

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
March 27, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Gary Sonntag, Chair

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for March 13, 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): None

Action Item(s):

Item No. 1. The Providence Planning Commission will consider for approval a final plat, for The Homes on Parkway Subdivision, The amendment of Lot 1 Willow Place Subdivision Amended, 18- dwelling unit multi-family residential subdivision located in the general area of 254 N Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

Item No. 2. Land use Training: The Planning Commission will discuss land use procedures with Executive Staff and the Ombudsman; (Discussion time approximately 90 minutes)

Study Items(s): None

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 Mindi Petersen on March 22th, 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.

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
3 **March 13, 2019 6:00 p.m.**
4

5 **Call to Order:** Gary Sonntag, Chair
6 Attendance: Ruthann Holloway, Laura Banda, Rowan Cecil, Bob Perry, Gary Sonntag, John Parker
7 Excused:
8 Voting Alternate:
9 Excused Alternate:
10

11 **Item No. 1. Resignation**

12 Acknowledge receipt of resignation by Robert James, dated February 27, 2019, as a Planning Commission Member
13 and Chair. Said notification was copied to the Mayor.

14 Bylaws Art.II.2.3

- 15 • G Sonntag stated that he will draft a letter to R James and bring it with him to the next meeting to review
16 with commission.
17

18 **Item No. 2. Succession of Chair**

19 Pursuant to the Planning Commission Bylaws: "If the Chair resigns office or no longer becomes a member of the
20 Commission, the Vice Chair shall succeed in the office for the remainder of the term". As such Gary Sonntag, who is
21 a current Planning Commission Member and serves as Vice Chair, will succeed in the office of Planning Commission
22 Chair. Bylaws Art.III.3.2
23

24 **Item No. 3. Selection of Vice Chair**

25 "If the Vice Chair...succeeds the Chair's office, a special election shall be held at the next regular meeting of the
26 Commission to select a Vice Chair to complete the term. Bylaws Art.III.3.2

27 **Motion to elect Bob Perry as Vice-Chair – R Cecil, second – J Parker**

28 **Vote:**

29 **Yea: G Sonntag, R Holloway, L Banda, R Cecil, J Parker**

30 **Nay:**

31 **Abstained:**

32 **Excused:**

33 **Excused Alternate:**
34

35 **Item No. 4. Vacation of Office**

36 Fill office of regular and alternate Planning Commission members left vacant. Bylaws Art.II.2.4

- 37 • S Bankhead explained that there will be 2 vacant spots for regular members in the next two months.
38 There is also a position for an alternate.
39

40 **Approval of the Minutes:**

41 **Item No. 1.** The Planning Commission will consider approval of the minutes for February 27, 2019.

42 **Motion to approve the minutes from February 27, 2019 – R Cecil, second – J Parker**

43 **Vote: G Sonntag, L Banda, R Cecil, B Perry, J Parker**

44 **Yea:**

45 **Nay:**

46 **Abstained: R Holloway**

47 **Excused:**

48 **Excused Alternate:**

49 **Corrections:**

- 50 • Page 1 line 5 Call to order **G Sonntag Vice Chair**
- 51 • Page 1 line 38 include Laura Banda
- 52 • Page 3 Line 123 suggested sending this to the **general pan consultants**
- 53 • Line 150 page 3 include L Banda
- 54 • Line 153 excused Robert James and Ruthann Holloway

- Page 2 Line 104 **however she thinks SFT would work.**

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.

- Josh Paulsen wanted to express appreciation to Robert James for his service as Planning Commission Chair.

Public Hearing(s):

Item No. 1. Proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Sections 1 and 6 Life Cycle Residential(6:15 PM). Prior to making a recommendation on the proposed code amendment, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken.

