Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 23, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Robert James, Chair

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for January 9, 2019.

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

Public Hearing(s):
Item No. 1. 6:10 PM Code Amendment:
Prior to making a recommendation on the proposed code amendment, Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment Units (AAU), which are attached to the primary residence, 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. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Item No. 2. 6:20 PM Rezone:
Prior to making a recommendation on the proposed rezone of Parcel No. 02-209-0006, generally known as 593 West 300 South, 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. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Action Item(s):
Item No. 1. – Final Plat: The Providence Planning Commission will consider for approval a final plat for Ridgeview Estates Subdivision, a 17-lot single –family residential subdivision located in the general area of 150 E and Canyon Road, Providence UT; (Discussion time approximately 10 minutes)

Item No. 2. – Final Plat: The Providence Planning Commission will consider for approval a final plat for Providence Shire Subdivision, a 14-lot single –family residential subdivision located in the general area of 400 East and Spring Creek Parkway , Providence UT; (Discussion time approximately 10 minutes)

Item No. 3. Preliminary Plat: The Providence Planning Commission will consider for approval a preliminary plat for Providence Gateway Subdivision, a multi-family residential subdivision consisting of townhomes and condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

Item No. 4. Ordinance and Design Standards for LCR: The Providence Planning Commission will review proposed changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

Item No. 5. – Code Amendment: The Providence Planning Commission will consider a recommendation to the City Council to grant approval of proposed code amendment Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of this chapter is to establish a city ordinance governing the construction

and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Dwelling Units, which are attached to the primary residence. (Discussion time approximately 10 minutes)

Study Items(s):

Item No. 1. – Rezone Request: The Providence Planning Commission will consider a recommendation to the City Council to grant a rezone request for Parcel No. 02-209-0006, changing the zone from CHD to MFH. (Discussion time approximately 10 minutes)

Item No. 2. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

Item No. 3. Moderate Income Housing Plan: The Providence Planning Commission will discuss the General Plan Chapter 7. (Discussion time approximately 10 minutes)

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 M Petersen on January 17, 2019

Mindi Petersen

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, 164 North Gateway Drive, 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 Planning Commission Minutes
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 9, 2019 6:00 p.m.

Call to Order: Robert James, Chair

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for December 12, 2018.
Motion to approve the minutes from December 12, 2018 – R Cecil, second – J Parker
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, R Holloway
Nay: None
Abstained:
Excused:
Excused Alternate:
Corrections: None

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

- None

Public Hearing(s): None

Action Item(s):
Item No. 1. Moderate Income Housing Plan: The Providence Planning Commission will consider a recommendation to approve the updated Moderate Income Housing Plan.
Motion to approve the Moderate Income Housing Plan as written –, second –
Motion to table – R Cecil, second – G Sonntag
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, R Holloway
Nay: None
Abstained:
Excused:
Excused Alternate:

- R James provided a brief introduction of the Moderate Income Housing Plan.
- R James felt that the goals and objectives do not line up. He felt that the number of units being built should be tracked.
- R James introduced Brian Carver, Community Director of Bear Rivers Association of Governments. B Carver presented his data for the 2018 analysis on moderate income housing.
- R James asked if the State has a fixed number that must be achieved or planned for moderate income housing. B Carver explained that there is no target number of units that are required. However, it was discussed in the Legislature last year. Senate Bill 34 is proposed for the upcoming legislative session from Senator Anderegg , Orem and Representative Val Potter, North Logan. This bill will not set a number that each community would have to achieve. It would require that communities list in their moderate income element in their general plan what steps they are taking, and then report to the state what progress is being made in assuring from a regulatory stand point that the market has the opportunity to meet demand for housing and affordability types.
- B Carver explained that the city is not required to provide 200 units or a percentage of units. It is required to make sure that the ordinances do not restrict affordable housing provided by the market.
- B Carver explained that the State requires that each community with a population over 5,000 perform an analysis of needs for housing that is affordable for households that earn what is considered moderate income, or households that earn 80% less than the county's median income.

- Cache County's median income is $50,500. Providence City's median income is $62,000. Nibley City's median income is $80,000.
- B Carver explained that the State's intent is for communities to look at the need for housing from people with different income brackets and for the community to make regulations such that it is feasible for the market to meet housing demands for households within those brackets.
- J Parker asked if rental properties would count as affordable housing. B Carver explained that that there is a difference between housing affordability and affordable housing. Housing affordability is based more on income levels, and affordable housing is what the market is providing. A combination of rental units and purchased units would meet the state's intent.
- R Holloway asked if there is a census that discloses the income brackets. B Carver explained that the Department of Urban Housing Development tracks the numbers and they are reported to the State Tax Commission.
- J Parker asked if there were building contractors that would like to get into medium to low income housing. B Carver explained that from what he has seen it is difficult due to lack of incentives.
- B Carver said that we should look at development cycles that can accommodate high school graduates, college graduates, someone in the middle of their career with large families or empty nesters. We should be flexible in options to allow those people to stay in our communities.
- S Bankhead explained that there are currently 2040 residential water connections in Providence. She explained from the water impact fee report from January 2011 – December 2018 that there have been an average of 33 new units each year.
- R James asked where the 3.25 average household size by the year 2030 number came from. B Carver explained it is a census bureau generated number for Providence City. The 2010 census numbers reported that there were 2282 units in Providence City and in 2017 there were 2267. B Carver stated that he would be happy to adjust the model to represent the current numbers.
- S Bankhead reported an extension was granted until January 25, 2019 from the Utah Housing and Community Development Division.
- R James will develop an objective with suggestions to discuss at the next meeting.

Item No. 2. Discussion – Rezone Request: The Providence Planning Commission will discuss a proposed rezone requested by Angie Housley for Arbor Fields LLC for Parcel No. 02-209-0006. The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH).

Motion to approve the proposed rezone request and schedule for public hearing – R Cecil, second – G Sonntag

Vote:

Yea: R Cecil, G Sonntag, B Perry, R James, R Holloway

Nay: None

Abstained:

Excused:

Excused Alternate:

- Mark Reeder, Angie Housley and Isabelle Jones spoke to the proposed rezone. They purchased the building and property over a year ago. M Reeder explained that about 60% of the building is leased short term to a furniture store. They have been diligently looking for a drug store to fill the remaining part of the building. He would like to find long term tenants. They have received a lot of interest from doctors' offices.
- A Housley explained that it has been challenging to find tenants. She felt that it is due to the building being "out of the way" from where people live. She stated that when she has mentioned potential development in the area the interest has been greater.
- M Reeder explained that he would like to build 40-50 ADA attached single family homes. He felt that the price point, quality, park space and walking paths would greatly benefit Providence. He explained that he felt this development could possibly be a trigger for homes in the area and be a great fit.
- S Bankhead explained that this district is not on the future rezone map in the general plan. It was not anticipated for this district to change.
- M Reeder asked if mixed-use is different than High Density. S Bankhead explained that mixed-use is a different zone. In order to incorporate the mixed use zone there would need to be retail on this piece of property.

- Isabelle Jones explained that RcWilley and Walgreens have shown interest if the house counts were where they needed to be. M Reeder felt that if they were able to show the major retailers the base of homes in the area they would be more likely to rent the building.
- R Cecil feels that it would be difficult to put commercial back there because of the location. He felt that the additional housing would help support local business in the area.
- G Sonntag asked if the property will have access off 3rd south. M Reeder explained that there will be access from Main Street and 3rd south.
- G Sonntag felt that this could be a good transition zone for mixed use.
- R Holloway explained that she feels that the commercial land sustains the community. If this area is zoned mixed use it could be the best of both worlds. The lower priced homes helps meet a criteria for our city.
- L Banda felt that it should be a priority to keep the flexibility in the zones.
- B Perry felt that if commercial is put in the building it would be difficult to recognize what is located inside unless there is good advertising.
- The Planning Commission asked that this be scheduled for a public hearing.

Study Items(s):

Item No. 1. Ordinance and Design Standards for LCR: The Providence Planning Commission will review changes to the draft Ordinance and Design Standards for LCR.

Discussion:

- S Bankhead explained that there were portions of the LCR ordinance that she felt that the commission should start looking at. She stated that the difficulty comes with definition concerns and lack of clarification when applied to a real piece of property.
    - A1 - Remove 20% slope language
    - Define usable open space or usable area
    - Multifamily design standards should only apply to the multi-family portion of the LCR and not the entire LCR development.
- Phasing was discussed.
    - S Bankhead explained that this portion is not defined. It is unclear what plan would be shown if a developer is not phasing and comes in with a 10 lot subdivision.
    - S Bankhead felt that having an understanding of what the developer intends to do is important.
- Density was discussed.
    - S Bankhead explained that LCR can be up to 12 units per acre overall, but in multi-family areas of the development it could be 18-20 units per acre. By the time you average in the single family areas you would be back down to 12 or lower. S Bankhead explained that some of the developers have been reporting 6.8 - 8.2 units per acre.
    - S Bankhead suggested to the commission that they focus on the original thought process as to why 12 units per acre was selected in the beginning.
- S Bankhead will verify if the detail is in the minutes when this was originally discussed.
- S Bankhead explained that she received a suggestion to add a definition of affordable housing in the LCR zoning ordinance She felt that this definition would be a better fit in the general plan with the moderate income housing definition.
- S Bankhead explained that apartments have been a big concern among residents. The LCR does not require apartments but it does allow them. She suggested creating separate LCR zones for allowing or disallowing apartments. These have been suggestions people in meetings have expressed.
- G Sonntag suggested creating a picture of how the LCR zone would look or how it may work. He felt this may help people with an overall vision. He felt that the developer needs to specify the grouping of density so the whole picture can be seen.
- R Holloway suggested that more detailed definitions of apartments, condos or townhomes may encourage developers.
- L Banda explained that modifying the ordinance based on just one proposal that may not fit that area may not be best.
- S Bankhead explained that there is language in the LCR ordinance (A3) that describes compatible design requirements.

- S Bankhead explained that there needs to be some thought on how many housing types we have and how many will be allowed in the LCR zone.
- A3 needs to be written with more clarification.
- Purpose and Intent #3- R Holloway asked if there is a definition for "traditional" single family neighborhoods. She felt that this needs to be defined. S Bankhead suggested not using the word traditional. G Sonntag explained that the language should encompass all existing developments and land uses and neighborhoods.
- R Holloway felt that using very specific language for buffers would be helpful to developers so that they would know exactly what they have to do. S Bankhead explained that she felt that it should be written in a way so that there is a comfort level for the City while not taking away from the developer's creativity. She felt that it could successfully regulate what will actually be placed on the property. This will ensure that if the developer sells the property, the next person who comes in will still have to meet the same obligations.
- S Bankhead suggested copying from the buffer language out of the commercial and multi-family zoning code in order to provide separation between uses. We can use the existing code.

Item No. 2. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

- G Sonntag suggested reviewing the zoning maps and placement of districts. He explained that he would like to have this done in the next month and discuss it at the next meeting.

Reports:

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

- City Council approved the recommended changes to the mixed use zone.
- City Council continued the rezone of the Highlands property to LCR for 60 days. They will hold discussions during council meetings.
- Public notice for annexation of J Jackson's property will be published within the next week.
- S Bankhead discussed items from the January newsletter that Mayor Drew would like to implement.

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

- G Sonntag asked if it is possible to receive a report back from the council as to why they vote for or against something the commission recommends. He feels that this would be a great learning tool for the commission. B Fresz invited each member to attend the council meetings to hear what is discussed. He explained that if they are not able to attend, the discussions are recorded in the minutes and posted.

Motion to adjourn – R Cecil, second – J Parker
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, R Holloway
Nay: None
Abstained: None
Excused:
Excused Alternate:

The next meeting is Wednesday, January 23, 2019

Meeting adjourned approximately 8:45 PM
Minutes prepared by Mindi Petersen

_____
Robert James, Chair

_____
Skarlet Bankhead, City Recorder

Providence City

164 North Gateway Drive
Providence, UT 84332
(435) 752-9441 Fax: (435)753-1586

PROVIDENCE CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Project Type:	City Code Amendment
Applicant:	Providence City
Project Description:	Amendments to Providence City Code Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment Units (AAU), which are attached to the primary residence.
Hearing Date:	January 23, 2019
Hearing Time:	6:10 PM
Hearing Location:	Providence City Office Building, 164 North Gateway Drive, Providence UT

Prior to making a recommendation on the proposed 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. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

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 Recorder

Newspaper Publication Date(s): January 12, 2019

Posting Date: January 11, 2019
Posting Locations:

1. Providence City Office Building, 164 North Gateway Drive, Providence UT
2. Providence City website www.providencecity.com
3. Utah Public Notice Website

Providence City

164 North Gateway Drive
Providence, UT 84332
(435) 752-9441 Fax: (435)753-1586

PROVIDENCE CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Project Type:	Rezone
Applicant:	Arbor Fields
Project Description:	Proposed rezone requested by Angie Housley for Arbor Fields LLC for Parcel No. 02-209-0006, generally known as 593 West 300 South. The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH).
Hearing Date:	January 23, 2019
Hearing Time:	6:20 PM
Hearing Location:	Providence City Office Building, 164 North Gateway Drive, Providence UT

Prior to making a recommendation on the proposed rezone, 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. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

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 Recorder

Newspaper Publication Date(s): January 12, 2019

Posting Date: January 11, 2019
Posting Locations:

1. Providence City Office Building, 164 North Gateway Drive, Providence UT
2. Providence City website www.providencecity.com
3. Utah Public Notice Website

PROVIDENCE CITY Final Plat Analysis		
Item Type: Final Plat	**Applicant:** Ryan Powell	**Agent**: NA
Prepared by: Skarlet	**General Plan**: SFT	**Zone**: SFT
Parcel ID #: 02-125-0027 & 02-125-0018 **Address**: Approximately 150 East Canyon Road	**Acres:** 12.75 **Density per acre:** Code 3.75 **Gross:** 1.57 **Net:** 1.89	**Number of Properties:** 2 **Proposed Lots:** 20
Background Information: This is a review of the Ridgeview Estates Final Plat received by the City on 12/10/2018. The preliminary plat was approved by the Planning Commission on October 25, 2018. The general plan principles discussed in the review area taken from the Providence City Master Plan 2000 as Revised. Current and anticipated development and infrastructure placement in the immediate surrounding area were also considered. Reviewed with Executive Staff on 01/16/2018.		

FINDINGS OF FACT:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

City Code:

- 10-8-1: Area Regulations: SFT Min lot area sq. ft. 12,000; Min lot width (measured at setback line) 95; Setbacks: side yard-interior 10', side yard-street 20', front/rear combined 50' neither less than 20'; Max units/ac excluding ROW-infrastructure 3.7
- 11-3-2: Preliminary Plat.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat notes: *All lots have a buildable envelope with regards to hazardous slopes and zoning setback. No lots have slopes greater than 30% over a horizontal distance of 50 Feet.*

- The proposed final plat notes: *All expenses involving the necessary improvements or extension for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).*

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street layout on the proposed final plat provides for connectivity to Canyon Road, Bessie Lane, and 300 East in Millville for both street and pedestrian traffic.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. The density is less that the maximum allowed.

City Code 11-3-3: Final Plat.

- The proposed final plat meets the requirements of PCC 11-3-3 with conditions listed below.

CONDITIONS:

- Continue to meet all applicable codes, law, rules, statutes, etc.
- Construction drawings need to be signed by the City Engineer.
- Bonding needs to be in place before final plat can be recorded.
- Water shared need to be dedicated before final plat can be recorded.

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A FINAL/AMENDED SUBDIVISION PLAT

RECEIVED
DEC 07 2018
BY

Please Note: Incomplete applications will NOT be processed or scheduled for review by the City. City Staff may accept the application and fee payment if they are incomplete. Applicants will be contacted to provide missing information. Application fees do not include professional firm fees, which will be billed separately to the applicant.

