

**Providence City
Administrative Land Use Authority
Agenda – Thursday, January 31, 2019, 8:00 AM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332**

The Providence City Land Use Authority will hold a public meeting at the Providence City Office Building at 8:00 AM to discuss the following items. Anyone interested is invited to attend.

Item No. 1. Conditional Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Cook Homes for approval of a conditional use site plan for a single-family residence located at 626 E 400 N, Providence UT.

Item No. 2. Commercial Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Benjamin Wynn for approval of a commercial use site plan for construction of a modular unit at Centro de la Familia, located at 316 Gateway Drive, Providence UT.

Agenda posted on January 29, 2019

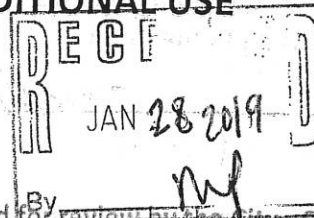


Mindi Petersen

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 9:00 AM on the day of the meeting.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE



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 1-25-2019

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Mailing labels for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)

Staff Check

Applicant Information (all information MUST be provided)

Name Cook Homes Inc

Address P.O. Box 353 Logan, UT 84323

Phone 435-764-4779

Email cookbldg@gmail.com

Property Information

Owner of Record _____

Owner Address _____

Owner Phone _____

Owner Email _____

Parcel Address 626 E 400 N. Providence, UT

Parcel Tax I.D. 02-295-0010

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

The fire hydrant is within close proximity to the lot. The exterior of the home will be asphalt shingles, cement board siding, enclosed soffits.

We plan to use all guidelines set for the adjacent lot #11 which is currently under construction.

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] President Cook Homes Inc. 1-25-2019
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
\$100			

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.

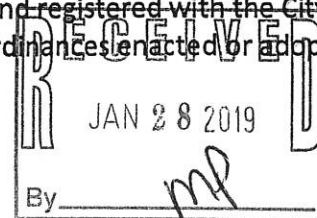
⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM
(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my residence at 626 E 400 N to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
 - a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
 1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility and cost to the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. Time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
 - a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement and at reasonable times, through applicants property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.



Signature

Signature

Cook Homes, Inc.

Printed Name

On Behalf Of

1-25-2019

Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES
(Required for all zoning permit applications)

1. **Zoning requirements**
 - a. Site plan required to be on site at footing inspection
 - b. Property corners to be marked and staked for inspection
2. **Lot ID**
 - a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.
3. **Toilets**
 - a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.
4. **Water Meter**
 - a. Unauthorized use of City water will result in a fine and a stop work order on the property.
 - b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.
5. **Streets/Sidewalks**
 - a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
 - b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
 - c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
 - d. Construction sites should be kept clean and all debris contained to that site.
6. **Elevations**
 - a. I accept responsibility for all the soils and hazard conditions to the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.
7. **Final Occupancy**
 - a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.
8. **Temporary Occupancy**
 - a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed
9. **Permits**
 - a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

By signing below, I state that I have read and agreed to the above terms and understand that I am the responsible party for the information contained on this sheet.


Signature

Cook Homes, Inc.
Printed Name

Cook Homes, Inc.
On Behalf Of

1-25-2019
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my premises at 626 E 400 N
to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
 - f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
 - g. All materials used that are placed on City property shall become the property of Providence City.
 - h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.
4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.
5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".
6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

Signature

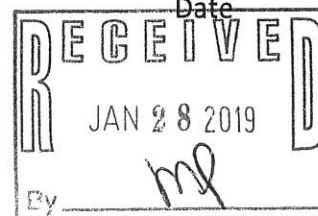
Cook Homes, Inc.

Printed Name

On Behalf Of

1-25-2019

Date





Cache
County
1857

DEVELOPMENT SERVICES DEPARTMENT

BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 25 Jan. 2019 at 04:11 PM

Parcel Number: 02-295-0010

Property Address: 626 E 0400 N
PROVIDENCE

Tax Roll Acreage: 0.33

Owner Name: 500 NORTH LLC

Owner Address: 540 W GOLF COURSE RD STE
B1

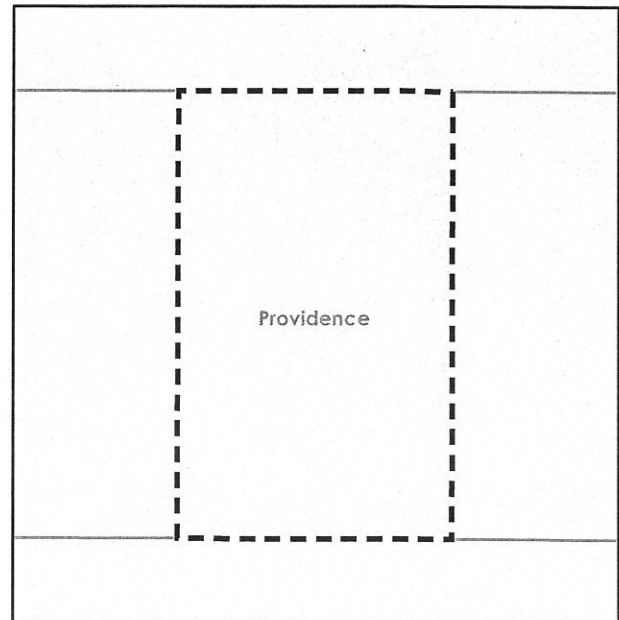
Jurisdiction: PROVIDENCE, UT 84332-4800
Providence

Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



Comprehensive maps can be found
at www.cachecounty.org/gis

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

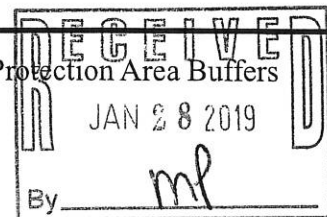
NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process.
All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Landslides

Wildfire Hazard Areas

Ag. Protection Area Buffers



This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

PROVIDENCE HOLLOW PHASE 2 SUBDIVISION

02-295

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

T. U. 09

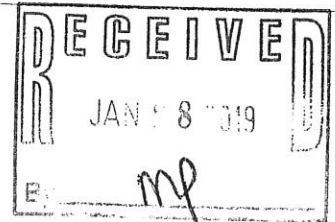
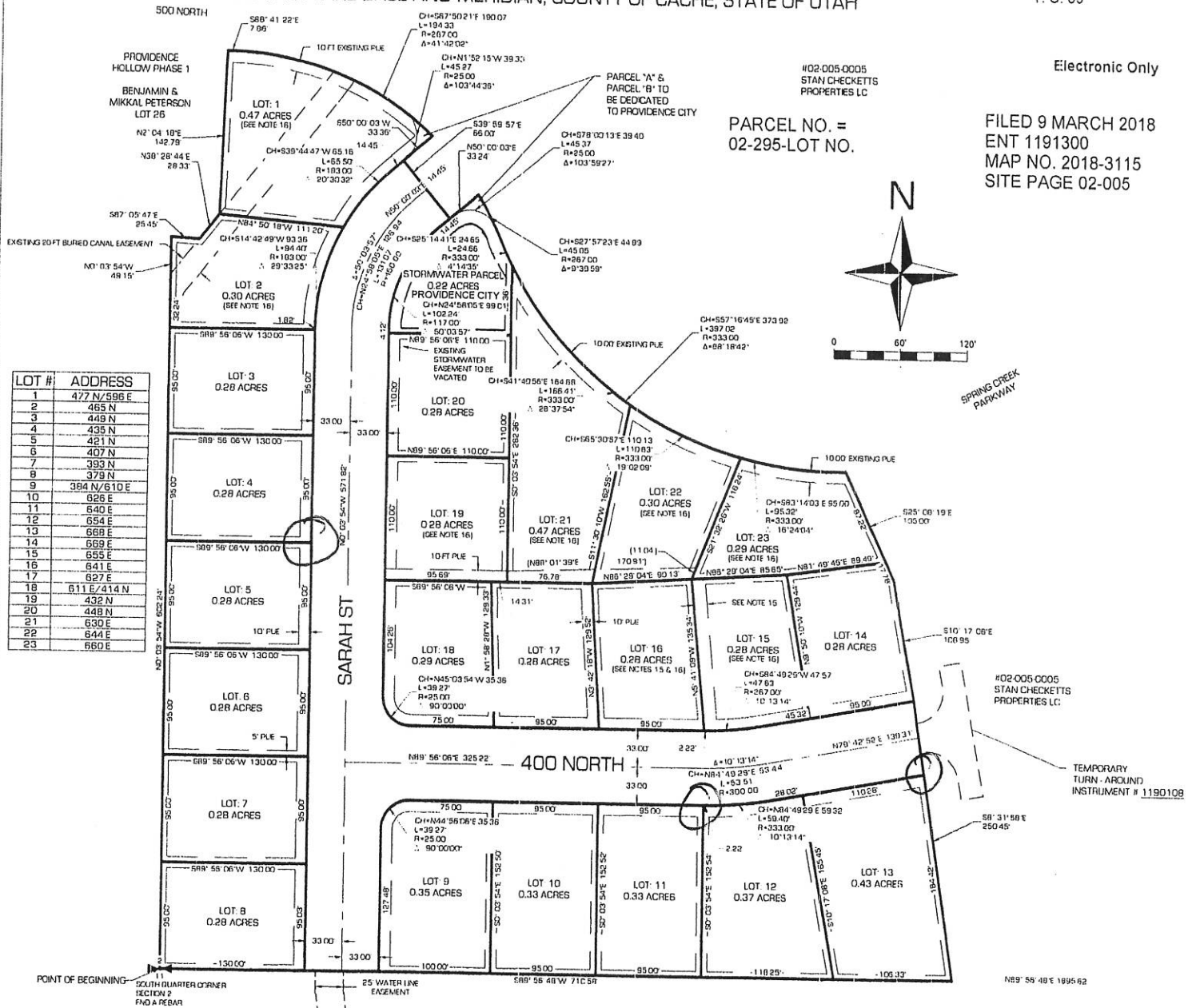
Electronic Only

FILED 9 MARCH 2018
ENT 1191300
MAP NO. 2018-3115
SITE PAGE 02-005

PARCEL NO. =
02-295-LOT NO.