- Jana Hawkes of Providence asked for a definition of LCR. G Sonntag read the definition in Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, Sections 1 and 6 Life Cycle Residential:
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.
 2. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.
 3. Maintain a residential character compatible with surrounding traditional single-family neighborhoods.
 4. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.
- J Hawkes stated that she felt that a 5,000 sq. ft. lot does not justify an LCR zone. She felt that this type of development will bring increased traffic and only benefits the developer. She stated that Providence City will look like Herriman City in 20 years if this is allowed.
- Cindy Montoya of Providence explained that she has seen a previous plan that included over 55 active adult homes. When she saw the plans that were shown at the city council meeting it showed condominiums instead. She asked for clarification on the difference between condominiums and apartments.
- G Sonntag asked J Jackson to explain, from his perspective, the difference between a townhome and condominium. J Jackson explained that with a townhome you are buying a piece of property that sits under the townhome. With a condominium you are buying the airspace inside the sheetrock. Basically it is wall-to-wall, floor-to-ceiling. The condo association owns the floor system. With the townhome you own the walls, the dirt, etc. The HOA typically owns the exterior. He also explained that home ownership always brings more pride in the product.
- Scott Findley of Providence asked if apartments would be required, and referred to page 11 section a. He explained that according to the proposed changes, apartments would be required on developments of 25 acres or more.
- Josh Paulsen of Providence explained that there needs to be more clarity in regards to the rules of the LCR code. He explained that he felt that out of the Mayor, S Bankhead, B Fresz, and R Sneddon, maybe two of them were actually elected to write the code. He stated that he takes issue with the changes that are being proposed because he feels that they are not being true to the intent of the functional community space requirement. He felt that a very key piece has been taken out to allow the applications and proposals to easily get through the process.

- J Paulsen stated that he feels that there is “funny business” going on in the city. He feels that the LCR ordinance should not move forward and should have no changes made until 2020, after the next election. He explained that the reason why he felt that it should be stayed is that there will be four council members leaving the council by that time, one of whom was not elected. He stated that if the commission had courage and integrity, they would let this run out and not do things that will enable the city council to zone and redevelop the largest plots of land within Providence.
- Kevin Moon recently moved to Providence. He felt that a good public transportation system is key to a successful development. He felt that people in their 30s want yards and feels that this won’t happen in this zone. He stated that it will create a transient system. He feels that none of the current goals will be met, and the zone will only create problems for the next 40 years.
- Nate Farnsworth of Providence explained that he hasn’t heard any discussion on problems that will arise with a much larger population in our city. Schools, roads, law enforcement and fire services would be greatly impacted. He supports the idea of waiting until 2020 to make a decision on this.
- Jeff Jackson of Visionary Homes explained that deciphering what the current code means has been a challenge. He explained that he felt that fear in the community is due to not knowing what LCR is.
- J Jackson explained that the current code seems to require apartments if the development is over 25 acres. He felt that if the development is over 25 acres, four different life cycles should be required, such as first time home buyers, active adults, move up home buyers, etc. He feels that the focus should be more on demographics than on housing types. For example, you could have two different types of town homes, one type with amenities attractive to millennials, and one with amenities attractive to empty nesters. Or, a developer could build an entire subdivision of single family homes targeted to four different demographics: small two story homes for millennials, larger homes for move-up buyers, single story homes for seniors, and estate homes for the wealthy. He said that while he is in favor of open space, the proposed 25% functional open space is extreme. Most cities have a requirement for open space, and a separate requirement for functional open space. Functional open space is typically 10-15%, and typically 20-25% is the true open space requirement. He said that the 25% requirement would only leave 60% of the ground for housing units after roads and setbacks are taken out. He mentioned that community open space has a lot of issues that need to be worked out, such as liability and maintenance issues. It is also not fair that residents in the development will pay an HOA fee for the upkeep of the open space, and yet it will be accessible to all citizens of Providence.
- Lacey Nye of Providence felt that the way it is currently written would allow apartments to be put across the street from million dollar homes.
- Scott Findley of Providence referred to page 12 section H, and asked why it had been stricken. He encouraged the commission to not strike section H.
- Todd Morrison of Providence stated that he felt that homeowners versus renters do take more pride in homes. He asked if there will be any stipulations with the HOA as to how many of the units can be rented out. He felt that having a stipulation on how many can be rented out is important.

Item No. 2. Proposed General Plan Map Future Re-Zoning of Existing Districts & Annexed Areas (6:15 PM)

Prior to making a recommendation on the proposed map, 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.

