Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
April 10, 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 27, 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 preliminary plat for Vineyard Subdivision, a multi-family residential subdivision consisting of single family homes, townhomes and condominiums with approximately 57 units located in the general area of 600 South and 1000 East, Providence, UT; (Discussion time approximately 10 minutes)

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.

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.

Item No. 3. Providence Planning Commission Bylaws
The Commission will review and discuss the Bylaws and consider potential updates.

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 April 4th, 2019

Mindi Petersen

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
March 27, 2019 6:00 p.m.

Call to Order: Gary Sonntag, Chair
Attendance: Rowan Cecil, Bob Perry, Gary Sonntag, John Parker, Ruthann Holloway
Excused:
Voting Alternate:
Excused Alternate: Laura Banda

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for March 13, 2019.
Motion to approve the minutes from March 13, 2019 – R Cecil, second – R Holloway
Vote:
Yea: R Cecil, B Perry, G Sonntag, J Parker, R Holloway
Nay:
Abstained:
Excused:
Excused Alternate:
Corrections:

- Line 52 – General Plan

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.

- Dave Matthews explained that he is in the process of selling a 10 acre parcel (02-117-0022) and it is shown on the future rezoning of existing districts map as CHD. He expressed his concern that the sale will fall through because the proposed zone is different than the current zone. G Sonntag explained that the map is just a draft and that the parcel still needs to be annexed in before a zone is assigned.
- G Sonntag felt that it is important to give applicants some inclination of what a zone may potentially be.
- G Sonntag asked the city staff and commission to reach out to Millville, USU and the county to see what their future plans are for the surrounding area.

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)
Motion to approve the final plat for The Homes on Parkway Subdivision with conditions as stated – R Cecil, second – J Parker
Vote:
Yea: R Cecil, B Perry, G Sonntag, J Parker, R Holloway
Nay: None
Abstained:
Excused:
Excused Alternate: L Banda

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, 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 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.
3. The city engineer will verify legal description.
4. The surveyor's stamp needs a 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.

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)

- Brent Bateman, Utah State Property Rights Ombudsman, discussed land use law and property rights issues.
- B Bateman explained that sometimes planning commissions need to make unpopular decisions. What's best for the community is not always what people want. He stated that this is happening everywhere and is not exclusive to Providence.
- B Bateman explained the difference between legislative and administrative decisions. Legislative decisions make laws. Administrative decisions apply the law. He explained that the planning commission has a legislative role in making decisions based on recommendations to the city council. The planning commission also has a role in administrative decisions by enforcing the laws of the city.
- B Bateman explained that the public does provide great input. He explained the importance of knowing and understanding if a legislative or administrative decision is being made because how the commission should handle the public is completely different in each scenario. A legislative decision is a policy decision. In this case he expressed the importance of the publics input. With an administrative decision, the commission is forbidden by law to consider public clamber. He explained that the only considerations for an administrative decision are whether it complies with the law.
- B Bateman explained to the commission the importance of not spending all their time making administrative decisions. The commission's main role is legislative action and making recommendations to the council.
- B Bateman explained that using plain language in the city code is extremely important. When the code is vague and there is unclear interpretation the judge will interpret it in the developer's favor and allow the use. He explained that the reason that this is fair is because the commission has the power to make the code better.
- Members of the executive staff introduced themselves and provided information on what role the they play in land use applications.
- The executive staff includes, but is not limited to the following:
  Skarlet Bankhead, Administrative Services Director
  Mindi Petersen, Administrative Services Specialist for 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

- It was explained that before land use applications for subdivisions, mixed use development, or multi-family development 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.