LOT #	ADDRESS
1	477 N/598 E
2	465 N
3	449 N
4	435 N
5	421 N
6	407 N
7	393 N
8	379 N
9	364 N/610 E
10	626 E
11	640 E
12	654 E
13	668 E
14	682 E
15	696 E
16	710 E
17	724 E
18	738 E/414 N
19	432 N
20	448 N
21	630 E
22	644 E
23	660 E



401290.12
02-288-0023



Public Works Infrastructure Inspection

Permit #: 2019-0007
Contact Name: Matt Cook

Project Address: 626E 400 N Lot 10
Phone Number: 435-764-4779

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☒ Conditional Use Fire Hydrants: Location Flow		Hyd. #508 on 400 N. 146 psi static 44 psi dynamic 1000 GPM Logarithmic @ 20 psi 1132 gpm
SWPPP Needed: ☒ Yes No		SWPPP Completed: Yes No N/A
NOI Needed: ☒ Yes No		NOI UTR: <u>H</u> NOI Issued To: _____
Inspection Completed by <u>Rob Stanley</u>		Date <u>1.28.19</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



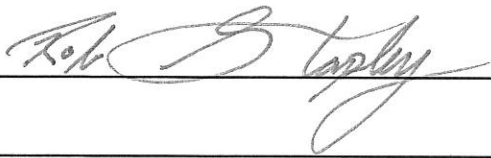
PROVIDENCE CITY ZONING PERMIT

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Permit #2019-0007	
Owner Name: Cook Homes (Dennis Residence)	Phone: 435-764-4779
Project Address: 626 E 400 N Lot 10, Providence, UT 84332	
Property Tax ID: 02-295-0010	Structure Type:
Valuation:	Commercial or Residential

Impact Fees (New Construction)		
OFFICE USE ONLY	DESCRIPTION	FEE AMOUNT
5-514	Park Impact Fee	\$2,336.14
5-515	Street Impact Fee	\$500.00
11-1101	Water Meter Connection	\$319.24
11-1107	Sewer Connection	\$150.00
11-1104	Water Impact Fee	\$2,084.00
	Total	\$5,389.38

Public Works Approval: 

Date: 1.28.19

Zoning Approval: _____

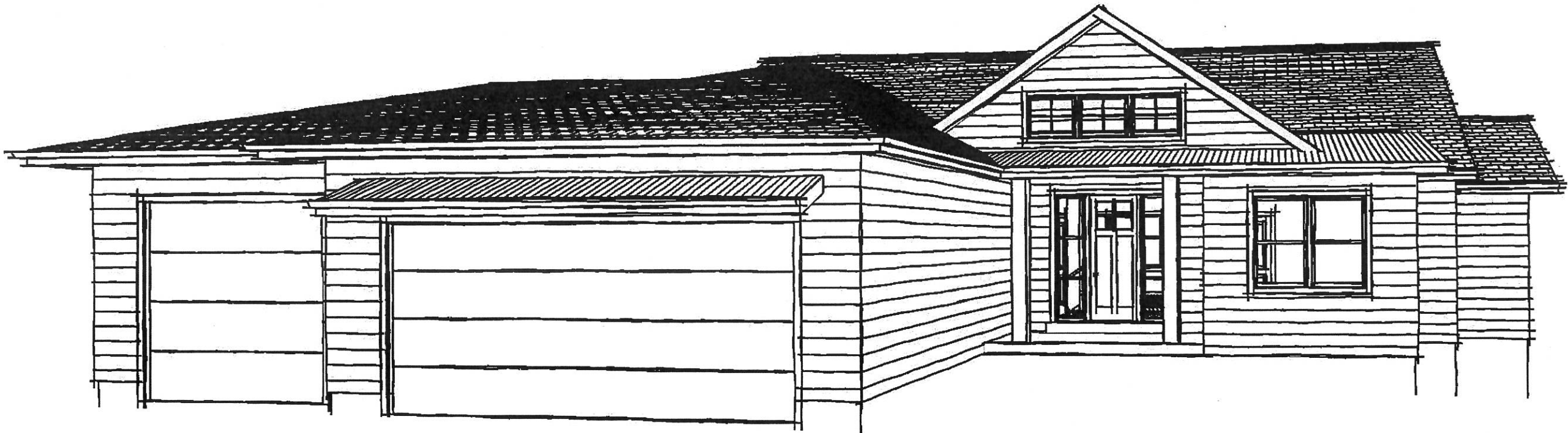
Date: _____

This property is being approved for the building permit issuance above, and is valid for six (6) months from the date the fees are paid. Any change in the type of structure or placement is not allowed. The granting of this permit does not override or waive any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to know and comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5.

Providence City contracts with Cache County for building permits and inspections. You will need to take this zoning permit, along with a Cache County building permit application, to the County prior to receiving your actual building permit. A copy of the Cache County building permit application may be found at:

<https://www.cachecounty.org/assets/departments/building/BP%20Application.pdf>

DENNIS RESIDENCE
626 E. 400 N.
PROVIDENCE, UT 84332



1. These plans shall be designed and reviewed under 2015 IRC.

2. The contractor/owner shall be responsible for obtaining all permits required for construction by the permitting authorities having jurisdiction.

3. The contractor/owner shall carefully read, study, and understand all plans and specifications for trades. Coordination between trades will be necessary and the responsibility of the contractor/owner.

4. The contractor/owner is responsible to verify all dimensional accuracy, datum & levels prior to any construction.
5. All construction shall conform to and strictly comply with all applicable codes, covenants, restrictions, and Providence, UT building standards.

6. Contractor/Owner shall acquire steel fabrication drawings from a steel detailer prior to fabrication of steel elements.

7. Cook Homes, Inc. shall not have control over or charge of and shall not be responsible for construction means and methods, techniques, sequences or procedures or for safety precautions and programs in connection with work, since they are the general contractors responsibility.

DRAWINGS PROVIDED BY:

**COOK**
H O M E S

P.O. Box 353
Logan, Utah 84323
435-764-4779 -

PROJECT DESCRIPTION:
DENNIS RESIDENCE
626 E. 400 N.
PROVIDENCE, UT 84332

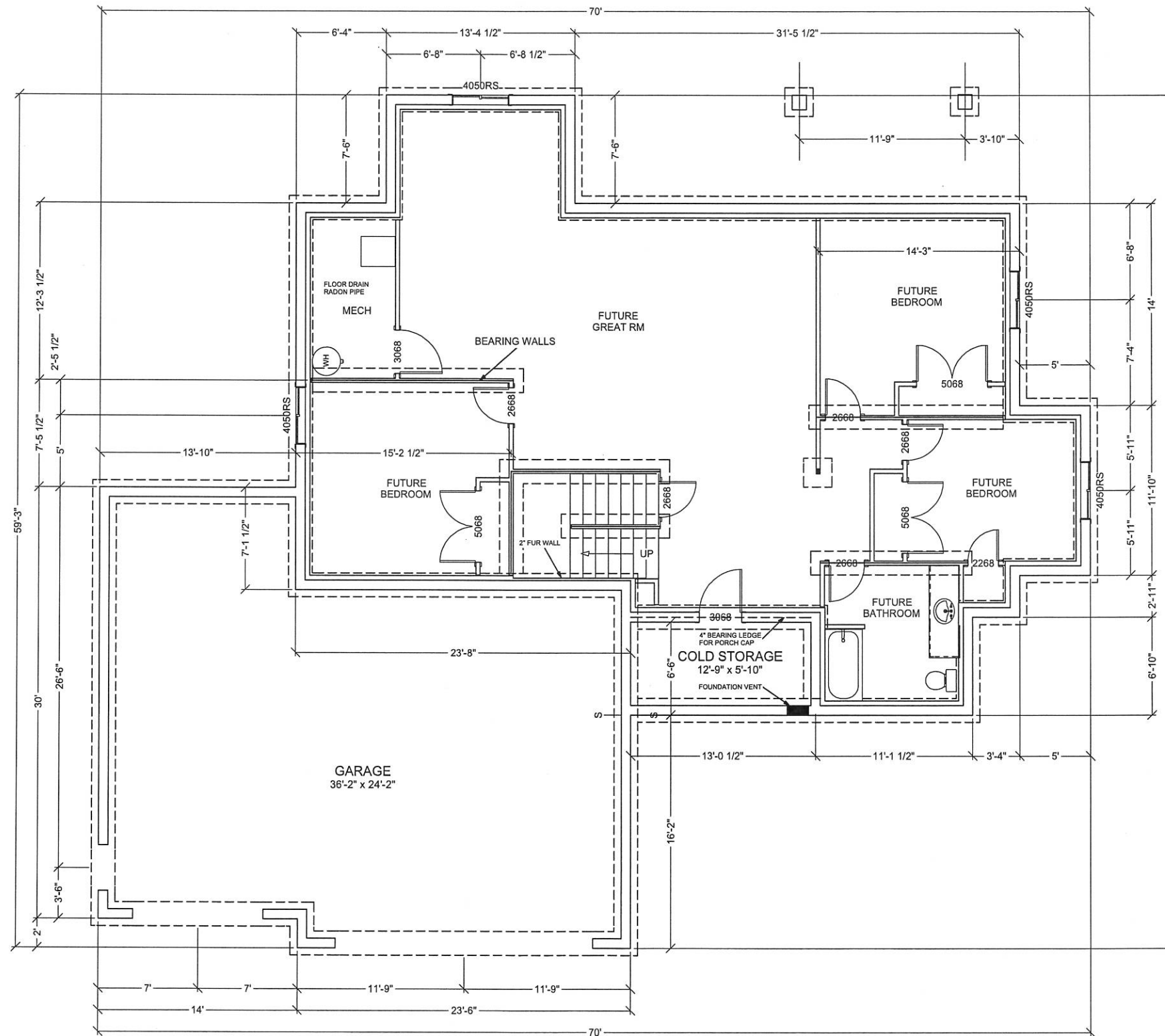
Original drawings remain the property of Cook Homes, Inc. and as such Cook Homes, Inc. retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by Cook Homes, Inc. Copyright Cook Homes, Inc. 2019

NO.	DESCRIPTION	BY	DATE

DATE:
1/24/2019

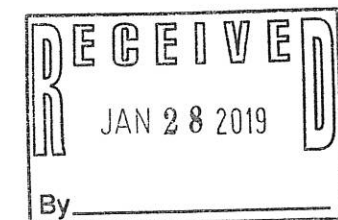
SCALE:
NTS

SHEET:
A-1



FOUNDATION/BASEMENT PLAN
LIVING AREA
1744 sq ft
UNFINISHED

General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.



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DENNIS RESIDENCE
626 E. 400 N.
PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:
COOK HOMES
P.O. Box 353
Logan, Utah 84323
435-764-4779

DATE:
1/24/2019
SCALE:
1/4" = 1'-0"
SHEET:
A-2

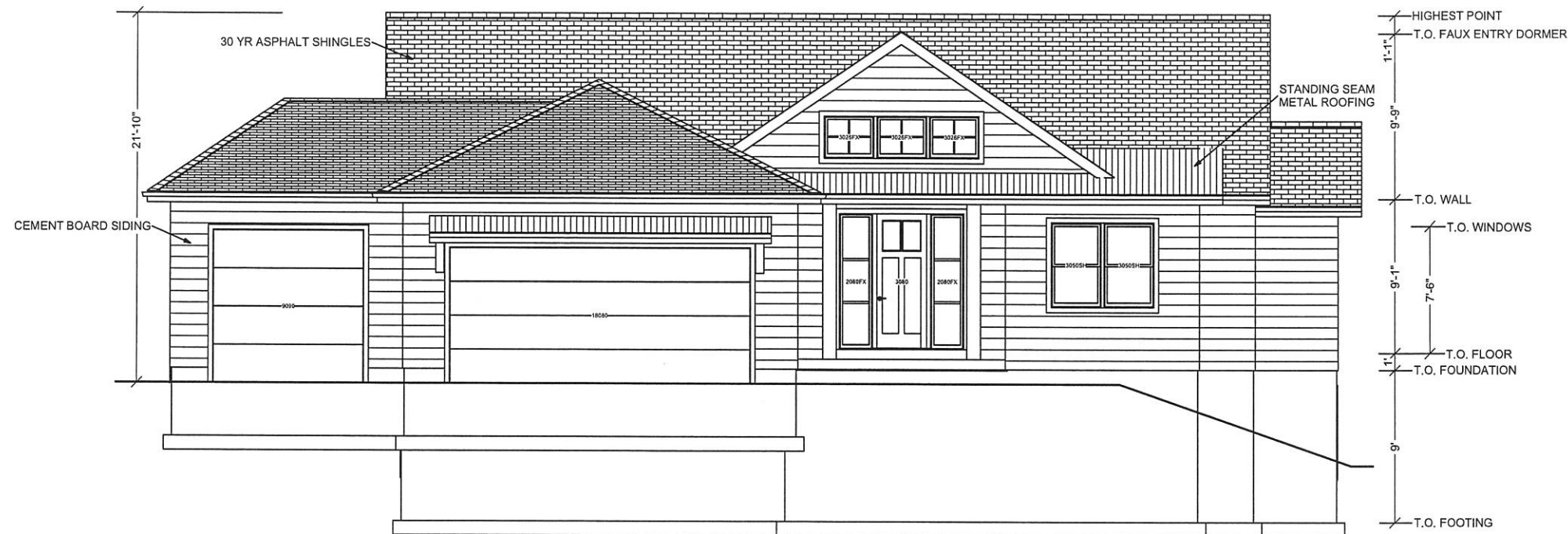
NO.	DESCRIPTION	BY	DATE



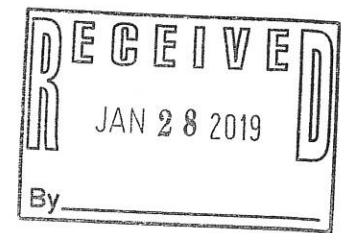
General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

RECEIVED
JAN 28 2019
By _____

DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:	
		DENNIS RESIDENCE	
P.O. Box 353 Logan, Utah 84323 435-764-4173		626 E. 400 N. PROVIDENCE, UT 84332	
DATE:			
1/24/2019			
SCALE:			
1/4" = 1'-0"			
SHEET:			
A-3			



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

NO.	DESCRIPTION	BY	DATE

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 626 E. 400 N.
 PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:

 P.O. Box 353
 Logan, Utah 84323
 435-764-4779

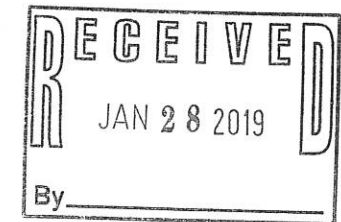
DATE:
1/24/2019

SCALE:
1/4" = 1'-0"

SHEET:
A-4



General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.



