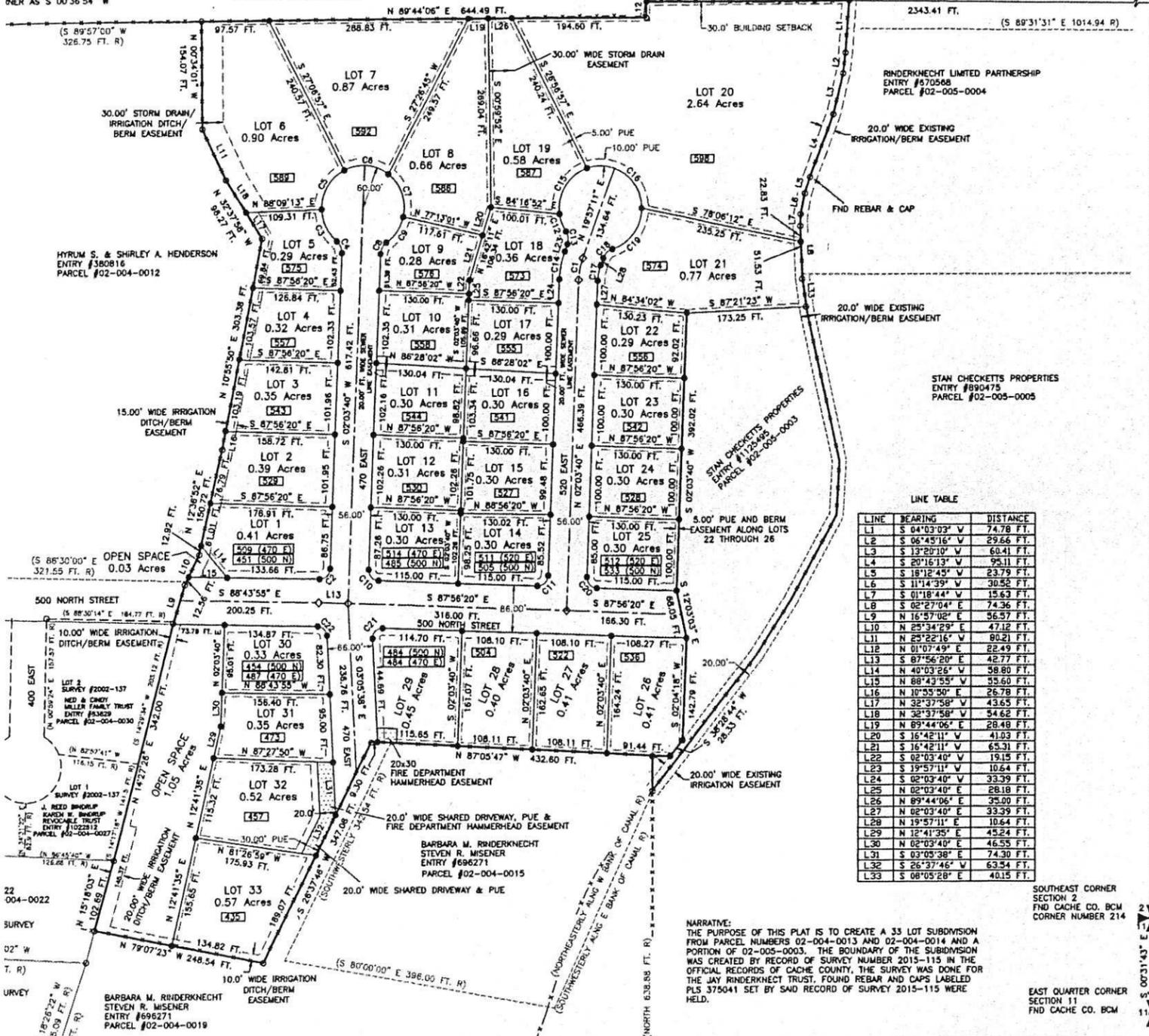
A PORTION OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH
AUGUST 2015

SCALE: 1 INCH = 100 FEET
100 200 300

BASIS OF BEARINGS
T LINE OF SECTION 2 FROM THE T QUARTER CORNER TO THE SOUTHEAST CORNER AS S 00°36'54" W

THE RONALD L. & DAHA W. ZOLLINGER REVOCABLE TRUST
ENTRY #1107538
PARCEL #02-004-0010
RECORD OF SURVEY #A-0388

EAST QUARTER CORNER
SECTION 2
FND A REBAR
CORNER NUMBER 0761



CITY ENGINEER APPROVAL
I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
DATED THIS _____ DAY OF _____ 2015
CITY ENGINEER

MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____ 2015
BY THE PROVIDENCE CITY MAYOR
PROVIDENCE CITY MAYOR

UTILITY COMPANIES APPROVAL
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED. WE ARE IN AGREEMENT WITH PLACING ALL OF THE UTILITIES UNDERGROUND WITHIN THE EASEMENTS AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.
QUESTAR GAS _____
DATE _____
ROCKY MOUNTAIN POWER _____
DATE _____