Date 12-7-18

SUBMITTAL REQUIREMENTS — **Staff Check**

- $600 application fee
- Cache County Recorder's parcel map(s) of areas on the final plat ✓
- Four (4) copes of the 24"x36" plat and one (1) copy of the 11"x17" plat ✓
- Construction Drawings (2-24"x36" copies and 1-11"x17" copy) ✓
- Cost estimates for improvements
- Notice of Intent (filed w/State of Utah)
- Storm Water Pollution Prevention Plan
- An electronic copy of all submittals (flash drive or emailed is acceptable)

Applicant (all information **must** be provided)
Name Ryan Powell
Address 328 Eighth Drive Providence, UT 84332
Phone 435-994-0541 Email gryanpowell@gmail.com

Property (if Owner of Record is different than Applicant, the application **must** include a written statement from the Owner of Record consenting to the Applicant's pursuit of a final plat approval or amendment)
Owner of Record Ryan Powell
Address 328 Eighth St Providence UT 84332
Phone 435-994-0541 Email gryanpowell@gmail.com

Project (all information **must** be provided)
Project Name Ridgeview Estates
Project Location 150 Providence UT 84332
Phase 1&2 Acreage of Phase 12 Total Phases in Project 2

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions - Danny Macfarlane
Address 540 West Golf Course Rd. Providence, UT 84332
Phone 435-713-3762 Email dannym@civilsolutionsgroup.net

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Ryan Powell | Ryan Powell | 12-7-18

Signature of Applicant | Printed Name | Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	**$600**
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

FOR OFFICE USE ONLY			
Application Fee	**Date Paid**	**Receipt #**	**Clerk Signature**
$600			

[1] Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[3] **Construction drawings are reviewed/approved by the City Engineer and Public Works Director**

[4] **The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.**

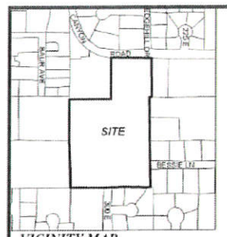
[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

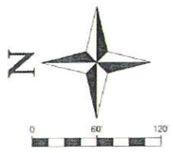
164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

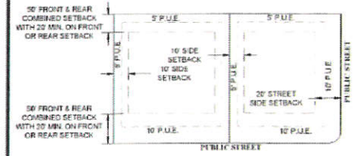
RIDGEVIEW ESTATES SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 15, T11N, R1E, SLB&M
PROVIDENCE, UTAH



VICINITY MAP

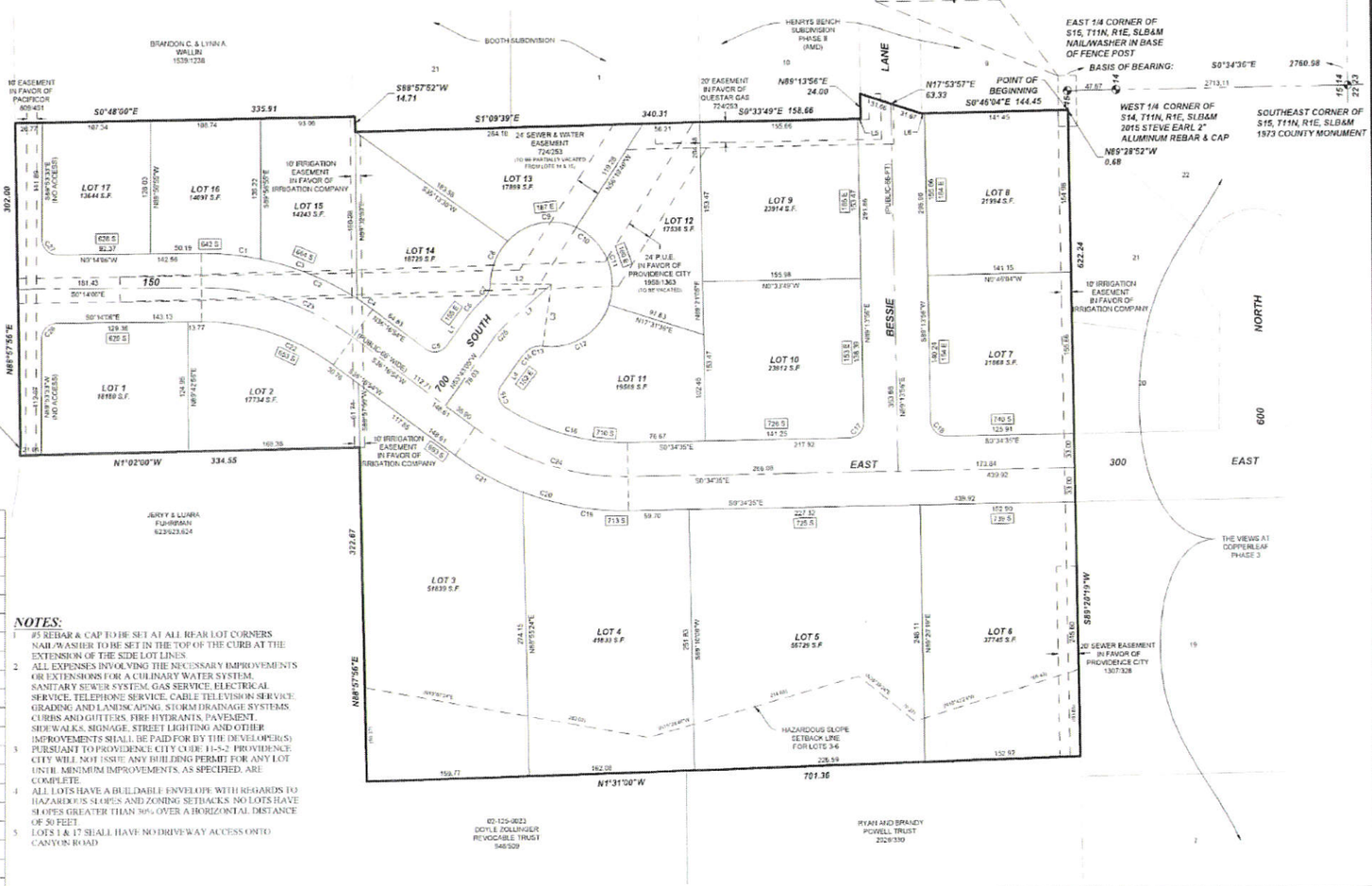




PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N53°43'05"W	30.18
L2	S1°08'46"W	60.00
L3	S81°56'14"E	60.00
L4	N53°43'10"W	29.67
L5	S0°33'49"E	3.00
L6	N0°46'04"W	3.00
L7	N40°19'41"W	58.57

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	283.00	11°55'49"	58.93	S5°43'49"W 58.82
C2	283.00	36°31'00"	180.37	N18°01'24"E 177.33
C3	283.00	20°48'46"	102.80	N22°00'06"E 102.24
C4	283.00	3°46'25"	18.64	N34°23'42"E 18.64
C5	15.00	88°59'36"	23.30	N8°59'49"W 21.03
C6	133.00	11°54'29"	27.64	N47°45'51"W 27.59
C7	20.00	47°02'39"	16.42	N65°19'36"W 15.96
C8	60.00	43°20'45"	45.39	N67°10'53"W 44.32
C9	60.00	70°09'46"	73.32	S10°30'02"E 68.84
C10	60.00	276°35'08"	289.98	N49°36'16"E 79.58
C11	60.00	85°08'44"	89.16	S67°04'41"W 81.18
C12	60.00	78°24'39"	82.11	N31°08'32"W 75.83
C13	20.00	53°04'06"	18.52	N18°28'15"W 17.87
C14	67.00	8°42'47"	10.19	N49°21'42"W 10.18
C15	15.00	93°52'59"	24.48	S79°33'50"W 21.84
C16	217.00	33°25'21"	126.58	S16°08'06"W 124.80
C17	15.00	90°11'29"	23.61	S45°40'20"E 21.25
C18	15.00	89°48'31"	23.51	S44°19'40"W 21.18
C19	283.00	21°28'45"	106.09	S10°09'45"W 105.47
C20	283.00	36°51'29"	182.05	S17°51'09"W 178.93
C21	283.00	13°22'44"	75.95	N28°35'32"E 75.73
C22	217.00	36°31'00"	138.30	S18°01'24"W 135.97
C23	250.00	36°31'00"	159.33	S18°01'24"W 156.63
C24	250.00	36°51'29"	160.82	S17°51'09"W 158.06
C25	100.00	11°54'29"	20.78	N47°45'51"W 20.75
C26	15.00	89°39'27"	23.47	N45°03'49"W 21.15
C27	15.00	90°20'33"	23.65	N44°56'11"E 21.28



NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. 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 SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S)
3. PURSUANT TO PROVIDENCE CITY CODE 11-5-2 PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
5. LOTS 1 & 17 SHALL HAVE NO DRIVEWAY ACCESS ONTO CANYON ROAD

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS ____ DAY OF _____ 20__ BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____ 20__

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____ 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS ____ DAY OF _____ 20__ AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

_____ _____
PLANNING COMMISSION CHAIR DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE

_____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT

_____ _____
DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 15, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the north line of THE VIEWS AT COPPERLEAF Subdivision at the intersection of the westerly line of HENRY'S BENCH Subdivision Phase II, according to the Official Plats thereof on file in the Office of the Cache County Recorder, said point is located S0°34'36"E along the Section line 0.55 feet and West 18.66 feet from the East 1/4 Corner of Section 15, T11N, R1E, S.L.B & M. (Basis of Bearing: S0°34'36"E along a line between the Nail/Washer marking said East 1/4 Corner and the 1973 County Monument marking the Southeast Corner of said Section 15); thence N89°28'52"W along the north line of said Plat 0.68 feet; thence S89°20'19"W along the north line of said Plat 622.24 feet; thence N1°31'00"W along the extension of, and along a fence line 701.36 feet to a fence line marking the southerly line of that Real Property described in Deed Book 623 Page 623,624 of the Official Records of Cache County; thence N88°57'56"E (record: N89°46'12"E) along said deed and fence line 322.67 feet to a rebar & cap (found) at the northwest corner of said deed; thence N1°02'00"W (record: N0°13'48"W) along said deed and fence line and extension thereof 334.55 feet to the southerly line of Canyon Road; thence along said roadway the following 2 (two) courses and distances: Southeasterly along the arc of a 338.34 foot radius non-tangent curve (radius bears: N2°28'10"E) to the left 18.01 feet through a central angle of 3°03'01" (chord: S89°03'21"E 18.01 feet); thence N88°57'56"E (record N89°40'12"E) 302.00 feet to the northwest corner of that Real Property described in Deed Book 1539 Page 1238 of the Official Records of Cache County; thence S0°48'00"E along a fence line 335.91 feet to the northerly line of BOOTHE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented; thence S88°57'52"W (record: S88°40'17"W) along said Plat 14.71 feet to a fence corner and the northwest corner of said Plat; thence S1°09'39"E (record: S1°27'14"E) along said Plat 340.31 feet to the northwest corner of that Real Property described in Deed Book 1874 Page 1193 of the Official Records of Cache County, said corner being located S89°21'51"W (record: N89°15'47"W) 24.00 feet from the northwest corner of Lot 10, Phase II, HENRY'S BENCH Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S0°33'49"E (record S0°48'36"W) along said deed 158.66 feet; thence N89°13'56"E (record S89°27'39"E) 24.00 feet to the southwest corner of said Lot 10 and the westerly line of said Plat; thence S17°53'57"W (record S19°16'22"W) 63.33 feet; thence S0°46'04"E (record S0°36'21"W) 144.45 feet to the point of beginning.

Contains: 12.55+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS

RIDGEVIEW ESTATES SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON

_____ (SIGNATURE)
GREGORY RYAN POWELL (TRUSTEE)

_____ (SIGNATURE)
BRANDY POWELL (TRUSTEE)

ACKNOWLEDGMENT-TRUSTEE

ON THIS ____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME GREGORY RYAN POWELL, TRUSTEE AND BRANDY POWELL, TRUSTEE, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT THEY ARE THE TRUSTEES UNDER THE RYAN AND BRANDY POWELL FAMILY TRUST DATED THE 17TH DAY OF JUNE, 2013, THE SIGNERS OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURSUANT TO, AND IN ACCORDANCE WITH, THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

RIDGEVIEW ESTATES SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 15, T11N, R1E, SLB&M
PROVIDENCE, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
$ _____
FEE _____ CACHE COUNTY RECORDER
By _____

RECEIVED
JAN 11 2019
By mp

PROVIDENCE CITY Final Plat analysis		
Request: Final plat approval for Providence Shire, a 14-lot residential subdivision located in the general area of 400 East Spring Creek Parkway (500 N)		
Item Type: Final Plat	**Applicant:** Jody Robins	**Agent**: NA
Prepared by: S Bankhead	**General Plan**: SFT	**Zone**: SFT
Parcel ID #: 02-004-0012 **Address**:	**Acres:** 6.16 **Density per net acre:** Code 3.75 **Gross:** 2.11 **Net:** 2.52	**Number of Properties:** 1 **Proposed Lots:** 14
Background Information: ○ Final plat received by the City on 12/20/2018. ○ The general plan principles discussed in the review are taken from the Providence City Master Plan 2000 as Revised. Current and anticipated development and infrastructure placement in the immediate surrounding area were also considered. ○ Reviewed with Executive Staff on 1/16/2019.		
Recommendation: That the final plat for Providence Shire Subdivision be approved based on the Findings of Fact, Conclusions of Law, and Conditions included in the report and/or discussed during the meeting.		

FINDINGS OF FACT:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

City Code:

- 11-3-3: **FINAL PLAT:** A final plat application cannot be submitted to the City prior to approval of the preliminary plat. The following information and a complete set of construction drawings, including the storm water pollution prevention plan and the engineer's cost estimates shall be submitted for review:

  A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.

B. Description And Delineation:
1. The final plat shall show:
   a. The name of the development as approved by the Land Use Authority.
   b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
   c. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
   d. The street address for each lot. Each street address shall be assigned by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even.
   e. True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
   f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
   g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
   h. The dedication to the City of all improvements which shall include, but shall not be limited to, streets, storm water system, water works, sewer works, etc., included in the proposed development.
   i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
   j. A statement that 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 systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
   k. All hazard setback(s)
   l. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
   m. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.
   n. Boundary descriptions of the development.
   o. Standard forms for the following:
      (1) A registered land surveyor's certificate of survey as applicable under State law.
      (2) The owner's signature of dedication.
      (3) A notary public's acknowledgment.
      (4) The City Engineer's certificate of approval.
      (5) The City's authority for the culinary water and the sanitary sewer system's signature
      (6) The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
      (7) The Land Use Authority signature of approval.
      (8) The City's signature of approval by the Mayor.
      (9) The City Attorney's certificate of approval.
      (10) A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.
      (11) The County Recorder's stamp of approval according to requirements prior to final plat

approval.

2. The final plat shall also:
    a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall indicate the base heading of true north.
    b. Be prepared on a minimum twenty inch by thirty inch (20"x30")maximum twenty-four inch by thirty-six inch (24" x 36") paper.
    c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient cause for rejection. (Subd. Ord., 1-24-1990)
    d. Final approved plat for recording shall be prepared on Mylar.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat identifies that there are no sensitive areas within the development.
- The proposed final plat maintains transportation mobility or connectivity consistent with the area.
- The proposed final plat includes sidewalks and provides for pedestrian connectivity throughout the subdivision.
- The proposed final plat provides for the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street and cul-de-sac meet the minimum right-of-way width. The asphalt portion of the cul-de-sac will be slightly reduced to accommodate the minimum 7-ft park strip

City Code 10-5-1 & 2: Sensitive Areas.

- The property does not include sensitive areas.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. Lot frontages meet or exceed the 95' frontage requirement. The density is less than the maximum allowed.