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626 E. 400 N.
PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:

 P.O. Box 353
 Logan, Utah 84323
 435-764-4779 -

DATE:

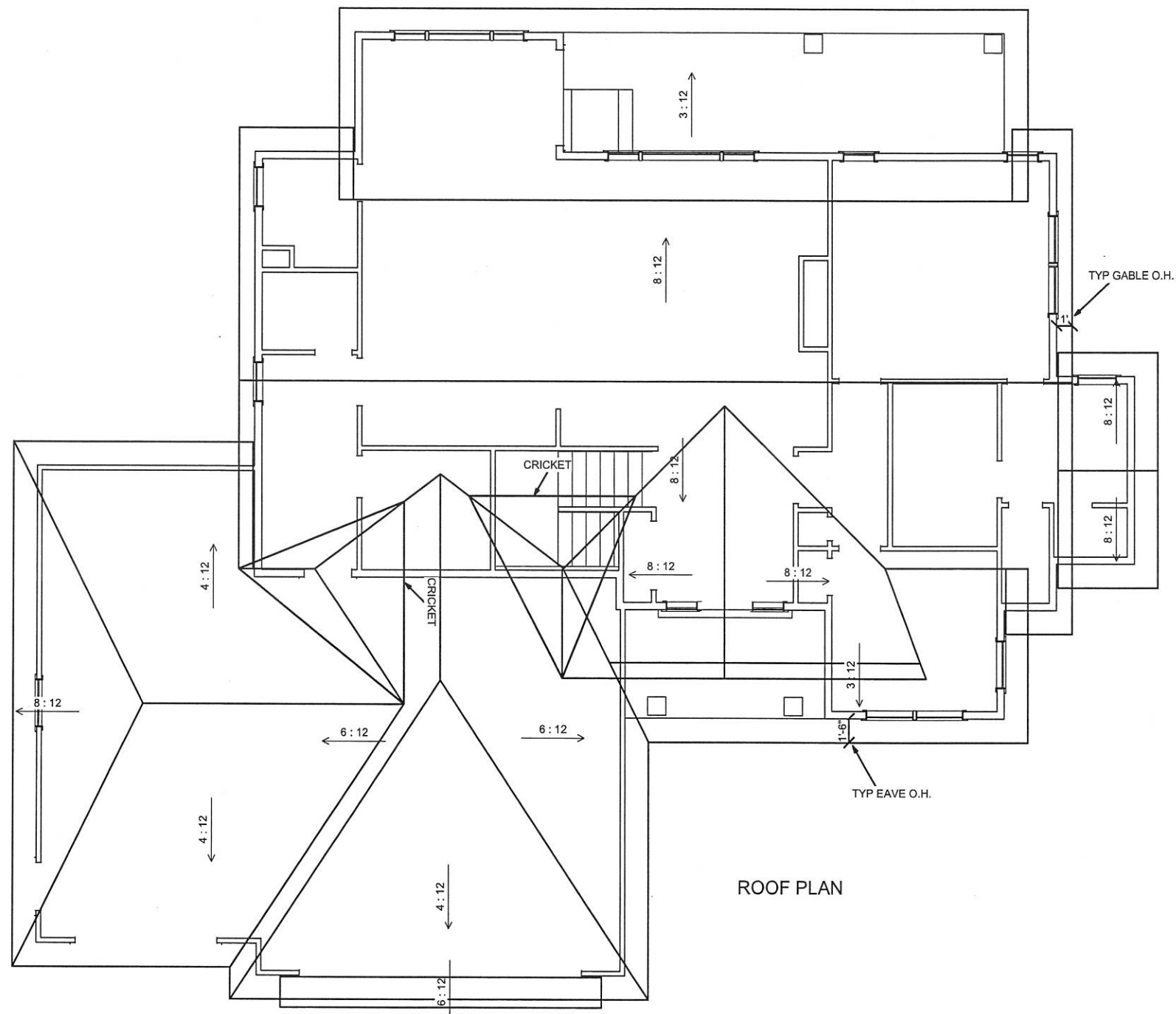
1/24/2019

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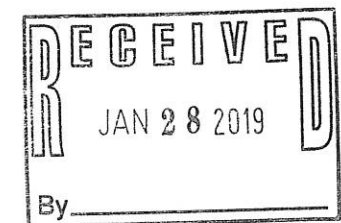
$1/4'' = 1'-0''$

SHEET:

A-5



ROOF PLAN



General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

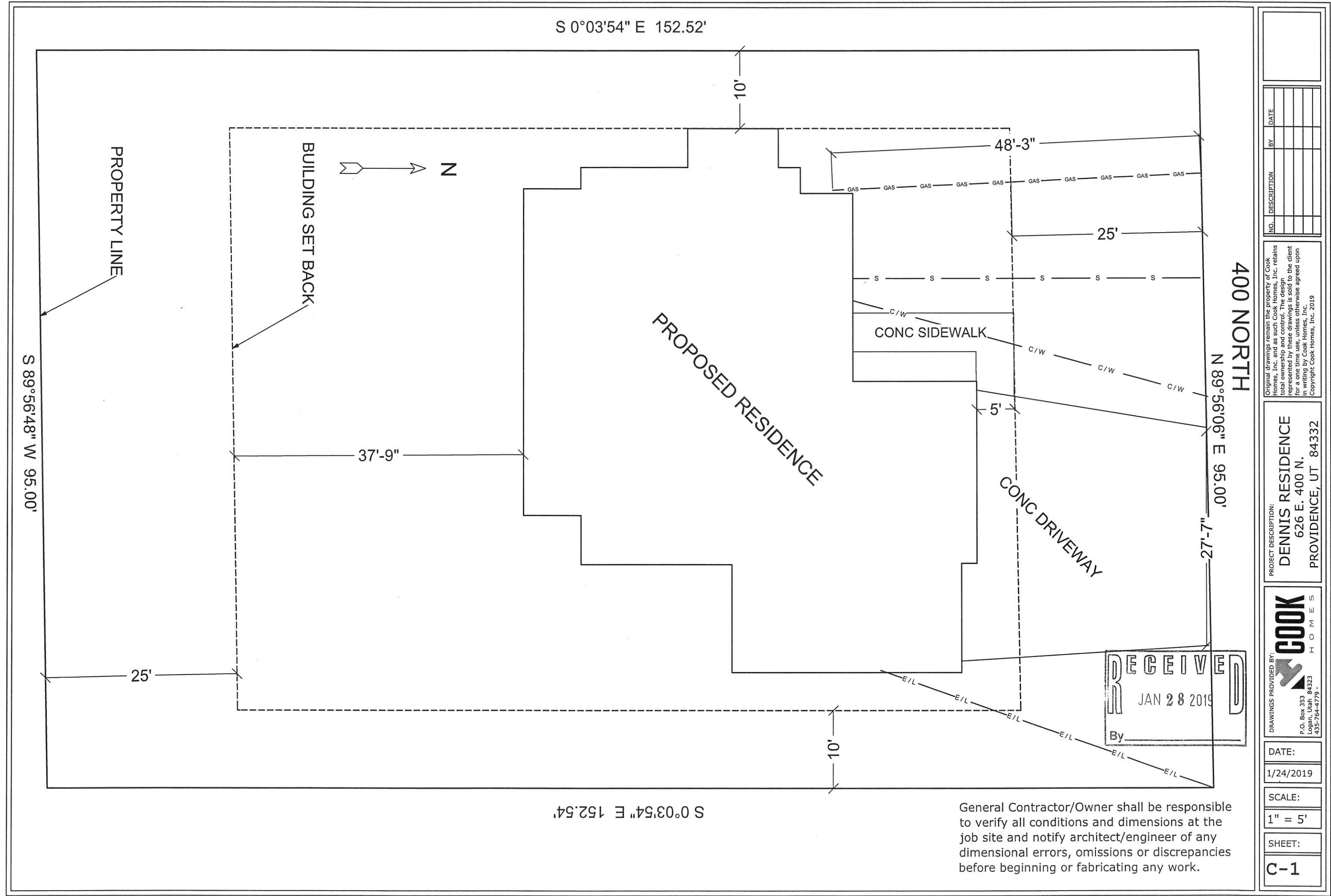
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626 E. 400 N.
PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:
COOK HOMES
P.O. Box 353
Providence, UT 84323
435-764-4779