COMCAST CABLE _____
DATE _____
CENTURYLINK COMMUNICATIONS _____
DATE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE SOUTHEAST CORNER OF SECTION 2 BEARS SOUTH 00° 36' 54" WEST 2850.56 FEET;
THENCE SOUTH 00° 36' 54" WEST 962.05 FEET ALONG THE EAST LINE OF SAID SECTION 2;
THENCE NORTH 89° 23' 06" WEST 2343.41 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 13173" SET AT A FENCE CORNER, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 04° 03' 03" WEST 74.78 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 01° 18' 44" WEST 29.86 FEET ALONG SAID FENCE LINE TO A FOUND REBAR WITH CAP;
THENCE SOUTH 13° 20' 10" WEST 80.41 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 20° 16' 13" WEST 95.11 FEET ALONG SAID FENCE LINE TO A FOUND REBAR WITH CAP;
THENCE SOUTH 18° 12' 45" WEST 23.79 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 11° 14' 39" WEST 30.52 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE SOUTH 07° 05' 47" WEST 432.60 FEET ALONG THE EXTENSION OF AND FENCE LINE AND FENCE LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
THENCE SOUTH 28° 37' 46" WEST 347.08 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
THENCE NORTH 79° 07' 23" WEST 248.54 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET ON THE EAST LINE OF PARCEL 3 AS SHOWN ON RECORD OF SURVEY NUMBER 2004-179 IN THE OFFICIAL RECORDS OF CACHE COUNTY;
THENCE NORTH 15° 18' 03" EAST 102.89 FEET ALONG SAID EAST LINE TO A 5/8" REBAR WITH CAP SET ON THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON RECORD OF SURVEY NUMBER 2002-137 IN THE OFFICIAL RECORDS OF CACHE COUNTY;
THENCE NORTH 14° 27' 26" EAST 342.00 FEET ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 OF SAID RECORD OF SURVEY NUMBER 2002-137 TO A 5/8" REBAR WITH CAP SET ON THE NORTHEAST CORNER OF SAID RECORD OF SURVEY NUMBER 2004-179, SAID POINT BEING AT THE EXTENSION OF A FENCE LINE;
THENCE NORTH 18° 57' 02" EAST 56.57 FEET ALONG SAID EXTENSION AND FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 25° 34' 29" EAST 47.12 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 12° 36' 52" EAST 150.72 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 10° 55' 50" EAST 303.38 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 32° 37' 58" WEST 98.27 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 25° 22' 16" WEST 80.21 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
THENCE NORTH 07° 34' 01" WEST 154.07 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER, SAID FENCE CORNER BEING ON THE SOUTH LINE OF RECORD OF SURVEY NUMBER A-0388 IN THE OFFICIAL RECORDS OF CACHE COUNTY;
THENCE NORTH 89° 44' 08" EAST 644.49 FEET ALONG SAID FENCE LINE AND ITS EXTENSION TO A 5/8" REBAR WITH CAP SET ON THE WEST LINE OF PARCEL NUMBER 02-004-0003 IN THE OFFICIAL RECORDS OF CACHE COUNTY;
THENCE NORTH 01° 07' 49" EAST 22.49 FEET ALONG SAID WEST LINE TO A 5/8" REBAR WITH CAP SET ON THE NORTHWEST CORNER OF SAID PARCEL NUMBER 02-004-0003;
THENCE NORTH 89° 56' 12" EAST 292.20 FEET ALONG THE NORTH LINE OF SAID PARCEL NUMBER 02-004-0003 TO THE TRUE POINT OF BEGINNING.
SUBJECT TO SPRING CREEK IRRIGATION COMPANIES RIGHT TO ACCESS AND MAINTAIN THEIR CANAL AND PIPELINES ALONG THE EAST AND WEST BOUNDARIES OF THE ABOVE DESCRIBED PARCEL.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°03'03" W	74.78 FT.
L2	S 06°45'16" W	29.66 FT.
L3	S 13°20'10" W	80.41 FT.
L4	S 20°16'13" W	95.11 FT.
L5	S 18°12'45" W	23.79 FT.
L6	S 11°14'39" W	30.52 FT.
L7	S 07°05'47" W	432.60 FT.
L8	S 02°37'04" E	74.36 FT.
L9	N 16°57'02" E	56.57 FT.
L10	N 25°34'29" E	47.12 FT.
L11	N 12°36'52" E	150.72 FT.
L12	N 10°55'50" E	303.38 FT.
L13	S 07°56'20" E	42.77 FT.
L14	N 40°03'26" E	58.80 FT.
L15	N 89°43'55" W	55.60 FT.
L16	N 10°55'50" E	26.78 FT.
L17	N 02°03'40" E	33.39 FT.
L18	N 32°37'58" W	54.62 FT.
L19	N 89°44'06" E	28.48 FT.
L20	S 16°42'11" W	41.03 FT.
L21	S 16°42'11" W	65.31 FT.
L22	S 02°03'40" E	19.15 FT.
L23	S 19°57'11" W	10.64 FT.
L24	S 02°03'40" E	33.39 FT.
L25	N 02°03'40" E	26.18 FT.
L26	N 89°44'06" E	35.00 FT.
L27	N 02°03'40" E	33.39 FT.
L28	N 19°57'11" W	10.64 FT.
L29	N 12°41'25" E	45.24 FT.
L30	N 02°03'40" E	46.55 FT.
L31	S 03°05'38" E	74.30 FT.
L32	S 26°37'46" W	63.54 FT.
L33	S 08°05'28" E	40.15 FT.