City Code 11-3-3: Final Plat. The proposed final plat meets the requirements in 11-3-3 with the following conditions.

CONDITIONS:

1. Show dimensions on the dedication of roadway south of lots 1 and 14.
2. Construction drawings will be reviewed and comments will follow.
3. Development Agreement needs to be approved by the City Council.
4. Bonding needs to be in place before final plat can be recorded.
5. Water shares need to be dedicated before final plat can be recorded.

RECEIVED
SEP 26 2018
By ASF

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A CONCEPT PLAN

Please Note: Incomplete applications will NOT be processed or scheduled for review by the City. City Staff may accept the application and fee payment if they are incomplete. Applicants will be contacted to provide missing information. Application fees do not include professional firm fees, which will be billed separately.

Date 9-26-18

SUBMITTAL REQUIREMENTS — **Staff Check**

- $300 application fee _____
- Cache County Recorder's parcel map(s) of areas on the concept plan _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat _____
- A written/signed statement from the Owner of Record, stating that the Applicant may pursue approval of the concept plan and the property may be considered for development _____
- An electronic copy of all submittals (flash drive or emailed is acceptable) _____

Applicant (all information must be provided)
Name Jody Robins
Address 293 E 600 N Logan UT 84321
Phone 435 232 6991 Email Jody@refinedsl.com

Party Responsible for Payment (if different than Applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name Jody Robins
Address 293 E 600 N Logan UT 84321
Phone 435 232 6991 Email Jody@refinedsl.com

Property (all information must be provided)
Owner of Record Providence Shire MR LLC.
Address 293 E 600 N Logan UT 84321
Phone 435 232 6991 Email Jody@refinedsl.com

Project (all information must be provided)
Project Name Providence Shire
Project Location 1115 E 800 S Logan UT 84321
Phase 1 Acreage of Phase 6.67 Total Phases in Project 1

Architect/Engineer/Surveyor (all information must be provided)
Name Cache Landmark Engineering
Address 95 Golf Course Rd #101, Logan, UT 84321
Phone 435-713-0099 Email sear1@cachelandmark.com

I declare under penalty of perjury that I am making this application of my own free will and choice 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	Printed Name	Date
	Jody Robins	9-26-18

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	**$300**
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	$600
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

FOR OFFICE USE ONLY			
Application Fee	**Date Paid**	**Receipt #**	**Clerk Signature**
$300	9-26-18	125983	ASF

[1] Filing Fees do not include professional firm review fees. Those will be billed to the applicant separately

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[3] Construction drawings are reviewed/approved by the City Engineer and Public Works Director

[4] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

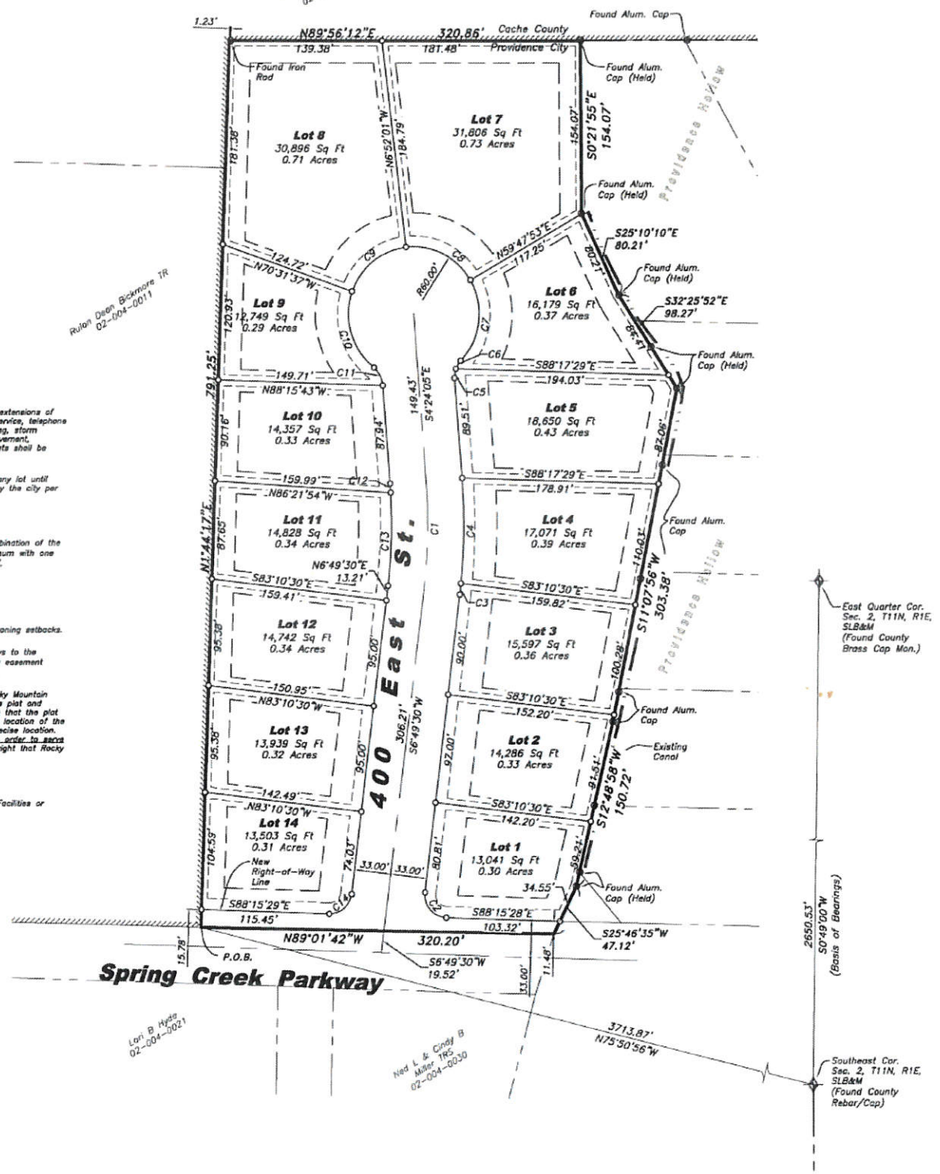
[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Providence Shire Subdivision

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, T11N, R1E, S.L.B.&M.
HYDE PARK, CACHE COUNTY, UTAH
Containing 6.645 Acres and 14 Lots

December 12, 2018



GENERAL NOTES:

1. All expenses involving the necessary improvements or extensions of culinary water, sanitary sewer, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalk, signage, street lighting and other improvements shall be paid for by the developer.
2. Providence City will not issue any building permit for any lot until minimum improvements are completed and accepted by the city per City Code Section 11-5-2.
3. Current Zone: Single Family Traditional
   Setbacks: Front/Rear— The combination of the front and rear must be 50' minimum with one of them being a minimum of 20'.
   Side— 10'
   Side on street— 20'
4. There are no hazard setbacks in this development.
5. All lots have adequate buildable envelopes within the zoning setbacks.
6. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
7. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
   (1) a recorded easement or right-of-way
   (2) the law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
   (4) any other provision of law.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND:
- SUBDIVISION BOUNDARY
- CENTERLINE
- LOT LINES
- ADJACENT LOT LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- CORPORATE LIMITS LINE
- SECTION CORNER
- FOUND REBAR/CAP
- SET ⅝" REBAR/CAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Brg	Chord
C1	97.97'	500.00'	11°13'35"	S1°12'43"W	97.81'
C2	33.30'	20.00'	95°23'11"	S40°52'05"E	29.58'
C3	10.00'	533.00'	1°04'31"	S6°17'15"W	10.00'
C4	94.43'	533.00'	10°09'04"	S0°40'27"W	94.31'
C5	8.47'	20.00'	24°15'17"	S7°43'34"W	8.40'
C6	8.47'	20.00'	24°15'17"	S31°58'50"W	8.40'
C7	77.82'	60.00'	74°18'35"	S6°57'11"W	72.48'
C8	69.81'	60.00'	66°39'54"	S63°32'04"E	65.94'
C9	66.66'	60.00'	63°39'36"	N51°18'11"E	63.29'
C10	75.80'	60.00'	72°23'01"	N16°43'07"W	70.86'
C11	18.50'	20.27'	52°17'41"	N26°35'51"W	17.87'
C12	8.06'	467.00'	0°59'19"	N3°54'25"W	8.06'
C13	83.44'	467.00'	10°14'16"	N1°42'23"E	83.33'
C14	29.64'	20.00'	84°55'01"	N49°17'01"E	27.00'

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 02-004-0012 INTO 14 RESIDENTIAL LOTS.

FORESIGHT SURVEYING
Professional Land Surveyors
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435-755-3213 Fax
Project No. 18-192
Prepared by DB, 12/12/18

Record Owners: Providence Shire MR LLC
293 East 600 North
Logan, Utah 84321

SURVEYOR'S CERTIFICATE

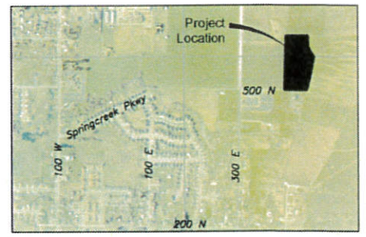
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: PROVIDENCE SHIRE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH LINE OF 500 NORTH STREET (PROVIDENCE CITY) LOCATED NORTH 75°50'56" WEST, A DISTANCE OF 3,713.87 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2 AND RUNNING THENCE NORTH 01°44'17" EAST, A DISTANCE OF 791.25 FEET; THENCE NORTH 89°56'12" EAST, A DISTANCE OF 320.86 FEET TO THE NORTHWEST CORNER OF PROVIDENCE HOLLOW SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING SIX (6) COURSES:
(1) SOUTH 00°21'55" EAST, A DISTANCE OF 154.07 FEET;
(2) SOUTH 25°10'10" EAST, A DISTANCE OF 80.21 FEET;
(3) SOUTH 32°25'52" EAST, A DISTANCE OF 98.27 FEET;
(4) SOUTH 11°07'56" WEST, A DISTANCE OF 303.38 FEET;
(5) SOUTH 12°48'58" WEST, A DISTANCE OF 150.72 FEET;
(6) SOUTH 25°46'35" WEST, A DISTANCE OF 47.12 FEET TO THE NORTH LINE OF SAID 500 NORTH STREET; THENCE NORTH 89°01'42" WEST, A DISTANCE OF 320.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
CONTAINING 6.645 ACRES.

SIGNATURE — DATE
UTAH LICENSED LAND SURVEYOR 5152661 JEFF C. NIELSEN STATE OF UTAH



Vicinity Map
Providence, Utah

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS PROVIDENCE SHIRE SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY 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 THE EASEMENTS AS SHOWN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF CACHE)

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS_____DAY OF _____, 20____, BY _____, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CULINARY WATER AND SANITARY SEWER AUTHORITY

APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY, DATED THIS ____ DAY OF _____, 20____.

_____
Culinary Water and Sanitary Sewer Authority

UTILITY APPROVAL SIGNATURES

The utility easements shown on this plat have been reviewed and approved. We are in agreement with placing all of the utilities underground within the easements as shown on this plat, and are willing to provide the needed services for this development.

DOMINION ENERGY — DATE
ROCKY MOUNTAIN POWER — DATE
COMCAST — DATE

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____ RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME:_____ FEE:_____
ABSTRACTED_____
INDEX_____
FILED IN: FILE OF PLATS — COUNTY RECORDER

RECEIVED JAN 17 2019 By mp

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND PROVIDENCE CITY'S SUBDIVISION ORDINANCE.

DATE — CITY ENGINEER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY PROVIDENCE CITY.

DATE — CITY ATTORNEY

MAYOR'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____, BY THE PROVIDENCE CITY MAYOR.

MAYOR

PROVIDENCE CITY LAND USE AUTHORITY

APPROVED THIS ____ DAY OF _____, 20____.

The Preliminary Plat analysis will be available on Tuesday.

Item No. 3. Preliminary Plat: The Providence Planning Commission will consider for approval a preliminary plat for Providence Gateway Subdivision, a multi-family residential subdivision consisting of townhomes and condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive, Providence, UT.

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A CONCEPT PLAN

RECEIVED DEC 21 2018 By ASF

Please Note: Incomplete applications will NOT be processed or scheduled for review by the City. City Staff may accept the application and fee payment if they are incomplete. Applicants will be contacted to provide missing information. Application fees do not include professional firm fees, which will be billed separately to the applicant.

Date 12/13/18

SUBMITTAL REQUIREMENTS — **Staff Check**

- $300 application fee _____
- Cache County Recorder's parcel map(s) of areas on the concept plan _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat _____
- A written/signed statement from the Owner of Record, stating that the Applicant may pursue approval of the concept plan and the property may be considered for development _____
- An electronic copy of all submittals (flash drive or emailed is acceptable) _____

Applicant (all information **must** be provided)
Name Providence Gateway, LLC
Address 50 East 2500 North Ste. 101, North Logan, UT 84341
Phone (435)752-1480 Email janet@visionaryhomes.com

Property (all information **must** be provided)
Owner of Record Cooper Jackson Holdings
Address 50 East 2500 North Ste. 101, North Logan, UT 84341
Phone (435)752-1480 Email janet@visionaryhomes.com

Project (all information **must** be provided)
Project Name Providence Gateway
Project Location 100 South Gateway Drive, Providence, UT 84332
Phase _____ Acreage of Phase _____ Total Phases in Project 11

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions Group
Address 2 N. Main St. Ste. 7, Providence, UT 84332
Phone (435)213-3762 Email mtaylor@civilsolutionsgroup.net

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Janet Thomas | Janet Thomas | 12-21-18

Signature of Applicant | Printed Name | Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	**----**	**----**	**----**	**----**	**----**	**----**	**$300**
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	$600
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

FOR OFFICE USE ONLY			
Application Fee	**Date Paid**	**Receipt #**	**Clerk Signature**
$300			

[1] Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[3] Construction drawings are reviewed/approved by the City Engineer and Public Works Director

[4] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

PROVIDENCE GATEWAY

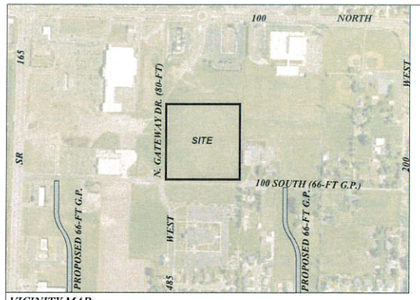
PRELIMINARY PLAT

PHASES B THRU M

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)

LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.

PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP:

LEGEND:

- TOWNHOME LOT AREA — TOTAL AREA = 1.01 ACRES
- COMMON AREA (EXCLUDES LOTS & CONDOS) — TOTAL AREA = 4.75 ACRES
- CONDOMINIUMS AREA — TOTAL AREA = 1.41 ACRES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING OVERHEAD POWER LINES
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- EXISTING FENCE
- PHASES LINES
- EXISTING STORMDRAIN BOX/MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

LEGAL DESCRIPTION:

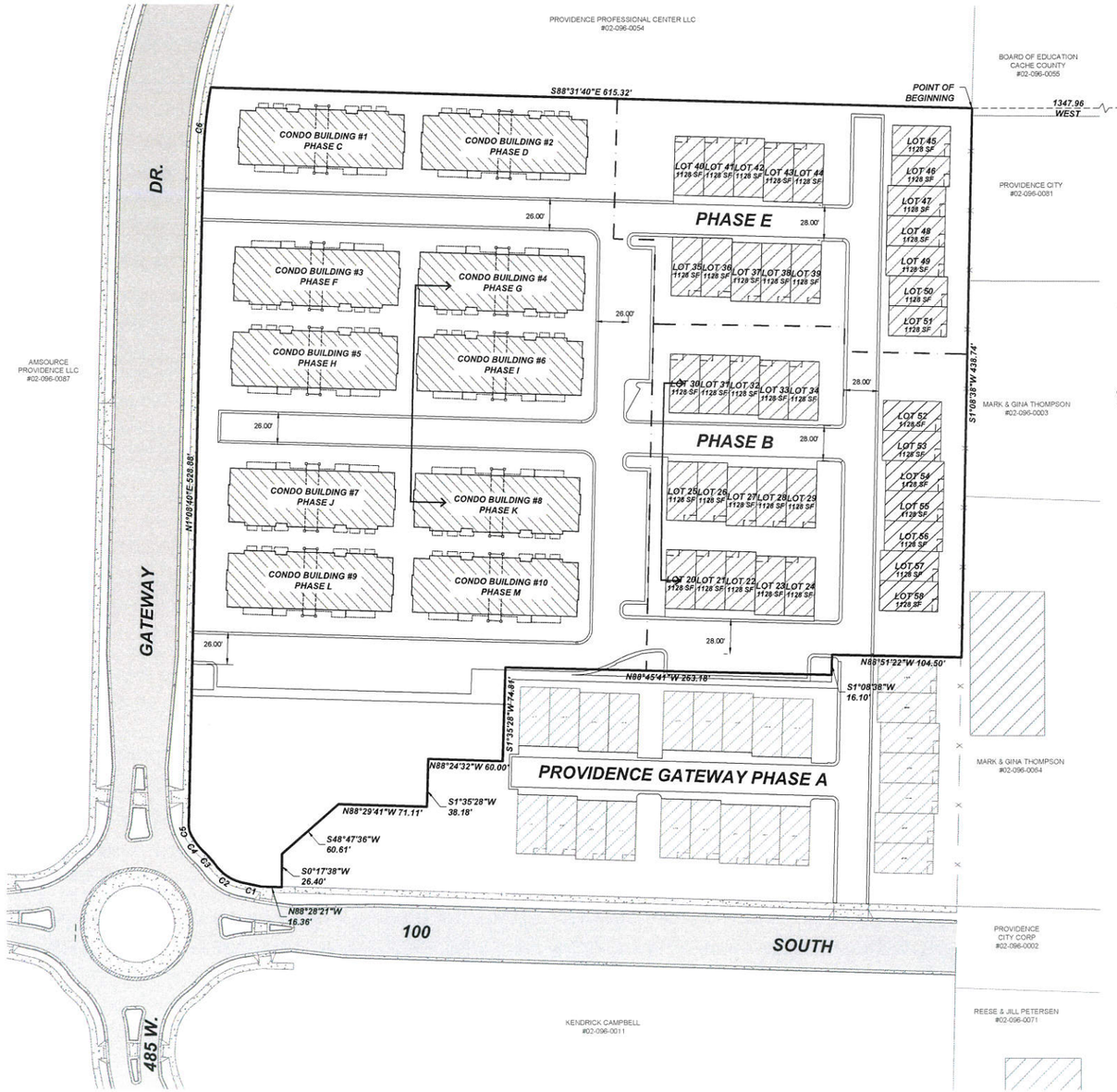
A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY AT THE EXTENSION OF A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 1733 PAGE 435 OF THE OFFICIAL RECORDS OF CACHE COUNTY LOCATED S1°22'23"W ALONG THE 200 WEST MONUMENT LINE 672.95 FEET AND WEST 1,347.96 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 100 NORTH AND 200 WEST; THENCE S1°08'38"W ALONG SAID LOT LINE AND EXISTING FENCE LINE 438.74 FEET TO THE NORTHEAST CORNER OF PROVIDENCE GATEWAY PHASE A SUBDIVISION, (RECORDATION PENDING); THENCE ALONG SAID PROPOSED PLAT THE FOLLOWING 9 (NINE) COURSES AND DISTANCES: N88°51'22"W 104.50 FEET; THENCE S1°08'38"W 16.10 FEET; THENCE N88°45'41"W 263.18 FEET; THENCE S1°35'28"W 74.81 FEET; THENCE N88°24'32"W 60.00 FEET; THENCE S1°35'28"W 38.18 FEET; THENCE N88°29'41"W 71.11 FEET; THENCE S48°47'36"W 60.61 FEET; THENCE S0°17'38"W 26.40 FEET TO THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1946 PAGE 1303 OF THE OFFICIAL RECORDS OF CACHE COUNTY, THENCE ALONG SAID DEED THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: N88°28'21"W 16.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 446.73 FOOT RADIUS CURVE (RADIUS BEARS: N10°46'12"E) TO THE RIGHT 15.72 FEET (DEED: 15.60 FEET) THROUGH A CENTRAL ANGLE OF 2°01'00" (CHORD: N78°13'18"W 15.72 FEET), THENCE ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT 26.04 FEET THROUGH A CENTRAL ANGLE OF 41°26'44" (CHORD: N57°27'10"W 25.48 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 79.00 FOOT RADIUS CURVE TO THE LEFT 14.14 FEET THROUGH A CENTRAL ANGLE OF 10°15'26" (CHORD: N41°51'31"W 14.12 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE TO THE RIGHT 15.87 FEET THROUGH A CENTRAL ANGLE OF 17°49'48" (CHORD: N38°04'20"W 15.81 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 10.58 FEET THROUGH A CENTRAL ANGLE OF 30°18'06" (CHORD: N14°00'23"W 10.45 FEET); THENCE N1°08'40"E 528.88 FEET; THENCE ALONG THE ARC OF A 376.60 FOOT RADIUS CURVE TO THE RIGHT 59.65 FEET (DEED: 59.33 FEET) THROUGH A CENTRAL ANGLE OF 9°04'29" (CHORD: N5°38'20"E 59.59 FEET) TO THE SOUTHEASTERLY CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1932 PAGE 423 OF THE OFFICIAL RECORDS OF CACHE COUNTY; THENCE S88°31'40"E ALONG SAID BOUNDARY LINE AGREEMENT 615.32 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.17+/- ACRES

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	446.73	2°01'00"	15.72	N78°13'18"W 15.72
C2	36.00	41°26'44"	26.04	N57°27'10"W 25.48
C3	79.00	10°15'26"	14.14	N41°51'31"W 14.12
C4	51.00	17°49'48"	15.87	N38°04'20"W 15.81
C5	20.00	30°18'06"	10.58	N14°00'23"W 10.45
C6	376.60	9°04'29"	59.65	N5°38'20"E 59.59





CONTACT INFORMATION:

- CURRENT ZONE: MFH
- PROFESSIONAL LAND SURVEYOR:
  DENNIS CARLISLE, PLS
  UTAH LICENSE #: 172675-2201
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 801.633.6982
  E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
- CIVIL ENGINEER:
  MICHAEL E. TAYLOR, PE
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.213.3762
  E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- DEVELOPER AND OWNER:
  IRONWOOD DEVELOPMENT, LLC
  50 EAST 2500 NORTH
  NORTH LOGAN, UT 84341
  P: 435.744.0438

PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
DATE PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS_____ DAY OF _____A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____ _____
DATE CULINARY WATER AND SANITARY SEWER AUTHORITY

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

01.15.19 _____
DATE DESIGN ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
DATE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 2018.

_____
CITY ATTORNEY

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

_____ _____
DATE OWNER

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PROVIDENCE GATEWAY
A PORTION OF
LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
200 SOUTH GATEWAY DR., PROVIDENCE, UTAH 84332

MARK	DATE	DESCRIPTION

PROJECT #: 746-1701
REVIEWER: D. CARLISLE
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 12.20.18

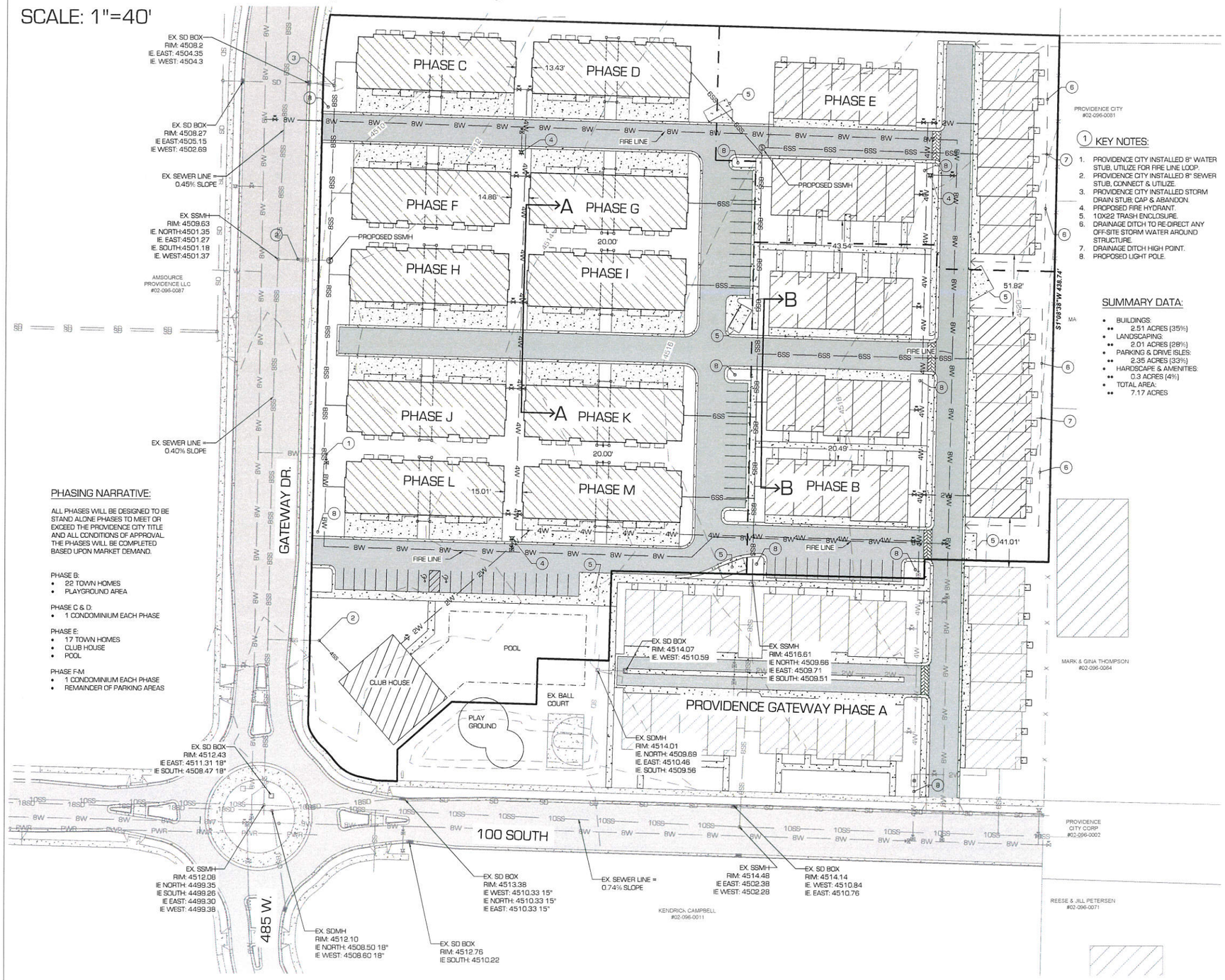
PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

PRELIMINARY PLAT

C-101

PROVIDENCE GATEWAY
PRELIMINARY PLAT (SITE PLAN)

SCALE: 1"=40'



PHASING NARRATIVE:

ALL PHASES WILL BE DESIGNED TO BE STAND ALONE PHASES TO MEET OR EXCEED THE PROVIDENCE CITY TITLE AND ALL CONDITIONS OF APPROVAL. THE PHASES WILL BE COMPLETED BASED UPON MARKET DEMAND.

PHASE B:
- 22 TOWN HOMES
- PLAYGROUND AREA

PHASE C & D:
- 1 CONDOMINIUM EACH PHASE

PHASE E:
- 17 TOWN HOMES
- CLUB HOUSE
- POOL

PHASE F-M
- 1 CONDOMINIUM EACH PHASE
- REMAINDER OF PARKING AREAS

KEY NOTES:

1. PROVIDENCE CITY INSTALLED 8" WATER STUB, UTILIZE FOR FIRE LINE LOOP.
2. PROVIDENCE CITY INSTALLED 8" SEWER STUB, CONNECT & UTILIZE.
3. PROVIDENCE CITY INSTALLED STORM DRAIN STUB, CAP & ABANDON.
4. PROPOSED FIRE HYDRANT.
5. 10X22 TRASH ENCLOSURE.
6. DRAINAGE DITCH TO RE-DIRECT ANY OFF-SITE STORM WATER AROUND STRUCTURE.
7. DRAINAGE DITCH HIGH POINT.
8. PROPOSED LIGHT POLE.

SUMMARY DATA:

- BUILDINGS:
  - 2.51 ACRES (35%)
- LANDSCAPING:
  - 2.01 ACRES (28%)
- PARKING & DRIVE ISLES:
  - 2.35 ACRES (32%)
- HARDSCAPE & AMENITIES:
  - 0.3 ACRES (4%)
- TOTAL AREA:
  - 7.17 ACRES

GENERAL NOTES:

- CURRENT ZONE: MFH
- COMMON SPACE IN ALL PHASES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.
- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY.
- SETBACKS:
  - FRONT: 25-FT
  - REAR YARD: 10-FT
  - SIDE YARD: 10-FT
  - SIDE YARD (STREET): 20-FT
- UNIT TABULATION (INCLUDING PHASE A)
  - CONDOMINIUMS = 100
  - TOWNHOMES = 64
  - TOTAL UNITS = 164
- GARAGE TABULATION (INCLUDING PHASE A)
  - SURFACE PARKING STALLS = 157
  - GARAGE PARKING STALLS = 228
  - TOTAL STALLS REQUIRED (2.25/UNIT) = 369
  - TOTAL STALLS PROVIDED = 385

STORM WATER NOTES:

- THE ENTIRE PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 26,629 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED UNDERGROUND DETENTION SYSTEM LOCATED UNDERNEATH A PORTION OF THE AMENITIES AREA IN THE SOUTHWEST CORNER OF THE PROPERTY. CURRENTLY THERE IS AN OPEN-AIR DETENTION BASIN IN THE SAME LOCATION.
- THE STORM WATER STUB FROM GATEWAY BLVD TO THE WESTSIDE MID-POINT OF THE PROJECT WILL BE CAPPED AND ABANDONED.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING STORMDRAIN BOX/MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED SEWER SERVICE (SIZE SHOWN)
- PROPOSED WATER SERVICE (SIZE SHOWN)
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED STORMDRAIN BOX
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

N

0 40' 80'

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www.civilsolutionsgroup.net

MARK	DATE	DESCRIPTION

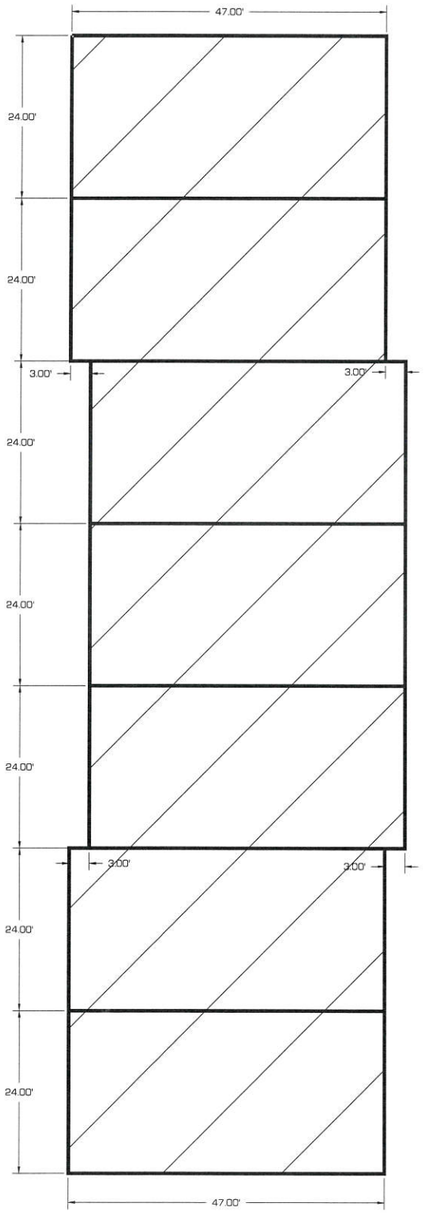
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REVIEWER: D. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 01.15.19