DATE:
1/24/2019
SCALE:
1/4" = 1'-0"
SHEET:
A-6

NO.	DESCRIPTION	BY	DATE



NO.	DESCRIPTION	BY	DATE

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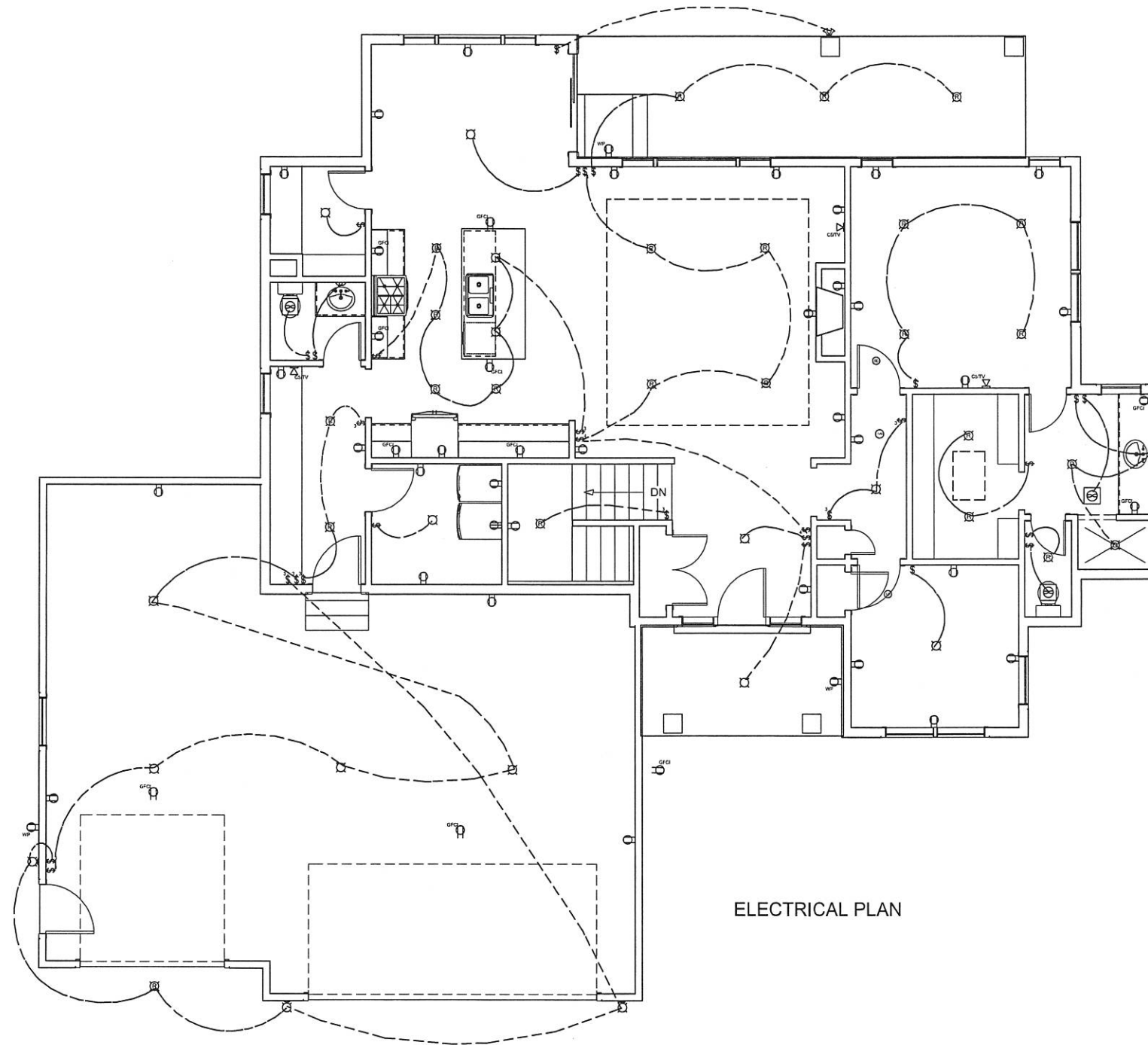
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PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:
COOK HOMES
P.O. Box 353
Logan Utah 84323
435-764-4779

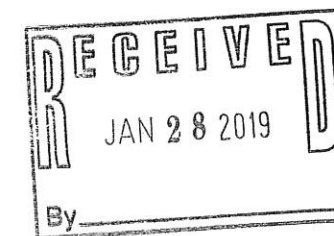
DATE:
1/24/2019

SCALE:
1" = 5'

SHEET:
C-1



ELECTRICAL PLAN



General Contractor/Owner shall be responsible to verify all conditions and dimensions at the job site and notify architect/engineer of any dimensional errors, omissions or discrepancies before beginning or fabricating any work.

Original drawings remain the property of Cook Homes, Inc. and as such Cook Homes, Inc. retains total ownership and control. The design represented by these drawings is sold to the client for a one time use, unless otherwise agreed upon in writing by Cook Homes, Inc.
Copyright Cook Homes, Inc. 2019

PROJECT DESCRIPTION:
DENNIS RESIDENCE
626 E. 400 N.
PROVIDENCE, UT 84332

DRAWINGS PROVIDED BY:
COOK HOMES
P.O. Box 353
Logans, Utah 84323
435-764-4779

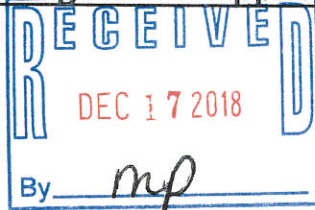
DATE:
1/24/2019
SCALE:
1/4" = 1'-0"
SHEET:
E-1

NO.	DESCRIPTION	BY	DATE

2019-004



Zoning Permit Application



FOR OFFICE USE ONLY

Date _____
 Payment Form _____
 Amount _____
 Receipt # _____
 Clerk _____

Date: 12-7-18

Required Submittals (circle if presented with application)

Incomplete applications may be returned and/or delayed. Applicants will be contacted regarding incomplete applications. New homes require a preliminary infrastructure inspection by the City prior to issuing the zoning permit. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan (existing buildings, dimensions, setbacks)	Driveway Cut- 35' max	Existing/ Proposed Utilities	Stormwater NOI Permit	Cache County Plat Map	Stormwater Pollution Prevention Plan (SWPPP)
New Home	✓	✓	✓	✓	✓	✓	✓	✓
Acc. Building	✓	✓	✓	✓	✓		✓	
Addition	✓	✓	✓	✓	✓		✓	
Deck	✓	✓	✓	✓	✓		✓	
Other	✓	✓	✓	✓	✓		✓	

Applicant Information

Name: B. Centro de la Familia (Benjamin Wynn)
 Mailing Address: 316 Gateway Drive, Providence 84332
 Telephone: (435) 754-3730 Center Email: b.wynn@cdf.org
435-291-0847

Property Owner Information (If Applicant is not the property owner, the application must include the property owner's information and written consent for the applicant to pursue the permit)

Name: CENTRO de la FAMILIA de UTAH
 Mailing Address: 525 S. 300 W., SALT LAKE CITY, UT 84101
 Telephone: _____ Email: _____

Utilities (circle, if applicable): Septic Tank City Sewer Water Well
Construction Type (circle): New Home Accessory Building Deck Addition Other

Project Information

Address: 316 GATEWAY DRIVE, PROVIDENCE, UT 84332
 Subdivision: _____ Property Tax ID: 02-171-0008
 Valuation: _____

Contractor Information

Name: US Modular Group, Inc. / JERRY BRYANT
 Mailing Address: 8463 N. CYCLONE DRIVE, PRESCOTT VALLEY, AZ 86315
 Telephone: 602-617-9502 Email: USMOD005@AOL.COM

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit:

<https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

All Applicants Must Read The Following Before Signing This Application

The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I state that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which might arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

Applicant Signature: _____

Benjamin Wyner

Date: 12-6-2018





December 7, 2018

From:

Corporate Offices
Centro de la Familia de Utah
525 South 300 West
Salt Lake City, UT 84101
801-521-4473

Property Location:

Centro de la Familia de Utah
316 Gateway Drive
Providence, UT 84332
435 787-2328

To:

Cache County
Paul Berntson
Chief Building Official
179 North Main, Suite #305
Logan, UT 84321
435 755-1650

Dear Paul:

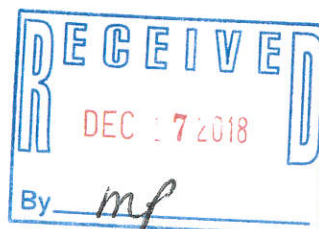
Attach to this letter are plans for our proposed modular expansion for our Head Start Center in Providence. The attached plan details the exact modular (28X60) we are proposing to build in Providence. Except for the snow loads required for this area and there may be some more minor codes difference between Arizona and Utah codes. However, it is an idea of what we are proposing to build. These plans are tailored for Yuma Arizona.

We are in the architecture phase of our modular building for Providence. Once those designs are finished we will share them with you. If you have any guidance for us in this architecture phase it is welcomed. Also, for your information our Providence modular will be built in Salt Lake City under Utah codes and then shipped to Providence.

Sincerely,

A handwritten signature in black ink, appearing to read "LeGrand Richins", written in a cursive style.

LeGrand Richins, CFO





Public Works Infrastructure Inspection

Permit #: 2019-0004

Contact Name: Benjamin Wynn

Project Address: 316 Gateway Drive

Phone Number: 435-754-3730

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow	N/A	

SWPPP Needed: Yes

No

SWPPP Completed:

Yes

No

N/A

NOI Needed:

Yes

No

NOI UTR: _____ NOI Issued To: _____

Inspection Completed by

Date

1.25.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____



PROVIDENCE CITY ZONING PERMIT

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Permit #2019-0004	
Owner Name: Centro de la Familia – (Benjamin Wynn)	Phone: 435-754-3730
Project Address: 316 Gateway Drive, Providence UT 84332	
Property Tax ID: 02-171-0008	Structure Type:
Valuation:	Commercial or Residential

Impact Fees (New Construction)		
OFFICE USE ONLY	DESCRIPTION	FEE AMOUNT
5-514	Park Impact Fee	
5-515	Street Impact Fee	
11-1101	Water Meter Connection	
11-1107	Sewer Connection	
11-1104	Water Impact Fee	
	Total	\$0.00

Public Works Approval: 

Date: 1.25.19

Zoning Approval: _____

Date: _____

This property is being approved for the building permit issuance above, and is valid for six (6) months from the date the fees are paid. Any change in the type of structure or placement is not allowed. The granting of this permit does not override or waive any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to know and comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5.

Providence City contracts with Cache County for building permits and inspections. You will need to take this zoning permit, along with a Cache County building permit application, to the County prior to receiving your actual building permit. A copy of the Cache County building permit application may be found at:

<https://www.cachecounty.org/assets/departments/building/BP%20Application.pdf>

SHEET 1:	SPECIFICATIONS AND CONDITIONS
SHEET 2:	FLOOR PLAN, DOOR SCHEDULE, WINDOW SCHEDULE, PLUMBING SCHEDULE
SHEET 3:	ELECTRICAL PLAN, ELECTRICAL SCHEDULE, ELECTRICAL PANELS
SHEET 4:	REFLECTED CEILING PLAN, CABINET DETAIL, MISC. DETAILS
SHEET 5:	HVAC PLAN, HVAC SCHEDULE, MISC. DETAILS
SHEET 6:	CROSS-SECTION, ELEVATIONS
SHEET 7:	PLUMBING ISO

US MOBILAR

SOMERTON DAYCARE

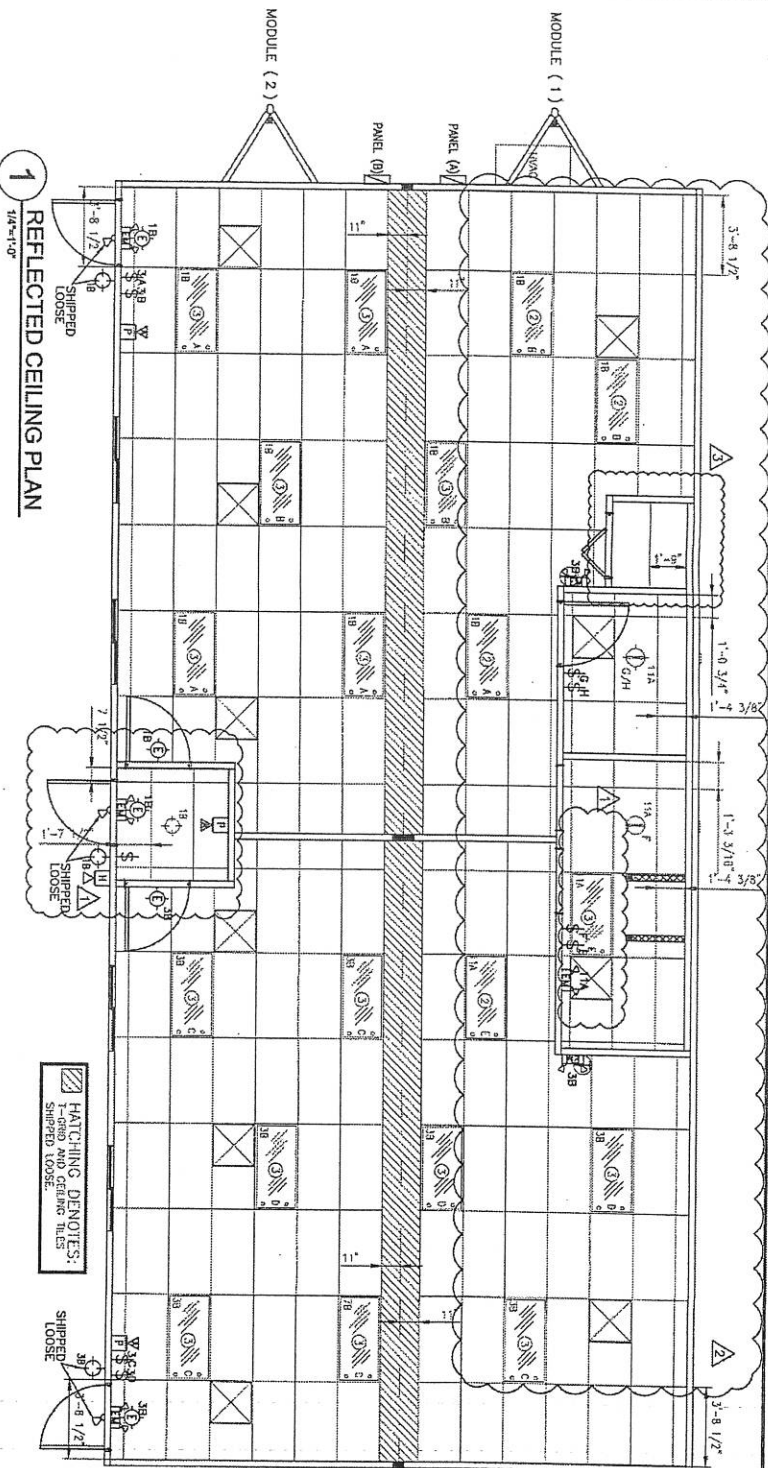
27'-8" X 60'-0"