Study Items(s): None

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, J Parker, B Perry, G Sonntag, R Holloway
Nay: None
Abstained: None
Excused:
Excused Alternate: L Banda

The next meeting is Wednesday, April 10, 2019

Meeting adjourned approximately 9:15 PM
Minutes prepared by Mindi Petersen

_____ _____

Robert James, Chair Skarlet Bankhead, City Recorder

DRAFT

This staff report for this item will be available Monday, April 8, 2019

Item No. 1. The Providence Planning Commission will consider for approval a preliminary plat for Vineyard Subdivision, a multi-family residential subdivision consisting of single family homes, townhomes and condominiums with approximately 57 units located in the general area of 600 South and 1000 East, Providence, UT; (Discussion time approximately 10 minutes)

VINEYARD

PRELIMINARY PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

0 100 200

SCALE: 1"= 80' (24x36 PLAN SET)
SCALE: 1"= 160' (11x17 PLAN SET)

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision to the POINT OF BEGINNING and running

thence S 89°05'49" E 1,087.52 feet to the west right of way line of 1000 East Street;
thence S 01°20'49" W 491.16 feet along said west right of way line;
thence N 89°35'20" W 585.11 feet;
thence S 01°10'17" W 27.89 feet;
thence N 89°35'20" W 550.69 feet along an existing fence line;

thence along Brookside Village Phase 3 the next two courses:
1) thence N 89°28'28" W 204.83 feet (S89°11'54"W, By Record);
2) thence N 83°53'11" W 140.98 feet (N85°12'49"W, By Record);

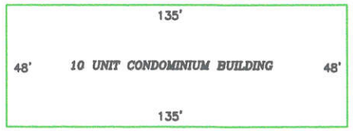
thence N 01°10'17" E 517.35 feet along an existing fence line;
thence S 89°05'49" E 394.98 feet along an existing fence line and the south line of South Fields Subdivision and it's projection thereof to the point of beginning,
containing 17.47 acres, more or less.

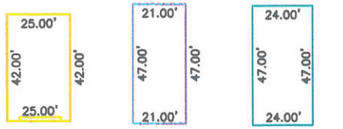
SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage acces): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

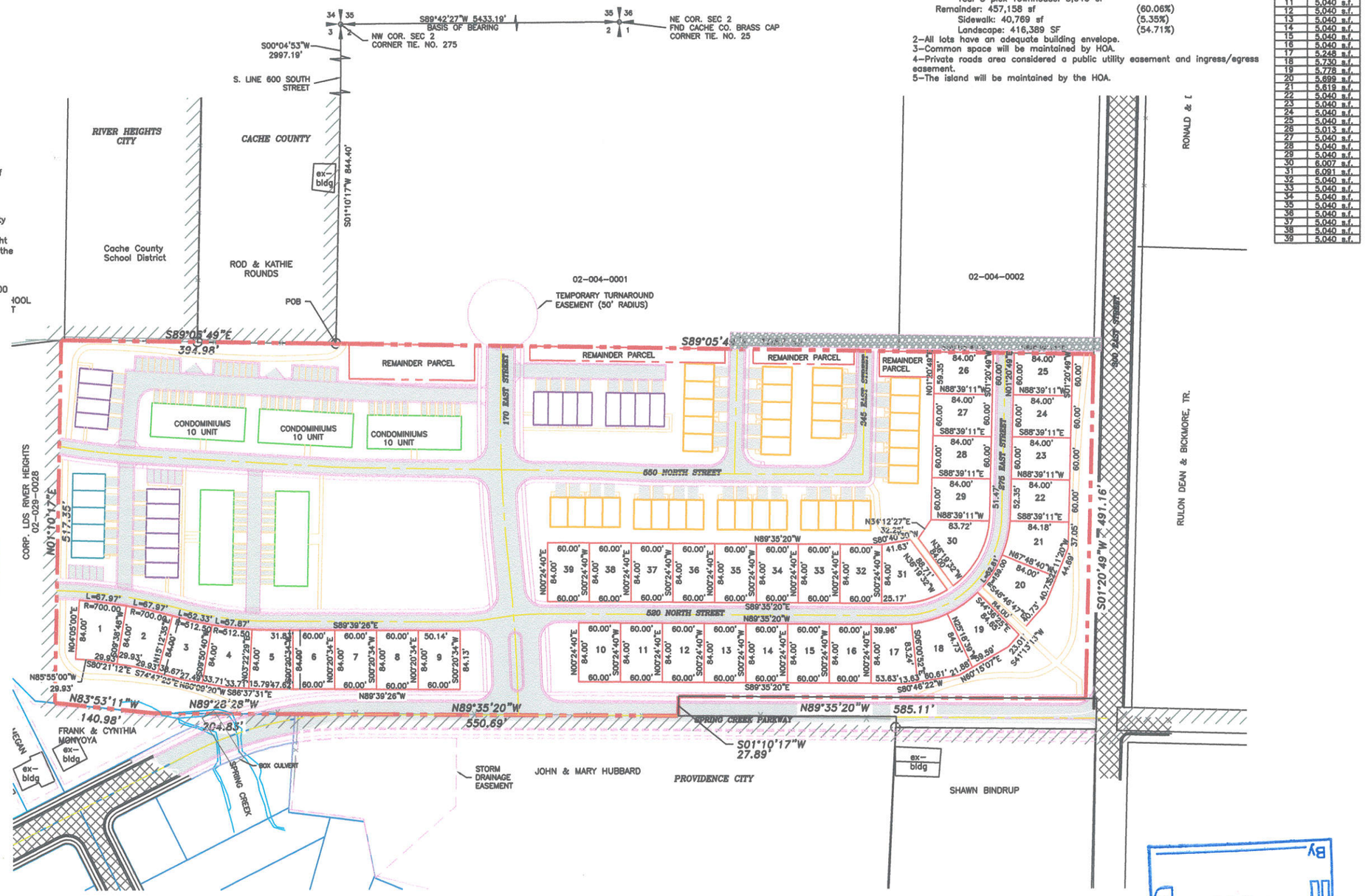
Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and 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 plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