- S Bankhead explained that many think that by accepting this map into the general plan, the properties are automatically this zone. She stated that this is not the case, and that the map is just a guide.
- J Paulsen thanked the commission for holding the public hearing.
- J Jackson asked whether if this map is shown in the general plan, and a parcel is brought to be rezoned, the map needs to be changed prior to the rezone. S Bankhead explained that in order to cover the bases for policy, they try to change the map along with the rezone. S Bankhead stated that she felt that this is a plan, not an ordinance that limits what can be considered.

Study Items(s):

Item No. 1. Ordinance and Design Standards for Life Cycle Residential Zone, LCR

The Commission will review and discuss the proposed changes for Title 10 Chapter 4, LCR Zone.

- Page 9 of 12 line 39 - maintain and adjacent

- R Cecil explained that the different housing types could be townhomes, condominiums, single family detached, single family attached. He suggested splitting the housing types out separately because the way it is written makes it look like there are only 3 housing types.
- G Sonntag suggested having 2 housing types for 25 acres and 3 for 25 acres and larger. He explained that he felt that the current code is forcing developers into a particular type of housing.
- S Bankhead explained that aesthetically, multi-family is multi-family to most people. She feels that it is important to work terms such as active adult, first-time home buyer, step up home, etc., should be worked back into the ordinance. She feels that that is really the goal.
- S Bankhead explained that she felt that LCR gives the public the understanding that there can be single family structures and multi family structures in the same area.
- G Sonntag explained that he felt that what the developer builds will be driven by the market. He stated that there is a difference between affordable housing and housing affordability.
- J Parker mentioned the success of the Cobblestone Development. S Bankhead explained that she felt that it had been successful because it was a planned development, and people knew what would be there.
- L Banda explained Cobblestone is close to transportation, and felt that is why it has been successful.
- Dave Knight of Providence stated that he has a petition with over 551 signatures of citizens that are against LCR. He explained that he felt that this will be the beginning of a big mess if LCR is allowed. He stated that the commission only brings up the points that favor their agenda.
- J Paulsen believes that conditional use and PUD will work much better than LCR.
- G Sonntag explained that he feels that the commission needs to step back and redefine what is trying to be done. He explained that by using the zones that are already in place, demographics will be addressed, and there will be enough flexibility for developers.

Item No. 2. General Plan Map of Future Re-Zone of Existing Districts and Annexation Areas

The Commission will review and discuss the proposed changes to the Map.

- The commission discussed areas of focus, and agreed that more time is needed to study the map.
- The areas of focus are the Chugg property, the west side of Hwy 165 and the USU area by Millville.

Item No. 3. Providence Planning Commission Bylaws

The Commission will review and discuss the Bylaws and consider potential updates.

- Article I – General Provisions
 - 1.3 – An official copy of the ~~rules~~ **bylaws** of the
 - 1.4 – within the Providence City offices, ~~15 South Main~~ **164 N Gateway Drive**, Providence, Utah, 84332
- Article II – Members
 - 2.3 – add language for consideration of negligence
 - **2.5 – Expiration of Term**
 - **2.6 – Orientation and Training** – Training when available/encouraged
- Article III – Officers, Committees, Staff, Duties
 - 3.1 – Regular Election of Chair – Schedule for July 10, 2019
 - 3.2 – R Cecil suggested this be a nomination
 - 3.3 – Roberts Rules of Order, newly revised, ~~shall~~ **may**
 - 3.6 – no more than 2 members should do an inspection

Reports:

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

- S Bankhead reported on items from the City Council Meeting.
 - The council was in favor of annexing the Chugg property as LCR.
 - The council was not in favor of the Edwards Furniture rezone. Not all information from the developer was submitted as part of the formal package.
 - The law enforcement and animal services contracts were renewed.
 - CAPSA made a presentation and Mayor Drew signed the proclamation.
 - The council heard from residents about the status of 100 South, west of 200 West.