PM-3786-2860

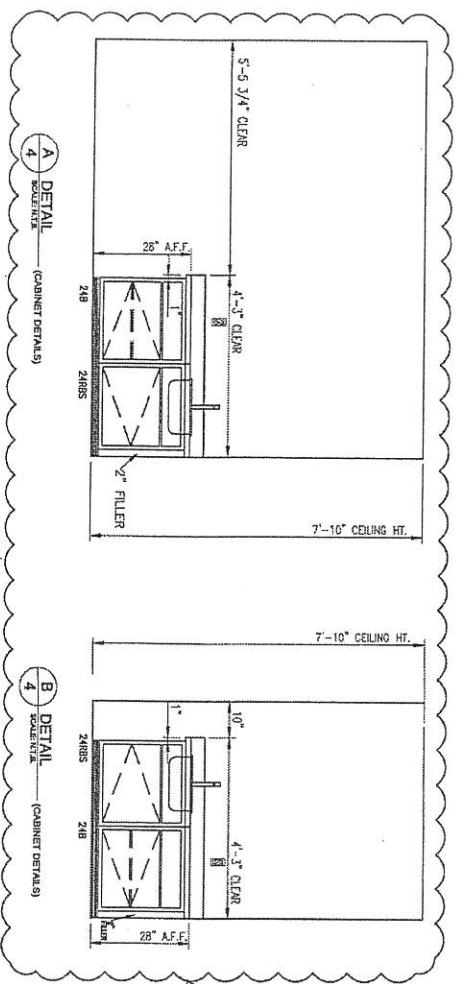
[illegible]

RECEIVED
DEC 7 2018
By _____

[illegible]

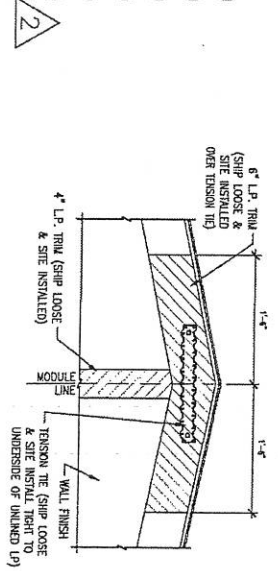


1 REFLECTED CEILING PLAN
1/4"=1'-0"



A DETAIL (CABINET DETAILS)
1/4"=1'-0"

B DETAIL (CABINET DETAILS)
1/4"=1'-0"



1 DETAIL (ROOF OVERHANG)
1/4"=1'-0"

STRAP TYPE	FASTENERS	WALL (LBS)
SIMPSON STR215	(20) 10d NAILS (0.1459 x 1-1/2")	991

HATCHING DENOTES:
SHIPPED LOOSE
TENSIONED AND CEILING TILES

PHOENIX MODULAR

5301 W. MADISON ST. - PHOENIX, AZ 85043
PH 602-447-6460 FAX 602-447-6476

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DEALER: US MODULAR

PROJECT: SOMERTON DAYCARE

STATES: AZ

SERIAL NUMBERS: PM-3788-2860

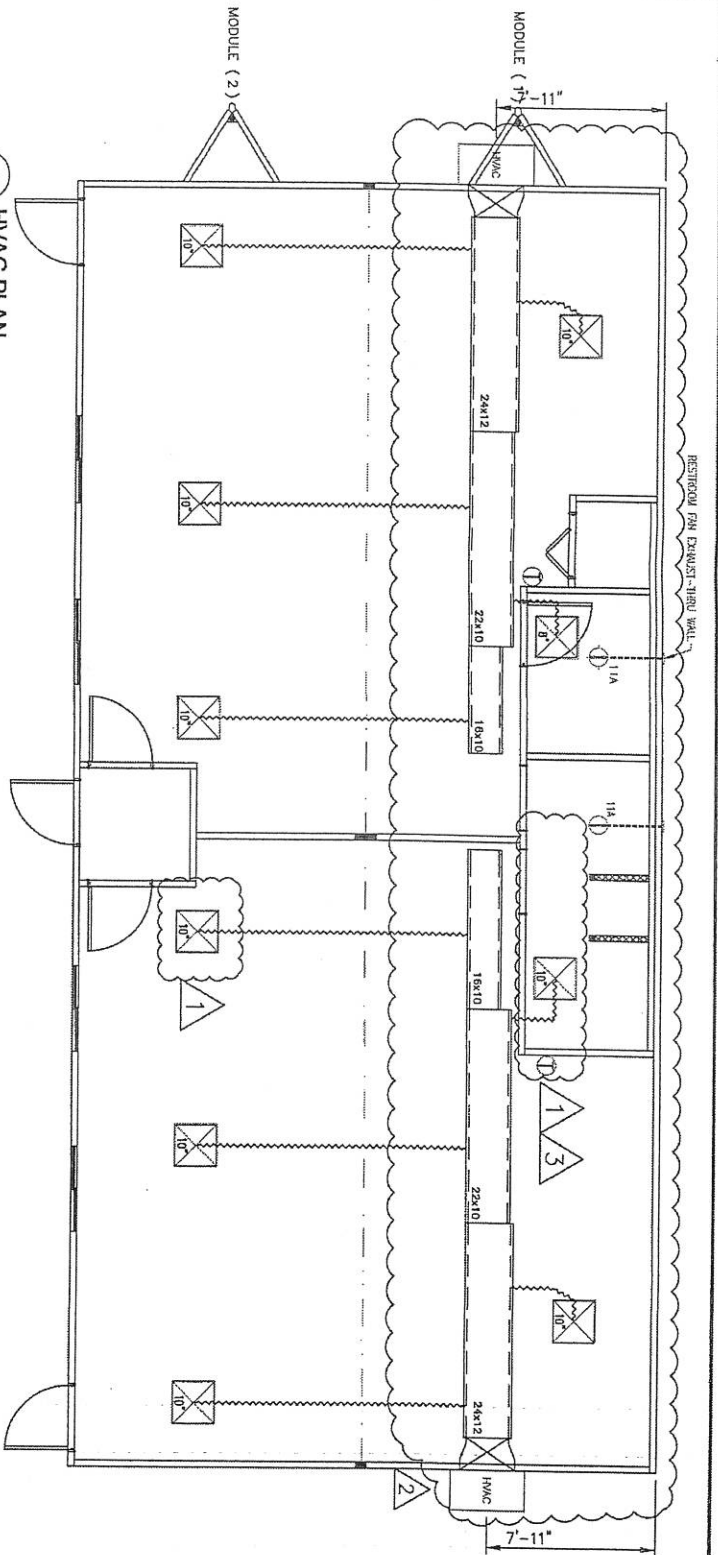
DRAWN BY: KNBS

PLOT DATE: 12/28/2017

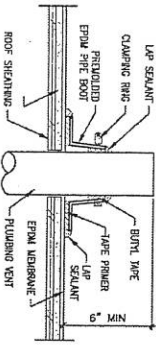
REV#/DATE:
#1 11/14/2017 PR#1-2
#2 11/21/2017 PR#3
#3 12/13/2017 PR#4-5

REMARKS:
R. MARK STEELE, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
1122 N. 28TH AVE. BLDG. C #206
PHOENIX, AZ 85029
(602) 327-4199

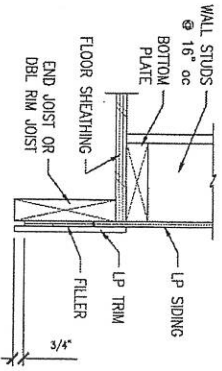
SHEET: 4 OF 7



1 HVAC PLAN
1/4"=1'-0"



1 DETAIL
5 N.T.S.
NOTE: SOME LOCATIONS MAY REQUIRE TALLER VENTS.
EXTENSION AVAILABLE FOR PURCHASE WHEN REQ'D.
(PLUMBING VENT - FACTORY INSTALLED)



2 DETAIL
5 N.T.S.
(WALL FINISH @ CHASSIS)

SYN		DESCRIPTION	QTY
☐	1	16" x 24" x 1/2" INSULATED (160)	2
☐	2	WALL LATHING 2x2x1/2	2
☐	3	16" x 24" x 1/2" INSULATED (160)	2
☐	4	16" x 24" x 1/2" INSULATED (160)	2
☐	5	16" x 24" x 1/2" INSULATED (160)	2
☐	6	16" x 24" x 1/2" INSULATED (160)	2
☐	7	16" x 24" x 1/2" INSULATED (160)	2
☐	8	16" x 24" x 1/2" INSULATED (160)	2
☐	9	16" x 24" x 1/2" INSULATED (160)	2
☐	10	16" x 24" x 1/2" INSULATED (160)	2
☐	11	16" x 24" x 1/2" INSULATED (160)	2
☐	12	16" x 24" x 1/2" INSULATED (160)	2
☐	13	16" x 24" x 1/2" INSULATED (160)	2
☐	14	16" x 24" x 1/2" INSULATED (160)	2
☐	15	16" x 24" x 1/2" INSULATED (160)	2
☐	16	16" x 24" x 1/2" INSULATED (160)	2
☐	17	16" x 24" x 1/2" INSULATED (160)	2
☐	18	16" x 24" x 1/2" INSULATED (160)	2
☐	19	16" x 24" x 1/2" INSULATED (160)	2
☐	20	16" x 24" x 1/2" INSULATED (160)	2
☐	21	16" x 24" x 1/2" INSULATED (160)	2
☐	22	16" x 24" x 1/2" INSULATED (160)	2
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☐	43	16" x 24" x 1/2" INSULATED (160)	2
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☐	75	16" x 24" x 1/2" INSULATED (160)	2
☐	76	16" x 24" x 1/2" INSULATED (160)	2
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☐	81	16" x 24" x 1/2" INSULATED (160)	2
☐	82	16" x 24" x 1/2" INSULATED (160)	2
☐	83	16" x 24" x 1/2" INSULATED (160)	2
☐	84	16" x 24" x 1/2" INSULATED (160)	2
☐	85	16" x 24" x 1/2" INSULATED (160)	2
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☐	97	16" x 24" x 1/2" INSULATED (160)	2
☐	98	16" x 24" x 1/2" INSULATED (160)	2
☐	99	16" x 24" x 1/2" INSULATED (160)	2
☐	100	16" x 24" x 1/2" INSULATED (160)	2

NOTE: 1. RISE EACH FOOT TO EXCEED 1'

NOTE: 1. TEXT DOES NOT TO EXCEED 11"