BUILDING SIZE





TOWNHOUSE FRONT LOAD UNIT DIMENSION
TOWNHOUSE REAR LOAD #1 UNIT DIMENSION
TOWNHOUSE REAR LOAD #2 UNIT DIMENSION



NOTES
1-AREA CALCULATION
Total area: 761,079 sf
Asphalt road: 123,211 sf (16.19%)
Parking: 46,544 sf (6.12%)
Buildings: 134,166 sf (17.63%)
House: 1,040 sf x 39= 40,560 sf
Condo: 6,480 sf x 5= 32,400 sf
Purple 4 plex Townhouse: 3,948 sf x 4.5= 17,766 sf
Orange 4plex Townhouse: 4,200 sf x 9= 37,800 sf
Teal 5 plex Townhouse: 5,640 sf
Remainder: 457,158 sf (60.06%)
Sidewalk: 40,769 sf (5.35%)
Landscape: 416,389 SF (54.71%)
2-All lots have an adequate building envelope.
3-Common space will be maintained by HOA.
4-Private roads area considered a public utility easement and ingress/egress easement.
5-The island will be maintained by the HOA.

LOT AREA TABLE

LOT	LOT AREA
1	5,352 s.f.
2	5,352 s.f.
3	5,234 s.f.
4	5,281 s.f.
5	5,141 s.f.
6	5,040 s.f.
7	5,040 s.f.
8	5,040 s.f.
9	5,040 s.f.
10	5,040 s.f.
11	5,040 s.f.
12	5,040 s.f.
13	5,040 s.f.
14	5,040 s.f.
15	5,040 s.f.
16	5,040 s.f.
17	5,248 s.f.
18	5,730 s.f.
19	5,778 s.f.
20	5,699 s.f.
21	5,619 s.f.
22	5,040 s.f.
23	5,040 s.f.
24	5,040 s.f.
25	5,040 s.f.
26	5,013 s.f.
27	5,040 s.f.
28	5,040 s.f.
29	5,040 s.f.
30	6,007 s.f.
31	6,091 s.f.
32	5,040 s.f.
33	5,040 s.f.
34	5,040 s.f.
35	5,040 s.f.
36	5,040 s.f.
37	5,040 s.f.
38	5,040 s.f.
39	5,040 s.f.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
4-4-2019
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)735-5121
allianceblgan@yahoo.com

