**Providence City Planning Commission Agenda**
**Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
**February 13, 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 23, 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):**

**Action Item(s):**
**Item No. 1. – Amended Final Plat**: The Providence Planning Commission will consider for approval an amended final plat for The Corner Subdivision lot 2 amendment, a 30-dwelling unit multi –family residential subdivision located in the general area of 430 West 100 South, 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 Gateway Subdivision, phases B –E, 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) Phase B – 22 dwelling units, Phase C&D – 20 dwelling units, Phase E – 17 dwelling units.

**Item No. 3. – 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 located in the general area of 593 W 300 S, Providence, UT; The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

**Study Items(s):**

**Item No. 1. 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. 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 February 12, 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 23, 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 January 9, 2019.
**Motion to approve the minutes from January 9, 2019 – R Cecil, second – G Sonntag**
**Vote:**
**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**
**Nay: None**
**Abstained:**
**Excused: R Holloway**
**Excused Alternate:**
Corrections:

- Page 1 line 11 Yea: ~~B Perry~~ J Parker
- Page 1 line 31 Yea: ~~B Perry~~ J Parker
- Page 1 line 88 Yea: ~~B Perry~~ J Parker
- Page 3 line 200 Yea: ~~B Perry~~ J Parker
- Page 4 line 200 Yea: ~~B Perry~~ J Parker
- Page 2 line 60 explained that ~~that~~ there

**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.

- Ashley Nance of Providence asked the commission if cluster housing was discussed when creating the LCR zone. She feels that a fixed density for LCR is important for the city going forward.

**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 Planning Commission is holding a public hearing. 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 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.
Discussion:

- Larry Martin explained that he felt that because the ADU code amendment does not require designated parking it will create issues in the winter.
- A Nance explained that she felt that the city does not have a good method of notifying citizens of public hearings and events. She stated that citizens' property rights should be considered when looking at the ADU code amendment.

**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, from CHD to MFH, 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.

Discussion:

- Curtis Cooper stated that the Arbor Fields group contacted him after they spoke at the last meeting. He presented a diagram showing the mixed uses. He stated that he feels that leaving the open space in the middle and a mix of residential and commercial will be a great fit for the city. He explained that this would be a great location for affordable housing
- Zack Brown thanked the commission for their service. He explained that LCR is a good idea if it is in the right location. He felt that this location is ideal because it has access to bus stops, schools, grocery stores and is connected to the city center.
- A Nance felt that this is a great location for mixed use.
- Emily Merkley believes that the area around Macey's is a good fit because the infrastructure is already in place. She is in favor of this rezone.
- Lance Zollinger stated that he is in favor of this rezone.

**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)

**Motion to approve the final plat for Ridgeview Estates Subdivision with conditions as stated –R Cecil, second – J Parker**

**Vote:**

**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

**Nay: None**

**Abstained:**

**Excused: R Holloway**

**Excused Alternate:**

Discussion:

- S Bankhead presented the findings of fact.

**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: 12.000 sq. ft.; 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 that all lots meet or exceed the minimum lot size of 12,000 square feet. The density is less than 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 shares need to be dedicated before final plat can be recorded.
- The City Council needs to approve by ordinance a vacation of an existing portion of sewer easement and relocate to the north.
- The City Council needs to approve the development agreement by resolution.
- Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**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)

**Motion to approve the final plat for Providence Shire Subdivision Final Plat with condition No.1 removed – G Sonntag, second – R Cecil**

**Vote:**

**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

**Nay: None**

**Abstained:**

**Excused: R Holloway**

**Excused Alternate:**

Discussion:

- S Bankhead presented the findings of fact.
- S Bankhead provided the names of the Executive Staff that review preliminary and final plats. She explained that often the applicants and developers attend the meetings during reviews.

Skarlet Bankhead, Chair – Administrative Services Director
Rob Stapley – Public Works Director
Max Pierce – City Engineer
Mindi Petersen – Administrative Services and Development
Chad Woolley – City Attorney
Aaron Walker – Logan City Fire Marshalls Office, Fire Inspector

Brent Fresz – Council Member
Roy Sneddon – Council Member
Mayor John Drew

**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.
6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**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)

**Motion to approve the preliminary plat for Providence Gateway Subdivision Phases B-M –R Cecil, second – J Parker**

**Vote:**

**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**

**Nay: None**

**Abstained:**

**Excused: R Holloway**

**Excused Alternate:**

Discussion:

- S Bankhead gave a background on the Providence Gateway Subdivision and presented the findings of fact.
- S Bankhead stated that the developer, Jeff Jackson, is in attendance to answer any questions the commission may have.
- J Jackson explained the original preliminary plat was approved with 68 townhomes and 96 apartment units. The decision was made as a company that instead of rental units they would like to create a more affordable product like condominiums. He explained that he would like to bring the condominiums into the market in the high 100's. He feels that they are a much-needed product in the valley.
- He explained that with this decision and the 10-plex design it took the count to 100 condominiums and the townhome count from 68 to 64 to stay at the 164 units that was previously approved.
- J Parker asked about parking for the development. S Bankhead explained that they are meeting the multi-family design standards parking requirement.
- R James asked how the phases are determined. S Bankhead explained that the developer proposes the different phases.
- G Sonntag asked if there was a storm water detention basin. J Jackson explained that it is in the southwest corner where the basketball court and playground are shown. The underground storm tech system will be going in this spring.
- R James asked if on the summary data list the 7.178 acres represents phases B –M. J Jackson stated that was correct. Phase A was previously approved and was not included in this calculation.
- J Jackson explained that the HOA will have to maintain the interior roads. There will be 2 private HOA's. One for the condominiums and one for the townhomes. Each will contribute to the amenities.
- J Jackson explained that he has been working with Blacksmith Fork Irrigation Company for resources for secondary water to use on this development. There is a plan that is being engineered to pull water from the canal on 2nd West and bring it down to 100 S. J Jackson explained that he is working with

homeowners to see if they want to participate. This system would be a gravity fed system with a pressurized pump on 2nd West which would pressurize the entire line so that it could be used on demand. The system would also be metered.

- G Sonntag expressed concern with cross contamination. J Jackson explained that it will be set up for both secondary and culinary in case of emergencies.

**FINDINGS OF FACT:**

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and preliminary plat.
2. ES used Providence City Code 11-3-2 Preliminary Plat to review the application and preliminary plat.
3. ES used Providence City Code 11-6 Condominium Approval to review the application and preliminary plat.
4. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and preliminary plat.

**CONCLUSIONS OF LAW:**

1. ES feels that the preliminary plat meets the requirements of General Plan Principles listed above and the Finding of Fact listed above with the following conditions:

**CONDITIONS:**

1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**RECOMMENDATION:**

The executive staff has reviewed the request; and recommends that the Planning Commission approve the preliminary plat for the Providence Gateway Subdivision Phases B thru M according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

**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)
Discussion:
**Motion to move item No. 4 Ordinance and Design Standards for LCR to Study Items – R Cecil, second – J Parker**
**Vote:**
**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**
**Nay: None**
**Abstained:**
**Excused: R Holloway**
**Excused Alternate:**
**This item was not discussed as a study item.**

**Item No. 5. – Code Amendment:** The Providence Planning Commission will consider a recommendation to the City Council to grant approval of a proposed code amendment to 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)
**Motion to recommend to the City Council to grant approval of proposed code amendment Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units as changes have been made and section 10-13-15 to be finalized by City Council – R Cecil, second – J Parker**
**Vote:**
**Yea: R Cecil, G Sonntag, B Perry, R James, J Parker**
**Nay: None**

**Abstained:**
**Excused: R Holloway**
**Excused Alternate:**
Discussion:

- R James asked if there is a limit on how many persons can be in the secondary dwelling unit. S Bankhead explained that there is in chapter 12 but not in 13. However, it would fall by default under the definition of family. S Bankhead referred to the definition of family under city code title 10-1-4.
- S Bankhead reviewed the city code and requirements of ADU's and AAU's.
- G Sonntag felt this may be one of the solutions for affordable housing. He urged the commission to consider.
- 10-13-1 provide a ~~home office or~~ extra living space
- 10-13-3 - R James asked for clarification on "by right". S Bankhead said that she would need to verify with legal counsel.
- 10-13-4 ~~Such as~~ or other uses as approved by Administrative Land Use Authority.
- R Cecil felt that off street parking should be required.
- G Sonntag explained that he felt that the setbacks should be the same as a dwelling unit, not the setbacks required for a shed.
- 10-13-12 – parking requirements will be per 10-8-6
- 10-13-15 – City Council to determine length of time to legalize existing ADU's
- R James felt that the checklist should not be part of the ordinance but rather a tool for city staff.
- 10-13-3: ~~Permitted by right~~ An ADU is a permitted use if all applicable ordinances are met. Detached ADUs are permitted in specific zones.

**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)
Discussion:

- R James does not like the idea of losing the commercial general district. He feels that it limits the buildable areas.
- R Cecil felt that it may be very difficult today for commercial in this area because of visibility.
- L Banda asked what percentages of the commercial highway district is vacant. S Bankhead said that she is not aware of the exact percentages.
- G Sonntag explained that on the future rezone draft map the area that will be mixed use is 300 S to 100 S. He feels that the mixed use will not work in this area because there are no streets that front the buildings. He felt that if there were streets it would be more of a strip mall. He feels that Mixed use needs to be in the inner core of the city where everyone is walking around and getting front views from the people.
- R James asked for clarification on sales tax percentages. S Bankhead read from city code Title 10 chapter 6.
- R Cecil felt that this was a good proposal.

**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)
Discussion:

- The Commission discussed the draft General Plan Map and suggested the following changes:
  - Rezone parcels 02-088-0015, 02-088-0010, & 02-090-0001, 02-090-0003, 02-090-0004, and 02-090-0006, in the general area west of Highway 165 and north of 1700 S, to CHD.
  - Rezone parcels 02-090-0002, 02-090-0005, 02-090-0009, 02-090-0008, in the general area west and southwest of the parcels above, to LCR.
  - Rezone parcels 02-090-0011, 02-090-0010, 03-002-0003, 03-002-0004, 03-002-0008, 03-002-0007, 02-090-0013, 02-096-0035, 02-096-0036, 02-096-0058, and 02-117-0005, in the general area south of 1700 S and east and west of Highway 165, to CHD.
  - Rezone parcel 02-209-0006, in the general area north of 300 S and east of Highway 165, to MFH.
  - Rezone parcel 02-096-0010, in the general area east of the above parcel, to MFR.

- Rezone parcel 02-096-0012, in the general area south of 100 S and east and west of 485 W, to SFR.
- Rezone parcels 02-096-0003 and 02-096-0064, in the general area north of 100 S and east of 485 W, to SFH.
- Rezone parcel 02-096-0048, in the general area south of 100 S and west of 200 W, to SFT.
- Rezone parcel 02-096-0061, in the general area north of 500 S and west of 200 W, to SFR.
- Change the map to show parcel 02-162-0013 as MFH.
- Rezone parcel 02-092-0049, in the general area south of Spring Creek Parkway and east of 100 W, to PUB.
- Rezone parcel 02-092-0020, in the general area southeast of the above parcel, to PUB.
- Rezone parcels 02-004-0001 and 02-004-0002, in the general area north of 500 N and west of 1000 E, to LCR.
- Rezone parcel 02-004-0004, in the general area south of 500 N and west of 300 E, to LCR.
- Rezone parcels 02-103-0001 and 02-103-0002, in the general area south of 500 N and east of 300 E, to SFT.
- Rezone parcels 02-102-0044, 02-102-0020, and 02-102-0045, in the general area north of 200 N and east of 300 E (and southwest of the parcels above), to SFT.
- Rezone parcels 02-103-0009 and 02-103-0014, in the general area east of 400 E and north and south of 200 N, to SFT.
- Rezone parcel 02-101-0002, in the general area southeast of the parcels above, to SFL.
- Rezone parcel 02-111-0006, in the general area east of Sherwood Dr, to SFL.
- Rezone parcels 02-117-0022 and 02-117-0023, in the general area east of Highway 165 and north of 550 N in Millville, to CHD.
- Rezone parcels 02-117-0024, 02-117-0048, 02-117-0032, 02-117-0019, and 02-117-0015, in the general area west of 200 W/Millville Main St, and north of 550 N in Milliville, to SFR.
- Rezone parcel 02-124-0009, in the general area south of 620 S and east of 200 W, to SFT.
- Rezone parcels 02-125-0007 and 02-124-0015, in the general area east of 200 W and north of 600 N in Millville, to MFM.
- Rezone parcels 02-125-0016 and 02-125-0015, in the general area south of Canyon Road and east of 100 E (on the bend), to SFT.
- Rezone parcel 02-113-0009 to SFT.
- Rezone parcel 02-113-0023, in the general area east of 300 E and north and south of Bessie Lane, to SFT.
- Rezone parcel 02-113-0038, in the general area south of Canyon Road and east of 400 E, to SFT.
- Rezone parcel 02-113-0049, in the general area south of Sunset Lane and west of Foothill Drive, to SFT.
- Update the map to show Hillcrest subdivision as SFR.
- Rezone parcel 02-115-0034, in the general area south of 875 S and west of 300 E, to PUB.
- Rezone parcels 02-115-0038, 02-115-0054, and 02-115-0020, in the general area south of 1000 S and west of 400 E, to SFT.

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

~~This item was not discussed.~~

**Reports:**

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

- None

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

- None

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

The next meeting is Wednesday, February 13, 2019

Meeting adjourned approximately 10:05 PM
Minutes prepared by Mindi Petersen

_____ _____

Robert James, Chair

Skarlet Bankhead, City Recorder

**PROVIDENCE CITY**
**Staff Report**
**Planning Commission**
**Meeting Date: February 13, 2019**

**Request:** The Providence Planning Commission will consider for approval of the Final Plat for The Corner Subdivision Lot 2 Amendment located at 430 West 100 South, Providence, UT

| | | |
|---|---|---|
| **Item Type**: Amended Final Plat | **Applicant:** Ironwood Construction | **Agent**: Dan Justice |
| **Prepared by**: S Bankhead | **General Plan**: **N/A** | **Zone**: MFH |
| **Parcel ID #:** 02-096-0011 | **Proposed Dwelling Units (townhomes):** 30 | **Acres:** 1.85 |

**Background Information:**

1. Steven and Terri Misener, owners of The Corner Subdivision Lot 2 (Parcel No. 02-096-0011), have given permission to Ironwood Construction to pursue the Multi-Family Design Zoning Permit and design and construct six 5-plex townhome buildings on the parcel.
2. Lot 2 is currently a single lot zoned as Multi-Family-High(MFH). Each townhome unit has an individual parcel number.
3. The purpose of The Corner Subdivision Lot 2 Amendment is to subdivide Lot 2 into 30 townhome units.

**RECOMMENDATION:** That the Planning Commission give their approval for the final plat of The Corner Subdivision Lot 2 Amendment.

**FINDINGS OF FACT:**

1. Executive staff used the Providence City Master Plan 2000 as revised, and also examined current and anticipated development in the immediately surrounding area, to review the application. UCA 10-9a-608(1)(a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.
2. UCA 10-9a-608(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate of amend a subdivision plat if:
    a. The petition seeks to: (subdivision one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of land use ordinance of a development condition.
3. UCA 10-9a-609(1) The land use authority may approve the vacation or amendment of a play by signing an amended plat showing the vacation or amendment if the land use authority finds that:
    a. There is good cause for the vacation or amendment; and
    b. No public street, right-of-way, or easement has been vacated or amended.
4. PCC 10-8-9 list the design standards for attached and multi-family residential development.