LEGEND

- EXISTING FENCE
- DEED (RECORDED) LINE
- ⊕ SECTION CORNER FOUND
- PROPERTY CORNER FOUND
- PROPERTY CORNERS SET BY THIS SURVEY
- 5/8" REBAR W/ CAP
- NOTE: FRONT PROPERTY CORNERS WILL LEAD PLUGS SET IN THE CURB
- PUBLIC UTILITY EASEMENT (PUE)
- SUBDIVISION BOUNDARY
- LOT LINES
- ADDRESS

GENERAL NOTES:

- NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE 10.00 FT. ALONG THE FRONT OF LOTS AND 5.00 FT. ON THE SIDES AND REAR.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
- CURRENT ZONE: SINGLE FAMILY TRADITIONAL
- MINIMUM LOT SIZE: 12,000 SF
- MINIMUM FRONTAGE (MEASURED AT SETBACK) 95 FT.
- BUILDING SETBACKS: SIDE: 10.0 FT. FRONT AND REAR COMBINATION: 50.0 FT. (20 FT. & 30 FT. COMBINATION)
- ALL DRIVEWAYS SHALL BE 30.0 FT APART PER PROVIDENCE CITY STANDARD.
- THE CLEAR WIDTH HEIGHT ON THE PRIVATE DRIVE MUST BE 13.5 FT.
- LOTS 32 AND 33 SHALL SHARE A COMMON DRIVEWAY ACCESS.
- OPEN SPACE TO BE MAINTAINED AND OWNED BY THE COMMUNITY HOME OWNERS ASSOCIATION.
- ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
- PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED ARE COMPLETE.
- THERE ARE NO SPRINGS OR RESERVOIRS WITHIN 100.00 FEET.
- NO TREES DRIVEWAYS OR STRUCTURES ARE ALLOWED WITHIN THE 20.0' SEWER EASEMENT ON LOTS 10, 11, 16 AND 17.
- THERE ARE NO HAZARDOUS SLOPES OR HAZARDOUS SETBACKS.
- STREET ADDRESSES SHALL BE ASSIGNED BY PROVIDENCE CITY.
- SIDE LOT FENCES ARE NOT ALLOWED IN THE 15.0' IRRIGATION DITCH/BERM EASEMENT ALONG LOTS 1 THROUGH 5 OR IN THE 10.0' IRRIGATION DITCH/BERM EASEMENTS ON LOT 20, 21 AND LOT 30.
- THE STORM WATER BERMS ALONG THE WEST SIDE AND THE EAST SIDE OF THE DEVELOPMENT CAN NOT BE ALTERED OR REMOVED.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00 FT.	31.23 FT.	31.10 FT.	S 11°00'26" W	17°53'30"
C2	15.00 FT.	23.56 FT.	21.21 FT.	N 47°03'40" E	90°00'00"
C3	60.00 FT.	51.55 FT.	49.98 FT.	S 26°27'27" E	49°13'21"
C4	20.00 FT.	18.55 FT.	17.89 FT.	S 24°30'14" W	53°07'48"
C5	60.00 FT.	67.79 FT.	64.24 FT.	S 30°31'08" W	64°43'50"
C6	60.00 FT.	68.81 FT.	64.43 FT.	N 84°38'28" W	64°36'58"
C7	60.00 FT.	68.81 FT.	64.43 FT.	N 19°41'30" W	64°36'58"
C8	20.00 FT.	18.55 FT.	17.89 FT.	S 28°37'55" W	53°07'48"
C9	60.00 FT.	44.41 FT.	43.40 FT.	N 33°59'14" E	48°24'30"
C10	15.00 FT.	23.56 FT.	21.21 FT.	S 32°56'20" E	90°00'00"
C11	15.00 FT.	23.56 FT.	21.21 FT.	N 47°03'40" E	90°00'00"
C12	60.00 FT.	26.40 FT.	26.18 FT.	S 20°34'26" E	25°12'24"
C13	20.00 FT.	18.55 FT.	17.89 FT.	N 06°36'44" W	53°07'48"
C14	128.00 FT.	39.97 FT.	39.81 FT.	S 11°00'26" W	17°53'30"
C15	60.00 FT.	82.48 FT.	76.14 FT.	S 31°24'35" W	78°45'36"
C16	60.00 FT.	114.36 FT.	97.82 FT.	N 54°36'26" W	109°12'23"
C17	20.00 FT.	22.49 FT.	22.39 FT.	S 11°00'26" W	17°53'30"
C18	20.00 FT.	18.55 FT.	17.89 FT.	S 46°31'05" W	53°07'48"
C19	60.00 FT.	76.54 FT.	71.45 FT.	N 36°32'22" E	73°05'14"
C20	15.00 FT.	23.56 FT.	21.21 FT.	S 42°56'20" E	90°00'00"
C21	13.79 FT.	23.36 FT.	20.67 FT.	S 44°29'01" W	97°03'40"
C22	14.33 FT.	20.81 FT.	19.03 FT.	N 45°34'09" W	83°11'23"

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS PROVIDENCE HOLLOW SUBDIVISION, IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE _____
TIMOTHY LYNN CHRISTENSEN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS PROVIDENCE HOLLOW SUBDIVISION, DO HEREBY DEDICATED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF PROVIDENCE HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE TO THE CITY ALL IMPROVEMENTS WHICH SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, STREETS, STORM WATER SYSTEMS, WATER WORKS, SEWER WORKS, EASEMENTS AS SHOWN ECT., WITH THE SAME WARRANTY AS GIVE FOR OTHER DEDICATE PROPERTY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ 2015.