PHOENIX MODULAR

5301 W. MADISON ST. - PHOENIX, AZ 85043
PH 602-447-6460 FAX 602-447-6476



SUNBELT MODULAR, INC.
AMTEX | INDOCOM | PHOENIX | M.R. STEEL | AMERI-FAB

DEALER:
US MODULAR

PROJECT:
SOMERTON DAYCARE

STATES:
AZ

SERIAL NUMBERS:
PMI-3788-2880

DRAWN BY:
KNBS

PLOT DATE:
12/28/2017

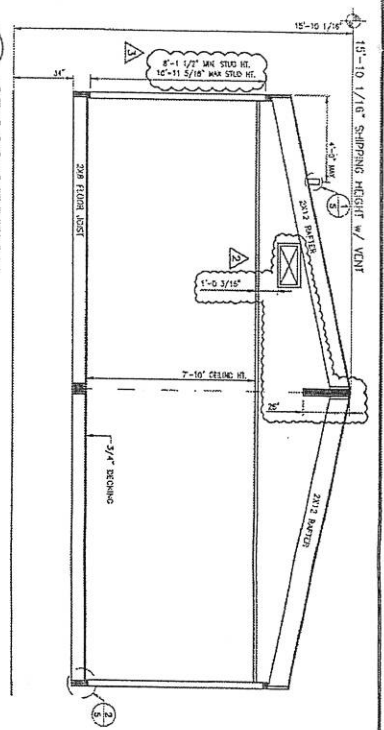
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#1 11/14/2017 PR#1-2
#2 11/21/2017 PR#3
#3 12/13/2017 PR#4-5

PHOENIX
MODULAR

R. MARK STEELE P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
1725 N. 28TH AVE. BLDG C C2006
PHOENIX, AZ 85029
(602) 527-4788

SHEET:

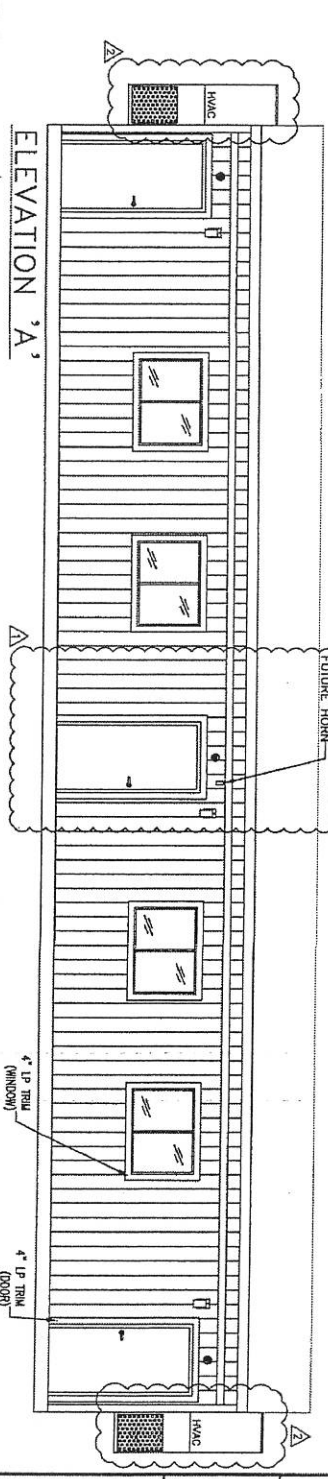
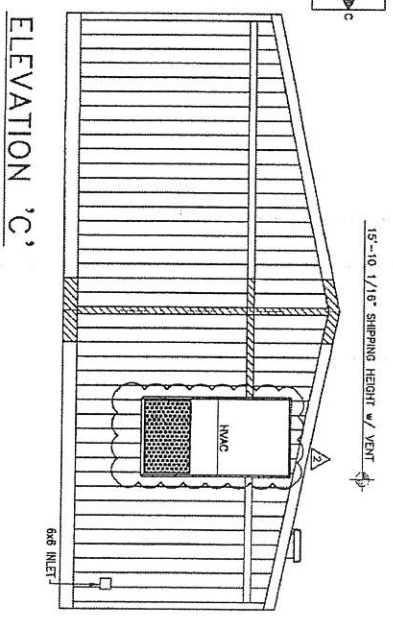
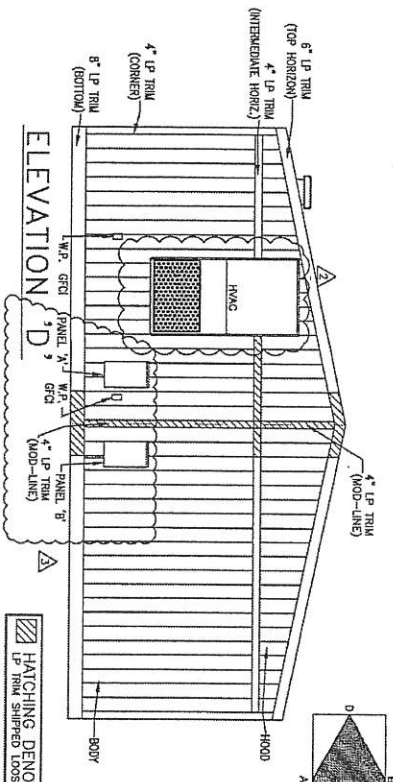
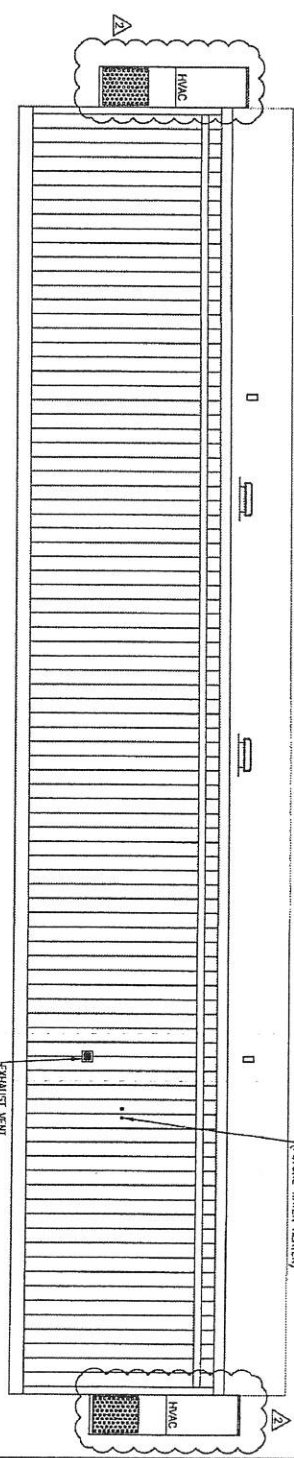
5
OF
7



1
CROSS-SECTION
1/4\"/>

BALLOON WALL

0'	97 1/2
1'-4"	100 7/16
2'-8"	103 3/4
4'	107 1/16
5'-4"	110 7/16
6'-8"	113 3/4
8'	117 1/16
9'-4"	120 7/16
10'-8"	123 3/4
12'	127 1/16
13'-4"	130 7/16
13'-10"	131 5/16



HATCHING DENOTES:
IP TRIM SHIPPED LOOSE.



PHOENIX MODULAR

5901 W. MADISON ST. - PHOENIX, AZ 85043
PH 602-447-6460 FAX 602-447-6476

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DEALER: US MODULAR

PROJECT: SOMERTON DAYCARE

STATES: AZ

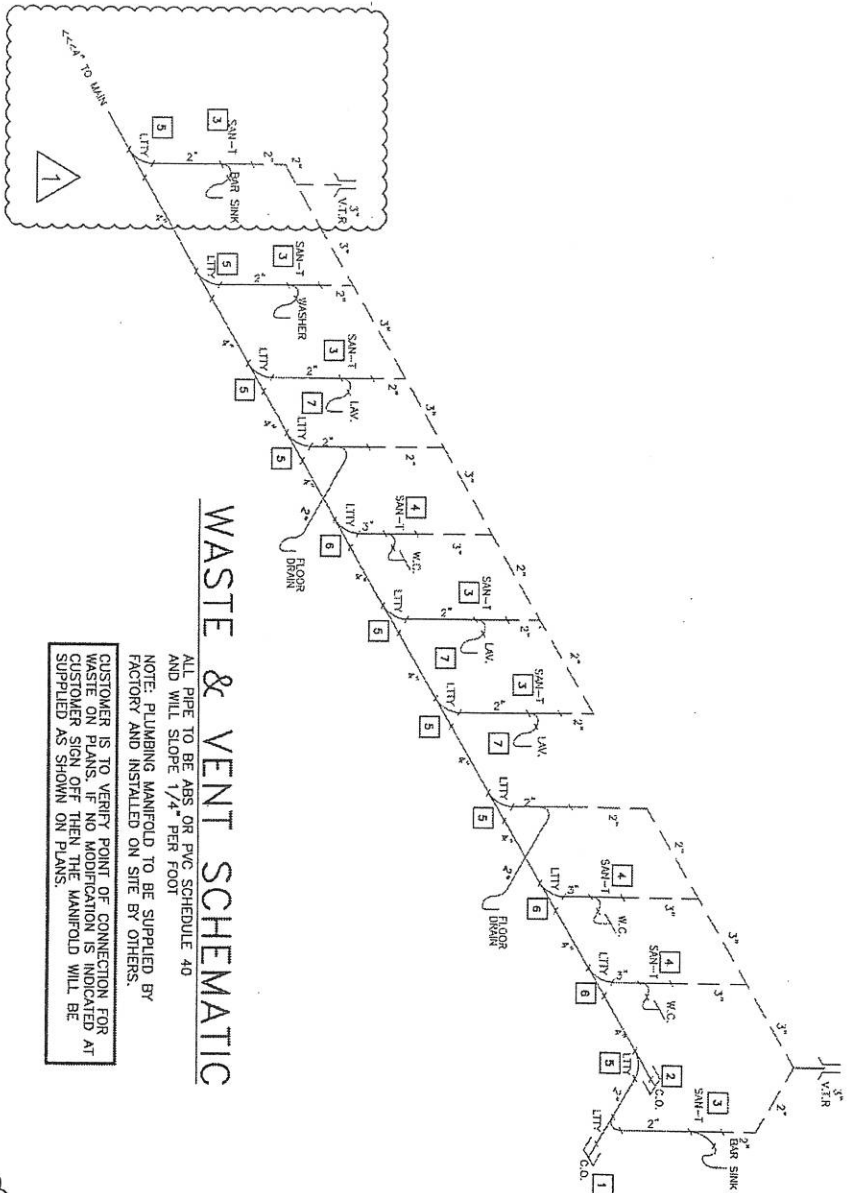
SERIAL NUMBERS: PHL-3786-2860

DRAWN BY: KNBS

PLOT DATE: 12/28/2017

REV # / DATE:
#1 11/14/2017 PRM-2
#2 11/21/2017 PRM-3
#3 12/13/2017 PRM-4.5

R. MARK STEELE, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
PHOENIX, AZ 85043
(602) 327-4789



WASTE & VENT SCHEMATIC

ALL PIPE TO BE ABS OR PVC SCHEDULE 40
AND WILL SLOPE 1/4" PER FOOT
NOTE: PLUMBING MANIFOLD TO BE SUPPLIED BY
FACTORY AND INSTALLED ON SITE BY OTHERS.
CUSTOMER IS TO VERIFY POINT OF CONNECTION FOR
WASTE ON PLANS. IF NO MODIFICATION IS INDICATED AT
CUSTOMER SIGN OFF THEN THE MANIFOLD WILL BE
SUPPLIED AS SHOWN ON PLANS.