**CONCLUSIONS OF LAW:**

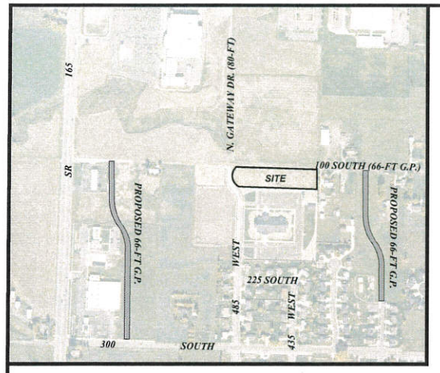
1. It has been determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. Executive staff feels the applicant has met all necessary requirements of UCA 10-9a-608(2) and 10-9a-609(1).
3. Executive staff feels there is good cause for the amendment because, pursuant to PCC 10-6-1., single-family, attached is a permitted use in a MFH zone.
4. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

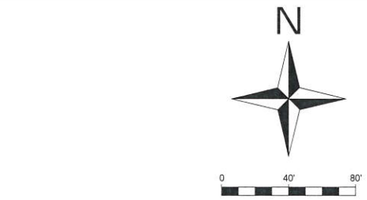
**CONDITIONS:**

1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
2. Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.
3. Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

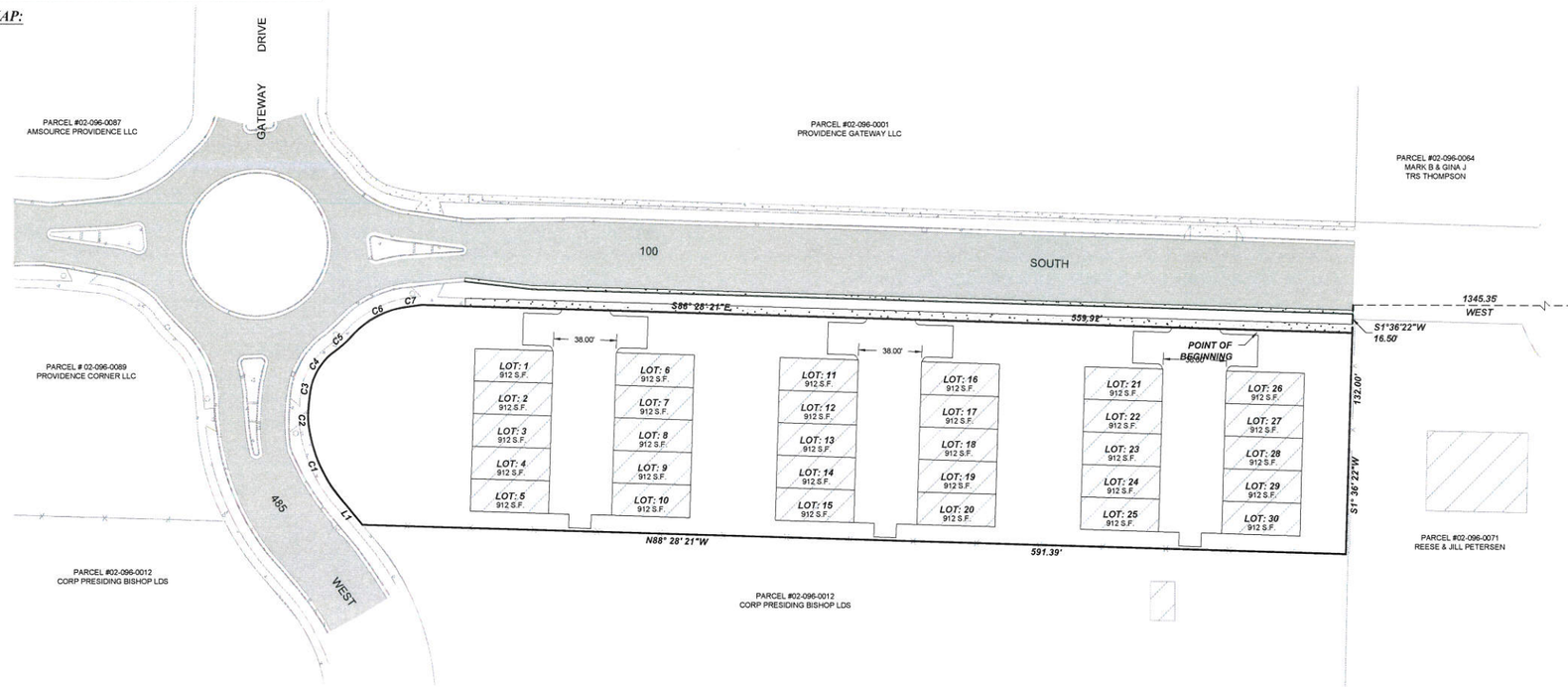
# PRELIMINARY PLAT
# OF
# THE CORNER SUBDIVISION
## LOT 2 AMENDMENT

LOCATED IN PART OF LOT 5, BLOCK 27, PLAT "A",
PROVIDENCE FARM SURVEY, SEC 10, T 11N, R 1E, SLBM
PROVIDENCE, UT 84332




**VICINITY MAP:**







| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING AND DIRECTION |
| C1 | 87.00 | 31°07'21" | 47.26 | N24°35'19"W 46.68 |
| C2 | 46.18 | 11°37'25" | 9.37 | N3°07'51"W 9.35 |
| C3 | 119.07 | 6°10'01" | 12.82 | N6°07'44" 12.81 |
| C4 | 36.50 | 43°36'01" | 27.78 | N31°34'20"E 27.11 |
| C5 | 79.24 | 11°23'16" | 15.75 | N48°06'41"E 15.72 |
| C6 | 51.00 | 38°23'40" | 34.18 | N61°36'06"E 33.54 |
| C7 | 415.80 | 1°34'22" | 11.41 | N81°35'11"E 11.41 |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | N40°08'41"W | 20.11 |

**LEGEND:**

- TOWNHOME LOT AREA TOTAL AREA = 0.63 ACRES
- COMMON AREA (EXCLUDES LOTS) TOTAL AREA = 1.22 ACRES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING BUILDING
- EXISTING FENCE

**BOUNDARY DESCRIPTION:**

A portion of Lot 4, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in theSW1/4 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 4, Block 27, Plat "A", PROVIDENCE FARM SURVEY located S1°22'23"W along the 200 West monument line 1,359.85 feet and West 1,345.35 feet and S1°36'22"W 16.50 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°36'22"W along the east line of said Lot 132.00 feet; thence N88°28'21"W 591.39 feet along the north line of that Real Property described in Deed Book 1460 Page 985 of the Official Records of Cache County to the easterly line of 485 West Street; thence along said street and other lands of Providence City the following 11 (eleven) courses and distances: N40°08'41"W 20.11 feet; thence along the arc of an 87.00 foot radius curve to the right 47.26 feet through a central angle of 31°07'21" (chord: N24°35'19"W 46.68 feet) to a point of compound curvature; thence along the arc of a 46.18 foot radius curve to the right 9.37 feet through a central angle of 11°37'25" (chord: N3°07'51"W 9.35 feet) to a point of compound curvature; thence along the arc of a 119.07 foot radius curve to the right 12.82 feet through a central angle of 6°10'01" (chord: N6°07'44"E 12.81 feet) to a point of compound curvature; thence along the arc of a 36.50 foot radius curve to the right 27.78 feet through a central angle of 43°36'01" (chord: N31°34'20"E 27.11 feet) to a point of reverse curvature; thence along the arc of a 79.24 foot radius curve to the left 15.75 feet through a 11°23'16" (chord: N48°06'41"E 15.72 feet) to a point of reverse curvature; thence along the arc of a 51.00 foot radius curve to the right 34.18 feet through a central angle of 38°23'40" (chord: N61°36'06"E 33.54 feet) to a point of compound curvature; thence along the arc of a 415.80 foot radius curve to the right 11.41 feet through a central angle of 1°34'22" (chord: N81°35'11"E 11.41 feet); thence S88°28'21"E 559.92 feet to the point of beginning.

Contains: 1.85+/- acres

**CONTACT INFORMATION:**

- CURRENT ZONE: MFH
- PROFESSIONAL LAND SURVEYOR:
  DENNIS P. 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.

02.07.19
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


PRELIMINARY PLAT
OF
THE CORNER SUBDIVISION
LOT 2 AMENDMENT
PART OF LOT 5, BLOCK 27, PLAT "A"
PROVIDENCE FARM SURVEY
SEC 10, T 11N, R 1E, SLBM
PROVIDENCE, UTAH

| REVISION BLOCK | | |
|---|---|---|
| NO: | DATE: | DESCRIPTION: |

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

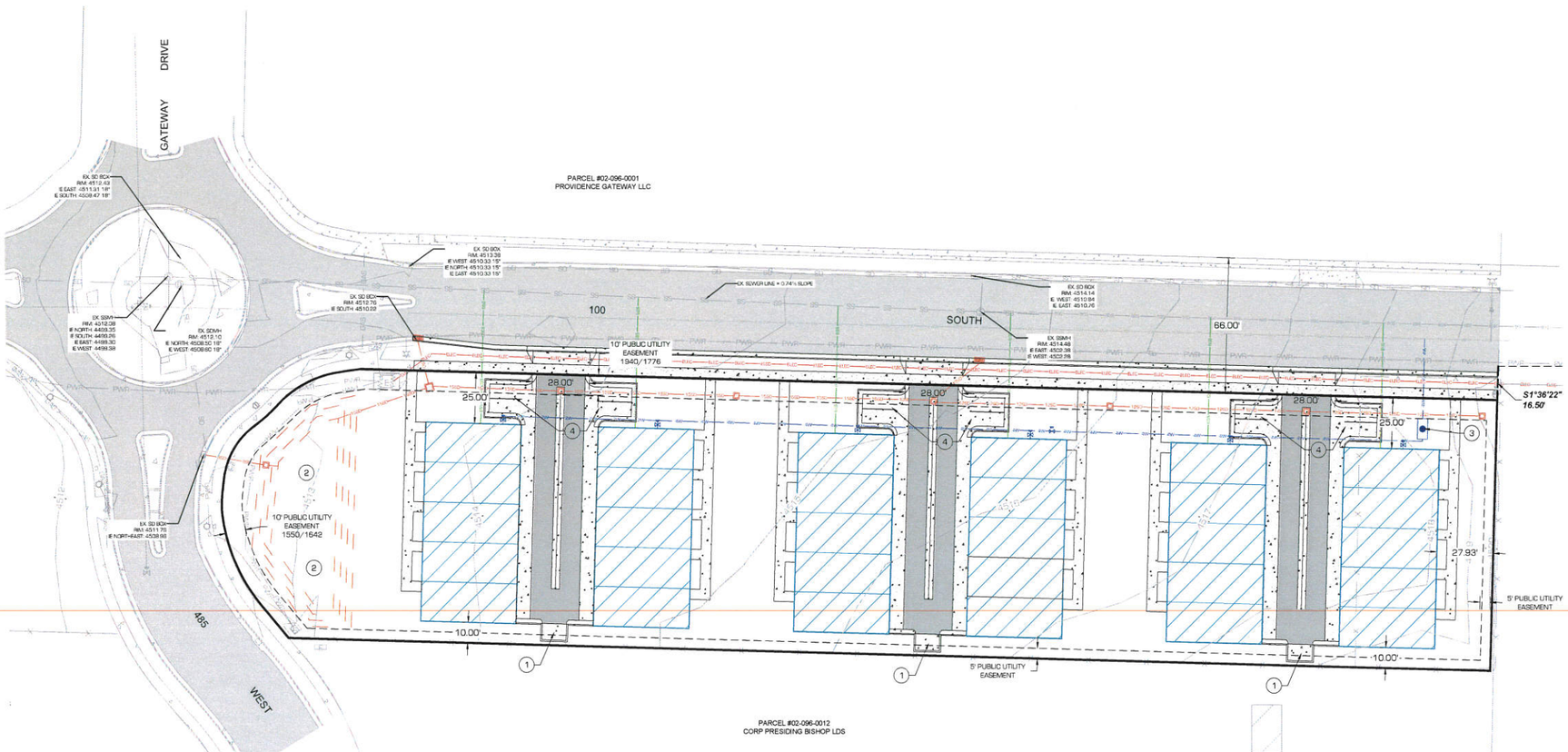
| SCALE: | DRAWN BY: |
|---|---|
| 1" = 40' | C. BOWN |
| DATE: | PROJECT #: |
| 2/7/19 | 18-096 |

C-101

# PRELIMINARY PLAT OF THE CORNER SUBDIVISION LOT 2 AMENDMENT

(SITE PLAN)

SCALE: 1" = 30'




## 1 SHEET KEY NOTES:

1. 10X12 TRASH ENCLOSURE.
2. PROPOSED DETENTION BASIN.
3. PROPOSED 4" CULINARY WATER METER.
4. GUEST PARKING AREA

## GENERAL NOTES:

- CURRENT ZONE: MFH
- COMMON SPACE IN ALL PHASES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.
- UTILITIES ARE PROPOSED AS SHOWN ON PLAN.
- 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.
- CARRIAGE LIGHTS FOR THE BUILDINGS ARE BEING ADDRESSED THROUGH THE BUILDING PLANS.
- SETBACKS:
  - FRONT: 25-FT
  - REAR YARD: 10-FT
  - SIDE YARD: 10-FT
  - SIDE YARD (STREET): 20-FT
- UNIT TABULATION
  - TOWNHOMES = 30
- PARKING TABULATION
  - SURFACE PARKING STALLS (GUEST) = 12
  - GARAGE PARKING STALLS (2/GARAGE) = 60
  - TOTAL STALLS REQUIRED (2.25/UNIT) = 68
  - TOTAL STALLS PROVIDED = 72

## 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 5,767 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED DETENTION BASIN LOCATED ON THE WEST SIDE OF THE PROPERTY.

## SUMMARY DATA:

| | |
|---|---|
| BUILDINGS: | 0.63 ACRES (34%) |
| LANDSCAPING: | 0.76 ACRES (41%) |
| PARKING & DRIVE ISLES: | 0.37 ACRES (20%) |
| HARDSCAPE: | 0.09 ACRES (5%) |
| TOTAL AREA: | 1.85 ACRES |

## 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 30' 60'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3778
www.civilsolutionsgroup.net

PRELIMINARY PLAT OF
THE CORNER SUBDIVISION
LOT 2 AMENDMENT
PART OF LOT 5, BLOCK 27, PLAT "A"
PROVIDENCE FARM SURVEY
SEC 10, T 11N, R 1E, SLBM
PROVIDENCE, UT 84332

| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT #: 18-096
DRAWN BY: B. ELWOOD
REVIEWED BY: M. TAYLOR
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

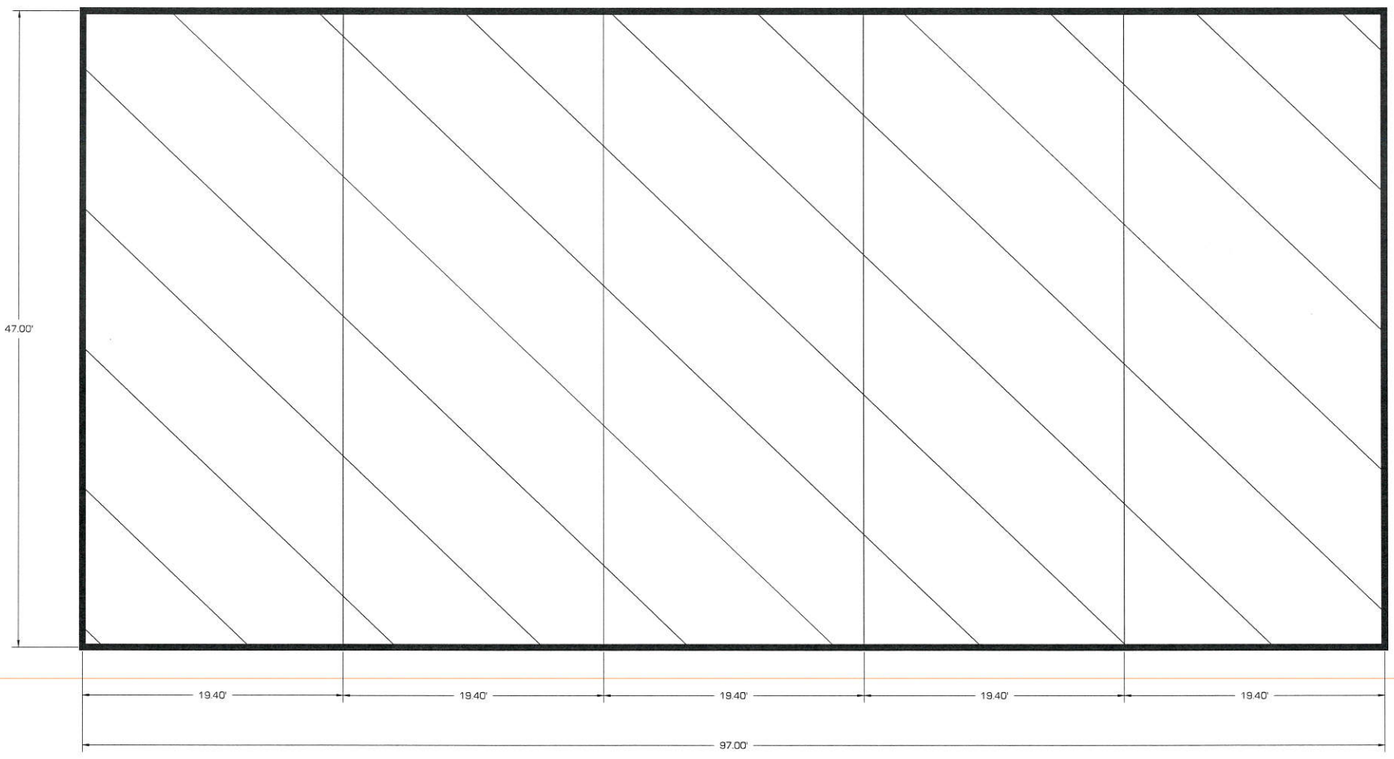
PRELIMINARY PLAT

C-102

# PRELIMINARY PLAT OF
# THE CORNER SUBDIVISION
# LOT 2 AMENDMENT

(BUILDING LAYOUT)
SCALE: NTS

## TOWNHOME




civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
F: 435.213.3778
www.civilsolutionsgroup.net

PRELIMINARY PLAT OF
THE CORNER SUBDIVISION
LOT 2 AMENDMENT
PART OF LOT 5, BLOCK 27, PLAT "A"
PROVIDENCE FARM SURVEY
SEC 10, T 11N, R 1E, SLBM
PROVIDENCE, UT 84332

| MARK | DATE | DESCRIPTION |
|---|---|---|

PROJECT #: 18.096
DRAWN BY: B. ELWOOD
REVIEWED BY: M. TAYLOR
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL S. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-103

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

**PROVIDENCE CITY**
**Executive Staff Review**
**Planning Commission Meeting Date: 02/13/2019**

**Request:** The applicant is requesting approval of final plats for Providence Gateway Phases B and Phase E.

| | | |
|---|---|---|
| **Item Type**: Final Plat | **Applicant:** Providence Gateway LLC | **Agent**: Janet Thomas |
| **Prepared by**: S Bankhead | **General Plan**: | **Zone**: MFH |
| **Parcel ID #:** 02-096-0001<br>**Address**: Generally located at 100 S Gateway Drive. | **Acres:**<br>9.44 Total Development (Phases A – M)<br>0.41 ROW<br>164 Total units<br>**Density per net acre:** 18.49<br>**Zone:** 18 | **Number of Properties:** 1<br>**Proposed Dwelling Units:**<br>**Phase B:** 22<br>**Phase E:** 17 |

**Staff Report Summary of Key Issues:**

**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.

**Background Information:**

1. The final plat for Phase A for this development was recorded in January 2018.
2. At the time Phase A was approved, the Developer intended to construct townhomes and apartments. The preliminary plat being presented for approval changes the apartments to condominiums.
3. The public infrastructure was installed as part of Phase A.
4. The Developer is also working with Blacksmith Fork Irrigation Company to install a private secondary water system for landscape watering.
5. The Planning Commission approved the preliminary plat for Phases B – M on January 23, 2019.