BRENT SKINNER
500 NORTH LLC MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS _____ DAY OF _____ 2015, BRENT SKINNER, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OF 500 NORTH LLC, PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, I IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FOR _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

PROPERTY OWNER/DEVELOPER:
500 NORTH LLC
C/O BRENT SKINNER
P.O. BOX 1414

FINAL PLAT FOR
PROVIDENCE HOLLOW
SECTION 2, T. 11 N., R. 1 E., SALT LAKE BASE & MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH

A. HUDSON
AND

PROVIDENCE CITY
Executive Staff Report
Review Date: 05/24/2016

Request: Rezone a 0.67 acre parcel from Single-Family Traditional (SFT) to Multi-Family High (MFH)

Item Type: Rezone	Applicant: William (Bill) Bertolio	Owner: Max & Arlene Thompson Bertolio
Prepared by: S Bankhead	General Plan: SFT	Zone: SFT
Parcel ID #: 02-048-0044 Address: 160 S 100 E (approximate)	Acres: 0.67	Number of Properties: 1

Background Information:

1. The Applicant filed a Land Use Application with Providence City on April 29, 2016; and a letter specifying the requested zone on May 6, 2016.
2. Executive Staff reviewed the application on May 10 and 24, 2016.
3. There is a duplex located at 150 South 100 East. As per the Cache County Parcel and Zoning View, the duplex was built in 1962.
4. Providence City has three multi-family districts: Multi-Family Residential (MFR), Multi-Family Medium (MFM), Multi-Family High (MFH). MFR requires a minimum lot size of 10,000 sq ft and 80 feet minimum lot width (measured at the set back line), 35 ft. maximum height. There are no minimum lot size requirements or lot width, or maximum height requirements specified in the Chart for the MFM and MFH zones. The Maximum units per acre (excluding right-of-way (ROW) and infrastructure) are as follows: MFR – 7.25, MFM – 12, MFH – 18.

FINDINGS OF FACT:

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-505(1)(a) The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.
3. UCA § 10-9a-505(3)(a) There is no minimum area or diversity of ownership requirement for a zone designation. (b) Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.
4. UCA § 10-9a-102 Purposes -- General land use authority.
(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.
(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width

requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.

5. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
6. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
7. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.
8. Providence City Master Plan Sheet No. 5-B Future Re-Zone of Exiting Districts.
9. Providence City Code 10-8-1 Area Regulations, Space Requirement Chart

CONCLUSIONS OF LAW:

1. The proposed code amendment has been processed consistent with the above Findings of Facts.
2. Executive Staff feels changing the current single-family zone to a multi-family zone is not consistent with the City's master plan.
3. The Executive Staff feels, to be consistent with the City's master plan, the request should be denied. However, if the Planning Commission feels that allowing a multi-family structure would improve the area, the Executive Staff recommends MFR.

CONDITIONS:

1. The Applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The application will process will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances; including but not limited to: the Planning Commission scheduling and holding a public hearing prior to making a recommendation to the City Council.

RECOMMENDATION:

That, prior to making a recommendation to the Providence City Council, the Providence City Planning Commission schedule and hold a public hearing.

PROVIDENCE CITY LAND USE APPLICATION

15 South Main * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council		
Annexation	Exception to Title	<input checked="" type="checkbox"/> Rezone
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
Appeal Authority		
Appeal		Variance

PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES.

THESE WILL BE BILLED SEPARATELY.

Applicant's Name: William Bill D. Bertolio bill.bertolio@cachevalleyrealty.com
 Address: 435 E 125 N Providence, UT
 Phone(s): 435 7570314 Fax: _____ E-Mail: bill.bertolio@cachevalleyrealty.com

Party Responsible for Payment: William D. Bertolio David Burton
 Billing Address: 174 N. 400E., Providence
 Phone(s): 752-0100 Fax: _____ E-Mail: _____

Property Owner's Name (how it appears on a legal document):
Max + Arlene Thompson Bertolio
 Address: 435 E 125 N Providence UT.
 Phone(s): 435 770-7260 Fax: _____ E-Mail: _____
Arlens Cell

Architect/Engineer/Surveyor's Name: Cache landmark engineer
 Address: 101 West 400 North (suite 130) Steve Earl
 Phone(s): 435 713 0099 Fax: 713 0055 E-Mail: 787 1199 Cell

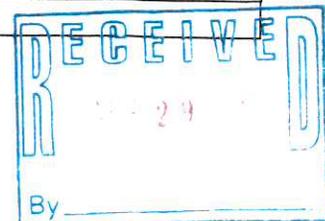
Cache County Property Number(s): 02-098-0044
 Total Acreage: .107 Project Name: David Burton - Multi-Family
 City Address of Project (if applicable): _____

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant: William D. Bertolio Date: April 20, 2016
 Do not complete below this line, for office use only.

Application Fee:
General Plan:
Zone:

Receipt Number:
Received By:
Date Stamp:



28 April 2016

To whom it may concern,
I grant permission for the property in the Jack
C. Thompson Family trust, parcel number 02-098-0044
to be re-zoned.