PROFESSIONAL ENGINEER 01.15.19 No. 8243188-2202 MICHAEL S. TAYLOR STATE OF UTAH

PRELIMINARY PLAT

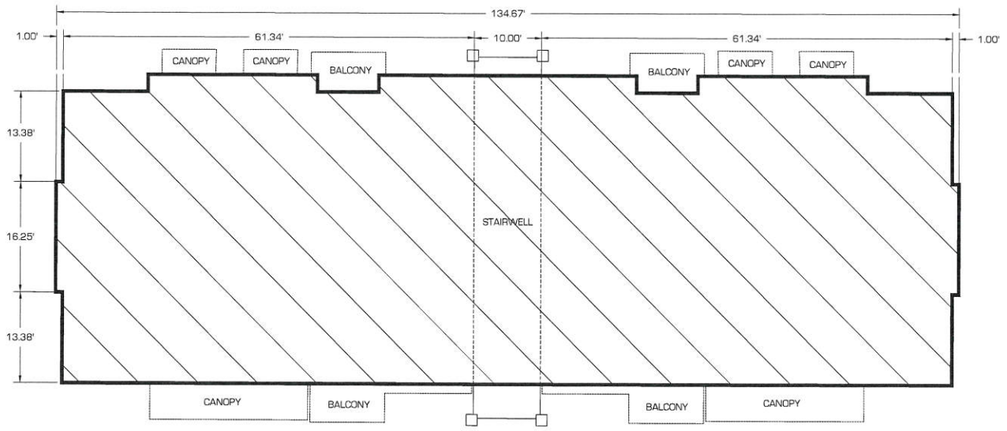
C-102

PROVIDENCE GATEWAY
BUILDING LAYOUTS

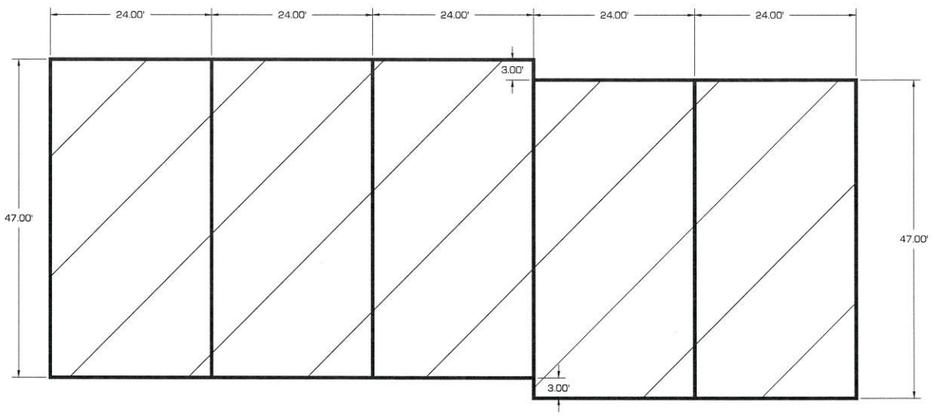


FRONT-LOADING TOWNHOME

CONDOMINIUM



REAR-LOADING TOWNHOME



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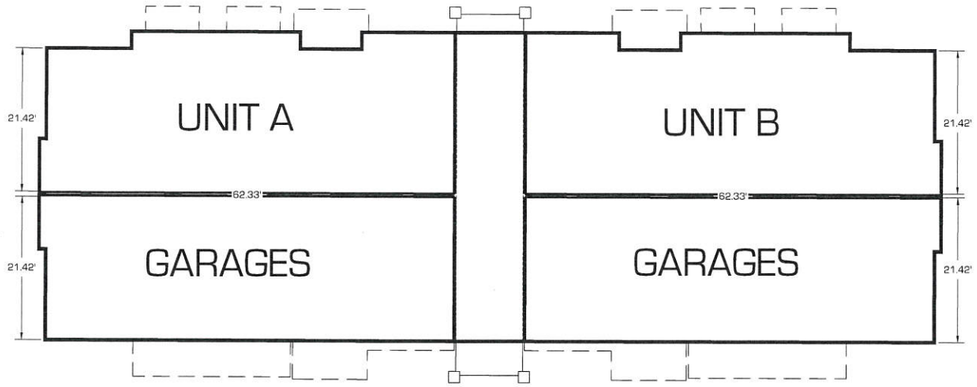
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C-103

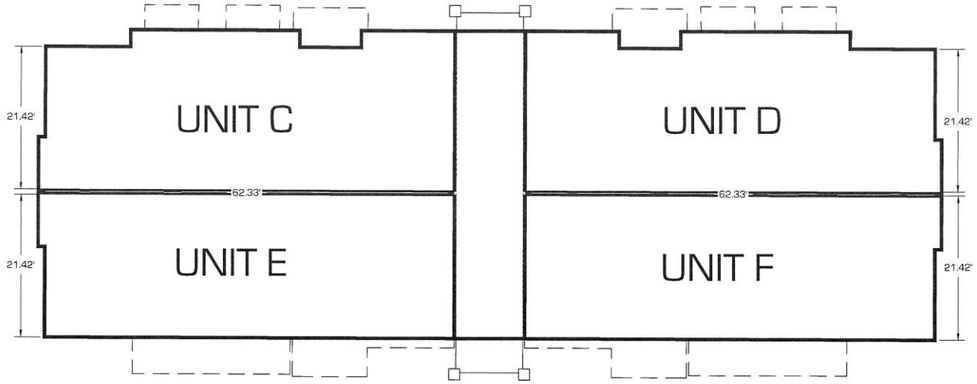
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PROVIDENCE GATEWAY
CONDOMINIUM LAYOUTS

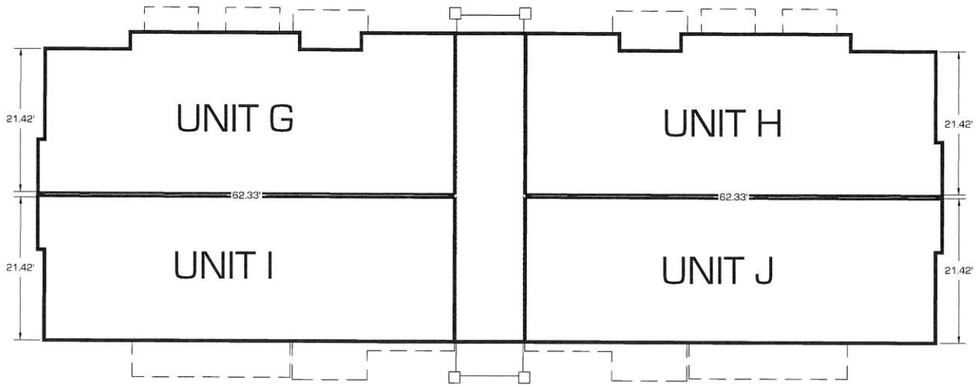
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



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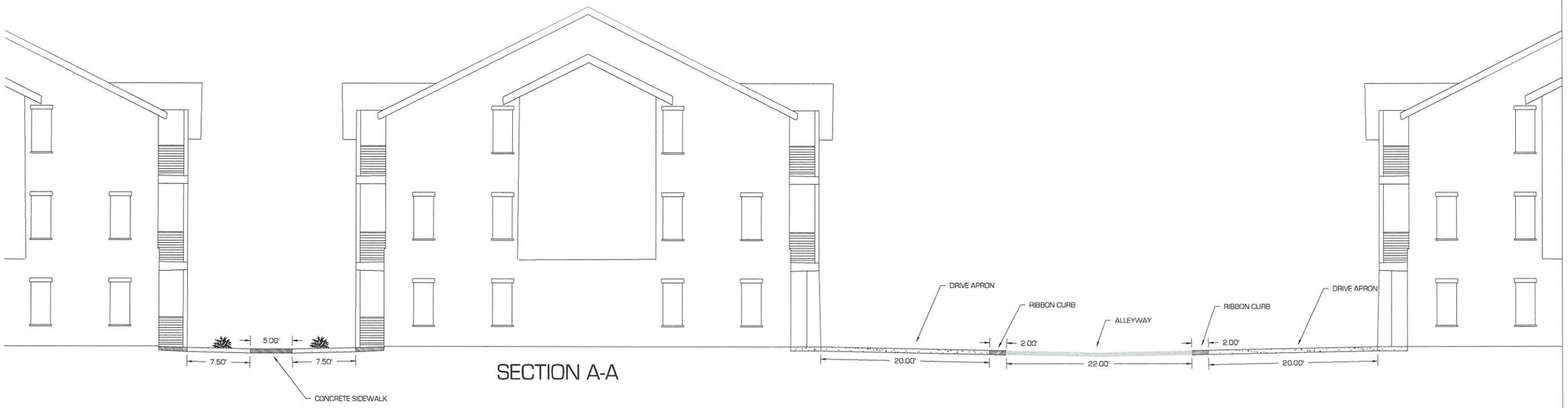
PRELIMINARY PLAT

C-104

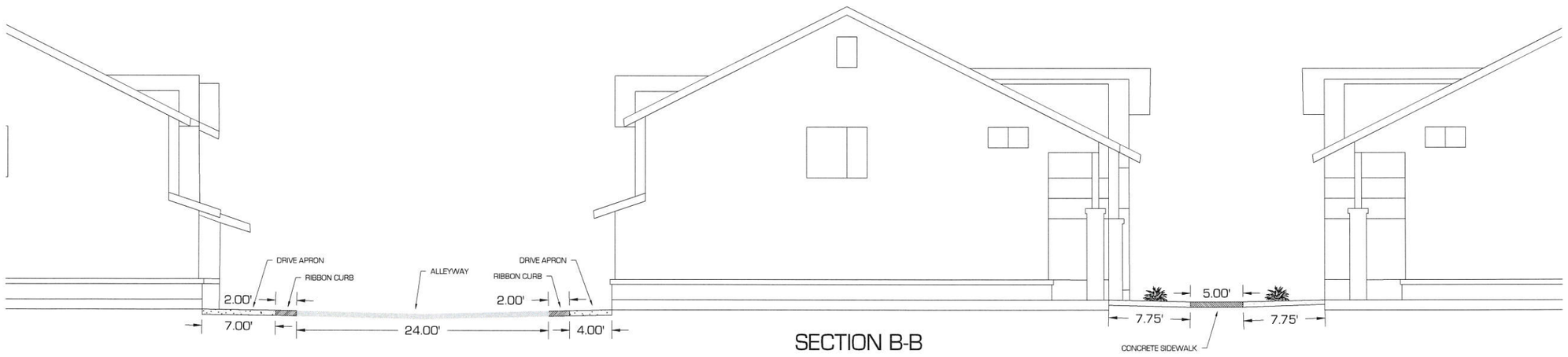
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PROVIDENCE GATEWAY
CROSS SECTIONS

NTS'



SECTION A-A



SECTION B-B

LEGEND:

- PROPOSED CONCRETE CURBING
- PROPOSED CONCRETE WALKWAY
- PROPOSED ASPHALT
- PROPOSED CONCRETE DRIVE APRON
- PROPOSED PLANTER BED MULCH

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PROFESSIONAL ENGINEER
01.15.19
No. 8243188-2202
MICHAEL TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-105

10-4-6: **Life Cycle Residential Zone**

A. Purpose and Intent
B. Compliance With Standards
C. Definitions
D. Zone Location
E. Permitted/Conditional Uses
F. Lot Regulations
G. Development Standards

A. **Purpose and Intent.** It is the intent of this zone to guide development in accordance with the following goals:

1. Provide attractively landscaped neighborhoods with a mix of single-family~~, two-family~~ and multi-family residential lots, structures, and associated uses~~, in areas where slopes do not exceed twenty percent (20%). Areas with slopes in excess of twenty percent (20%) shall be subject to Providence City Code Chapter 5 of this Title, Sensitive Areas~~ that encourage diversity in population and housing types.

2. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.

3. Maintain a residential character compatible with surrounding traditional single-family neighborhoods.

4. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.

B. **Compliance with Standards.** Substantial compliance with the zone regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.

C. **Housing Definitions.** The types of dwelling units permitted in an LCR zone shall have the definitions found in Providence City Code 10-1-4
1. Single Family Detached, see Chapter 1 Section 4 of this Title for the definition for "Dwelling, Single-Family Detached".
2. Multi-family:
    a. A group of two or more dwelling units within a building (this definition is specific to LCR). Multi-family includes single-family attached and apartments.
    b. See Chapter 1 Section 4 of this Title for definitions for "Dwelling Unit" and "Dwelling, Single-Family Attached".
    c. For the purposes of LCR, apartments are a group of two or more dwelling units within a building on a single lot of record.

D. **Zone Location.** The LCR is intended to be located in many areas throughout Providence. LCR is an independent zone. Changing from an existing zone to LCR is a rezone.

E. **Permitted/Conditional Uses**
1. The following uses are permitted in an LCR.
    a. Single-family detached residential housing
    b. Single-family duplex housing
    c. Single-family attached residential housing

d. Residential Care facilities for 8 persons or less
e. Apartments

2. Providence City may conditionally permit uses in the LCR outside of those listed above. Such conditional uses are outlined in Providence City Code 10-6: Use Regulations.

F. **Lot Regulations**

Minimum Project Size	2 acres
Minimum Density[1]	4 dwelling units per acre
Maximum Density[1]	12 dwelling units per acre
Minimum Lot Area[2] • Single Family Detached • ~~Duplex~~	 5,000 sq ft ~~7,500 sq ft~~
Minimum Dwelling Unit Size (total, not per floor) • **Single Family Attached** • ~~**Apartments**~~	 800 sq ft per dwelling unit ~~750 sq ft per dwelling unit~~
Minimum Lot Width • Single Family Detached • Single Family Attached (alley garage access) • Single Family Attached (street garage access) • ~~Duplex~~ • Apartments	 60 feet 16 feet minimum, 20 feet average 16 feet minimum, 20 feet average ~~80 feet~~ 60 feet, plus 10 additional feet per building. See Subsection ~~B~~ 2 below
Setbacks(Single Family Detached~~, Duplex~~)[3] • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	 20 feet minimum/35 feet maximum 10 feet minimum 10 feet minimum 7.5 feet minimum 15 feet minimum on side adjacent to street
Setbacks (Single Family Attached, Apartment) • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	See Subsection ~~C~~ 3 below
Maximum Structure Height • Single Family Detached and Duplex • Single-Family Attached/Apartments	 35 feet 45 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot
Off-Street Parking • Single Family Detached	 4 per dwelling unit

[1] Density = Housing Units/(Gross project acreage-acreage dedicated to rights-of-way)
[2] Minimum Lot Area not included for single family attached (townhome) and apartments, as all areas outside of the individual dwelling units are traditionally held in common ownership. Single family attached (townhome) and apartments are required instead to have a minimum square footage requirement for each dwelling unit.
[3] Setbacks are calculated from the front property line along a publicly dedicated road. In cases where the development is served by private roads, the front setback shall be calculated from the edge of the asphalt of the private road adjacent to the front plane of the home.