**FINDINGS OF FACT:**

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and final plats.
2. ES used Providence City Code 11-3-3 Final Plat to review the application and final plats.
3. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and final plats.

**CONCLUSIONS OF LAW:**

1. ES determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

**CONDITIONS:**

1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. Approval by the City of any application submitter or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**RECOMMENDATION:**

The executive staff has reviewed the request; and recommends that the Planning Commission approve the final plats for the Providence Gateway Subdivision Phase B and Phase E according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

**PROVIDENCE CITY**
**Executive Staff Review**
**Planning Commission Meeting Date: 02/13/2019**

**Request:** The applicant is requesting approval of final plat for Providence Gateway Phases C and D.

| | | |
|---|---|---|
| **Item Type**: Final Plat | **Applicant:** Providence Gateway LLC | **Agent**: Janet Thomas |
| **Prepared by**: S Bankhead | **General Plan**: | **Zone**: MFH |
| **Parcel ID #:** 02-096-0001<br>**Address**: Generally located at 100 S Gateway Drive. | **Acres:**<br>9.44 Total Development (Phases A – M)<br>0.41 ROW<br>164 Total units<br>**Density per net acre:** 18.49<br>**Zone:** 18 | **Number of Properties:**<br>**Proposed Dwelling Units:** 20 |

**Staff Report Summary of Key Issues:**

**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.

**Background Information:**

1. The final plat for Phase A for this development was recorded in January 2018.
2. At the time Phase A was approved, the Developer intended to construct townhomes and apartments. The preliminary plat being presented for approval changes the apartments to condominiums.
3. The public infrastructure was installed as part of Phase A.
4. The Developer is also working with Blacksmith Fork Irrigation Company to install a private secondary water system for landscape watering.
5. The Planning Commission approved the preliminary plat for Phases B – M on January 23, 2019.

**FINDINGS OF FACT:**

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and final plat.
2. ES used Providence City Code 11-3-3 Final Plat to review the application and final plat.
3. ES used Providence City Code 11-6 Condominium Approval to review the application and final plat.
4. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and final plat.

**CONCLUSIONS OF LAW:**

1. ES determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

**CONDITIONS:**

1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. City Attorney approval of the declaration of condominium.
3. Approval by the City of any application submitter or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**RECOMMENDATION:**

The executive staff has reviewed the request; and recommends that the Planning Commission approve the final plats for the Providence Gateway Subdivision Phases C and D according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

# PROVIDENCE GATEWAY

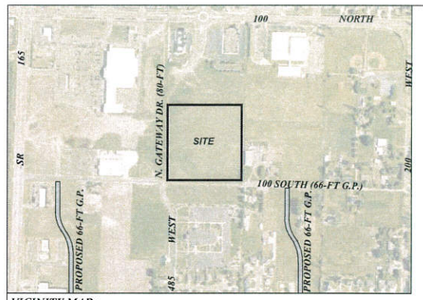
## PRELIMINARY PLAT

## 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

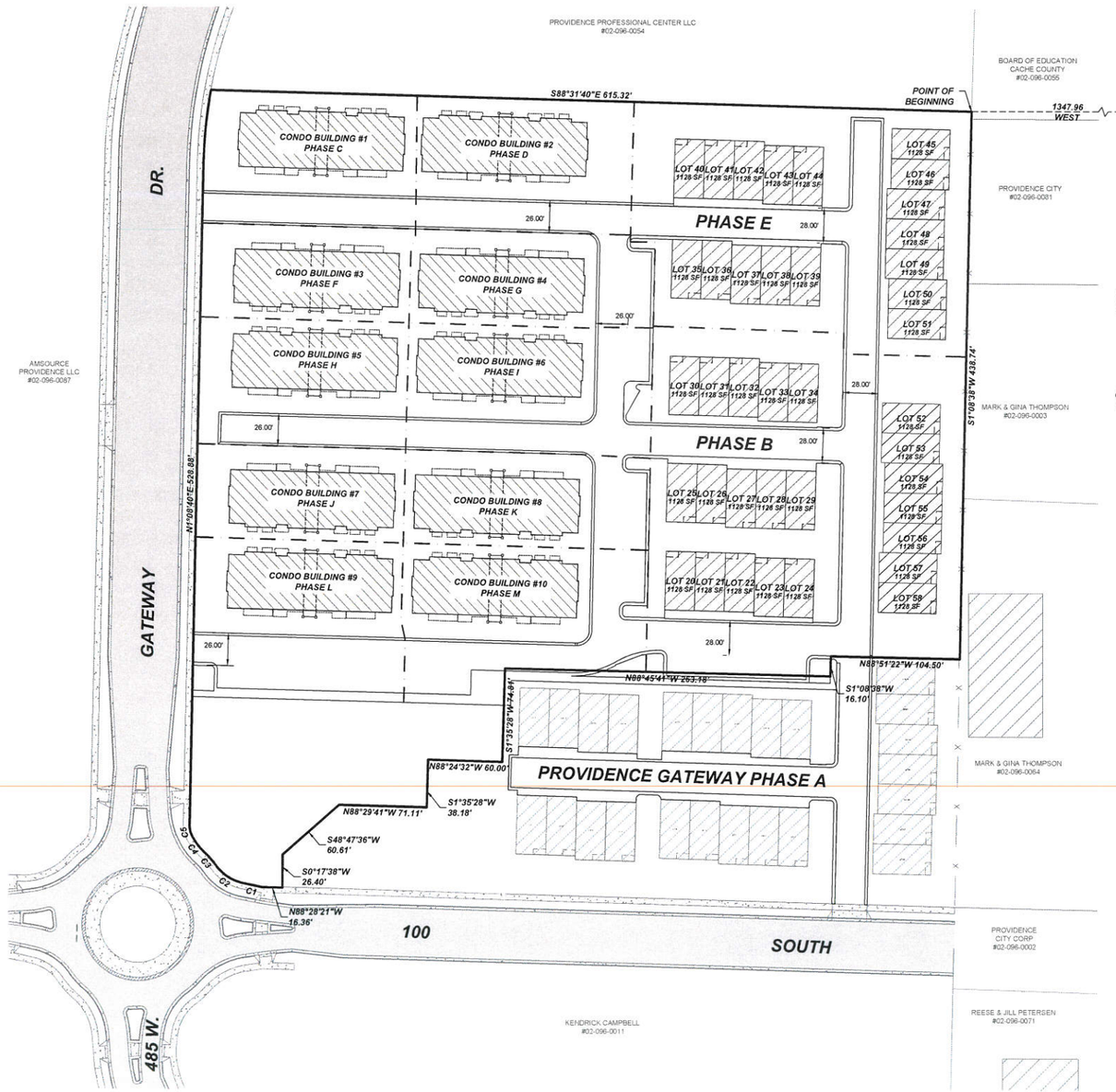
***LEGAL DESCRIPTION:***

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°33'20"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 |







***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.

02.07.19
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

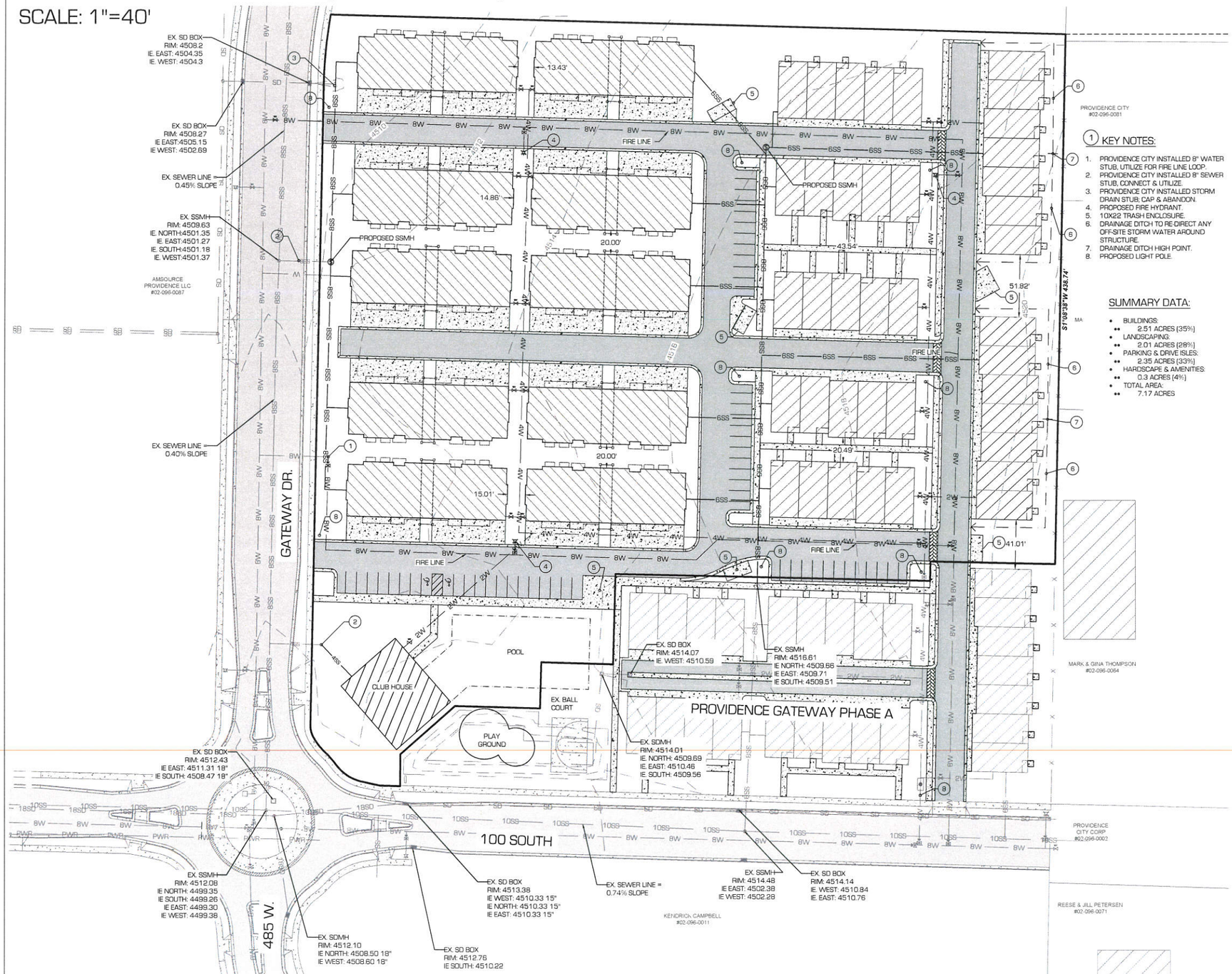
PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

PRELIMINARY PLAT

C-101

# PROVIDENCE GATEWAY
# PRELIMINARY PLAT (SITE PLAN)

SCALE: 1"=40'




## 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 (33%)
- 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'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER

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. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: 02.07.19
ISSUED:

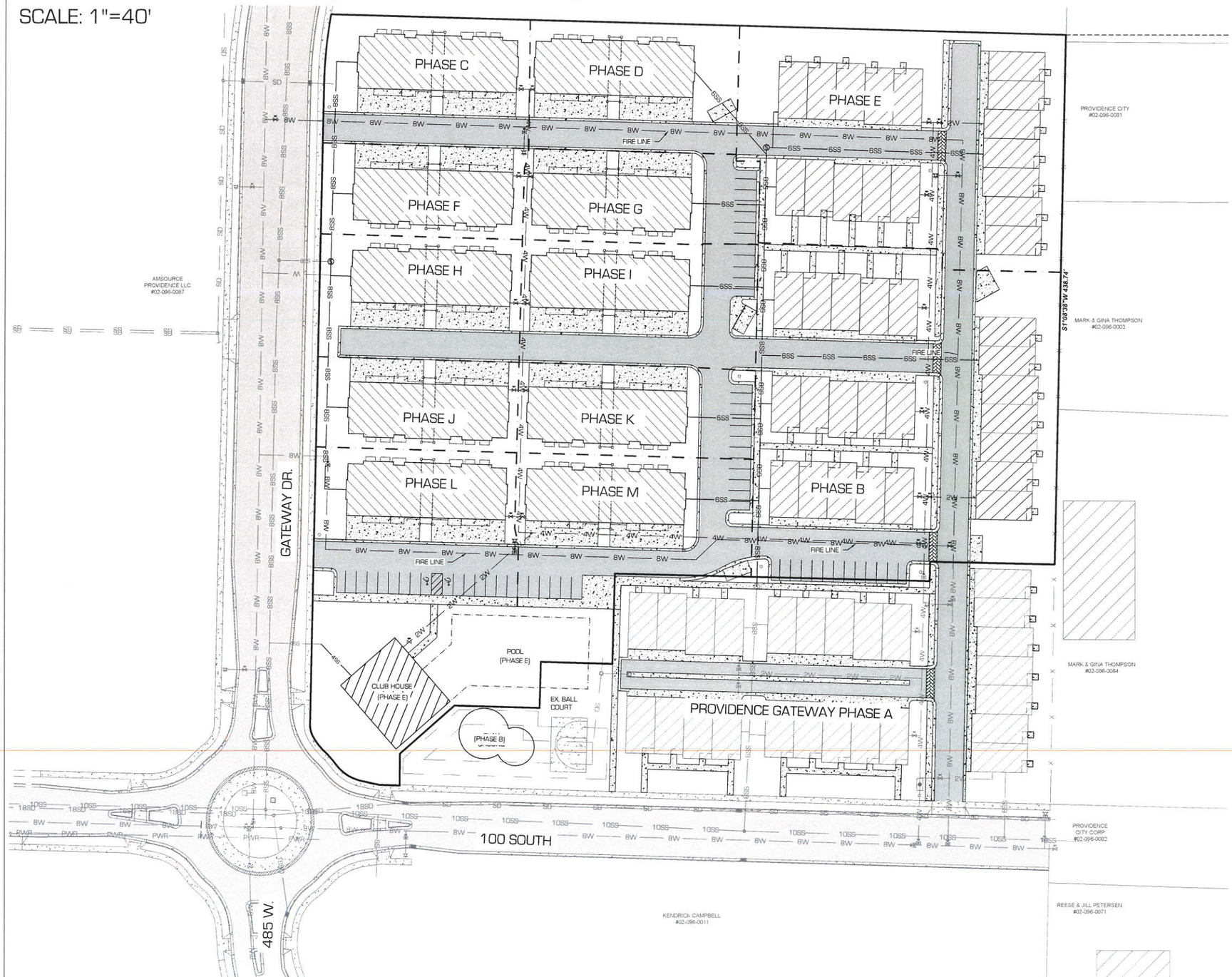
PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL C. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-102

# PROVIDENCE GATEWAY
# PRELIMINARY PLAT (PHASING 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

PHASE F-M
- 1 CONDOMINIUM EACH PHASE
- REMAINDER OF PARKING AREAS
- CLUB HOUSE
- POOL

## LEGEND:

- PHASE LINE
- 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'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