Mal O. Thompson 28 April 2016
Executor
435-563-9487



05/06/2016

Dear Providence City;

To whom this may concern;

David Barton and I have agreed that we would like to include the rezone to be multifamily high density. Right now Dave would like to build only one 4-plex upscale on the property. However, if property is rezoned as I just requested and if everything works out well, he may request to build a second 4-plex later on.

Thank you very much for your consideration

Bill Bertolo, Providence City
resident



Providence City

If I am able to acquire the property herein shown and it were rezoned to multi family use, I would build an upscale fourplex on the property. I believe that use of property would be prudent and the best use of the property

Respectfully *David M. Bunker*
David M. Bunker
435-752-0100



pt NE/4 SE/4 Sec 10 Twp 11 North, Range 1 East

02-098

Scale 1" = 50 Feet

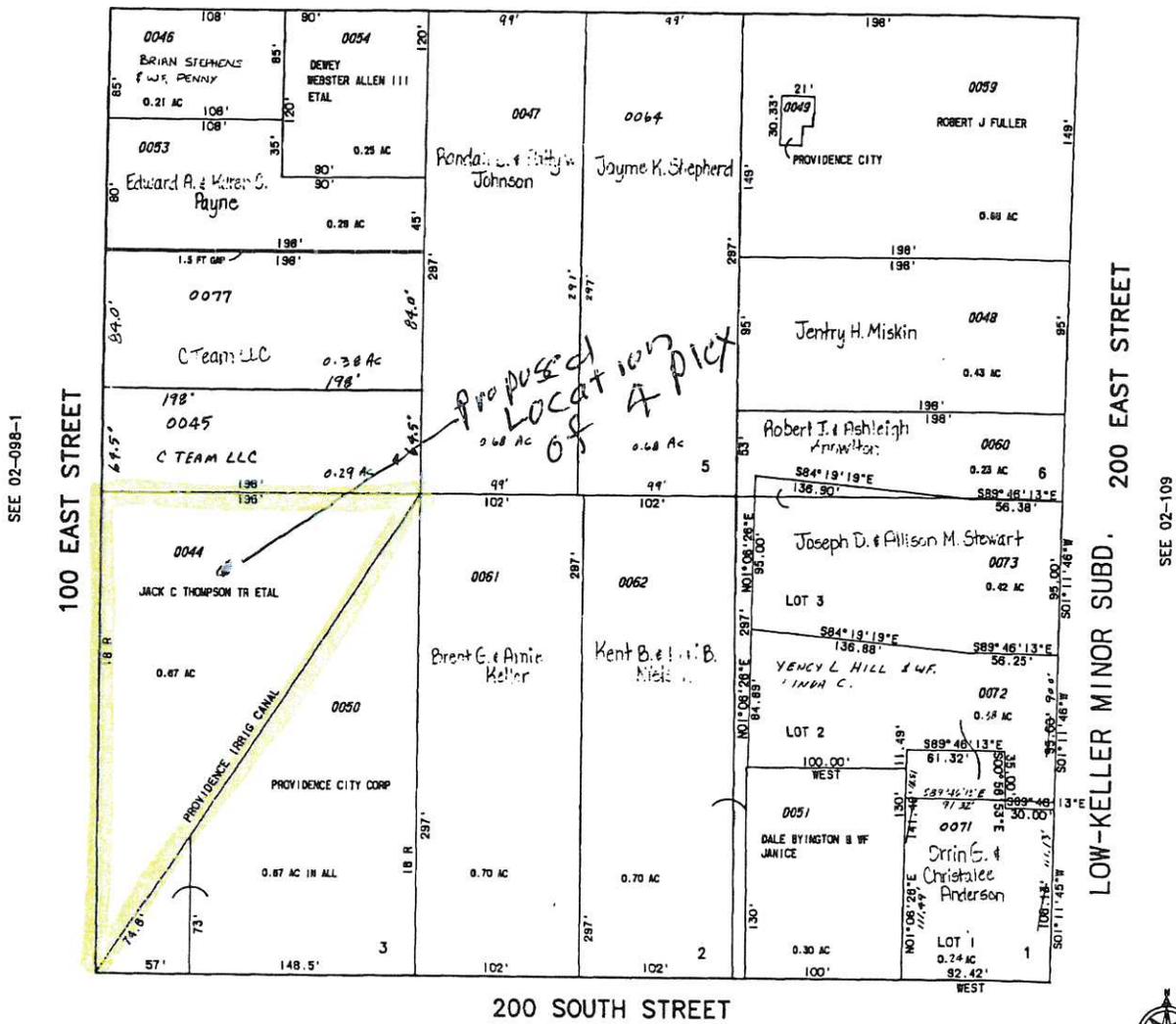
TAX UNIT 09

-2-

BLOCK 1 PLAT "A" PROVIDENCE CITY SURVEY

SEE 02-098-1

100 SOUTH STREET



SEE 02-098-1

SEE 02-109

200 SOUTH STREET

SEE 02-100

RECEIVED

29

By _____





Four plex
High Density

Hillside
top of hill

STOBE

BEZOUS

02-100-0009

02-100-0015

02-100-0010

02-100-0019

02-100-0018

02-100-0020

02-100-0021

02-098-0041

02-098-0064

02-098-0047

02-098-0061

02-098-0078

02-098-0072

098-0062

02-098-0057

02-098-0050

02-098-0043

PROVIDENCE CITY
Executive Staff Report
Review Date: May 24, 2016

Request: Rezone an 18.72acre parcel from Agricultural (AGR) to Single-Family Traditional (SFT)