WASTE FIXTURE SIZES

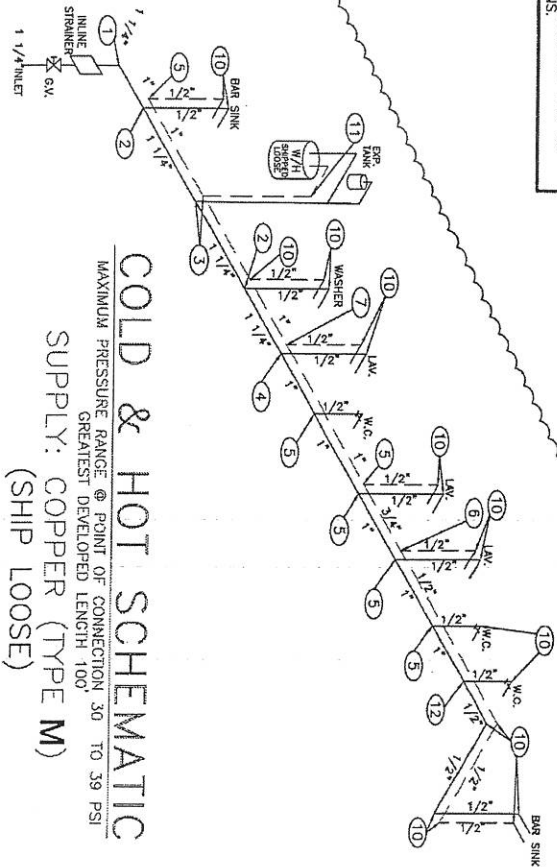
1	2" CLEAN-OUT
2	4" CLEAN-OUT
3	2" SANITARY TEE
4	3" SANITARY TEE
5	4"x2"x4" SANITARY TEE
6	4"x3"x4" SANITARY TEE
7	P-100P COVER

DESCRIPTION QTY FIXTURE UNITS

BAR SINK (4.0)	2	8.0
FLOOR DRAIN (0.25)	2	0.5
WASHER (3.0)	1	3.0
LAVATORY (2.0)	3	6.0
WATER CLOSET (6.0)	3	18.0
TOTAL F.U. = 32.5 = 1 1/4" INLET		

COPPER FIXTURE SIZES

1	1 1/4" EL.
2	1 1/4"x1/2"x1 1/4" TEE
3	1 1/4"x1/2"x1 1/4" TEE
4	1 1/4"x1/2"x1 1/4" TEE
5	1 1/4"x1/2"x1 1/4" TEE
6	1 1/4"x1/2"x1 1/4" TEE
7	3/4"x1/2"x1 1/4" TEE
8	3/4"x1/2"x1 1/4" TEE
9	3/4"x1/2"x1 1/4" TEE
10	1 1/2" EL.
11	1" EL.
12	1 1/2"x1/2"x1 1/2" TEE
13	1 1/2"x1/2"x1 1/2" TEE



COLD & HOT SCHEMATIC

MAXIMUM PRESSURE RANGE @ POINT OF CONNECTION 30 TO 39 PSI
SUPPLY: COPPER (TYPE M)
(SHIP LOOSE)

PHOENIX MODULAR
5301 W. MADISON ST. - PHOENIX, AZ 85045
PH 602-447-6460 FAX 602-447-6476

SUNBELT MODULAR, INC.
AMTEX | INDICON | PHOENIX | M.P. STEEL | AMERI-FAB

THESE DRAWINGS
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PERMISSION.

DEALER:
US MODULAR

PROJECT:
SOMERTON DAYCARE

STATES:
AZ

SERIAL NUMBERS:
PM-3786-2880

DRAWN BY:
KNBS

PLOT DATE:
12/28/2017

REV # / DATE:
#1 11/14/2017 PR#1-2

#2 11/21/2017 PR#3

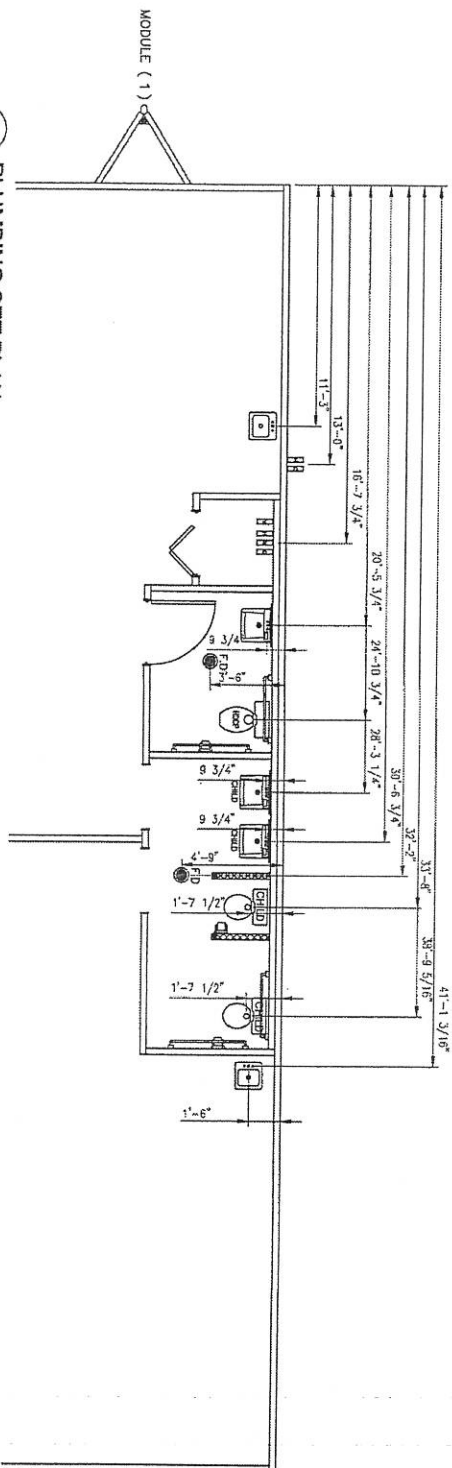
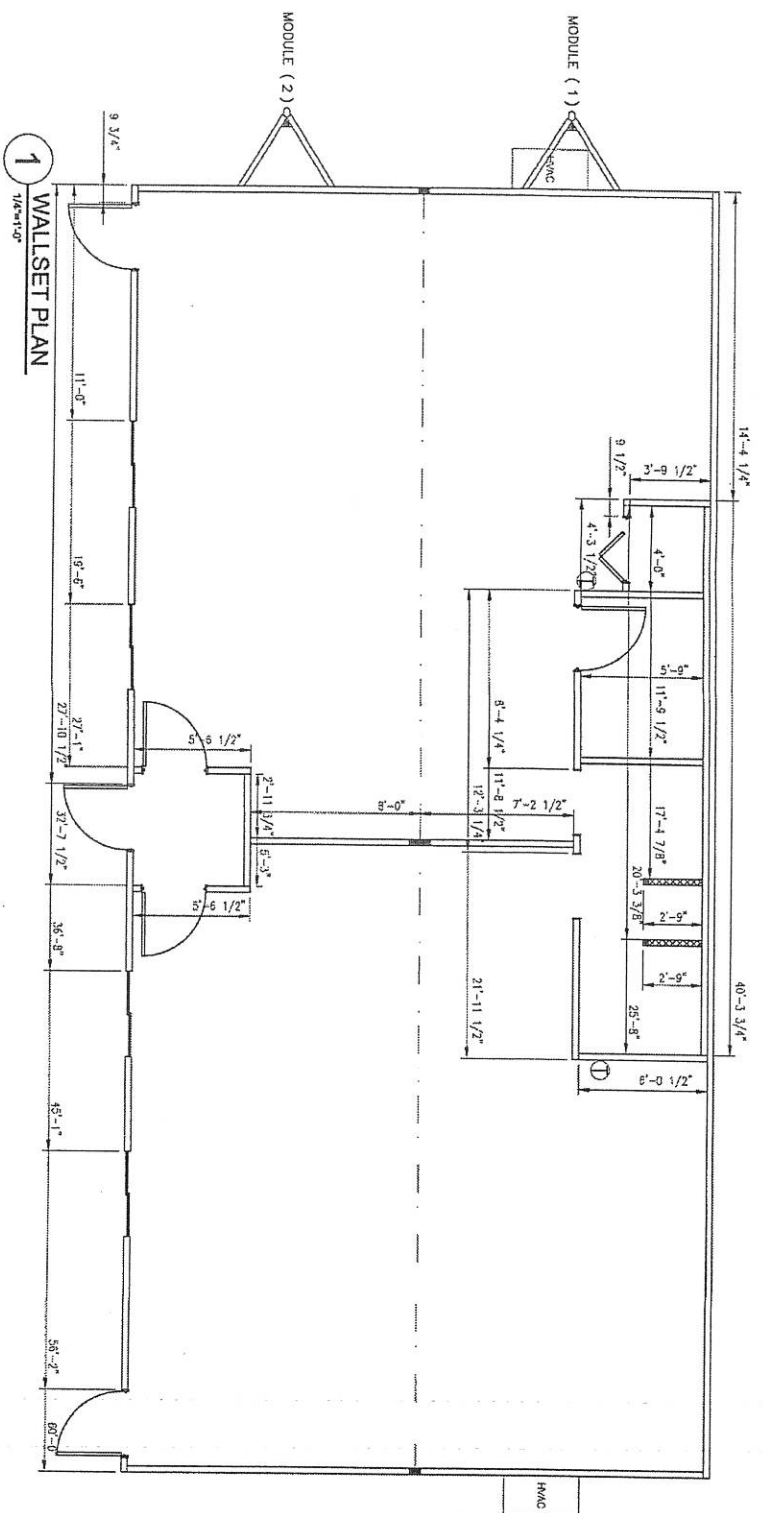
#3 12/13/2017 PR#4-5

SHEET:

7

OF

R. MARK STEELE, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
1122 N. 28TH AVE. BLDG. C #206
PHOENIX, AZ 85028
(602) 321-4769



Proposed Setbacks and Bus Parking Situation

The addition of a modular unit will result in the loss of two less bus parking stall. After unloading children in the morning in the front of the building, Centro plans to have 2 of their bus drivers park their buses at their home residence (much like what is practiced at Centro's other locations and also at many school districts). This will result in only needing 2 stalls instead of 4 bus stalls moving forward.