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 |
|---|---|---|

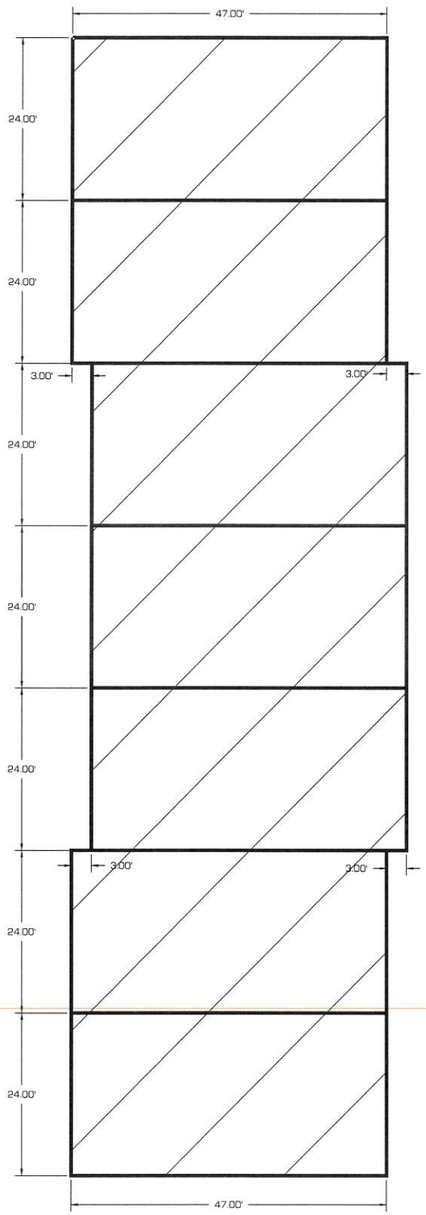
| | |
|---|---|
| PROJECT #: | 746-1701 |
| REVIEWER: | D. MACFARLANE<br>M. TAYLOR |
| PROJECT MANAGER: | M. TAYLOR |
| DESIGNED BY: | |
| ISSUED: | 02.07.19 |

PROFESSIONAL ENGINEER
02.07.19
No. 8243158-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

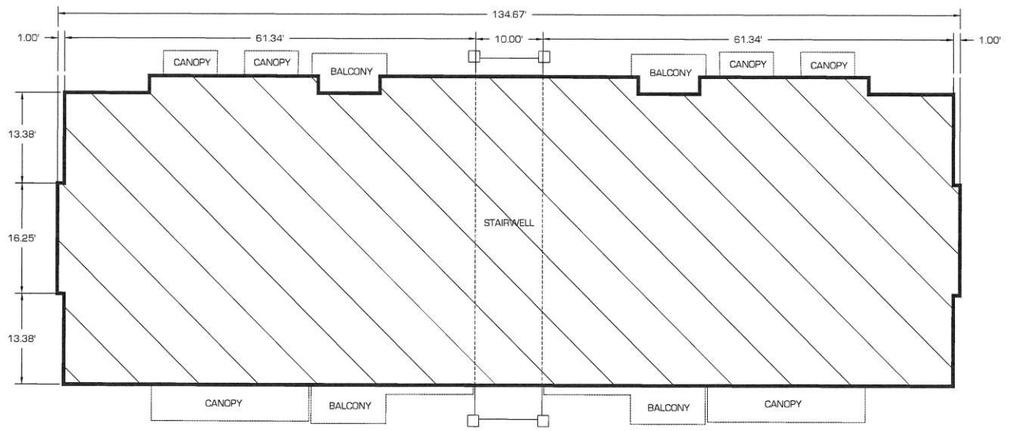
C-103

# PROVIDENCE GATEWAY
# BUILDING LAYOUTS

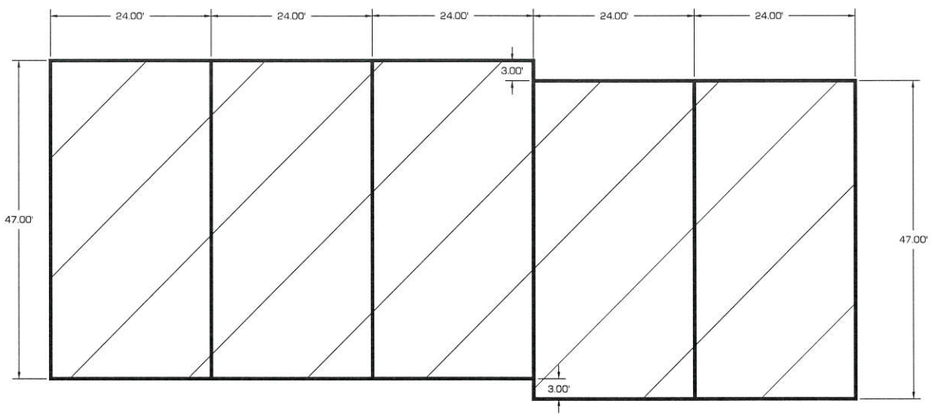



FRONT-LOADING TOWNHOME

CONDOMINIUM




REAR-LOADING TOWNHOME




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. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: 02.07.19
ISSUED:

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

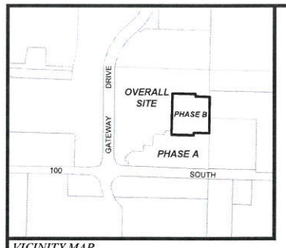
PRELIMINARY PLAT

C-104

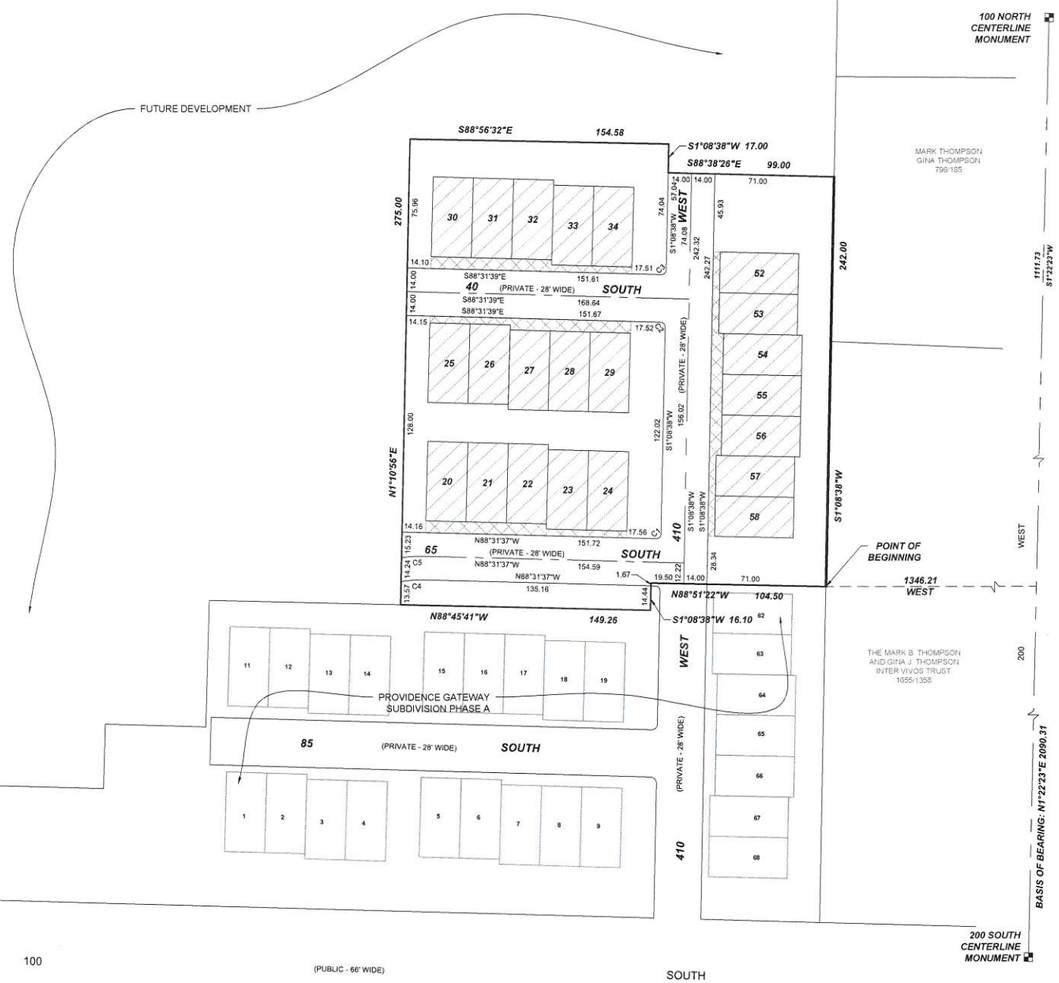
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

# FINAL PLAT
# OF
# PROVIDENCE GATEWAY SUBDIVISION
## PHASE B

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*




VICINITY MAP




N

0 40' 80'

### NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
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. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO PRIVATE STREET REFERENCE BEARING.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, 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 WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. NO HAZARDOUS SETBACKS ARE REQUIRED.

### LEGEND

PRIVATE

COMMON SPACE

LIMITED COMMON SPACE

### CURVE TABLE

| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD BEARING & DISTANCE |
|---|---|---|---|---|
| C1 | 3.00 | 90°19'44" | 4.73 | N46°18'31"E 4.25 |
| C2 | 3.00 | 89°40'17" | 4.70 | N43°41'30"W 4.23 |
| C3 | 3.00 | 90°19'43" | 4.73 | N46°18'30"E 4.25 |
| C4 | 68.00 | 11°56'39" | 14.18 | S85°30'03"W 14.15 |
| C5 | 82.00 | 9°56'01" | 14.22 | S86°30'22"W 14.20 |

### ADDRESS TABLE

| LOT NO. | ADDRESS |
|---|---|
| 20 | |
| 21 | |
| 22 | |
| 23 | |
| 24 | |
| 25 | |
| 26 | |
| 27 | |
| 28 | |
| 29 | |
| 30 | |
| 31 | |
| 32 | |
| 33 | |
| 34 | |
| 52 | |
| 53 | |
| 54 | |
| 55 | |
| 56 | |
| 57 | |
| 58 | |


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. § 53-3-27 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 OWNERS(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 Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northeast corner of Phase A, PROVIDENCE GATEWAY Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder and the easterly line of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located S1°22'23"W along the 200 West monument line 1,111.73 feet and West 1,346.21 feet from a centerline monument at the intersection of 100 North and 200 West; thence along said Plat the following 3 (three) courses and distances: N88°51'22"W 104.50 feet; thence S1°08'38"W 16.10 feet; thence N88°45'41"W 149.26 feet; thence N1°10'56"E 275.00 feet; thence S88°56'32"E 154.58 feet; thence S1°08'38"W 17.00 feet; thence S88°38'26"E 99.00 feet to the easterly line of said Lot 9; thence S1°08'38"W along said line 242.00 feet to the point of beginning.

Contains: 1.53+/- 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, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**PROVIDENCE GATEWAY SUBDIVISION**
**PHASE B**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS 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, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC

BY:_____(PRINTED NAME)

ITS:_____

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A ____ OF PROVIDENCE GATEWAY, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

# FINAL PLAT
# OF
# PROVIDENCE GATEWAY SUBDIVISION
## PHASE B

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*



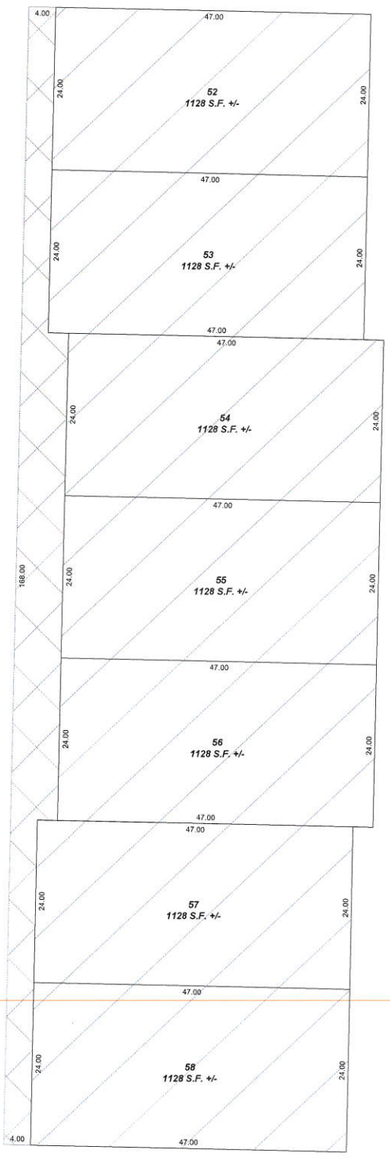
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

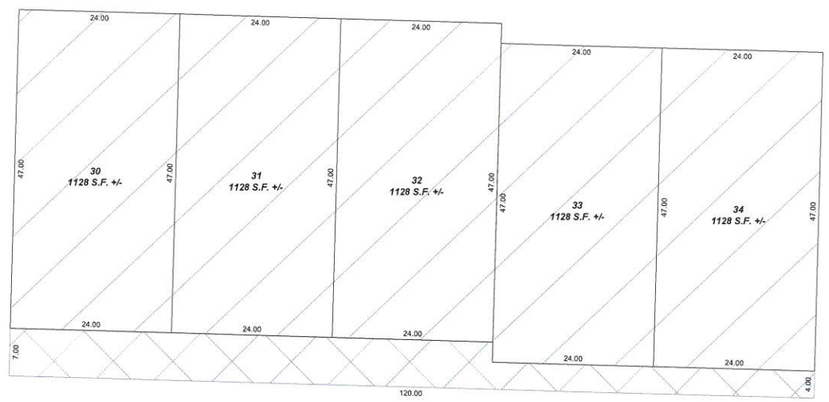
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