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: G Sonntag, R Holloway, L Banda, R Cecil, J Parker

Nay: None

Abstained: None

Excused:

Excused Alternate:

The next meeting is Wednesday, March 27, 2019

Meeting adjourned approximately 8:50 PM

Minutes prepared by Mindi Petersen

Gary Sonntag, Chair

Skarlet Bankhead, City Recorder

PROVIDENCE CITY
Executive Staff Review
Planning Commission Meeting Date: 03/27/2019

Request: Approval of an amended final plat and multi-family site plan for The Homes on Parkway (formerly DLMAC Subdivision, an amendment of Lot 1 of the Willow Place Subdivision.

Item Type: Amended final plat and multi-family site plan

Applicant: DLMAC LLC

Agent: Danny Macfarlane

Prepared by: S Bankhead

General Plan: Commercial General District (CDG)

Zone: Multi-Family High (MFH)

Parcel ID #: 02-162-0013
Address: 254 N. Spring Creek Pkwy

Acres: 1.07
Density per acre: **Gross:** **Net:**

Number of Properties: 1
Proposed Lots: 18

Background Information:

1. On November 28, 2018, the Planning Commission approved a final plat amendment adjusting the lot line between lots 1 and 2 in the Willow Place Subdivision.
2. On February 20, 2019, the Planning Commission approved the preliminary plat for DLMAC Subdivision amending Lot 1 of the Willow Place Subdivision with an 18-unit single-family attached (townhomes) subdivision.

Staff Report Summary of Key Issues:

Residential Development – Master Plan Directive

Residential neighborhoods are very important to Providence City residents. Safety and aesthetics are important objectives in any new residential development. While most of Providence City's future population will want and can afford single family housing, a substantial number will either want housing options that requires less maintenance and upkeep, or need housing that is more affordable to own or rent.

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.

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 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 principles in the Residential Development section of the General Plan.
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.

3. The infrastructure for Lot 1 of the Willow Subdivision was installed with the original development. A development agreement is not needed for this amendment.

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.
3. The city engineer will verify legal description.
4. The surveyors stamp needs signature.
5. Applicant will submit water requirement calculations to compare with the original water dedication.
6. The construction drawings need to be approved by the City Engineer.

RECOMMENDATION:

The executive staff has reviewed the request; and recommends that the Planning Commission approve the final plat and multi-family site plan for The Homes on Parkway Subdivision according to the Findings of Fact, Conditions of Law, and Conclusions listed above.



LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

[illegible][illegible]

NOTES:

2. **#5 REBAR & LAP TO BE SET AT ALL BOUNDARY CORNERS.**
3. **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, DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).**
4. **ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO THE REFERENCE BEARING SHOWN ON EACH BUILDING.**
5. **THE CASHIER/CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.**
6. **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 REMOVAL OF UTILITY LINES AND STRUCTURES WHICH THE PROPERTY UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.**
7. **ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.**
8. **NO HAZARDOUS SETBACKS ARE REQUIRED.**
9. **ALL ASSESSMENTS OF THE PROPERTY SHALL BE DETERMINED FROM WILLOW PLACE SUBDIVISION AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE ON THE OFFICE OF THE CACHE COUNTY RECORDER.**

<i>LINE TABLE</i>		
LINE #	BEARING	DISTANCE
L1	S21°48'28"E	27.84
L2	N12°14'31"E	46.20
L3	N15°51'51"W	30.77
L4	S40°58'24"W	52.94

<i>ADDRESS TABLE</i>	
BUILDING	ADDRESS
1 (UNITS 1-9)	254 N SPRING CREEK PARKWAY
2 (UNITS 10-18)	254 N SPRING CREEK PARKWAY

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT (MADE AT THE REQUEST OF THE OWNER OF LOT 1) IS TO CHANGE LOT 1 FROM A SINGLE BUILDING LOT TO NOW INCLUDE 2 PROPOSED TOWNHOME BUILDINGS WITH 18 UNITS/LOTS FOR SINGLE FAMILY RESIDENTS.