OWNER:
RIDGEVIEW PARK, LLC
50 NORTH 2500 W SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED :
DRAWN :
CAD FILE :
PROJECT NO. :

PROJECT TITLE
VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE
PRELIMINARY PLAT

DATE : FEB.26,2019
DRAWING No.

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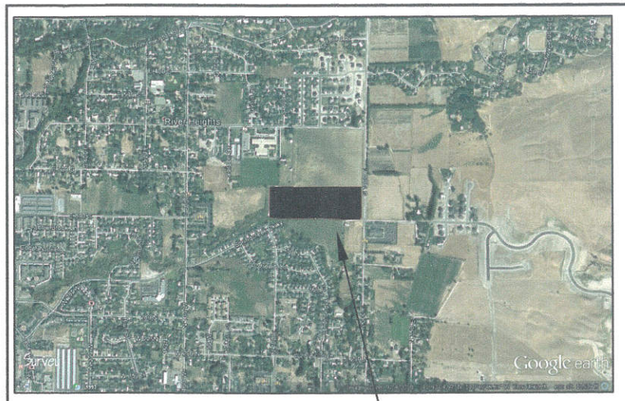
VINEYARD

EXISTING SITE

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

0 60 120

SCALE: 1"= 60' (24x36 PLAN SET)
SCALE: 1"= 120' (11x17 PLAN SET)



VICINITY MAP

LEGEND:

- BOUNDARY LINE
- EXISTING WETLANDS
- EXISTING FLOOD BOUNDARY
- EXISTING FENCE
- EXISTING GAS
- EXISTING POWER-COMM
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING STORM AS NOTED
- EXISTING IRRIGATION
- EXISTING DITCH
- EXISTING MJR CONTOUR (5')
- EXISTING MNR CONTOUR (1')
- EXISTING ASPHALT