• Single Family Attached • ~~Duplex~~ • Apartments (0-1 bedroom) • Apartments (2+ bedrooms)	2 per dwelling unit +.25 guest spot per unit ~~2 per dwelling unit~~ 1.5 per dwelling unit + .25 guest spot per unit2 per dwelling unit + .25 guest spot per unit

1. **Diversity of Housing Types**. Housing may be comprised of different types and sub-types of housing, as defined above. No more than fifty percent (50%) of the total dwelling units in any project governed by this ordinance shall be composed of any one type of housing. Regardless of project size, all projects are required to have a minimum of twenty-percent (20%) of dwelling units in the project be composed of single-family detached housing.
    a. **Project Size and Diversity of Housing Types**
        I. Projects ranging from 2-10.00 acres shall be required to have a minimum of two (2) housing types.
        II. Projects ranging from 10.01-25.00 acres shall be required to have a minimum of three (3) housing types
        III. Projects 25.01 or more acres shall be required to have a minimum of four (4) housing sub-types, with a minimum of one (1) from each type

2. **Minimum Lot Width, Apartments**. The required lot width for apartments shall be based on the number of buildings of apartments on the lot. Each lot containing apartments shall have a minimum of 50' lot width, plus an additional 60' for each building containing apartments.

3. **Setbacks for Single Family Attached and Apartment Housing**. No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaped open space on all sides, said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plane faces the front plane of another building shall have a minimum of 20' separation between the buildings' front planes.

4. All other development standards, shall be complied with as outlined in the Providence City Subdivision ordinance and engineering design standards.

G. **Development Standards**. In addition to development standards contained herein, all Single-Family Attached and Multi-Family areas of the projects developed under the LCR zone shall be developed and landscaped in accordance with the Providence City Multi-Family Design Standards.

H. **Functional Community Space.** Space used for community enjoyment and to encourage social interaction that consists of developed space and optional green space. Developed space consists of manicured grass, trails, playgrounds, gardens, landscaped areas with trees, community structures or similar amenities. Area required for building setbacks is not considered functional community space. Green space (see Open Space as defined in Chapter 1 Section 4 of this Title) and includes non-irrigated native grasses, plants, and terrain.
1. Functional community space shall be deemed usable for a variety of recreational and community activities.
2. Excluding building lots, communities must have a minimum acreage of functional community space equal to 25% of the total acreage of the development.
3. Area that is part of a utility easement or sensitive area as defined in Chapter 5 of this Title, may be eligible for functional community space as a conditional use. See Chapter 3 Section 5 for the conditional use process.
4. To the greatest degree practicable, functional community space shall be designated as a single block and not divided into unconnected small parcels.

I. **Phasing**. As part of the application for a rezone to an LCR, developers shall be required to submit a proposed concept/phasing plan for the project. Said phasing plan shall tentatively outline what types and numbers of various housing types shall be constructed in each phase. The final phasing plan shall be incorporated into a Master Development Agreement, which shall be prepared and developed by the City at the time an LCR project is given preliminary plat approval and shall be recorded against the property at that time. The phasing of an LCR project shall follow Providence City Code 11-3-2-B-4, with the exception of 11-3-2-B-4-D, which requires each phase to be a stand-along phase. However, no more than two phases of an LCR project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

DRAFT

Chapter 13

ACCESSORY DWELLING UNIT ORDINANCE

SECTION:

10-13-1 Purpose and Intent

10-13-2 Definitions

10-13-3 Permitted Use

10-13-4 Owner Occupied Requirement

10-13-5 Number of Accessory Dwelling Units

10-13-6 Accessory Dwelling Unit Size

10-13-7 Rear Yard Limitation

10-13-8 Building Height

10-13-9 Building Setbacks

10-13-10 Design and Materials

10-13-11 Fire, Building and Health Codes

10-13-12 Parking

10-13-13 Utilities

10-13-14 Screening

10-13-15 Legalizing Accessory Dwelling Units

10-13-16 Report to Council

10-13-1: Purpose and Intent

The purpose of this chapter is to establish a city ordinance governing the , construction and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this title covers Accessory Apartment Units (AAU) which are attached to the primary residence.

It is the policy of Providence City to promote and encourage the creation of legal ADUs in a manner that enhances residential neighborhoods while respecting the existing look and scale of single-family dwellings. The intent of this ordinance is to provide for a broader range of affordable housing options that generate these benefits:

- Provide an alternative for older homeowners who want to remain in their home and would like a family member, caretaker or renter to help make that possible so that elderly can "age in place" rather than inhabit senior living centers.
- Make housing affordable for young people to live in desirable communities where single-family homes are out of their reach.
- Contribute to solving the housing shortage rather than developers who may have no ties to the neighborhood.

- Open up areas for development potential without threatening the existing character of a neighborhood.
- Add inexpensive rental units to the housing stock to meet the needs of smaller households, both old and young.
- Develop housing units in single-family neighborhoods to serve the needs of the residents through a variety of stages in the life cycle, thereby lessening fluctuations in neighborhood demand for services.
- Requirement that owner be on the premises decreases the chance of ADU tenants inflicting nuisances on the surrounding neighborhood.
- Provide a home office or extra living space for a growing family.
- Is intended to be a family friendly ordinance allowing for young and old to live together and for grown children to stay in the community that they love.
- Enhance neighborhood stability with owners more likely to remain; allow current neighbors to stay through different stages of life.
- Promote more efficient use of existing housing stock and City infrastructure.

10-13-2: Definitions

A. *Accessory Dwelling Unit (ADU)* - A second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, including a separate kitchen. It is also known as:

- *Granny flat*
- *Caretaker dwelling*
- *Mother-in-law suite*
- *Carriage house*
- *Guest quarters*
- *Backyard cottage*
- *Nanny suite*
- *Housekeeping suite*
- *Teenagers' retreat*
- *In-law suite*
- *Grandparents suite*
- *Newly-wed suite saving for permanent housing*
- *Home office*
- *Rental income suite*

B. *Accessory Apartment* – a dwelling unit that is an integral part of the primary dwelling unit, but has a separate entrance; see Chapter 12 of this Title for the ordinance governing Accessory Apartments.

10-13-3: Permitted Use

An ADU is permitted "by right" as long as all conditions of this ordinance are met.

10-13-4: Owner Occupied Requirement

An ADU shall only be permitted when the property owner lives on the property within either the principal dwelling or ADU. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the property owner(s) as shown on the Cache County tax assessment rolls, or by any person who is related by blood, marriage or adoption, or a trustor of a family trust that possesses legal ownership of the property.

Within 30 days of securing approval for construction of an ADU, the owner shall record against the deed to the subject property, a deed restriction in favor of the municipality limiting occupancy of either the principal dwelling unit or the ADU to the owner of the property. Proof that such a restriction has been recorded shall be provided to the City prior to issuance of the occupancy permit for the ADU.

Owner occupancy shall not be required when an owner has a bona fide temporary absence of two (2) years or less for activities such as military service, temporary job assignments, sabbaticals or voluntary service.

Neither the primary dwelling unit nor the ADU may be sold or conveyed separately.

10-13-5: Number of Accessory Dwelling Units

A maximum of one ADU shall be allowed on each property associated with a single-family dwelling.

10-13-6: Accessory Dwelling Unit Size

The total area of the ADU shall be less than fifty percent (50%) of the total square footage of the primary residence for a detached accessory dwelling, but not more than 1200 square feet.

10-13-7: Rear Yard Limitation

Accessory buildings of any kind, which are customarily incidental to the permitted uses, are limited to twenty-five percent (25%) of the rear lot area. Accessory buildings shall not be located in front of the primary dwelling unit.

10-13-8: Building Height

An ADU shall not exceed the height permitted by the zone assigned to the primary dwelling unit.

10-13-9: Building Setbacks

ADUs are subject to the same ordinances that apply to the principal dwelling unit concerning zoning and setbacks.

10-13-10: Design and Materials

An ADU shall be of compatible design and materials and incorporate the same or substantially similar architectural features with respect to roof pitch, building materials, colors and design details of the primary dwelling unit.

10-13-11: Fire, Building, and Health Codes

An ADU shall comply with all building construction, fire codes and municipal codes in effect at the time the ADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.

10-13-12: Parking

No off-street parking requirement.

10-13-13: Utilities

An ADU may utilize the existing utilities (City supplied culinary water and sanitary sewer) of the principal dwelling. An ADU that requires separate utility hookups will be subject to metering and City connection fees.

10-13-14: Screening

The orientation of the proposed ADU shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the ADU, including landscape screening, fencing, and window and door placement.

10-13-15: Legalizing Accessory Dwelling Units

Any existing illegal ADU will not be subject to any enforcement action if an application to legalize the ADU is submitted within *[specify number]* months of the adoption of these regulations.

Owners of illegal ADUs shall be guilty of a misdemeanor and subject to a penalty of *[specify the maximum allowed by law]*. Any existing illegal ADU will not be subject to any enforcement action if:

A. The ADU owner applies for a permit to legalize the illegal ADU permit within *[specify]* months of the adoption of these regulations;

B. The ADU complies with the minimum requirements of the Uniform Building Code within *[specify]* months of the date of applying for a permit under this section

C. The ADU complies with the minimum housing code standards within *[specify]* months of the date of applying for a permit under this section of the ordinance

D. The ADU owner supplies the City with certification that the water supply and sewage disposal facilities are adequate for the ADU.

10-13-16: Report to Council

The mayor and city staff shall report to the council once a year the number of new ADUs permitted during the previous 12 months. This report shall be made to the council no later than 30 days after the end of the calendar year.

Additions?

Draft pre-approved Architectural plans

The City staff shall when available provide to a property owner pre-approved plans for ADUs.

(Can translate in to reduced housing costs, lower design costs, less review time, shorter construction loan time and related interest costs.)

Checklist

The City staff shall prepare and provide a checklist to a property owner of required steps for getting a building permit to construct an ADU.

(Can simplify the task for a homeowner who likely has little or no experience with contractors and building permits.)

Construction

Manufactured homes and "tiny" homes are not permitted by this ordinance.

PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: 01/23/2019

Request: Proposed rezone of Parcel 02-209-0006, containing 3.70 acres, generally known as 593 W 300 S. The property is currently zoned Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

Item Type: Rezone	**Applicant:** Arbor Fields LLC	**Agent**: Angie Housley	
Prepared by: S Bankhead	**General Plan**: CHD	**Zone**:	
		Current	**Requested**
		CHD	MFH
Parcel ID #: 02-209-0006	**Address:** 593 W. 300 S.	**Acres:** 3.70	

Staff Report Summary of Key Issues:

1. This property is Lot 6 in the Edwards Furniture Subdivision.
2. This property fronts 300 South and is approximately 400 feet east of SR165.
3. The Edwards Furniture Subdivision is currently zoned CHD. The CHD zone requires 88% of the total building(s) square footage must be retail. The CHD zone conditionally allows a maximum of 12% of the total building(s) for incidental uses (non-retail uses).
4. The adjacent property to the east is zoned Agricultural (AGR).
5. The MFH zone allows single-family attached, dwelling/two-family, dwelling/three-family, dwelling/four-family, and dwelling/multi-family with a density of not more than 18 units/net acre. The MFH zone conditionally allows hotel/motels and lodging houses. Home businesses may be allowed as a permitted or a conditional use.

Background Information:

1. The complete application for rezone was received by the City Office on December 4, 2018. The original application was for Mixed Use District (MXA), and later amended to MFH.
2. Executive Staff (ES) reviewed the request.
3. The Planning Commission studied the request on January 9, 2019, and scheduled a public hearing for January 23, 2019.

RECOMMENDATION:

ES feels this parcel should remain CHD. ES recognized the City has limited area for commercial growth, especially along SR165, and expressed concern this would reduce commercial area.

FINDINGS OF FACT:

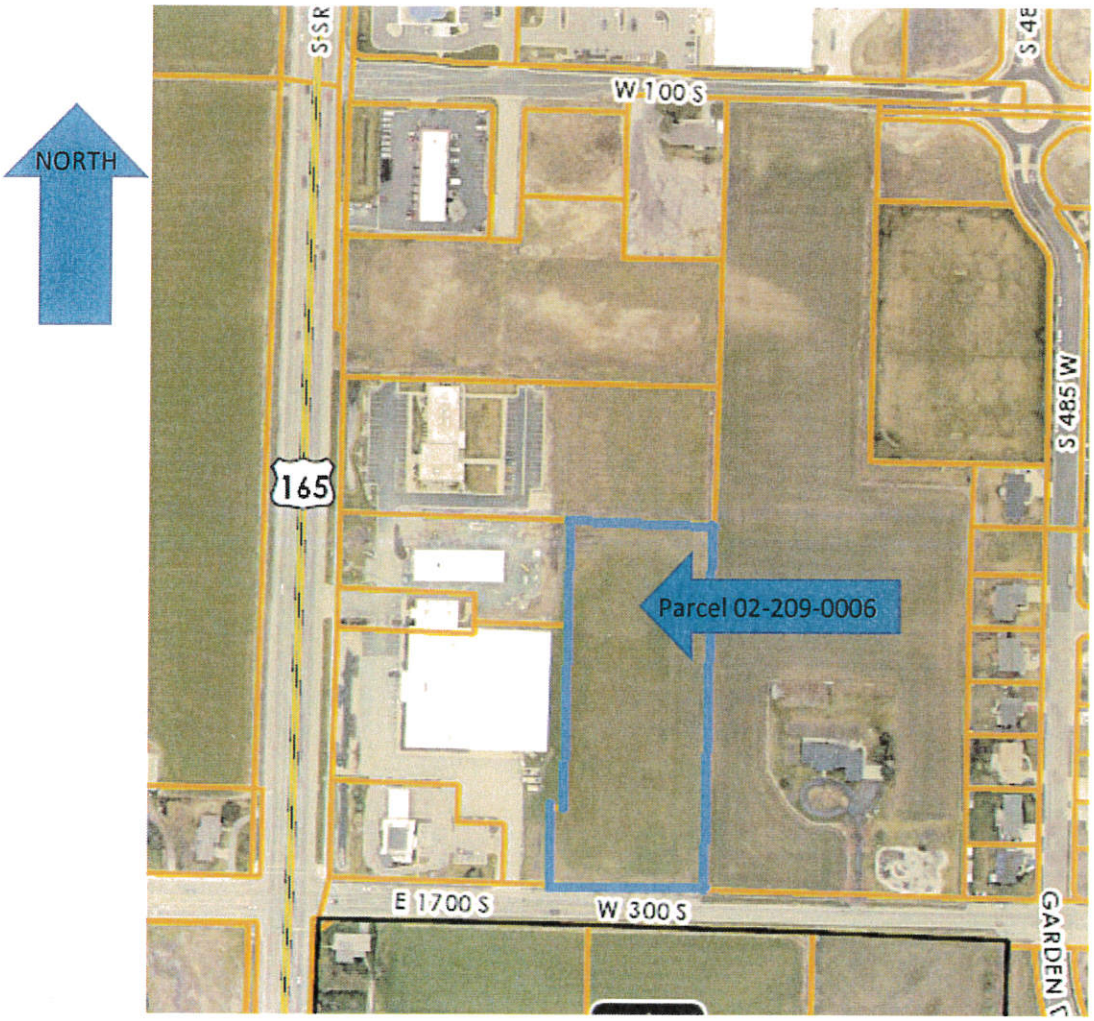
1. ES used the Providence City Master Plan 2000 as revised, and examined current and anticipated development in the immediately surrounding area, to review the application. General Plan Sheet 5-BFuture Re-Zone of Existing Districts does not presently call for the zone for this area to change to Multi-Family High (MFH)
2. Providence City Master Plan 2000 Revised 8 December 2009 lists Principles Governing the Master Plan 2000, including but not limited to the following:
    - Strengthen the economic base of the community by encouraging the growth of a quality commercial area.
    - Focus prime development opportunities on strong retail facilities that generate sales taxes. (Res 09-035, 12/08//2009)

CONCLUSIONS OF LAW:

1. The General Plan does not anticipate this property zone changing from CHD.
2. Changing the zone to MFH is not in harmony with the Master Plan directives listed in Findings of Fact, Item 2.
3. The General Plan should be amended in order to make a favorable recommendation on this rezone request.