Figure 1.0

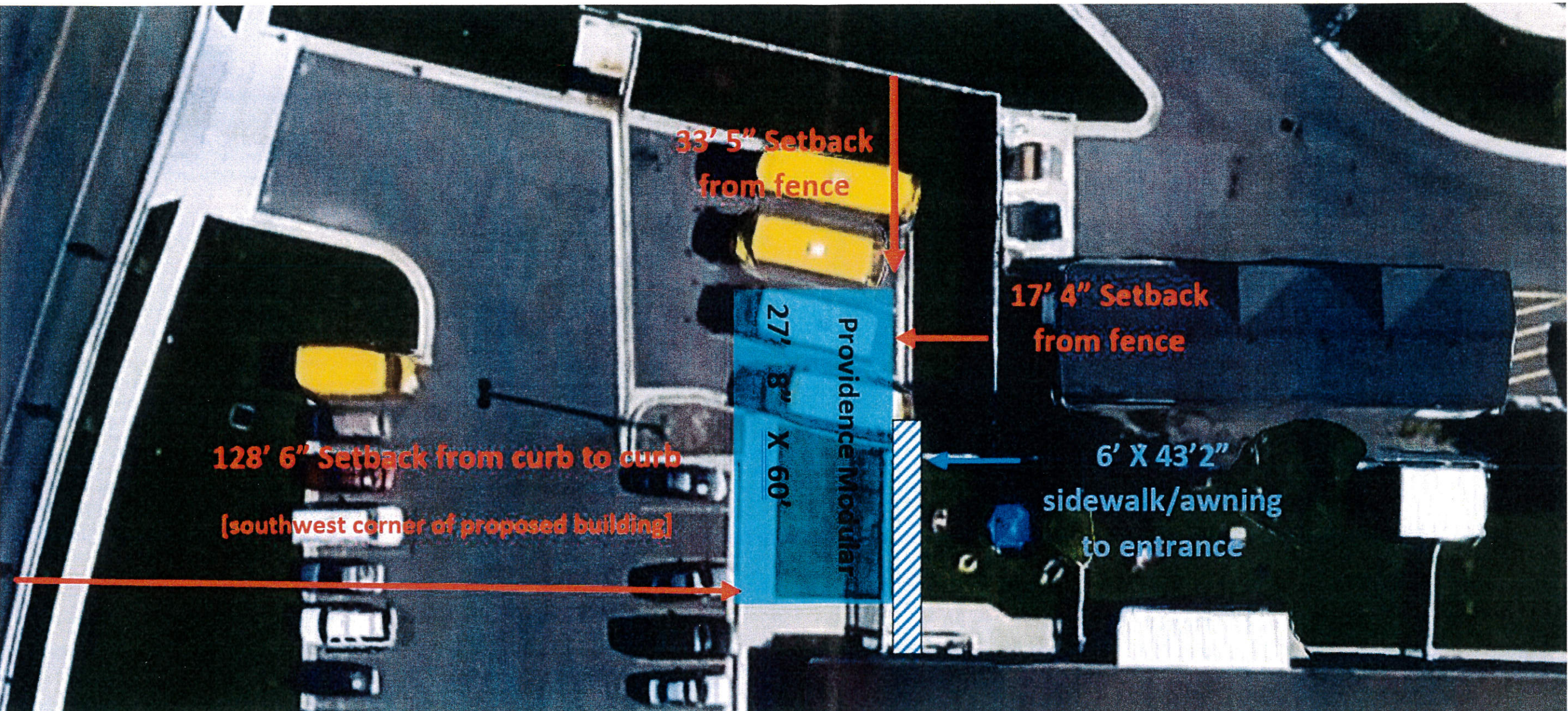
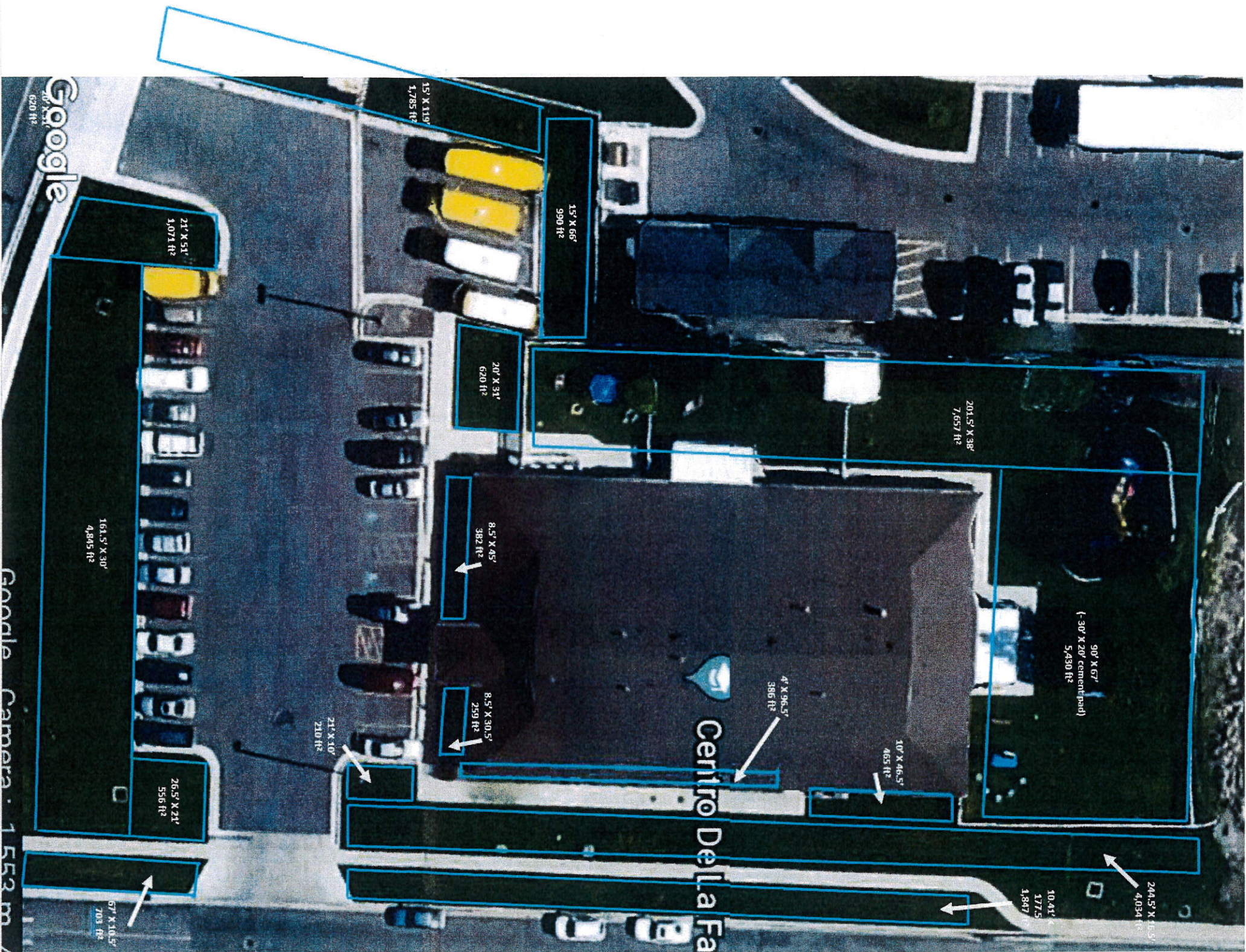


Figure 2.0



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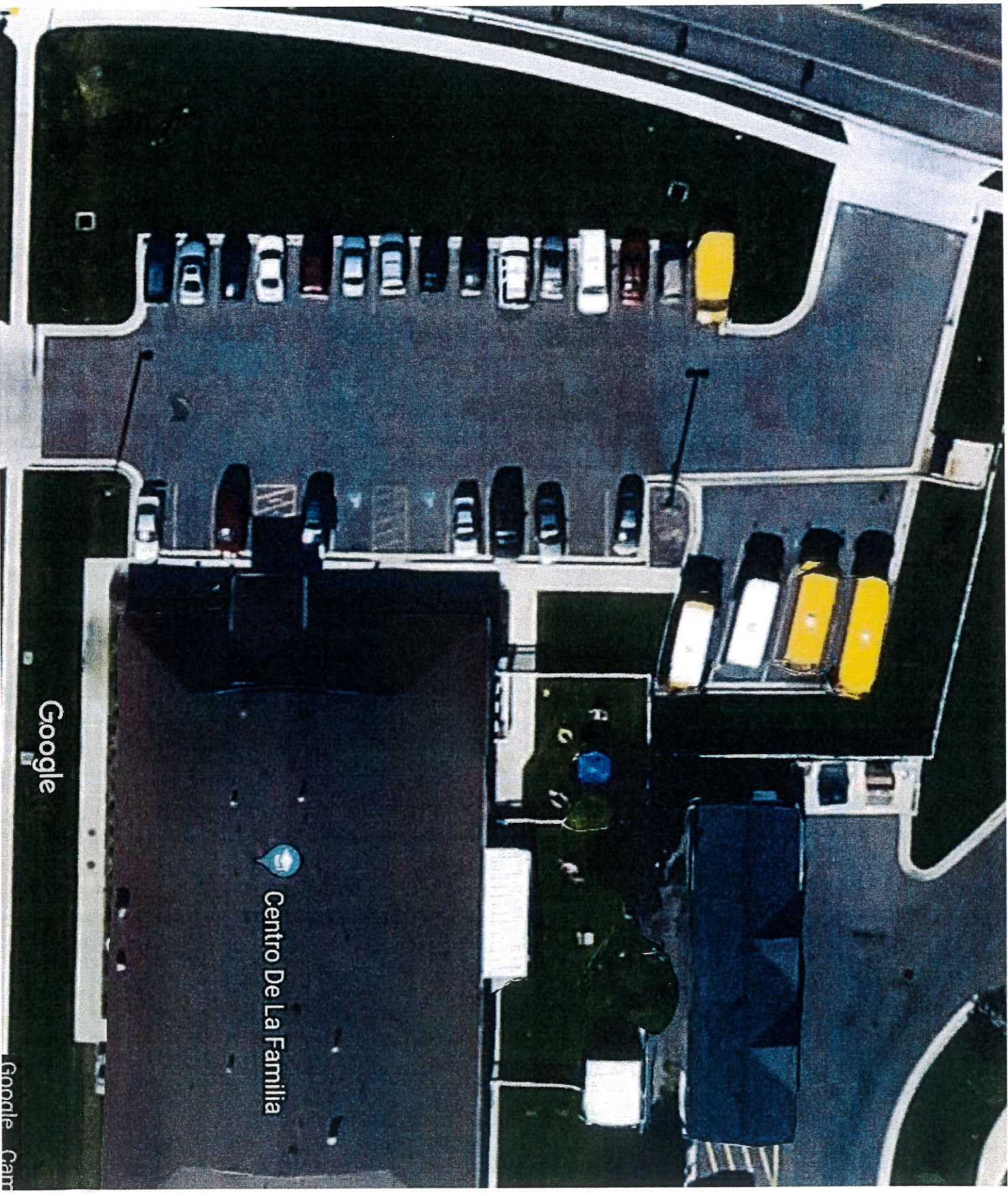
Square foot Measurements from top to bottom

- 1. 4,034 ft²
- 2. 5,430 ft²
- 3. 1,847 ft²
- 4. 7,657 ft²
- 5. 465 ft²
- 6. 386 ft²
- 7. 990 ft²
- 8. 620 ft²
- 9. 382 ft²
- 10. 259 ft²
- 11. 1,785 ft²
- 12. 210 ft²
- 13. 1,071 ft²
- 14. 556 ft²
- 15. 4,845 ft²
- 16. 703 ft²

31,240 ft² Total X .00002296 (acreage conversion) = .71 acres of landscape (green space).

Providence lot at 1.49 acres / .71 acres of landscape = 48% landscaped as of 1/18/2019

Figure 3.0



Providence Parking Regulations Section 10-8-6: Parking Regulations:

1. **A Schedule:** In all districts, the following off-street parking schedule shall apply:
4. **Office, General:** One space for each two (2) employees working the shift with the greatest number of employees.

Currently there are 27 designated parking stalls at the Head Start location at 316 Gateway Drive, Providence, Utah 84332

Table 1.0 Shows a list of the current staff. Centro de la Familia's Providence Head Start has a total of 45 employees which includes all substitutes teachers and substitute bus drivers. That would require a minimum of 23 stalls. The additional modular building would have 2 additional classrooms and would result in 5 additional staff members (2 teachers in each classroom and a center aide to share the 2). That would bring Providence's total list of employees to 50. That would then require 25 parking stalls which still has the center within regulations, therefore Centro is not planning any additional changes to their vehicle parking stalls.

Changes in Landscaped Areas

Centro's plan to place the modular unit will result in the loss of approximately 1,055 square feet. This amount is also taking into account the 6' sidewalk/awning that will be placed on the east side of the building as shown in Figure 1.0. Centro's total landscaped green space would be diminished from 31,240 ft² to 30,185 ft². This would result in net loss of .0242 acres. That would bring Centro's landscaped areas from .7172 acres to .6930 acres. That would make it that Centro's percent landscape would be at 46.5% landscaped after the placement of the modular unit. Figure 3.0 below is a visual of the changes.

Figure 4.0