Item Type: Rezone	Applicant: Sierra Homes	Owner: Doran J & Kathy R TRS Baker
Prepared by: S Bankhead	General Plan: SFT	Zone: AGR
Parcel ID #: 02-115-0014 Address: 900 S 400 E (approximate)	Acres: 18.72	Number of Properties: 1

Background Information:

1. The Applicant filed a Land Use Application with Providence City on May 5, 2016.
2. Executive Staff reviewed the application on May 10 and 24, 2016.
3. Providence City Master Plan Sheet No. 5-B Future Re-Zone of Exiting Districts shows this area as a SFT zone.
4. Single-Family Traditional requirements are as follows: 12,000 sq. ft. minimum lot size; 95 ft. minimum lot width (measured at the setback line); a maximum of 3.75 units per acre (excluding right-of-way (ROW), infrastructure - Infrastructure is defined to include rights-of-way, PUB and REC districts within development)

FINDINGS OF FACT:

1. Providence City Code (PCC) 10-1-5:A. states changes and amendments to this Zoning Title shall be done in accordance with state law.
2. UCA § 10-9a-505(1)(a) The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of this chapter.
3. UCA § 10-9a-505(3)(a) There is no minimum area or diversity of ownership requirement for a zone designation. (b) Neither the size of a zoning district nor the number of landowners within the district may be used as evidence of the illegality of a zoning district or of the invalidity of a municipal decision.
4. UCA § 10-9a-102 Purposes -- General land use authority.
(1) The purposes of this chapter are to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses, to protect the tax base, to secure economy in governmental expenditures, to foster the state's agricultural and other industries, to protect both urban and nonurban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation, and to protect property values.
(2) To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.

5. UCA § 10-9a-501 states the legislative body may enact land use ordinances and a zoning map consistent with the purposes set forth in in this chapter.
6. UCA § 10-9a-502 Requires the planning commission provide notice and hold a public hearing on a proposed land use ordinance or zoning map; and prepare and recommend to the legislative body a proposed land use ordinance and zoning map that represent the planning commission's recommendation.
7. UCA 10-9a-503.(1) The legislative body may amend: (b) any regulation of or within the zoning district; or (c) any other provision of a land use ordinance.
8. Providence City Master Plan Sheet No. 5-B Future Re-Zone of Exiting Districts.

CONCLUSIONS OF LAW:

1. The proposed code amendment has been processed consistent with the above Findings of Fact.
2. Executive Staff feels changing the AGR zone to SFT zone is consistent with the City's master plan.

CONDITIONS:

1. The Applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The application will process will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances; including but not limited to: the Planning Commission scheduling and holding a public hearing prior to making a recommendation to the City Council.

RECOMMENDATION:

That the Providence City Planning Commission schedule and hold a public hearing prior to making a recommendation to the Providence City Council.

PROVIDENCE CITY LAND USE APPLICATION

15 South Main * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Please note that each request has a checklist which specifies what information is required in order for your application to be complete and ready for processing. Please check the appropriate box for your type of application. Check only one box. Each application type requires a separate application. If you have questions, please ask.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Development Review Committee, and/or Planning Commission, and/or City Council

Annexation	Exception to Title	<u>Rezone</u>
Code Amendment	Final Plat	Right-of-way Vacation
Concept Plan	General Plan Amendment	Site Plan
Conditional Use	Preliminary Plat	
Appeal Authority		
Appeal		Variance

PLEASE NOTE: FILING FEES DO NOT INCLUDE PROFESSIONAL FIRM FEES. THESE WILL BE BILLED SEPARATELY.

Applicant's Name: <u>SIERRA HOMES</u>	
Address: <u>470 N 2950 W TREMONTON UT 84337</u>	
Phone(s): <u>435-257-9963</u> Fax:	E-Mail: <u>mat4@sierrahomes.com</u>

Party Responsible for Payment: <u>SIERRA HOMES</u>	
Billing Address: <u>- SAME AS ABOVE</u>	
Phone(s):	Fax: E-Mail:

Property Owner's Name (how it appears on a legal document): <u>DORAN J & KATHY R TRS BAKER</u>	
Address: <u>P.O. Box 219 PROVIDENCE, UT 84332</u>	
Phone(s):	Fax: E-Mail:

Architect/Engineer/Surveyor's Name: <u>ALLIANCE ENG.</u>	
Address: <u>150 E 200 N Logan, UT 84321</u>	
Phone(s): <u>435-755-5121</u> Fax:	E-Mail: <u>alliance_logan@allianceeng.com</u>

Cache County Property Number(s): <u>02-115-0014</u>
Total Acreage: <u>18.72</u> Project Name: <u>T30</u>
City Address of Project (if applicable):

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of application, and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant: [Signature] Date: 5/4/16

Do not complete below this line, for office use only.