CONDITIONS:

1. The applicant shall meet all applicable City, state and federal laws, codes, rules.

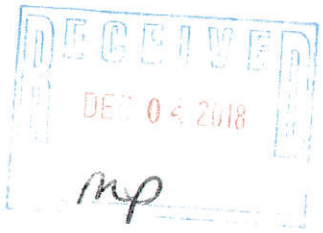

NORTH
S SR
W 100 S
S 485 W
165
Parcel 02-209-0006
E 1700 S
W 300 S

November 18, 2018

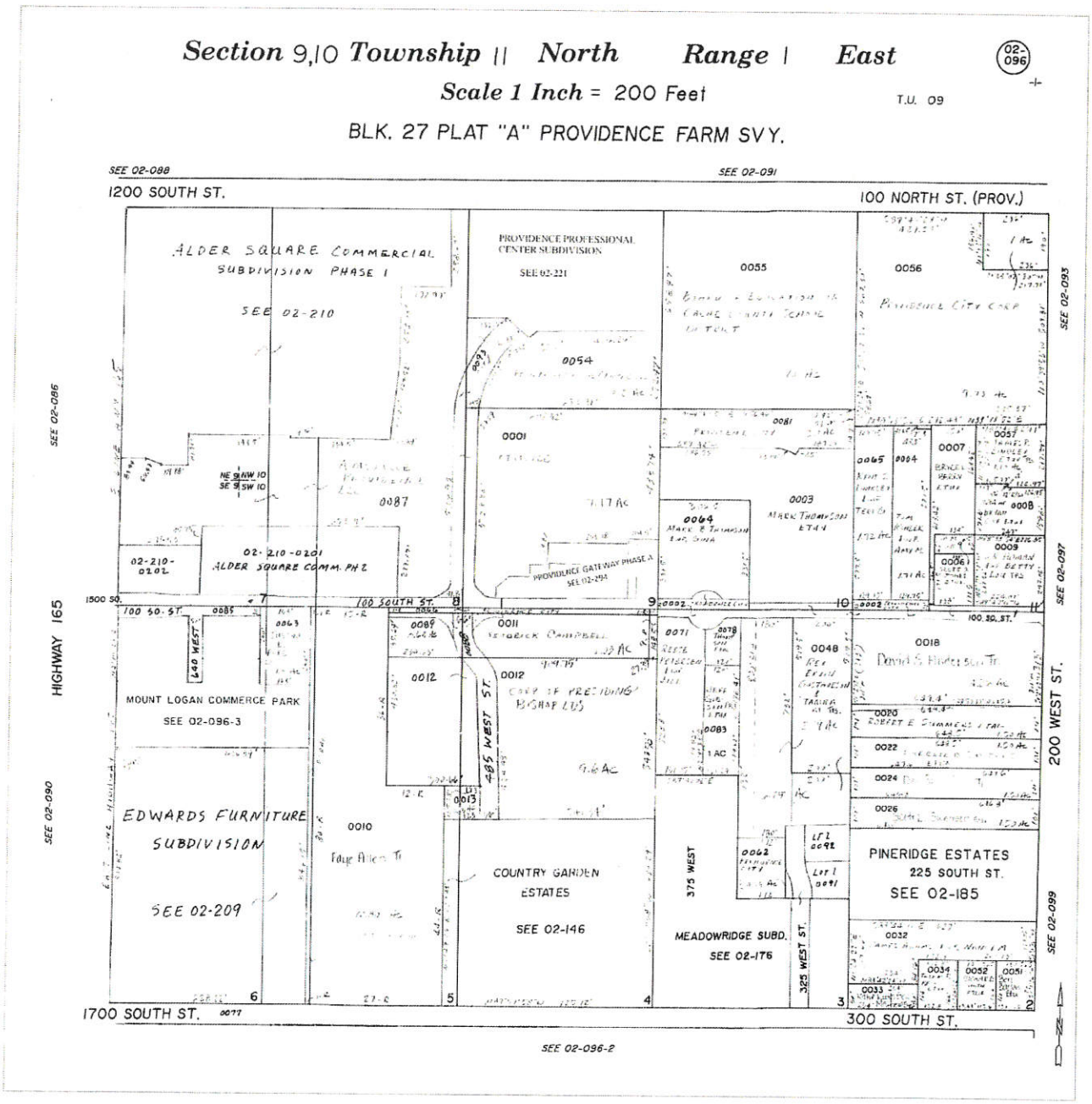
To: Whom it may concern

We would ask that 0006 be changed to the multi-family zone: MFH 18 Units/ net acre.
I have also included a 11 x 17 map showing the areas proposed for the rezone.
We would like to create a mix of retail, commercial, possibly entertainment, office, personal services and residential dwelling uses for this property, that can be developed in a compact design that encourages compatibility of uses.

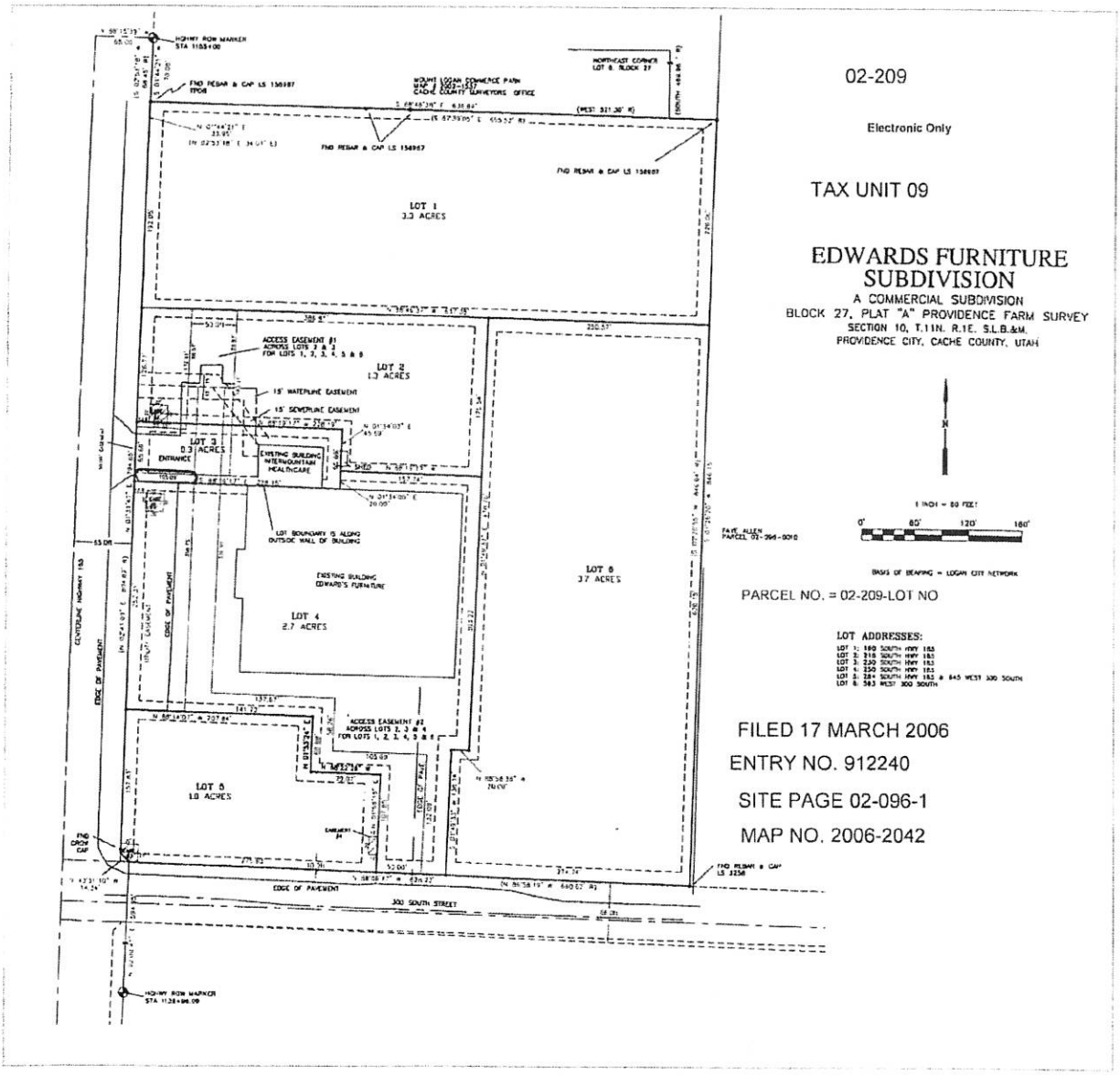
Thank you for your consideration
Arbor Fields
c/o Angie Housley 435-764-6888
angiehousley@aol.com



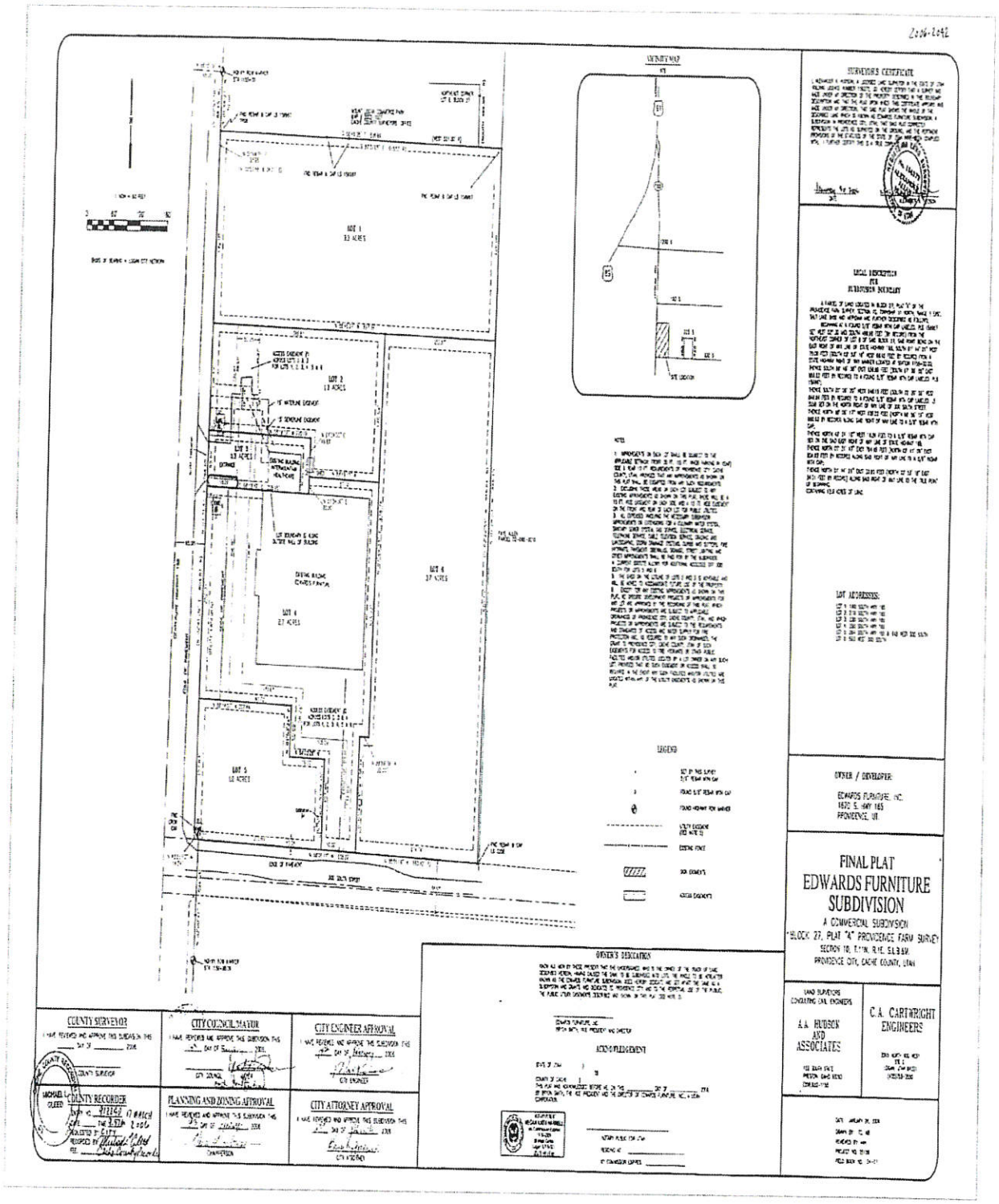
Plat Maps for Parcel 02-096-0010. - Cache County CORE



Plat Maps for Parcel 02-209-0004. - Cache County CORE



3



Entry #912240

OFFICIAL ZONING MAP OF THE CITY OF PROVIDENCE UTAH

SHEET 5-A OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: JUNE 18, 2018
PROJECT NUMBER: 18004L.1

N

LEGEND

- PROVIDENCE CORPORATE LIMITS
- NEIGHBORING CITY LIMITS
- ZONING DISTRICT BOUNDARY *
- PROPERTY LINE
- PAGE BOOK — PARCEL — 00-000-0000 PROPERTY TAX NUMBER
- SECTION CORNER

ZONING DISTRICTS *

- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFL SINGLE FAMILY LARGE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
- MFH MULTIFAMILY HIGH DENSITY DISTRICT
- MXD MIXED USE DISTRICT
- LCR LIFE CYCLE RESIDENTIAL
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT
- CHD COMMERCIAL HIGHWAY DISTRICT
- PUB PUBLIC USE DISTRICT

* NOTE: THIS ZONING MAP IS A COMPILATION OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON COPIES OF CACHE COUNTY RECORDER'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THESE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR UNLESS DEFINED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THIS MAP. ALL ZONING DISTRICT BOUNDARIES RUN ALONG THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.
2. ALONG LOT LINES OR PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.