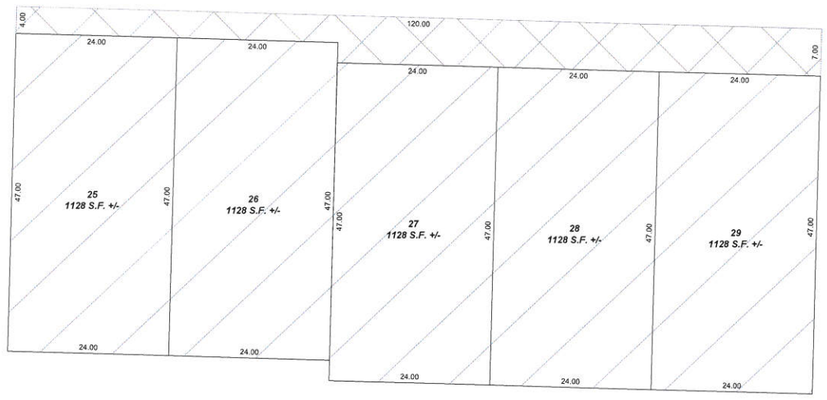
$_____ _____
FEE CACHE COUNTY RECORDER

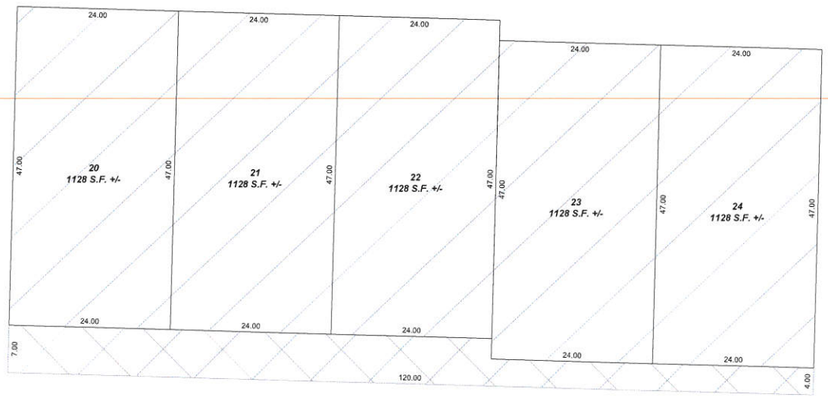
# FINAL PLAT
# OF
# PROVIDENCE GATEWAY SUBDIVISION
## PHASE B

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*







*LEGEND*

- PRIVATE
- COMMON SPACE
- LIMITED COMMON SPACE


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



*FINAL PLAT*
*OF*
**PROVIDENCE GATEWAY SUBDIVISION**
**PHASE B**
*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*



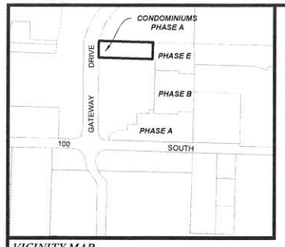

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

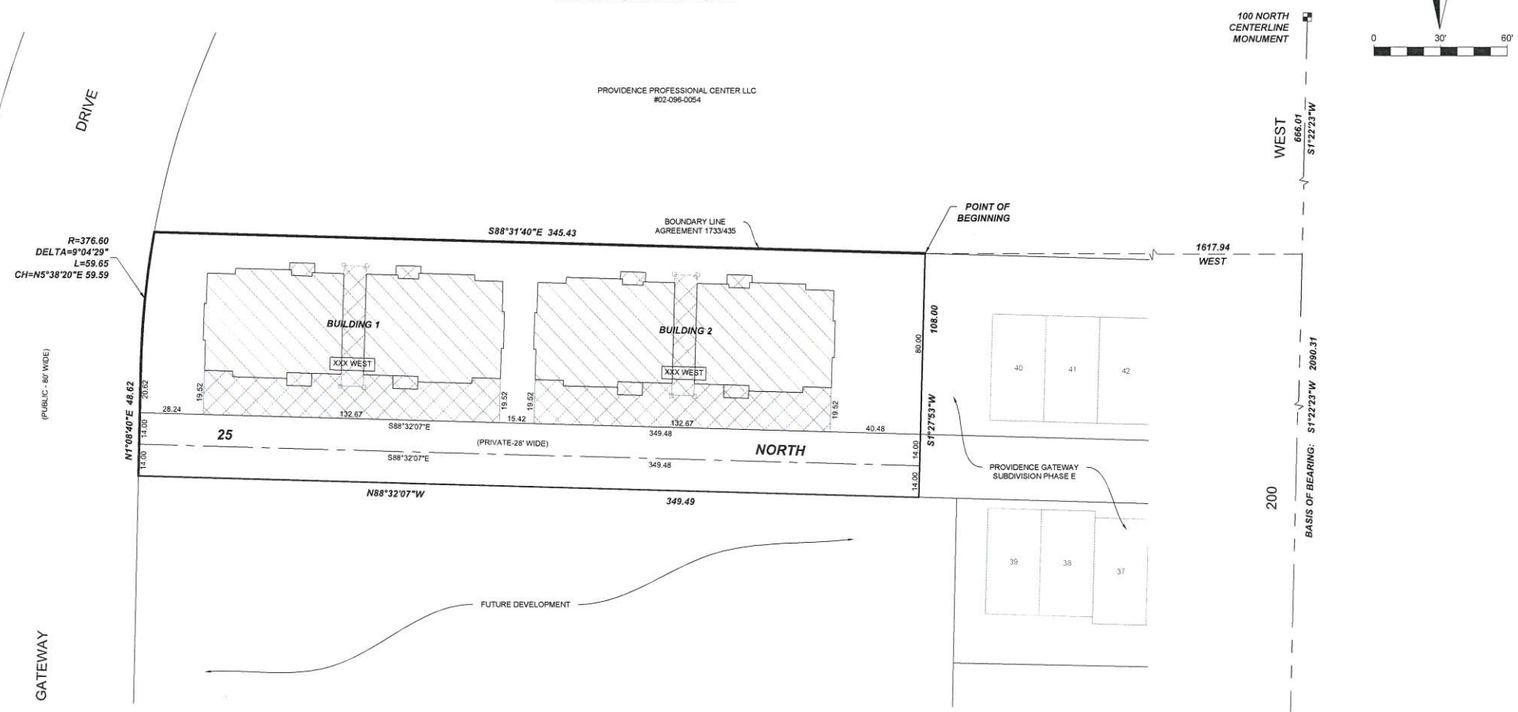
$_____ _____
FEE CACHE COUNTY RECORDER

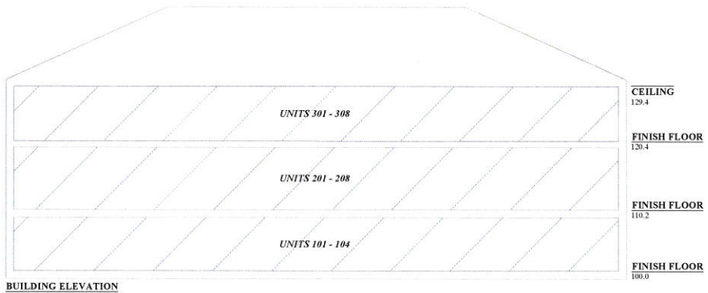
# FINAL PLAT
# OF
# *PROVIDENCE GATEWAY CONDOMINIUMS*
## *PHASE C & D*

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*




*VICINITY MAP*




**BUILDING ELEVATION**
NTS

***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
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. ALL BUILDINGS WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE THE BEARING OF THE FRONTING PRIVATE DRIVE.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, 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 WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. ALL INTERIOR DIMENSIONS ARE TO ARE TO FINISHED SURFACES.
8. NO HAZARDOUS SETBACKS ARE REQUIRED.

***LEGEND***

| | |
|---|---|
| | PRIVATE |
| | COMMON SPACE |
| | LIMITED COMMON SPACE |
| M | MECHANICAL ROOM |

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. § 53-3-27 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 THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE GATEWAY CONDOMINIUMS PHASE C & D, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TOW (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

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

### *BOUNDARY 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 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 666.01 feet and West 1,617.94 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°27'53"W 108.00 feet; thence N88°32'07"W 349.49 feet to the easterly line of Gateway Drive conveyed to Providence City in Deed Book 1946 Page 1303 of the Official Records of Cache County; thence along said roadway the following 2 (two) courses and distances: N1°08'40"E 48.62 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 345.43 feet to the point of beginning.

Contains: 0.87+/- acres

### *OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION*

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE, AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____
PROVIDENCE GATEWAY, L.L.C.

BY:_____(PRINTED NAME)

ITS:_____

### *LIMITED LIABILITY ACKNOWLEDGMENT*

STATE OF UTAH )
S.S.
COUNTY OF UTAH )

ON THE ____ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PROVIDENCE GATEWAY, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEY OF UTILITY EASEMENTS AND DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

**FINAL PLAT**
**OF**
# *PROVIDENCE GATEWAY CONDOMINIUMS*
## *PHASE C & D*

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*



RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

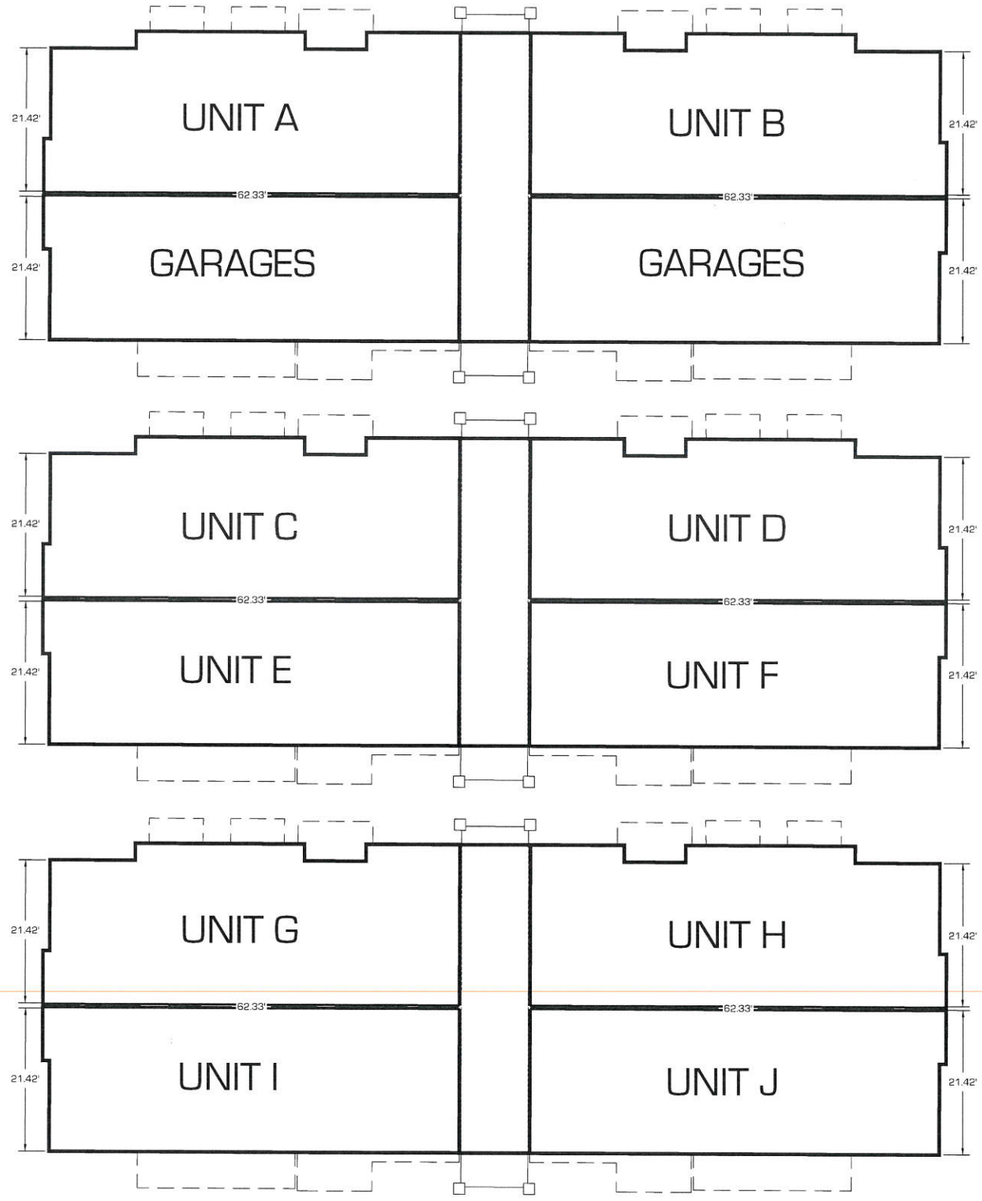
$_____ _____
FEE CACHE COUNTY RECORDER

# PROVIDENCE GATEWAY
# CONDOMINIUM LAYOUTS

FIRST LEVEL

SECOND LEVEL

THIRD LEVEL




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. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

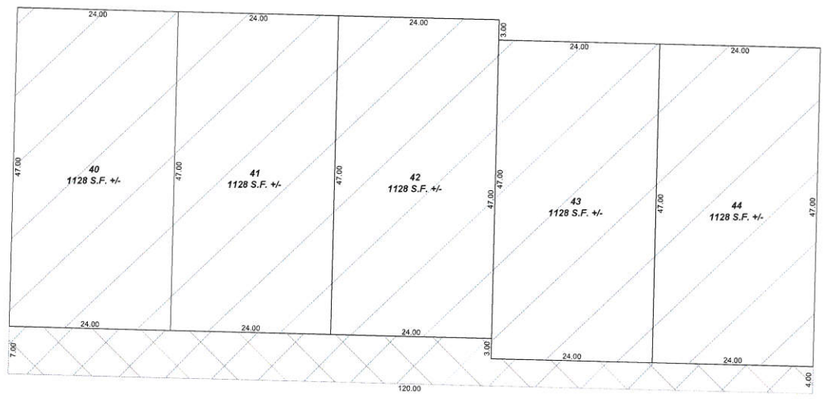
C-105

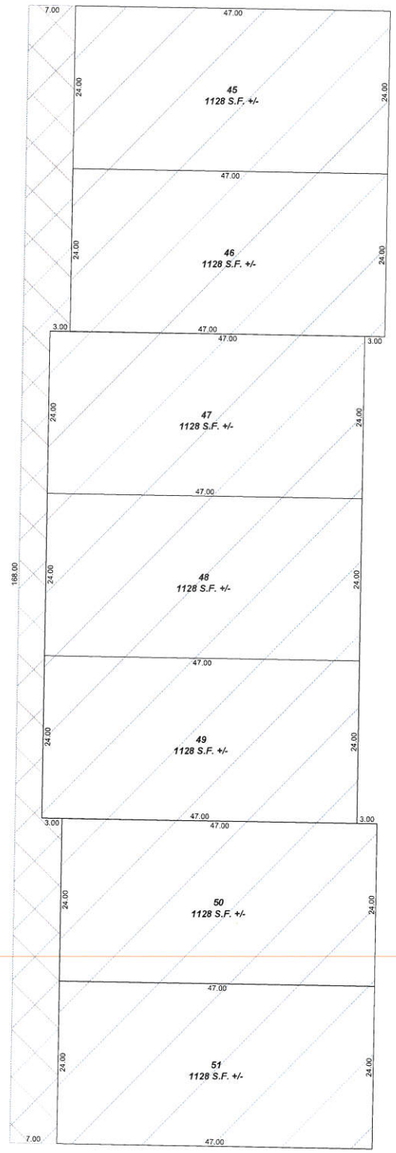
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER

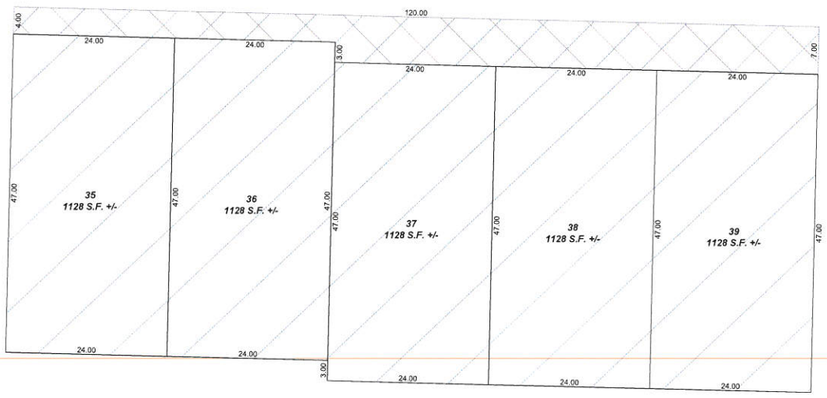
*FINAL PLAT*
*OF*
# *PROVIDENCE GATEWAY SUBDIVISION*
*PHASE E*
*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*

N

0 10' 20'




*LEGEND*

PRIVATE

COMMON SPACE

LIMITED COMMON SPACE

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

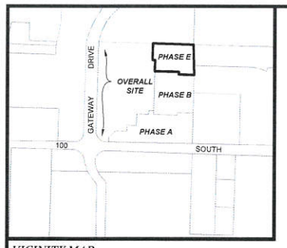
*FINAL PLAT*
*OF*
## *PROVIDENCE GATEWAY SUBDIVISION*
*PHASE E*
*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*



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

# FINAL PLAT
# OF
# PROVIDENCE GATEWAY SUBDIVISION
## PHASE E

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*

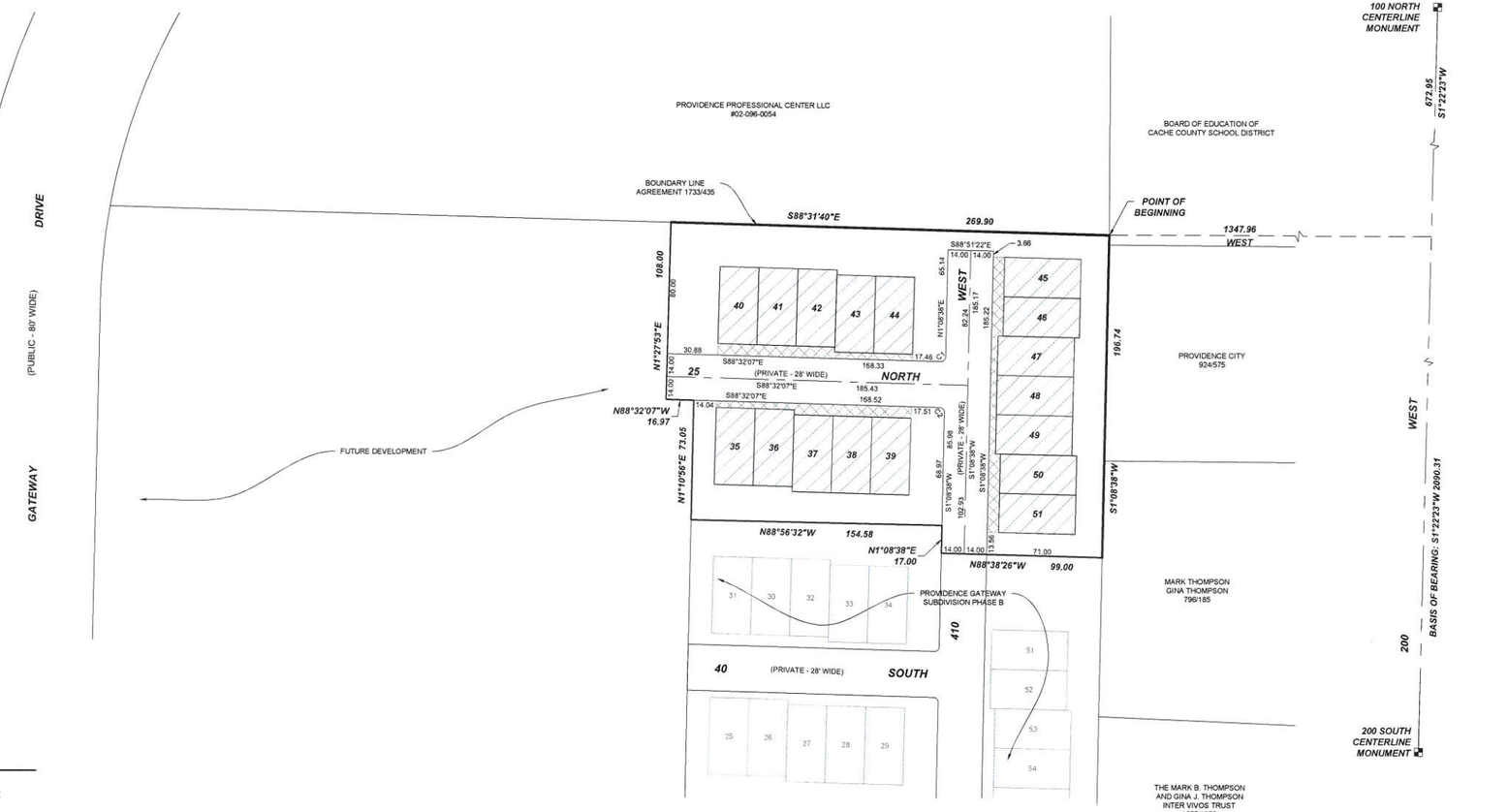



***VICINITY MAP***

***NOTES:***

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
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. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO PRIVATE STREET REFERENCE BEARING.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, 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 WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. BE ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. NO HAZARDOUS SETBACKS ARE REQUIRED.

| *ADDRESS TABLE* | |
|---|---|
| LOT NO. | ADDRESS |
| 35 | |
| 36 | |
| 37 | |
| 38 | |
| 39 | |
| 40 | |
| 41 | |
| 42 | |
| 43 | |
| 44 | |
| 45 | |
| 46 | |
| 47 | |
| 48 | |
| 49 | |
| 50 | |
| 51 | |




***LEGEND***

PRIVATE

COMMON SPACE

LIMITED COMMON SPACE

| *CURVE TABLE* | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | DELTA | ARC LENGTH | CHORD BEARING & DISTANCE |
| C1 | 3.00 | 90°19'15" | 4.73 | N46°18'16"E 4.25 |
| C2 | 3.00 | 89°40'45" | 4.70 | S43°41'44"E 4.23 |


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. § 53-3-27 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 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 196.74 feet; thence N88°38'26"W 99.00 feet; thence N1°08'38"E 17.00 feet; thence N88°56'32"W 154.58 feet; thence N1°10'56"E 73.05 feet; thence N88°32'07"W 16.97 feet; thence N1°27'53"E 108.00 feet to said Boundary Line Agreement; thence S88°31'40"E along said line 269.90 feet to the point of beginning.