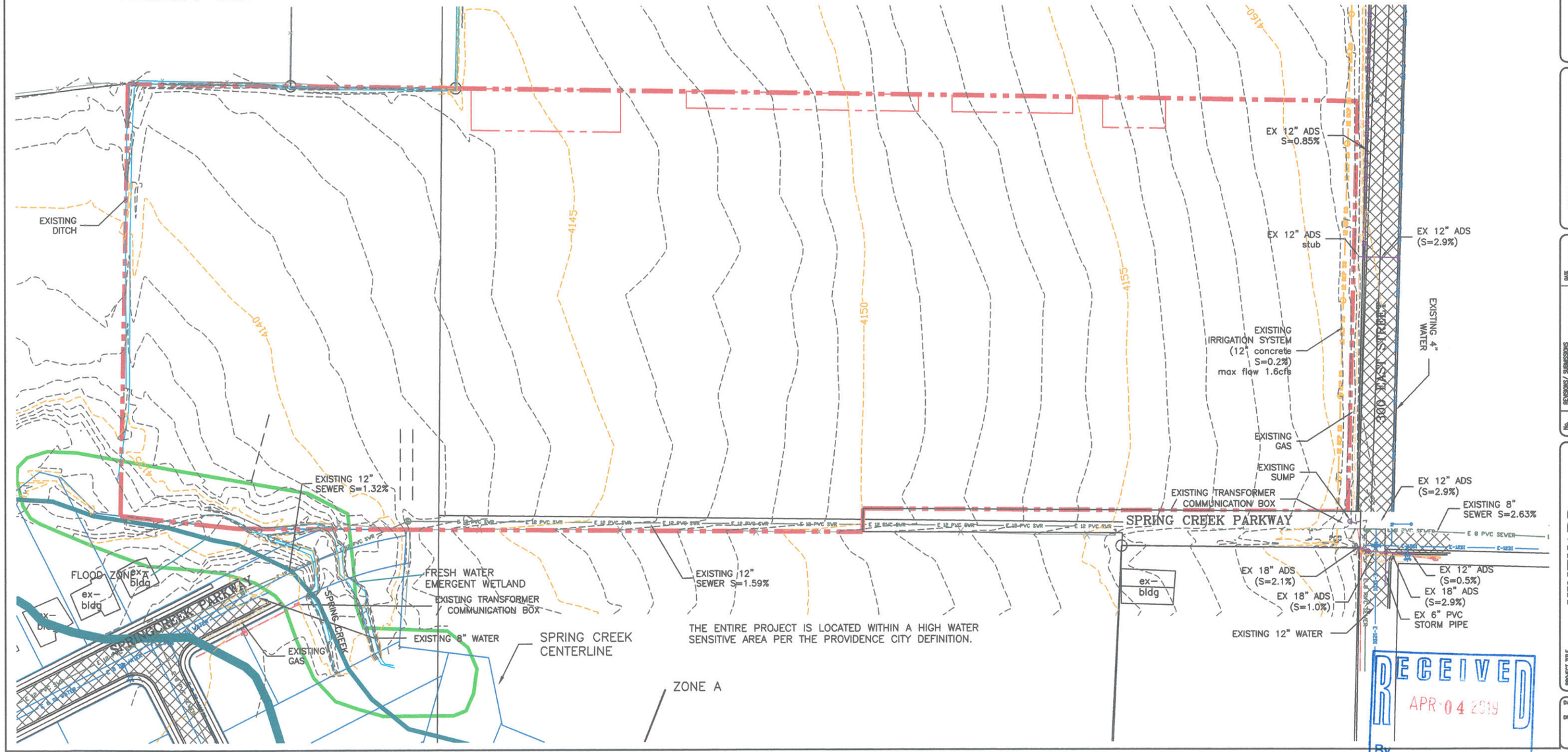
NOTES:

1. The datum for this project is the Providence City GPS monument located in Zollinger Park with an Elevation of 4537.58.
2. Per the Utah Division of Water Rights there are no wells, active or abandoned within the project boundary or within 100' of the boundary.

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
4-4-2019
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceutah@yahoo.com

OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480



No.	REVISIONS / SUBMISSIONS	DATE

DESIGNED : DRAWN : PROJECT NO. :
CAD FILE :

PROJECT TITLE: VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE: EXISTING SITE

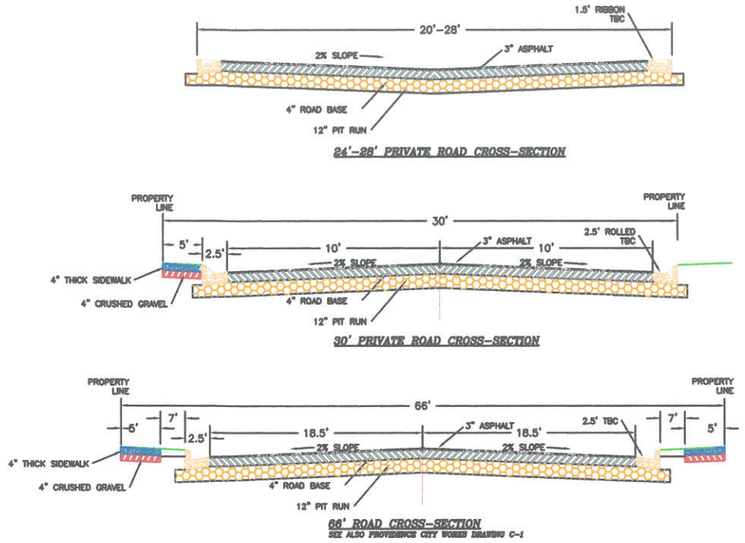
DATE : FEB.26,2019
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VINEYARD
PROPOSED SITE