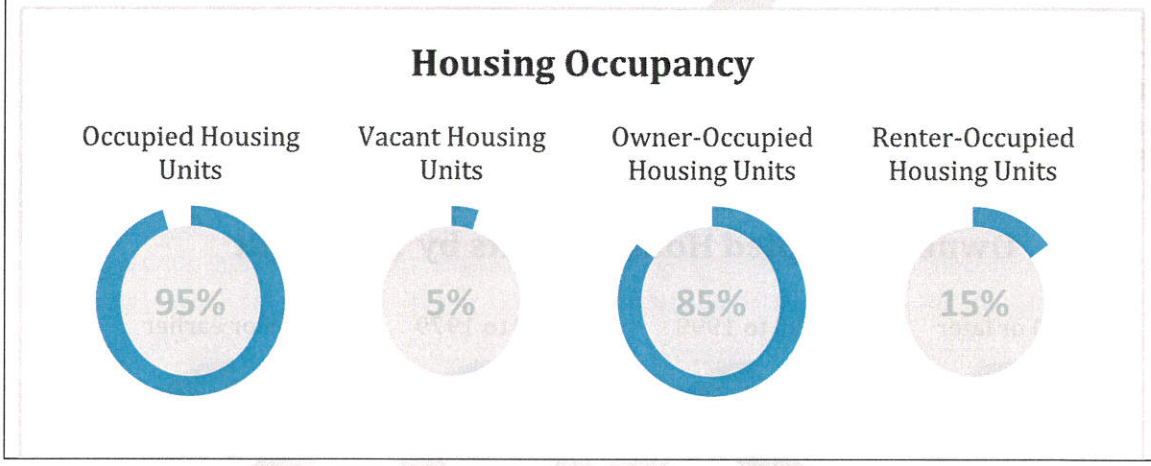
CRS ENGINEERS
Answers to Infrastructure®

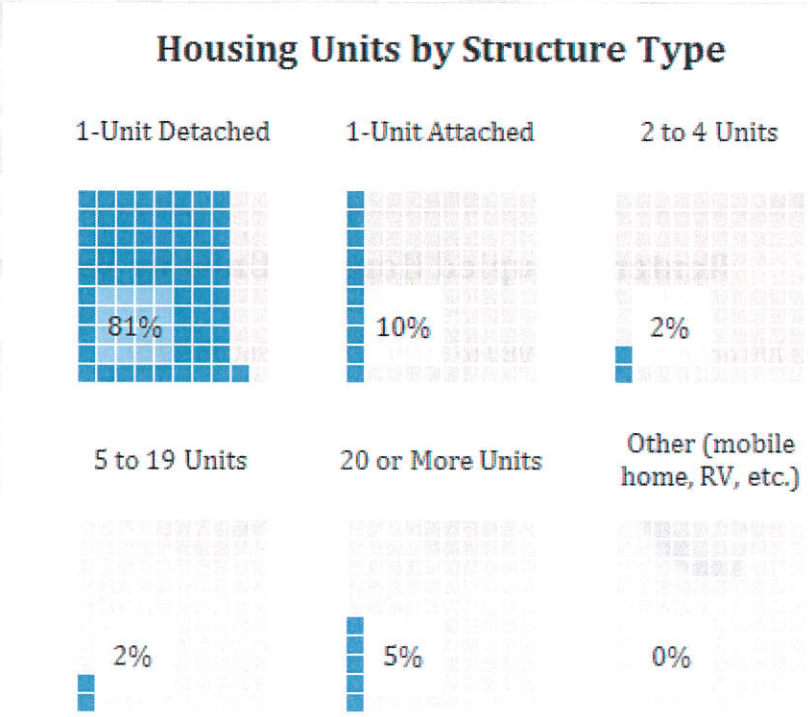
7.1 – WHAT WE KNOW

A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

Housing Stock

As of the 2010 U.S. Census, there were 2282 housing units in Providence. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.

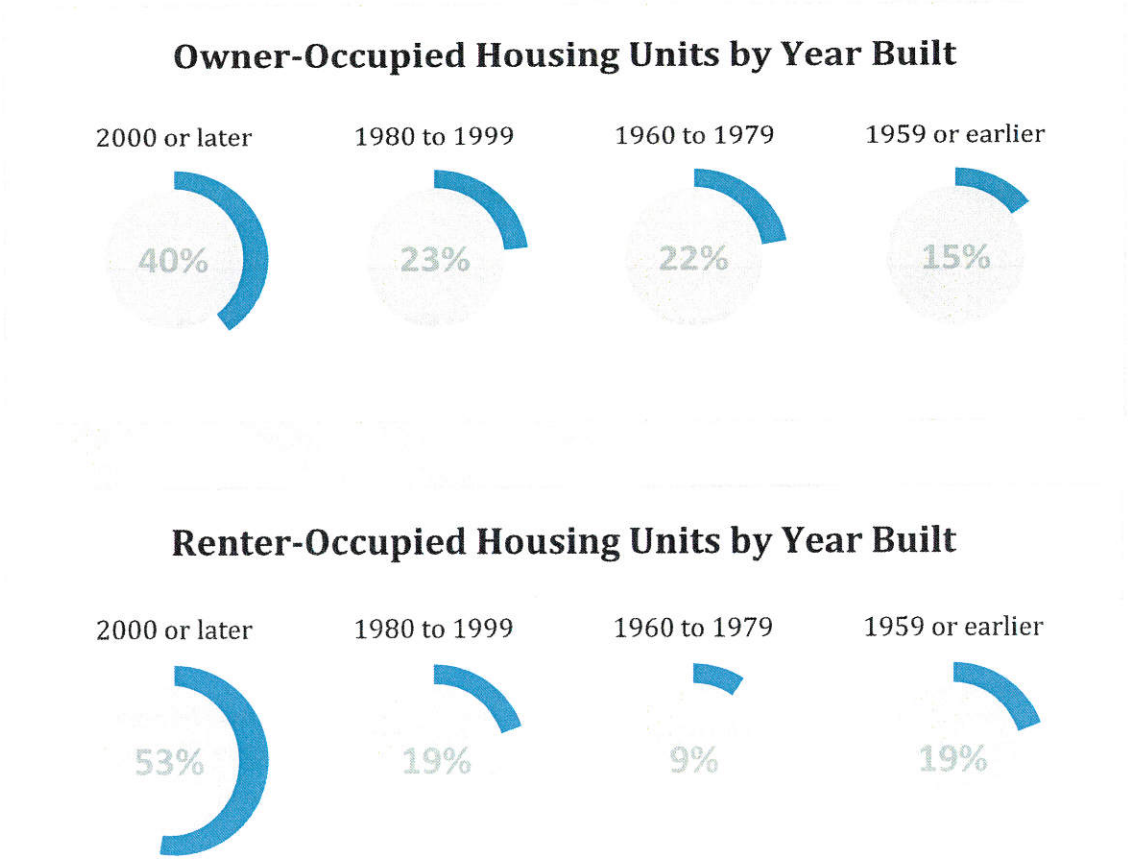




Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) other structure types, such as RVs and mobile homes. Given that 81.4 percent of the city's housing stock is made up of single-unit detached homes, Providence may want to consider whether a more diversified housing stock would benefit current and future residents.

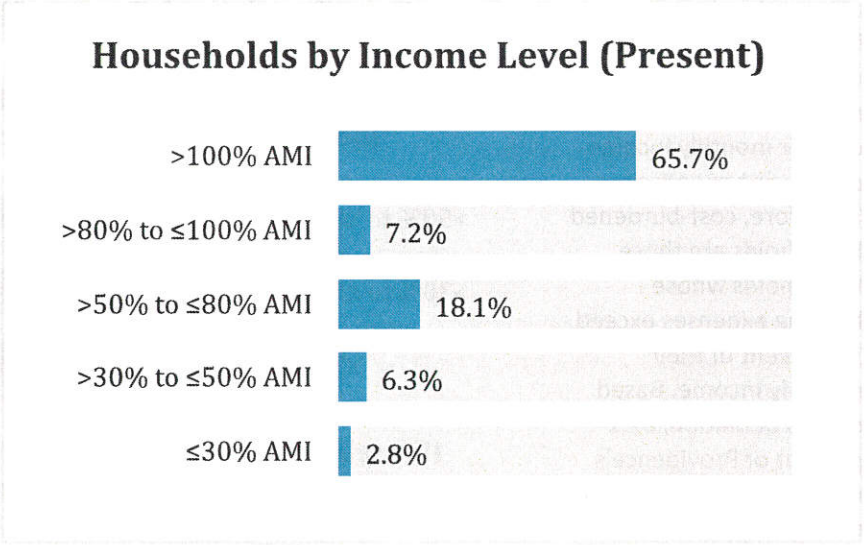
In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 50 units with one bedroom, 754 units with two or three bedrooms, and 1375 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent were built in the year 2000 or later. With 35.1 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.



Household Income & Needs

The median household income in Providence is $62,335, which is $11,838 above the area median income (AMI) for Cache County County ($50,497). Given these figures, 2.8 percent of the households in Providence earn less than or equal to 30 percent of AMI, 6.3 percent earn between 30 and 50 percent of AMI, 18.1 percent earn between 51 and 80 percent of AMI, 7.2 percent earn between 81 and 100 percent of AMI, and 65.7 percent earn more than 100 percent of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 27.1 percent of Providence's population.



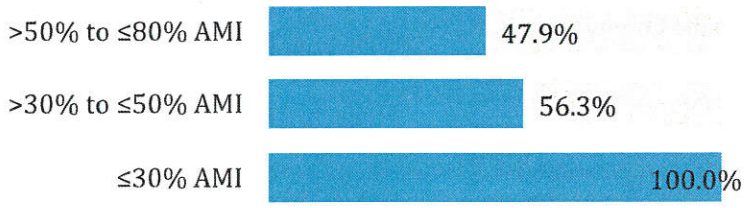
Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$379	-$427
>30% to ≤50% AMI	$631	$66,876
>50% to ≤80% AMI	$1,010	$167,830
>80% to ≤100% AMI	$1,262	$235,133

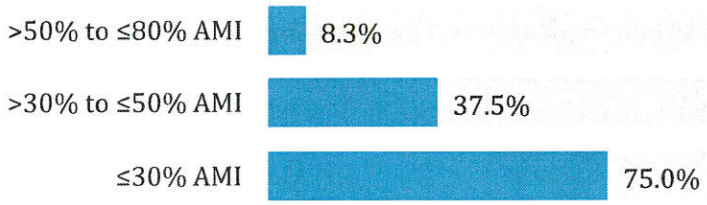
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2 percent of Providence's renter households that earn a moderate income or less and 55.6 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Providence's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

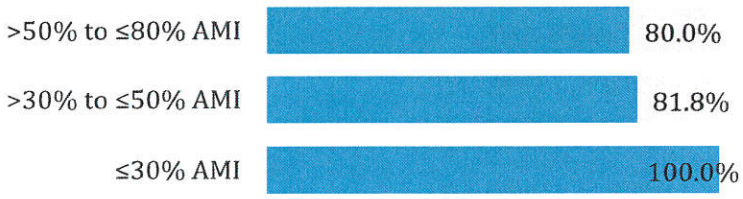


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

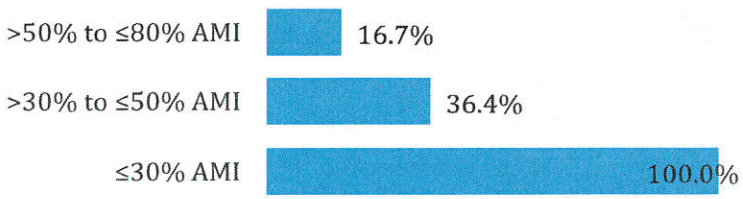


Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)



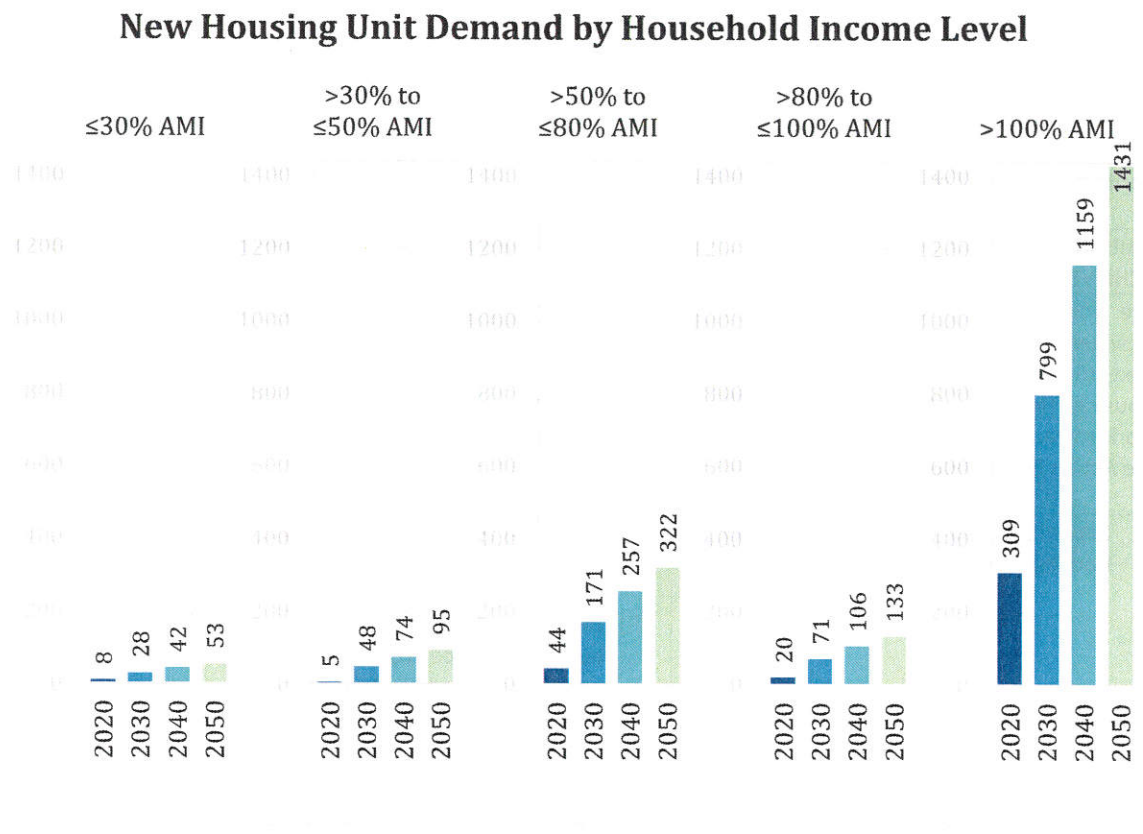
7.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Population Change and Affordable Housing Demand

The population of Providence is expected to increase from 7,075 in 2010 to 8,684 by 2020 and 11,117 by 2030. These additional residents amount to an additional 495.1 households by 2020 and an additional 1243.7 households by 2030, based on the city's current average household size (3.25).

Based on population change, observed income levels, and existing vacancies, it is projected that Providence will need an additional 387 housing units by 2020. Of those 387 units, 8 will need to be affordable to extremely low-income (≤30% AMI) households, 5 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 44 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

By 2030, Providence will need an additional 1117.7 housing units. Of those 1117.7 units, 28 will need to be affordable to extremely low-income (≤30% AMI) households, 48 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 171 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.



Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Providence residents with disabilities is comparable to national figures, approximately 521 Providence residents under the age of 65 and 295 Providence residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.3 percent of Providence's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to decrease to 9.8 percent by the year 2020 and 9.5 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Providence may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Providence, which is approximately 39. Given this estimate, Providence should consider developing or promoting programs designed to help these individuals become stably housed.

7.3 – OVERALL GOALS & OBJECTIVES

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for Moderate Income Housing. The overall goal provides the vision, and the objectives represent what Providence City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Planning housing opportunities for all people, regardless of income level, while maintain the aesthetic qualities and public service levels Providence residents currently enjoy. Improve access to housing opportunities for low and moderate income residents. Improve fair housing practices. Encourage and support the provision of affordable housing units.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?	1-5 Years	5-15 Years
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for Moderate Income Housing. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Moderate Income Housing. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Support and utilize existing affordable housing resources.	a. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.		
	b. Support and promote First-Time Homebuyer Program administered by BRAG.		
	c. Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency		
	d. Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing		

	development on land acquired for such purposes.		
	e. Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.		
2. Support fair housing practices through education and awareness.	a. Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.		
	b. Sponsor and support presentations and information dissemination by non-profit and government agencies.		
	c. Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of having diversified housing choices in our community.		
	d. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.		
	e. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.		
3. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.	a. Support non-profit and private affordable housing with affordable project with in the City limits.		
	b. Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.		
	c. Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.		
	d. Streamline the local administrative development review and permitting process to allow for cost reductions.		
	e. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.		

4. Provide financial incentives for affordable housing	a. Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.		
	b. Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.		
	c. Support Local Community Housing Trusts that support new or existing financial assistance programs.		
	d. Provide new density bonuses or other benefits to developer willing to incorporate a portion of affordable housing in a project.		
5. Encourage the provision of adaptive re-use and mixed-use	a. Encourage adaptive re-use and missed-use project to stimulate affordable housing and economic development.		
6. Adopt new regulatory measures to encourage the development of affordable housing.	a. Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.		
	b. Have no more restrictions for manufactured housing than for regular housing.		
	c. Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.		
	d. Adopt quality standards to help erase negative attitudes and increase acceptance of affordable housing.		
	e. Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.		
	f. Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.		
	g. Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.		
	h. Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.		
	i. Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.		

	j. Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.		

DRAFT