Contains: 1.13+/- 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, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

## *PROVIDENCE GATEWAY SUBDIVISION*
### PHASE E

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS 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, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC

BY:_____(PRINTED NAME)

ITS:_____

***LIMITED LIABILITY ACKNOWLEDGMENT***

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF PROVIDENCE GATEWAY, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

# *FINAL PLAT*
# *OF*
# *PROVIDENCE GATEWAY SUBDIVISION*
## PHASE E

*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*

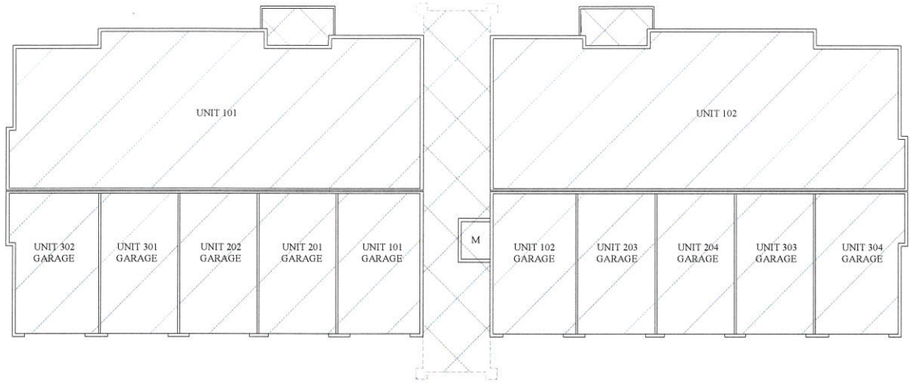


RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

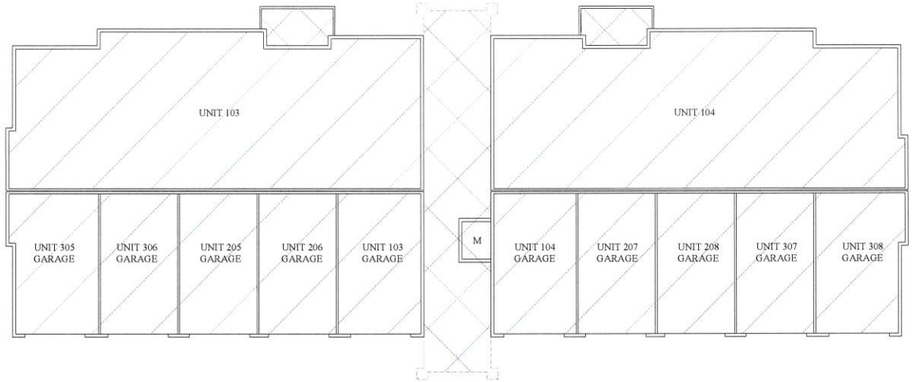
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

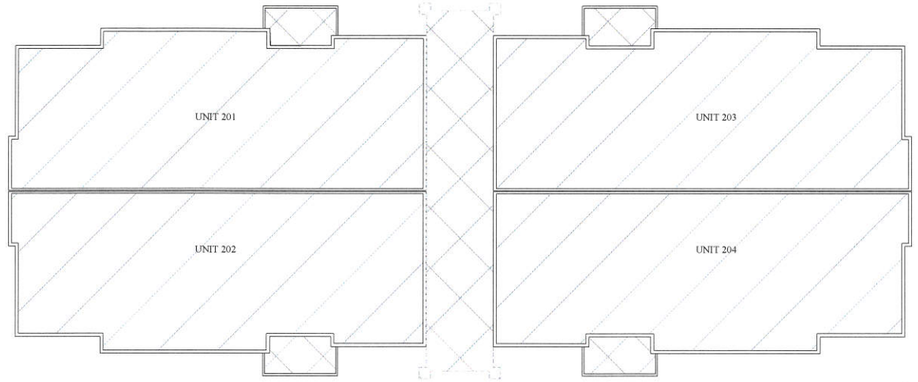
$_____ _____
FEE CACHE COUNTY RECORDER



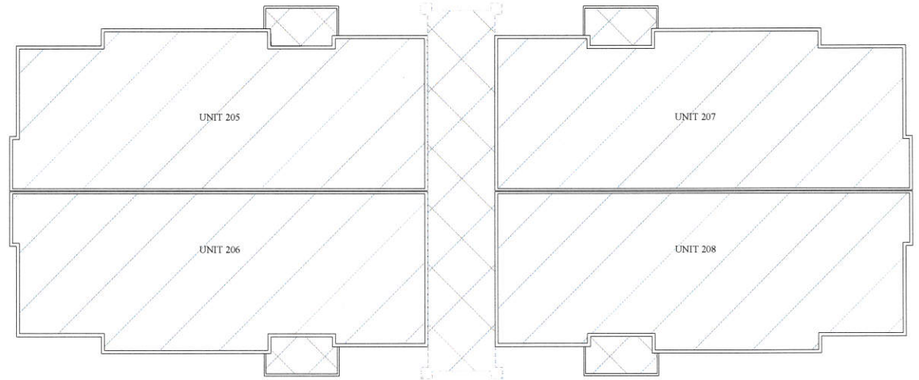

**BUILDING 1 - 1ST FLOOR**



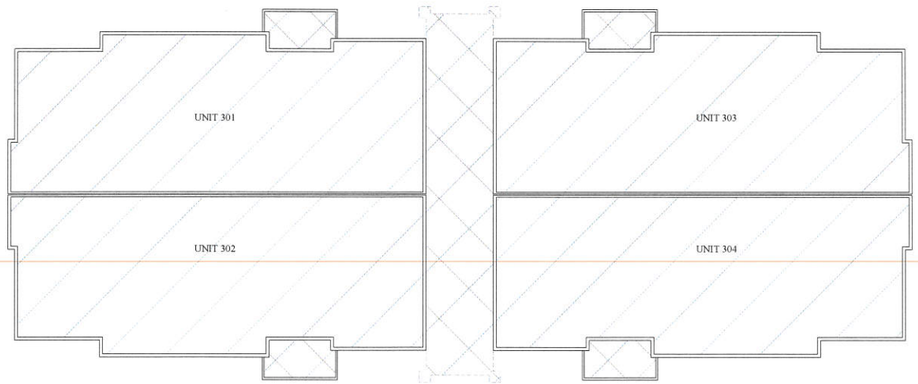

**BUILDING 2 - 1ST FLOOR**



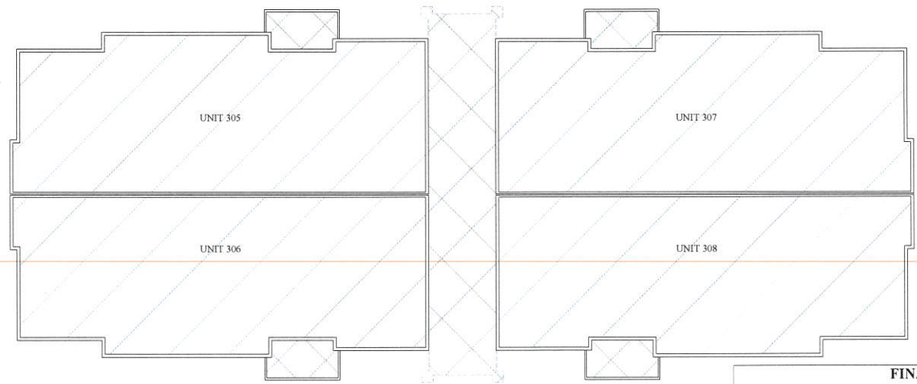

**BUILDING 1 - 2ND FLOOR**




**BUILDING 2 - 2ND FLOOR**




**BUILDING 1 - 3RD FLOOR**




**BUILDING 3 - 3RD FLOOR**

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

*LEGEND*

| | |
|---|---|
| | PRIVATE |
| | COMMON SPACE |
| | LIMITED COMMON SPACE |
| M | MECHANICAL ROOM |

**FINAL PLAT**
**OF**
***PROVIDENCE GATEWAY CONDOMINIUMS***
***PHASE C & D***
*(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)*
*LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M*
*PROVIDENCE, CACHE COUNTY, UTAH*



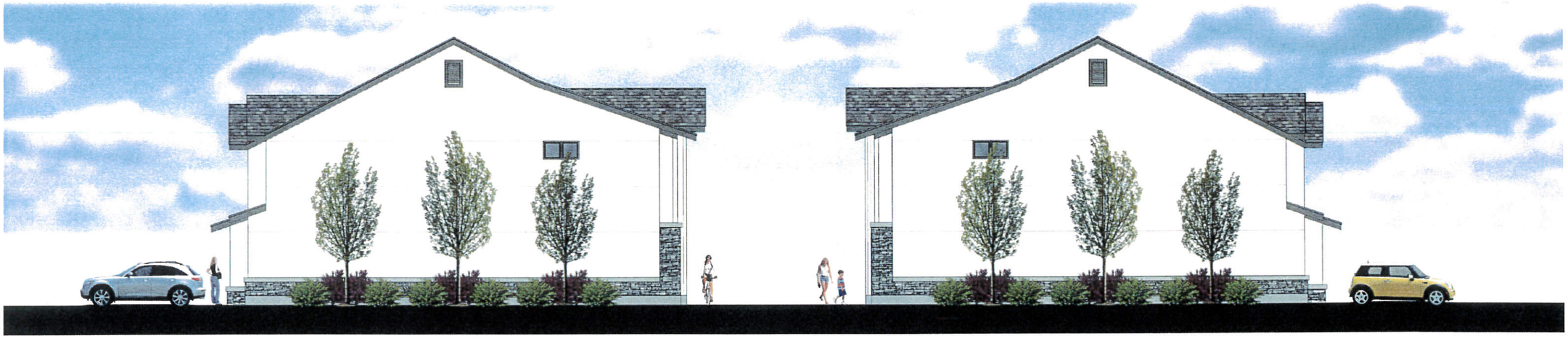
RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE CACHE COUNTY RECORDER



# STREET VIEW 10-PLEX CONDO SIDE



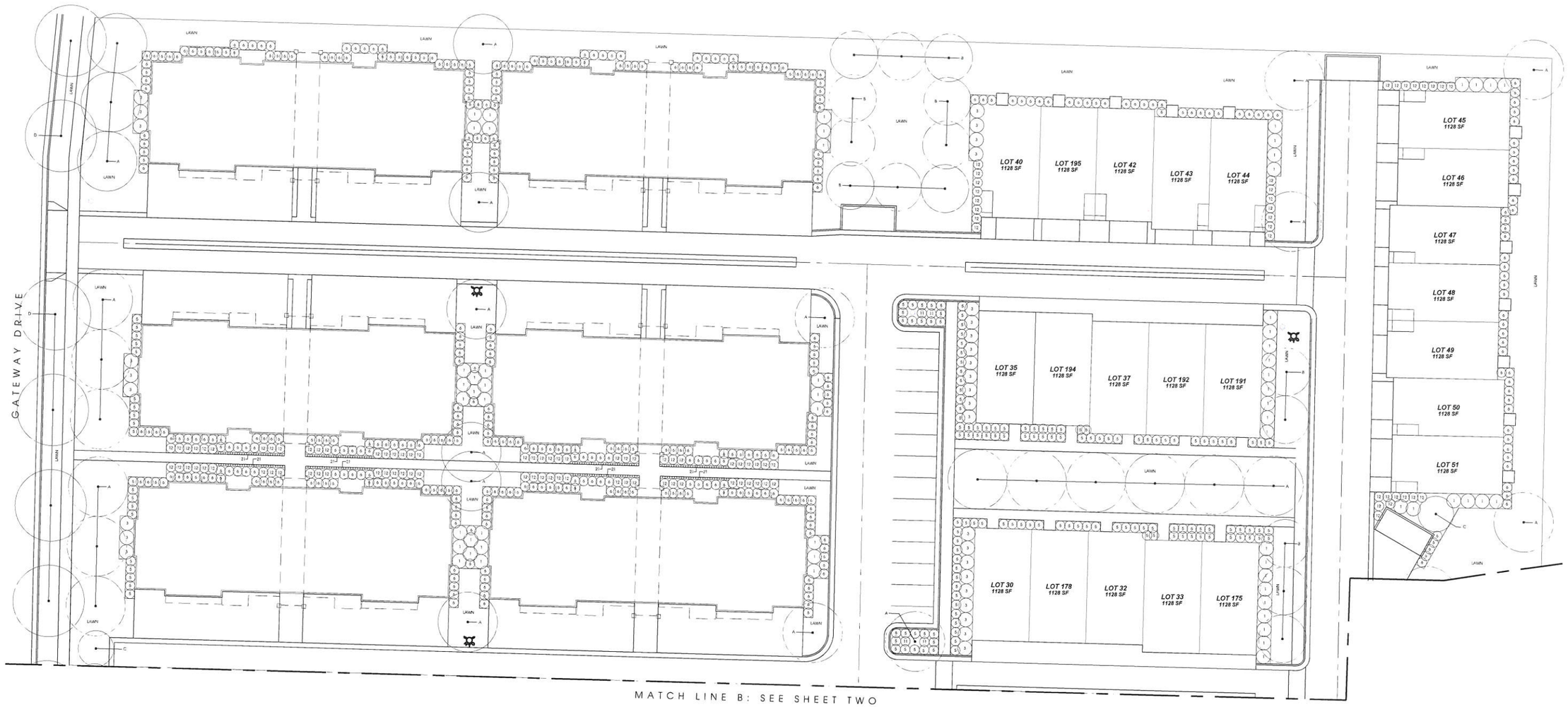
# STREET VIEW 5-PLEX LANE LOAD







# STREET LOAD 7-PLEX




## Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

| KEY | PLANT TYPE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| A | Shade Tree | Ulmus x 'Frontier' | Frontier Elm | 2" cal. | |
| B | Accent Tree | Malus 'Perfect Purple' | Perfect Purple Crabapple | 2" cal. | |
| C | Evergreen Tree | Picea pungens | Colorado Spruce | 6 ft. | |
| D | Street Tree | Tilia cordata 'Greenspire' | Little Leaf Linden | 2" cal. | |
| 1 | Tall Shrubs | Cornus sericea 'Bailey' | Red Twig Dogwood | 5 gal. | |
| 2 | | Cotoneaster acutifolia | Peking Cotoneaster | 5 gal. | |
| 3 | | Euonymus alatus compacta | Dwarf Winged Euonymus | 5 gal. | |
| 4 | Medium Shrubs | Ligustrum v. 'Lodense' | Lodense Privet | 2 gal. | |
| 5 | | Spiraea b. 'Anthony Waterer' | Dwarf Red Spiraea | 2 gal. | |
| 6 | | Taxus baccata repandens | English Spreading Yew | 2 gal. | |
| 11 | Ornamental Grasses | Calamagrostis x a. 'Karl Foerster' | Karl Foerster Feather Grass | 1 gal. | |
| 12 | | Panicum v. 'Heavy Metal' | Heavy Metal Switch Grass | 1 gal. | |
| 21 | Groundcover | Vinca minor | Dwarf Periwinkle | flat | Plant 12" oc |
| 22 | Perennial Flower | Hemerocallis 'Stella Supreme' | Stella Supreme Daylily | 1 gal. | |
| 23 | | Salvia spp. | Perennial Salvia | 1 gal. | |