LEGEND

PRIVATE OWNERSHIP

COMMON AREA

CENTERLINE MONUMENT

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

[illegible]

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HAVE 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
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

All of Lot 1, WILLOW PLACE SUBDIVISION AMENDED, according to the Official Plat thereof on file in the Office of the Cache County Recorder, 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 Lot 2, WILLOW PLACE SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder, thence S01°52'33"E along the east line of said Plat 122.00 feet, thence West 213.89 feet, thence S19°12'00"W 70.00 feet, thence West 105.00 feet to the easterly line of Spring Creek Parkway, thence Northeasterly along the arc of a 467.00 foot radius non-tangent curve (radius bears: S80°16'21"E) to the right 232.25 feet through a central angle of 28°29'39" (chord: N28°58'29"E 229.86 feet) to the southwest corner of Lot 1, PARKWAY MEDICAL PLAZA Subdivision, according to the Official Plat thereof in file in the Office of the Cache County Recorder, thence S84°56'53"E along said Plat 248.94 feet to the point of beginning.

Contains: 1.07+/- 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:

THE HOMES ON PARKWAY
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION
AMENDED)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAN 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 PLAN, 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 PLAN TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

DL MAC, LLC

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME _____, WHO AFTER BEING DULY SWORN, DID
ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF
DLMAC, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED
THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF
SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

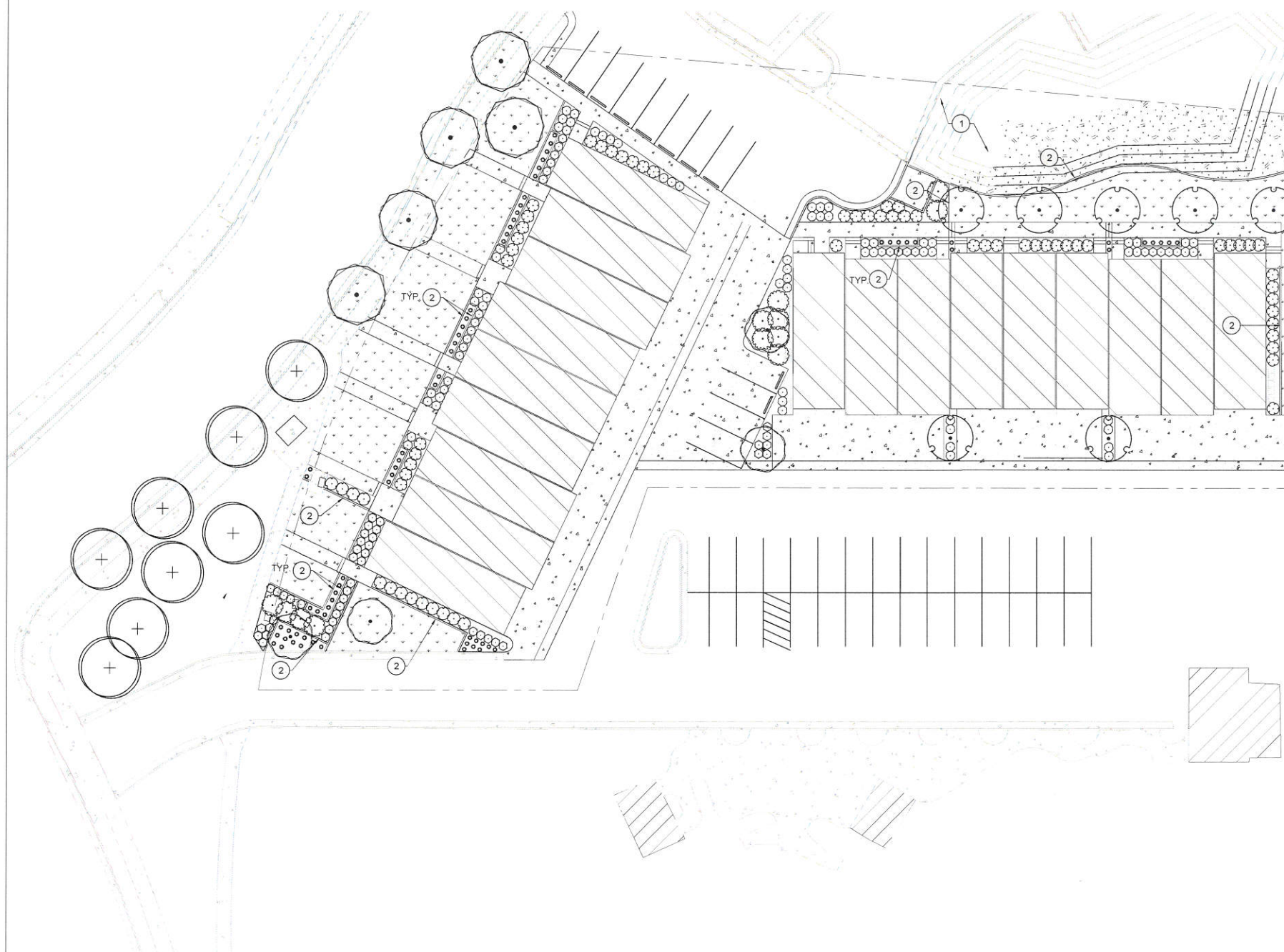
MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