Application Fee:
General Plan:
Zone:

Receipt Number:
Received By:
Date Stamp:

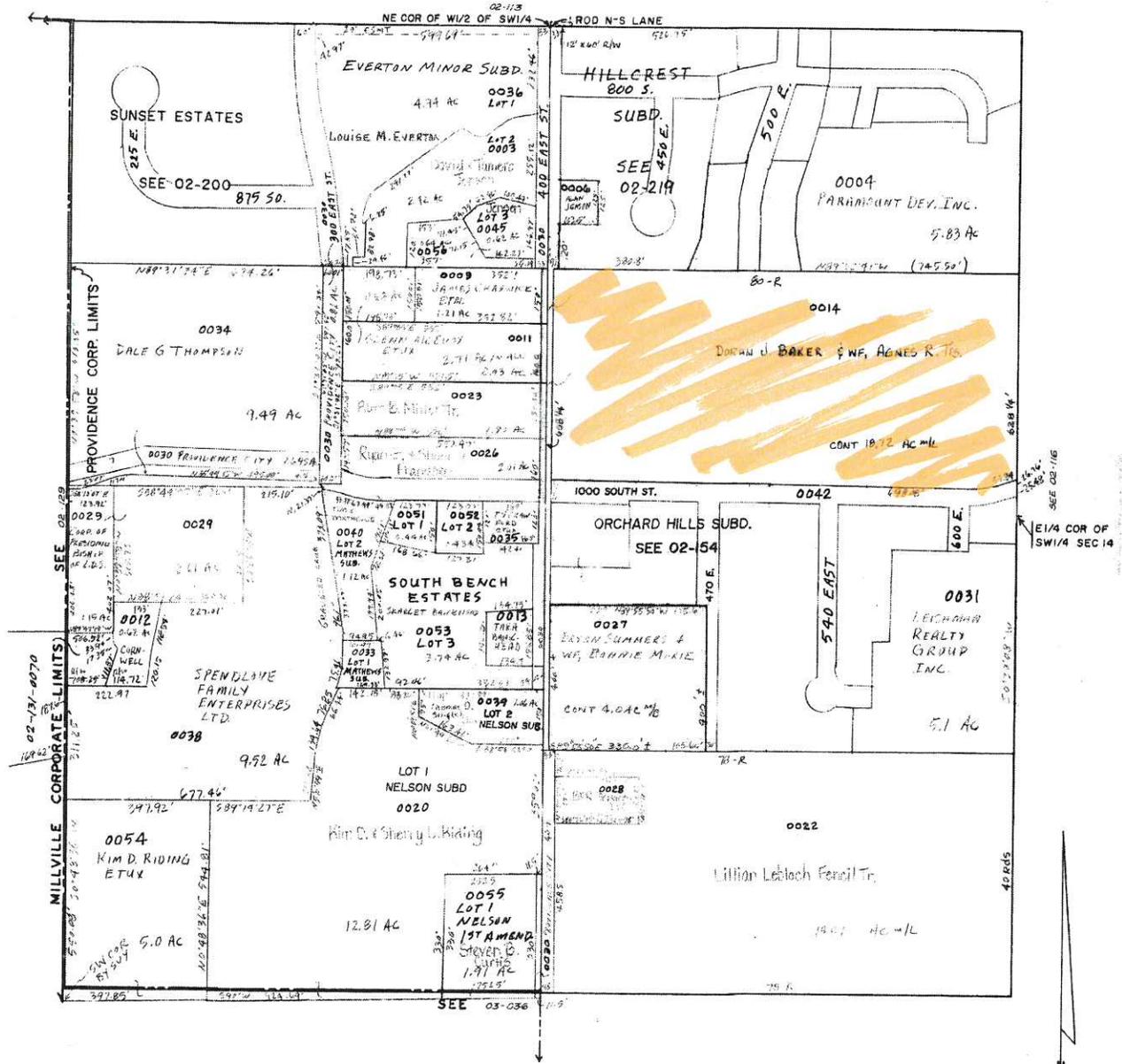


SW⁴Section 14 Township 11 North Range 1 East

02-115

Scale 1 Inch = 200 FEET

TAX UNIT 09



RECEIVED
MAY 05 2016
By _____

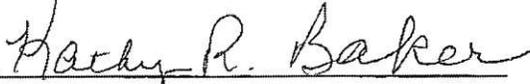
May 2, 2016

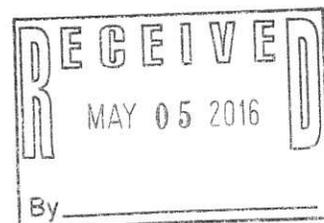
To Whom It May Concern:

We, Doran J. and Kathy R. Baker, hereby grant permission to River Valley Development LLC, Jay Stocking, to enter into the rezoning process of our property, 18.72 acres located at approximately 525 East 1000 South in Providence, UT 84332, Tax ID No. 02-115-0014.

Sincerely,


Doran J. Baker

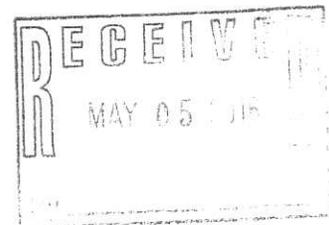

Kathy R. Baker



To Providence City

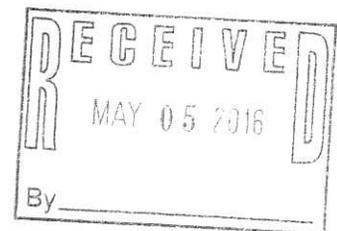
The purpose of this application is to rezone parcel 02-115-0014 from its current zoning to a SFT or 12,000 square foot lot zoning.