North 1" = 20 Feet

20 10 0 20 40

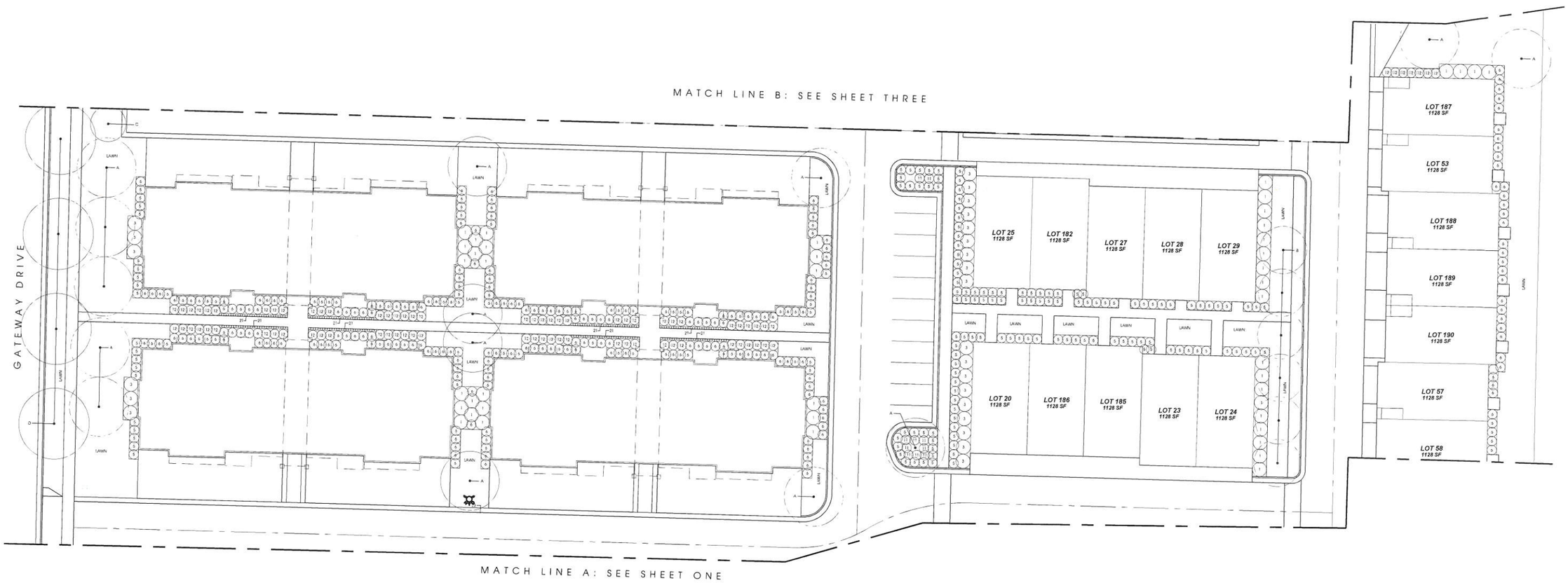
SHEET THREE
5 FEBRUARY 2019
Planting Plan

# PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955




North 1" = 20 Feet

20 10 0 20 40

## Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

| KEY | PLANT TYPE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| A | Shade Tree | Ulmus x 'Frontier' | Frontier Elm | 2" cal. | |
| B | Accent Tree | Malus 'Perfect Purple' | Perfect Purple Crabapple | 2" cal. | |
| C | Evergreen Tree | Picea pungens | Colorado Spruce | 6 ft. | |
| D | Street Tree | Tilia cordata 'Greenspire' | Little Leaf Linden | 2" cal. | |
| 1 | Tall Shrubs | Cornus sericea 'Bailey' | Red Twig Dogwood | 5 gal. | |
| 2 | | Cotoneaster acutifolia | Peking Cotoneaster | 5 gal. | |
| 3 | | Euonymus alatus compacta | Dwarf Winged Euonymus | 5 gal. | |
| 4 | Medium Shrubs | Ligustrum v. 'Lodense' | Lodense Privet | 2 gal. | |
| 5 | | Spiraea b. 'Anthony Waterer' | Dwarf Red Spiraea | 2 gal. | |
| 6 | | Taxus baccata repandens | English Spreading Yew | 2 gal. | |
| 11 | Ornamental Grasses | Calamagrostis x a. 'Karl Foerster' | Karl Foerster Feather Grass | 1 gal. | |
| 12 | | Panicum v. 'Heavy Metal' | Heavy Metal Switch Grass | 1 gal. | |
| 21 | Groundcover | Vinca minor | Dwarf Periwinkle | flat | Plant 12" oc |
| 22 | Perennial Flower | Hemerocallis 'Stella Supreme' | Stella Supreme Daylily | 1 gal. | |
| 23 | | Salvia spp. | Perennial Salvia | 1 gal. | |

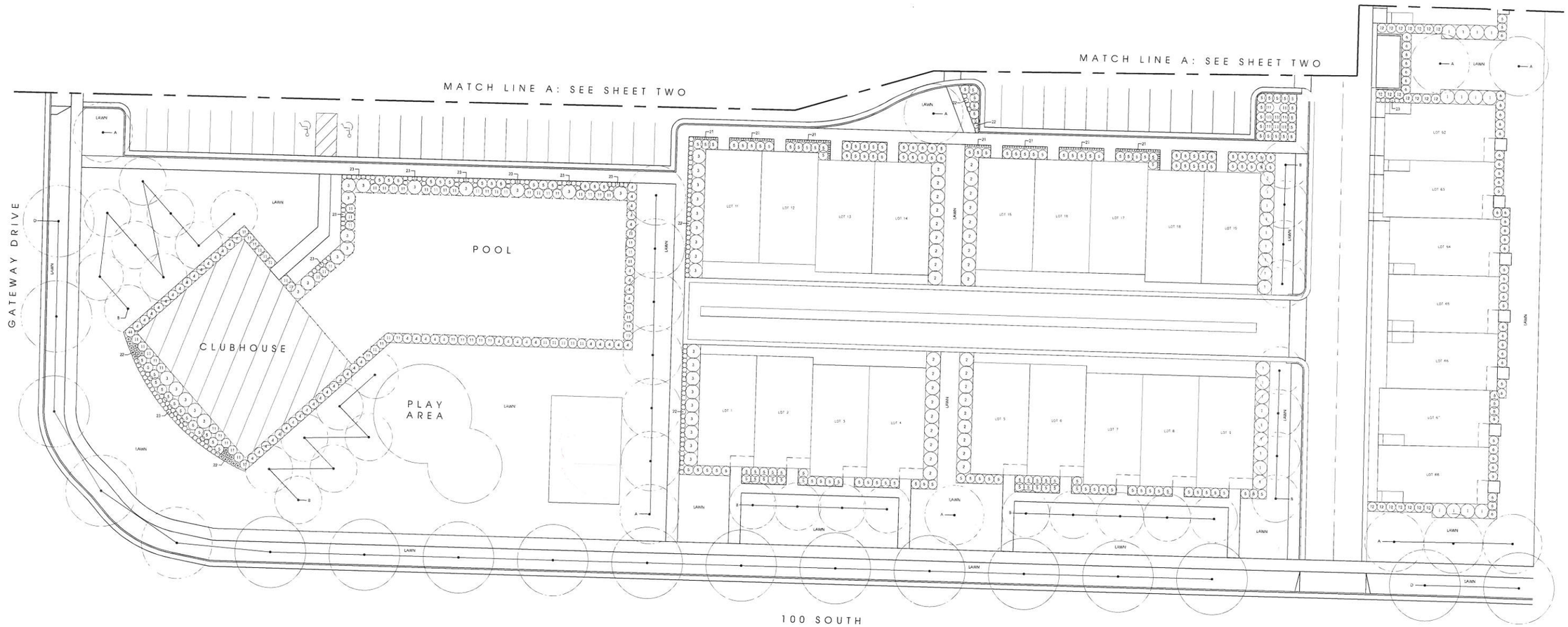
SHEET TWO
5 FEBRUARY 2019
Planting Plan

# PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435-753-2955




## Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

| KEY | PLANT TYPE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| A | Shade Tree | Ulmus x 'Frontier' | Frontier Elm | 2" cal. | |
| B | Accent Tree | Malus 'Perfect Purple' | Perfect Purple Crabapple | 2" cal. | |
| C | Evergreen Tree | Picea pungens | Colorado Spruce | 6 ft. | |
| D | Street Tree | Tilia cordata 'Greenspire' | Little Leaf Linden | 2" cal. | |
| 1 | Tall Shrubs | Cornus sericea 'Bailey' | Red Twig Dogwood | 5 gal. | |
| 2 | | Cotoneaster acutifolia | Peking Cotoneaster | 5 gal. | |
| 3 | | Euonymus alatus compacta | Dwarf Winged Euonymus | 5 gal. | |
| 4 | Medium Shrubs | Ligustrum v. 'Lodense' | Lodense Privet | 2 gal. | |
| 5 | | Spiraea b. 'Anthony Waterer' | Dwarf Red Spiraea | 2 gal. | |
| 6 | | Taxus baccata repandens | English Spreading Yew | 2 gal. | |
| 11 | Ornamental Grasses | Calamagrostis x a. 'Karl Foerster' | Karl Foerster Feather Grass | 1 gal. | |
| 12 | | Panicum v. 'Heavy Metal' | Heavy Metal Switch Grass | 1 gal. | |
| 21 | Groundcover | Vinca minor | Dwarf Periwinkle | flat | Plant 12" oc |
| 22 | Perennial Flower | Hemerocallis 'Stella Supreme' | Stella Supreme Daylily | 1 gal. | |
| 23 | | Salvia spp. | Perennial Salvia | 1 gal. | |

North 1" = 20 Feet

20 10 0 20 40

SHEET ONE
5 FEBRUARY 2019
Planting Plan

# PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435-753-2955

**PROVIDENCE CITY**
**Staff Report**
**Planning Commission**
**Meeting Date: 02/13/2019**

**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)

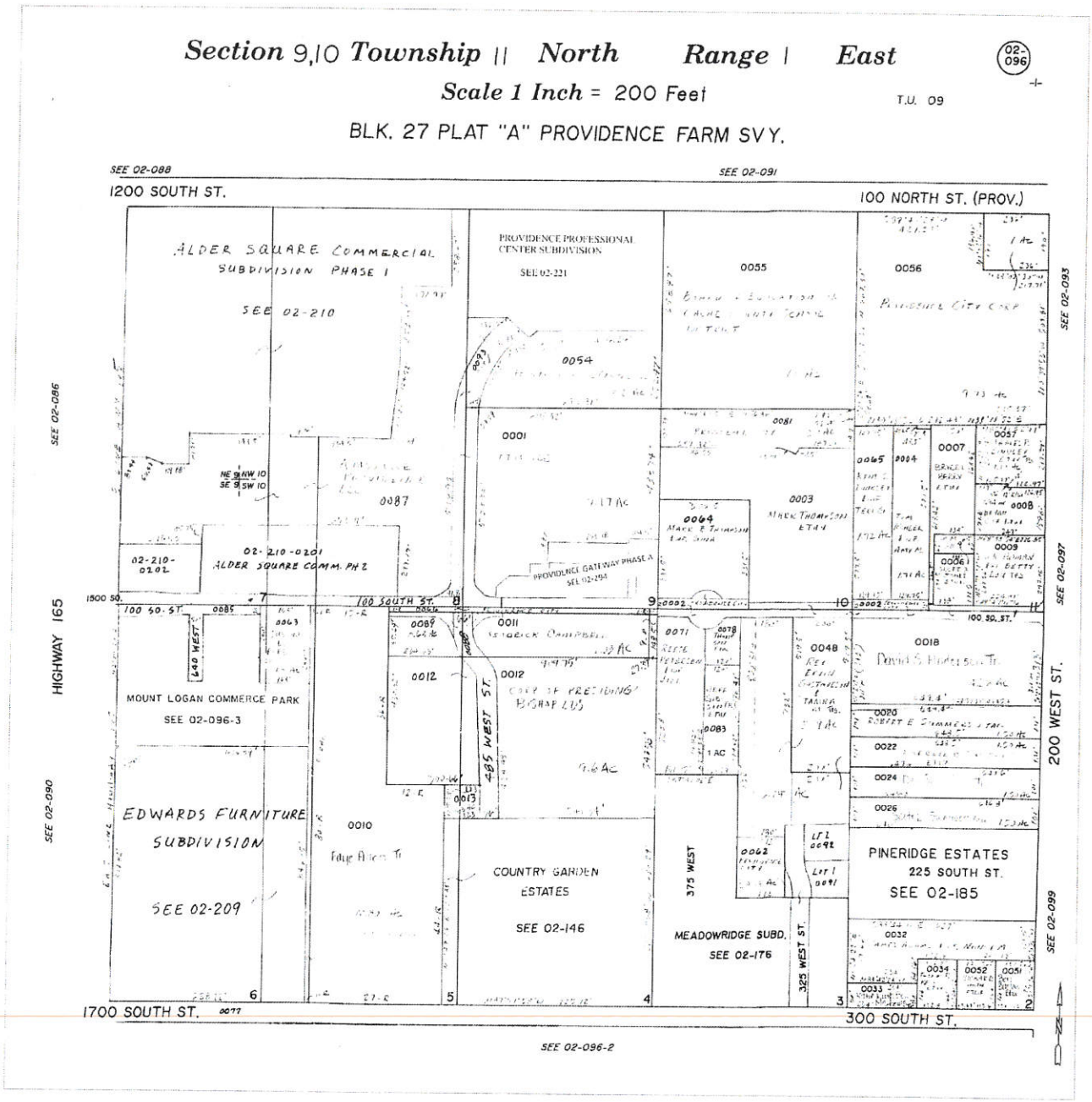
**CONCLUSIONS OF LAW:**

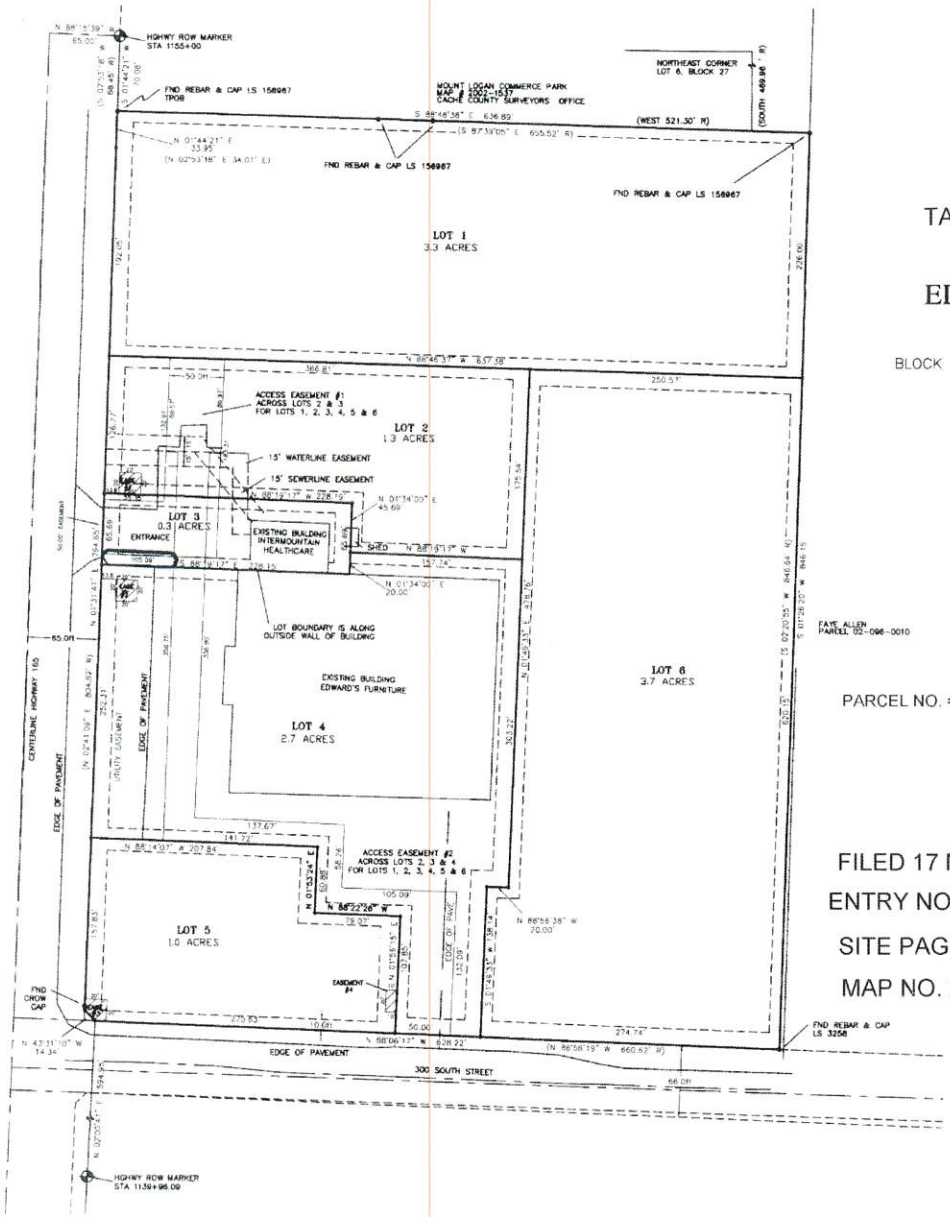
1. The General Plan does not anticipate this property zone changing from CHD.
2. Changing the zone to MFH is not in harmony with the Master Plan directives listed in Findings of Fact, Item 2.
3. The General Plan should be amended in order to make a favorable recommendation on this rezone request.