FINAL PLAT
OF
THE HOMES ON PARKWAY
(THE AMENDMENT OF LOT 1, WILLOW PLACE
SUBDIVISION AMENDED)

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

SCALE: 1"=20'



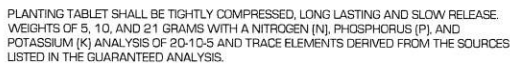
— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING

GENERAL NOTES:

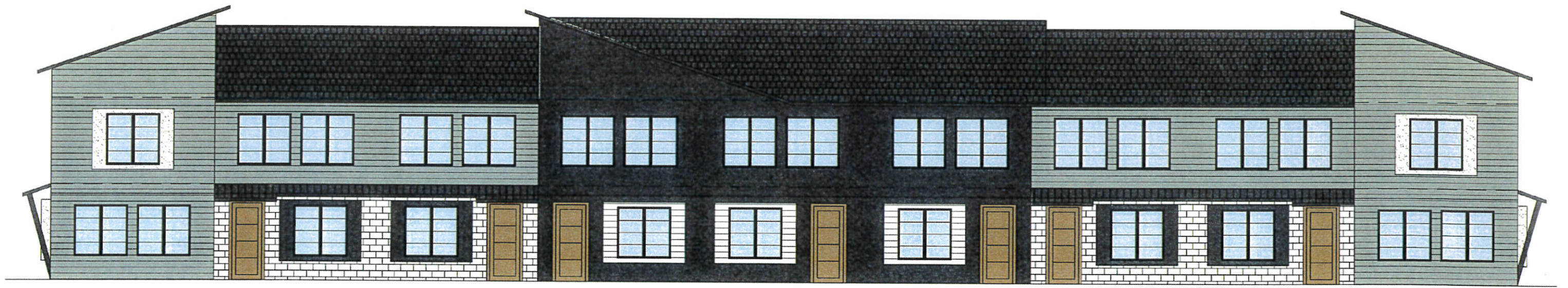
1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY THE CONTRACTOR(S) OR SUBCONTRACTORS TO THE EXISTING UTILITIES, AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDING(S), SITE, LANDSCAPE, AND/OR EXISTING UTILITIES, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE REPAIRS AND REPAIRS REPORT TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
3. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE MEASUREMENT AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. THE CONTRACTOR(S) SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.

- 6 THE PLANTING PLAN IS GRAPHIC AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST
- 7 PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES.
- 8 7. MINOR PRECEDENCE OVER THE PLANTING PLAN SHALL BE GIVEN TO THE CONSTRUCTION OF UTILITIES.
- 9 THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY
- 10 DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- 11 ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OR
- 12 EQUAL OR HIGHER DRAINAGE-HABIT FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE
- 13 AS APPROVED BY THE OWNER'S PEER.
- 14 8. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, AND ALL PLANTING AREAS SHALL
- 15 BE MOISTENED BEFORE PLANTING.
- 16 9. ALL GRASS SEED SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL, AND TEN (8) INCHES
- 17 IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
- 18 10.1 MINIMUM 1% PERCENT ORGANIC MATTER
- 19 10.2 MINIMUM 1% PERCENT ORGANIC MATTER
- 20 10.3 TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
- 21 10.4 SALT - BALANCE
- 22 10.5 STONE FRAGMENTS (GRAVELS) OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE - <5% [BY VOLUME]
- 23 10.6 THE SOIL SHALL BE FERTILE, NATURAL, LOAM AND SHALL BE CAPABLE OF SUSTAINING
- 24 VIGOROUS PLANT GROWTH; IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR
- 25 ROOTS, STICKS AND OTHER EXTRANEUS MATERIAL. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR
- 26 ANY OTHER HAZARDOUS OR PLANT DANGEROUS MATERIALS THAT MAY BE HARMFUL TO PLANTS OR TO THE SOIL.
- 27 11. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL PLANTS:
- 28 11.1 SUBGRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE
- 29 WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF

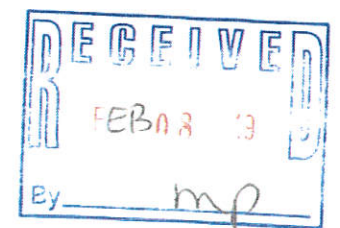
24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:

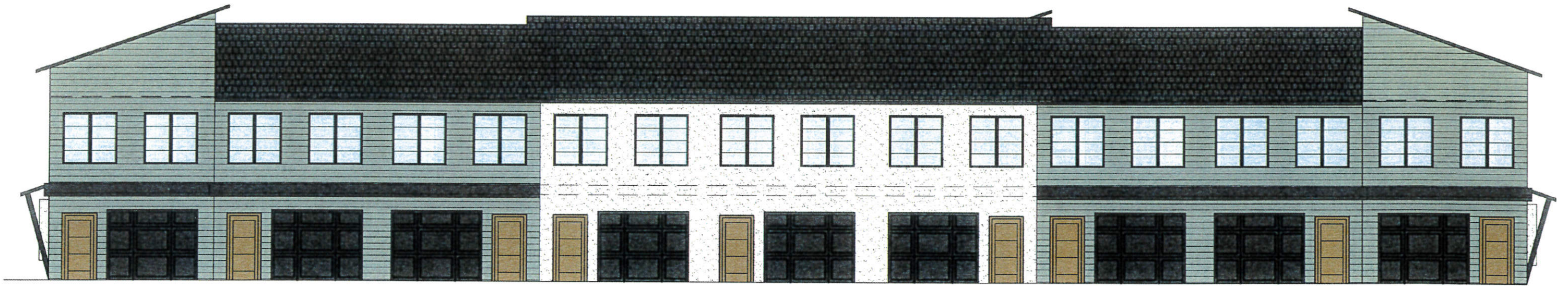


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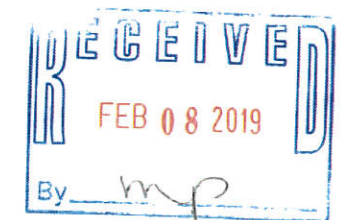


FRONT ELEVATION



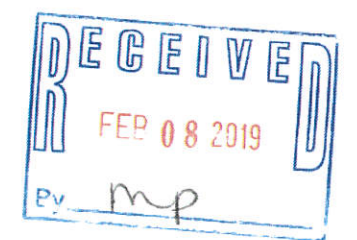


REAR ELEVATION



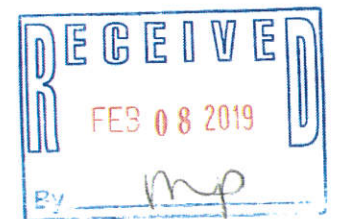


LEFT ELEVATION





RIGHT ELEVATION



SCALE: 1"=20'

GENERAL NOTES:
ANTICIPATED PRESSURE AT CONNECTION IS 135 PSI

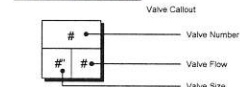
IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>PSI</u>	<u>DETAIL</u>
   	RAIN BIRD 1804 (RD04SP30MPR) 8 SERIES MPR TURF SPRAY 4" O" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
   	RAIN BIRD 1804 (RD04SP30MPR) 10 SERIES MPR TURF SPRAY 4" O" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
   	RAIN BIRD 1804 (RD04SP30MPR) 12 SERIES MPR TURF SPRAY 4" O" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
   	HUNTER PRO-S-04-PR30 5" STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 4" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30	