Thank you for your consideration



Legal Description:

BEG 40 RDS S OF NE COR SW/4 SEC 14 T 11N R 1E & TH S 628.25 FT TH NW' LY 80 RDS TO PT 608.25 FT S & 80 RDS W OF BEG TH N 608.25 FT TH E 80 RDS TO BEG CONT 18.75 AC LESS: BEG AT NW COR SD LT 34 & TH N 0°23'59" W 26.76 FT TH S 73°17'11" W 53.84 FT TH ALG CURVE TO RIGHT WITH RADIUS OF 280 FT (LC BEARS S 81°31'25" W 80.23 FT) TH N 89°45'39" E 131.11 FT TO BEG (ENT 895680) (PT OF ROAD) CONT 0.03 AC NET 18.72 AC



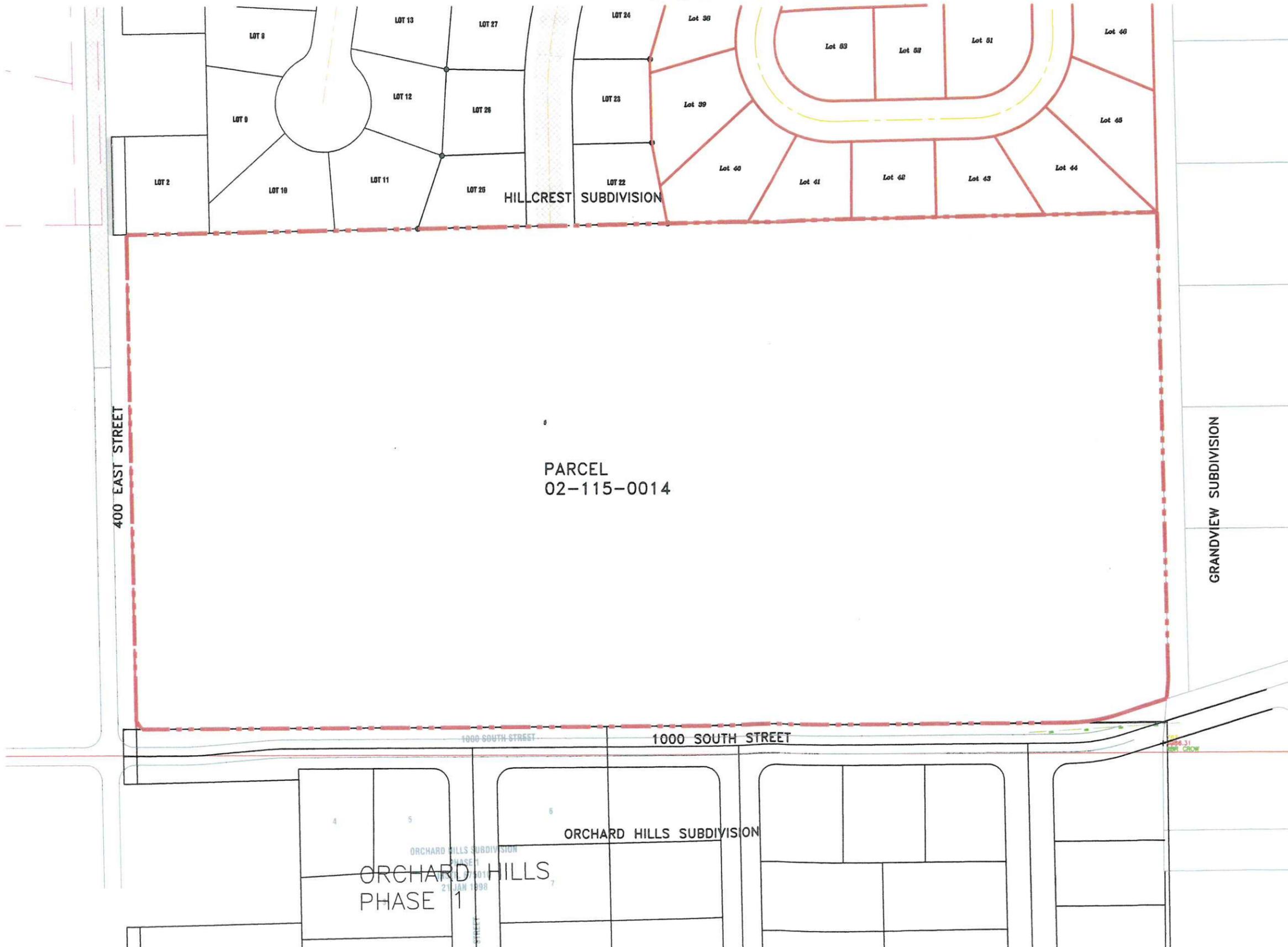
PROVIDENCE, UTAH
 PROPOSED REZONE
 PARCEL 02-115-0014

LOCATED IN SEC 15,
 T11N, R1E, SLB&M

NORTH



0 60
 SCALE 1" = 60'-0" (24"X36")



PARCEL
 02-115-0014

GRANDVIEW SUBDIVISION

ORCHARD HILLS SUBDIVISION

ORCHARD HILLS
 PHASE 1

RECEIVED
 MAY 05 2016
 By _____

RECEIVED
 MAY 05 2016
 By _____

ACE ALLIANCE CONSULTING
 ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435) 755-5121

DATE 5-2016
 DRAWN BY
 REVIEW BY: BGL
 JOB NO.