**CONDITIONS:**

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

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






02-209

Electronic Only

TAX UNIT 09

# EDWARDS FURNITURE SUBDIVISION

A COMMERCIAL SUBDIVISION
BLOCK 27, PLAT "A" PROVIDENCE FARM SURVEY
SECTION 10, T.11N. R.1E. S.L.B.&M.
PROVIDENCE CITY, CACHE COUNTY, UTAH

1 INCH = 60 FEET

0' 60' 120' 180'

FAYE ALLEN PARCEL 02-096-0010

BASIS OF BEARING = LOGAN CITY NETWORK

PARCEL NO. = 02-209-LOT NO.

**LOT ADDRESSES:**

LOT 1: 190 SOUTH HWY 165
LOT 2: 218 SOUTH HWY 165
LOT 3: 230 SOUTH HWY 165
LOT 4: 250 SOUTH HWY 165
LOT 5: 284 SOUTH HWY 165 & 645 WEST 300 SOUTH
LOT 6: 583 WEST 300 SOUTH

FILED 17 MARCH 2006
ENTRY NO. 912240
SITE PAGE 02-096-1
MAP NO. 2006-2042

RECEIVED
NOV 2 5 2018
mf



Printed: 10/9/2018 9:31 AM

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



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. Provide functional community space for public use.

5. 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~~ Housing Types**
1. The following uses are permitted in an LCR.
    a. Single-family detached residential housing (i.e. single-family homes)

~~b. Single-family duplex housing~~
c. Single-family attached residential housing (i.e. condominiums, town homes, twin homes)
~~d. Residential Care facilities for 8 persons or less~~
e. Apartments (i.e. duplex/two-family, three-family, four-family, multiple family)

~~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~~ 10 dwelling units per acre |
| **Minimum Lot Area**[2]<br>• Single Family Detached<br>• ~~Duplex~~ | <br>5,000 sq ft<br>~~7,500 sq ft~~ |
| **Minimum Dwelling Unit Size (total, not per floor)**<br>• **Single Family Attached**<br>• ~~**Apartments**~~ | <br>800 sq ft per dwelling unit<br>~~750 sq ft per dwelling unit~~ |
| **Minimum Lot Width**<br>• Single Family Detached<br>• Single Family Attached (alley garage access)<br>• Single Family Attached (street garage access)<br>• ~~Duplex~~<br>• Apartments | <br>~~60~~ 50 feet<br>16 feet minimum, 20 feet average<br>16 feet minimum, 20 feet average<br>~~80 feet~~<br>60 feet, plus 10 additional feet per building. See Subsection ~~B~~ 2 below |
| **Setbacks(Single Family Detached~~, Duplex~~)**[3]<br>• Front Yard (street garage access)<br>• Front Yard (alley garage access)<br>• Rear Yard<br>• Side Yard<br>• Corner Lot | <br>20 feet minimum/35 feet maximum<br>10 feet minimum<br>10 feet minimum<br>7.5 feet minimum<br>15 feet minimum on side adjacent to street |
| **Setbacks (Single Family Attached, Apartment)**<br>• Front Yard (street garage access)<br>• Front Yard (alley garage access)<br>• Rear Yard<br>• Side Yard<br>• Corner Lot | See Subsection ~~C~~ 3 below |
| **Maximum Structure Height**<br>• Single Family Detached ~~and Duplex~~<br>• Single-Family Attached/Apartments | <br>35 feet<br>45 feet |
| **Maximum Lot Coverage (Single Family/Duplex)** | 75 percent of the buildable area of the lot |

[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.

| | |
|---|---|
| **Off-Street Parking** | |
| • Single Family Detached | 4 per dwelling unit |
| • Single Family Attached | 2 per dwelling unit +.25 guest spot per unit |
| • ~~Duplex~~ | ~~2 per dwelling unit~~ |
| • Apartments (0-1 bedroom) | 1.5 per dwelling unit + .25 guest spot per unit |
| • Apartments (2+ bedrooms) | 2 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-five percent (~~20%~~ 25%) of dwelling units in the project be composed of single-family detached ~~housing~~ dwelling units.
    a. **Project Size and Diversity of Housing Types**
        I. Projects ~~ranging from 2-10.00~~ less than 25 acres shall be required to have a minimum of two (2) housing types.
        II. Projects ~~ranging from 10.01-~~25.00 acres or larger 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 parks, manicured grass, trails, playgrounds, gardens, landscaped areas with trees, ~~community structures~~ pavilions 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~~ large blocks and not be divided into unconnected small parcels.
5. Private facilities that are not open to the general public are not considered functional community space.

I. **Application for Rezone.** A complete application must include the following:
1. Payment of the application fee established by resolution.
2. Written statement of the purpose for the rezone.
3. Combined legal description of the area(s) proposed for rezone.
4. Map showing the area(s) proposed for rezone, including the general location of all non-developable sensitive areas, all potentially developable sensitive areas, existing infrastructure (including but not limited to: roads, water mains, sewer mains, storm water facilities, parks, etc.), and any proposed infrastructure shown in the City's general plan and associated maps.
5. Names and addresses for affected entities, as defined by UCA 10-9a-103.
6. Names and addresses for adjacent property owner(s) as defined by Providence City Code 10-1-6:B.2.

J. **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.
1. Said phasing plan shall tentatively outline what types and numbers of various housing types shall be constructed in each phase.
2. 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.
3. 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.

Section I will be moved to PCC 10-1-5:B.1.

Section J will be moved to PCC 11-3-2:B.4.i.

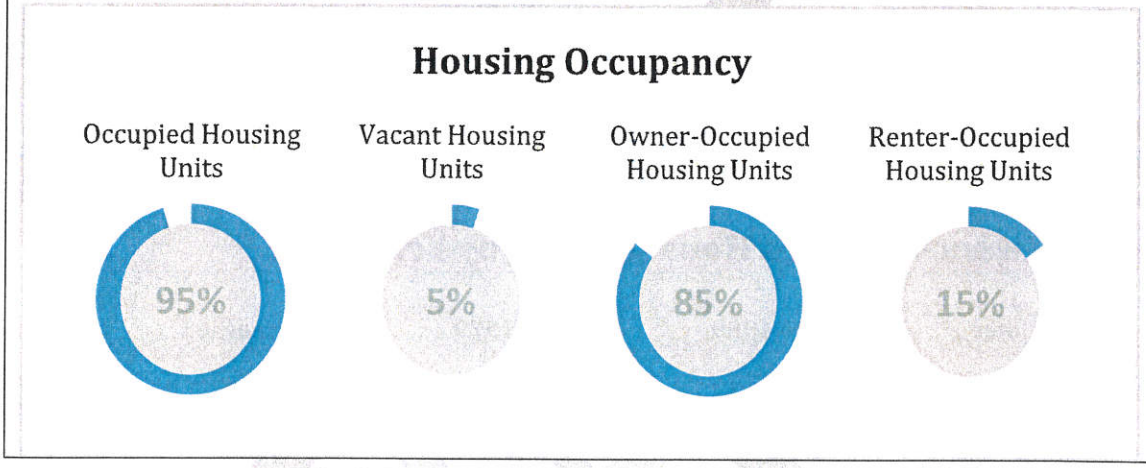
## CHAPTER 7 – MODERATE INCOME HOUSING

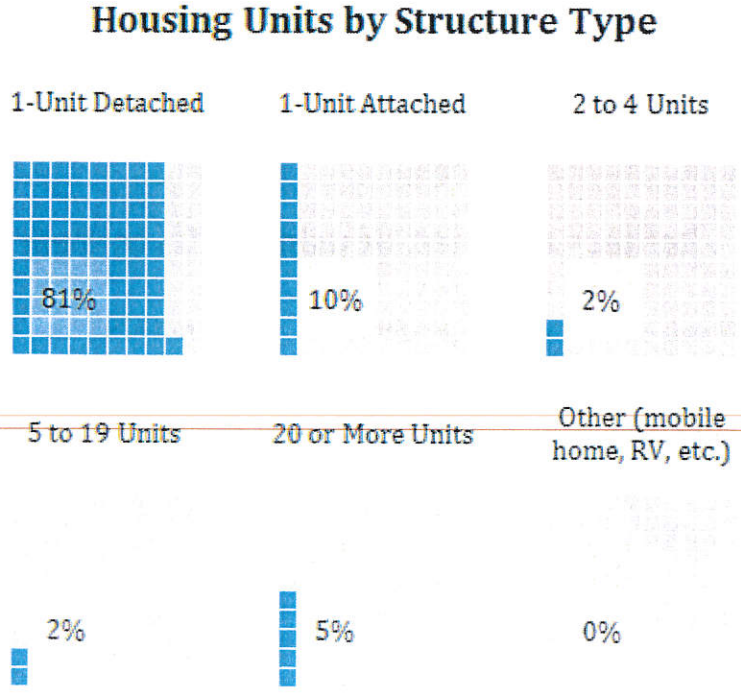
### 7.1 – WHAT WE KNOW

**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.

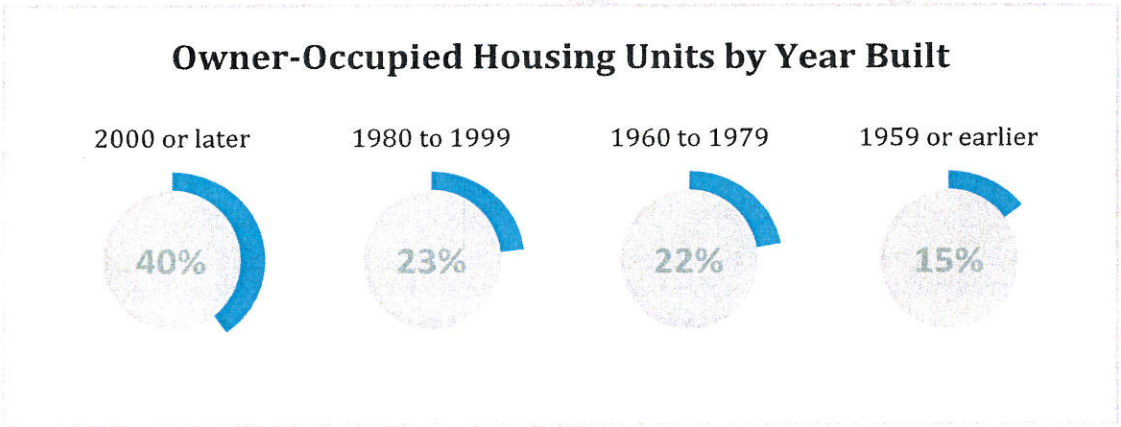


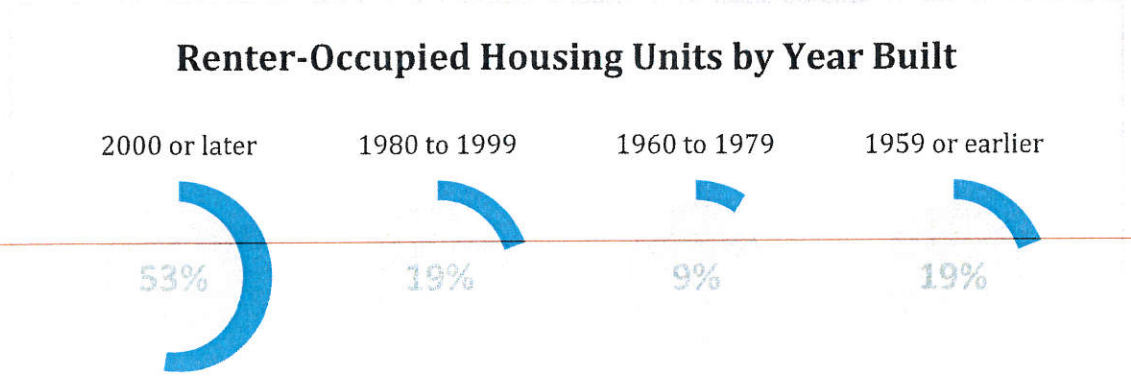



Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) 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.

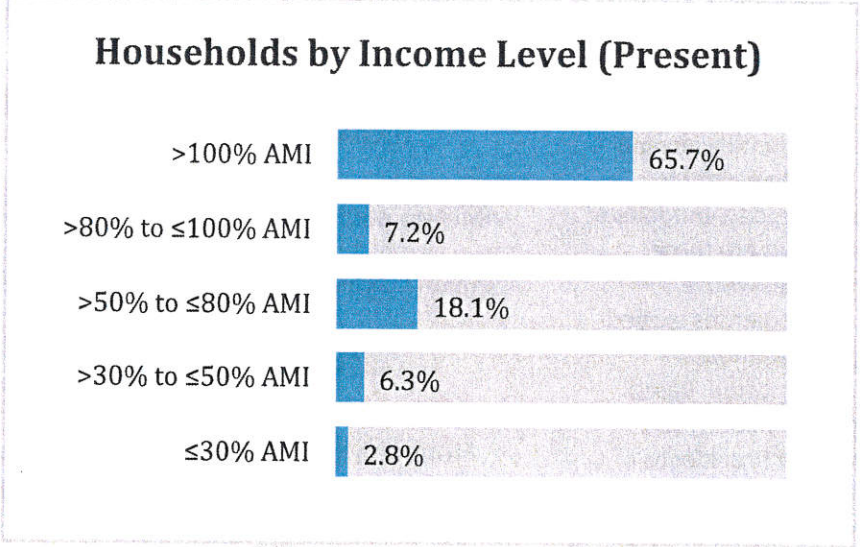
An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent 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 |

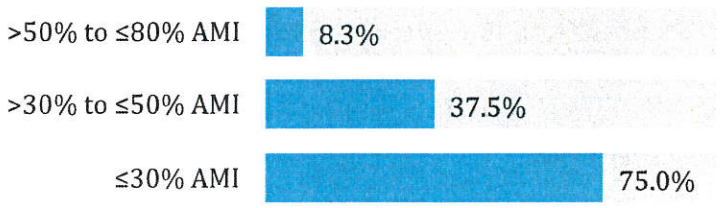
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2 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)



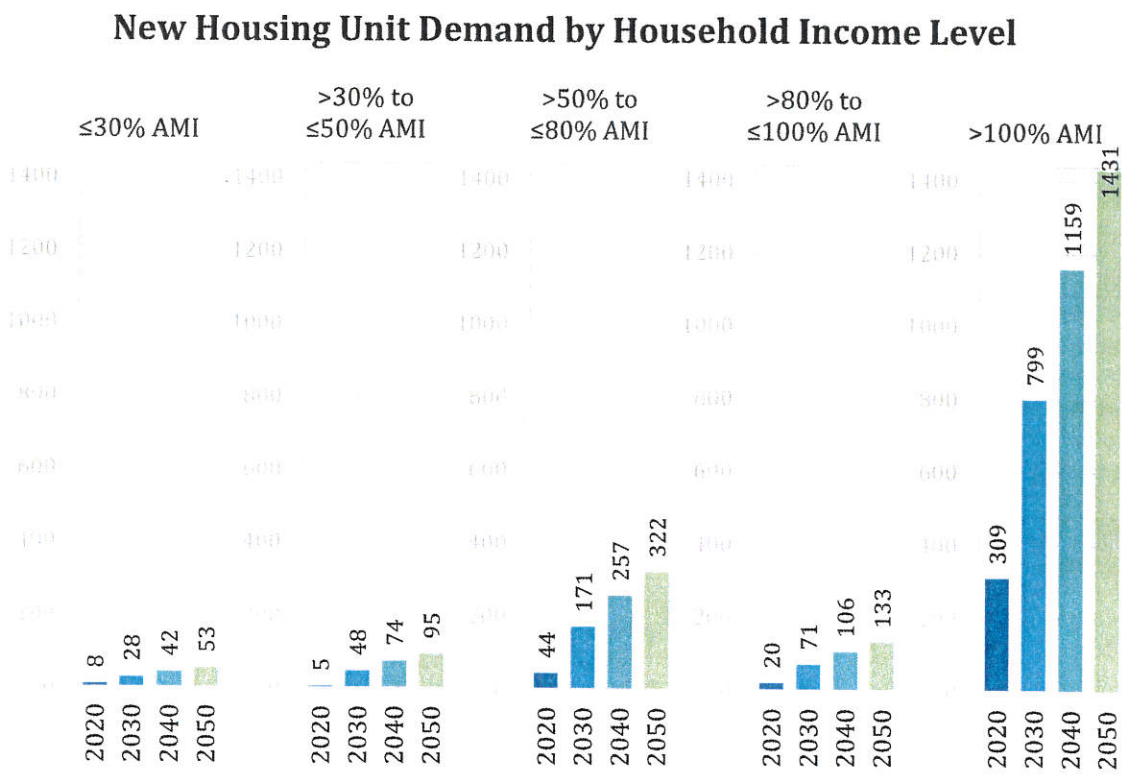
7.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

**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. | | |

Planning Comm.
16 Jan 2019
Worksheet