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>PSI</u>	<u>GPM</u>	<u>DETAIL</u>
ARC 25	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503
ARC 30	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503
ARC 35	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>DETAIL</u>
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	4/L-503

SYMBOL	MANUFACTURER/DESCRIPTION	DETAIL
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3/L-503
	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	6/L-504
	BRASS STOP AND WASTE VALVE, 1-1/2" MARK II ORISEAL STOP AND WASTE VALVE (H-10284)	5/L-504
	WILKINS 375 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.	2/L-504
	RAIN BIRD ESP4ME 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. ADD MODULES AS NEEDED. VERIFY ACTUAL LOCATION WITH OWNER.	1/L-504
	POINT OF CONNECTION 1-1/2" CONNECT TO BUILDING SUPPLY LINE - SEE CIVIL PLANS FOR PIPE LOCATION.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	8/L-504
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LATERAL PIPE FOR DRIP IRRIGATION. DISTRIBUTION TUBING, EMITTERS AND TREE RINGS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	8/L-504
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2"	4/L-504
	PIPE SLEEVE: PVC SCHEDULE 40	7/L-504



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THE HOMES ON PARKWAY
254 NORTH SPRING CREEK PKWY
PROVIDENCE, UT 84332

[illegible]

PROJECT #: 18-294
PRINCIPAL: D. MACFARLANE
PROJECT MGR: D. MACFARLANE
DESIGNED BY: D. MACFARLANE
ISSUED: 03.08.19

Know what's below.

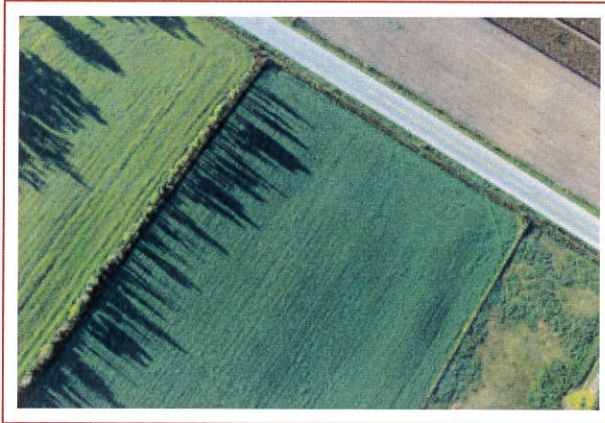
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IRRIGATION PLAN

The Office of the Property Rights Ombudsman protects and preserves the property rights of Utah citizens. The Office helps individuals and government agencies understand and comply with land use and property rights laws. The Office also resolves property rights disputes and advocates fairness and balance when private property rights conflict with public needs.



The Office of the Property Rights Ombudsman is a neutral, non-partisan agency that helps citizens understand and protect their rights to property ownership and use.

Source: propoertyrights.utah.gov



Providence City, UTAH

Executive Staff

The executive staff includes, but is not limited to the following:

- Skarlet Bankhead, Administrative Services Director
- Mindi Petersen, Administrative Services Specialist Land Use Applications/Zoning
- Rob Stapley, Public Works Director
- Tara Bankhead, Public Works Office Specialist
- Aaron Walker, Logan City Fire Department Fire Inspector
- Chad Woolley, City Attorney (Cowdell Woolley PC)
- Max Pierce, City Engineer (CRS Engineers)
- John Drew, Mayor
- Roy Sneddon, Council Member
- Brent Fresz, Council Member

Providence City Code (PCC) 2-4-1 states, *there is created a Land Use Authority which shall consist of the Planning Commission for all subdivisions*. The planning commission is also the land use authority for approval of all development proposals in the mixed use district (MXD) (see PCC 10-4-4:A). The Planning Commission also acts on multi-family site plans (see PCC 10-8-9:E.3.)

Before land use applications for subdivisions, MXD development, and multi-family site plans are sent to the Planning Commission, they are reviewed by the city executive staff. The executive staff reviews plans for technical and general compliance with applicable federal, state, and local codes, ordinances, rules, specifications, standards, etc.

Executive staff also prepares, reviews, and recommends city code amendments and general plan amendments for planning commission and city council action.

Executive staff reviews and recommends capital project and facility master plans.