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

SCALE: 1"= 60' (24x36 PLAN SET)
SCALE: 1"= 120' (11x17 PLAN SET)



LEGEND

- BOUNDARY LINE
- EXISTING FENCE
- EXISTING GAS
- EXISTING POWER–COMM
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING STORM AS NOTED
- EXISTING IRRIGATION
- EXISTING DITCH
- EXISTING MJR CONTOUR (5')
- EXISTING MNR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- NEW WATER AS NOTED
- NEW SEWER AS NOTED
- NEW STORM AS NOTED
- NEW STREET LIGHT

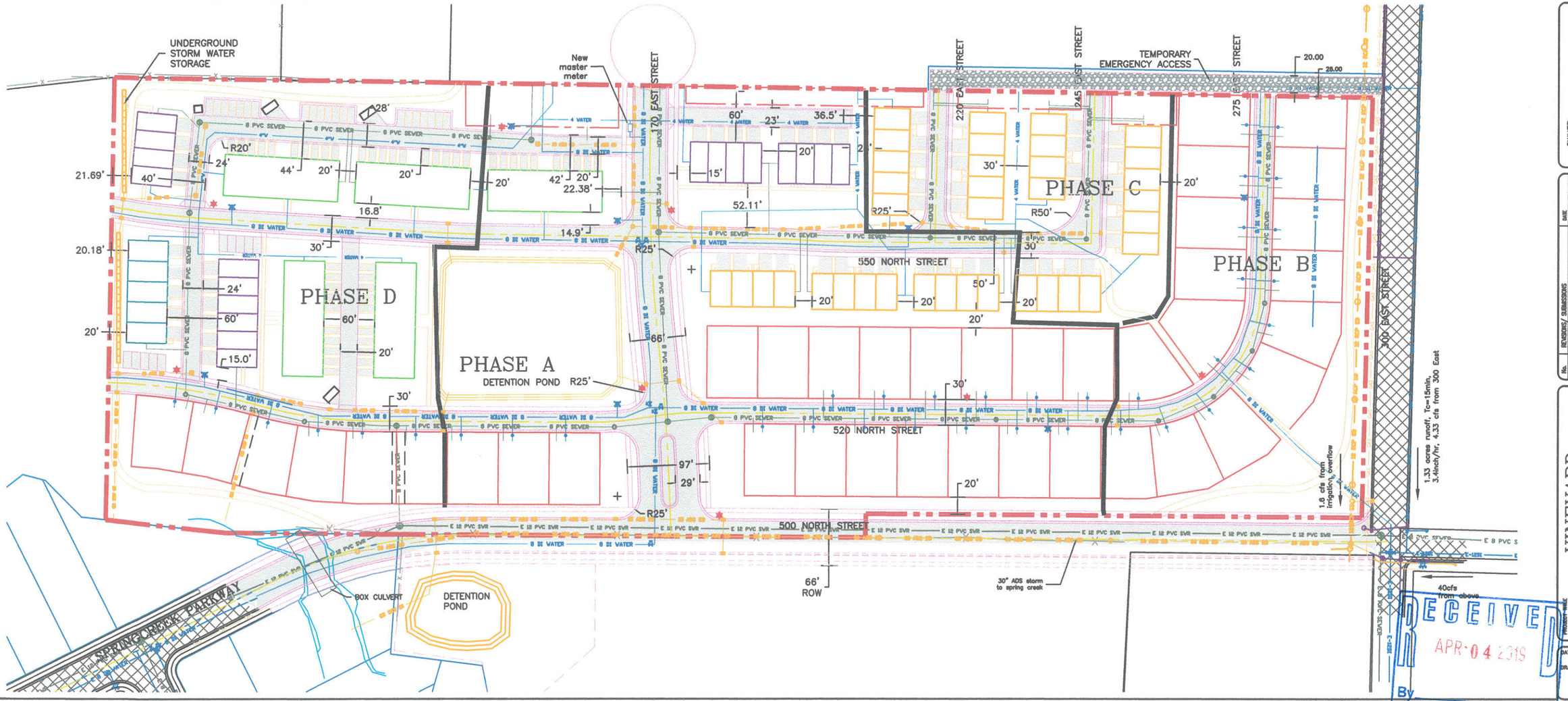
NOTES:

1. The datum for this project is the Providence City GPS monument located in Zollinger Park with an Elevation of 4537.58.
2. Per the Utah Division of Water Rights there are no wells, active or abandoned within the project boundary or within 100' of the boundary.

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
4-4-2019
STATE OF UTAH

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OWNER:
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No.	REVISIONS / SUBMISSIONS	DATE

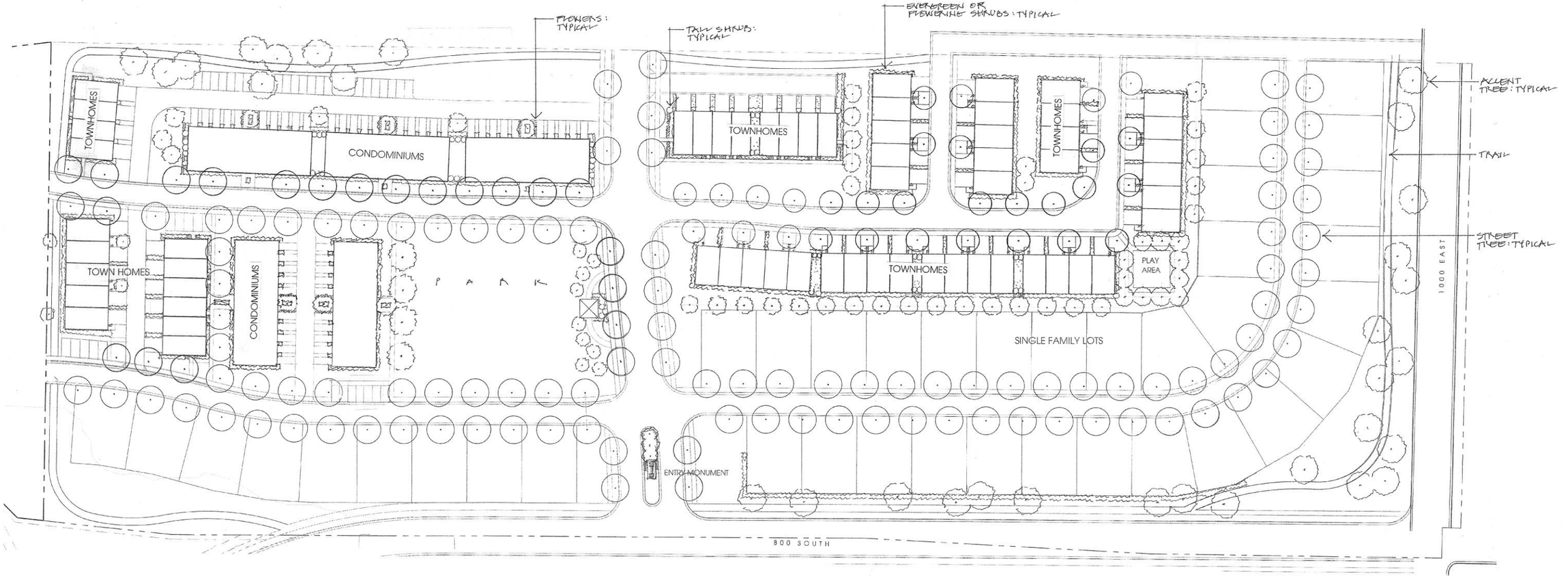
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DRAWN :
CAD FILE :
PROJECT NO. :

VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE: PROPOSED SITE
PROJECT TITLE

DATE : FEB.26,2019
DRAWING No. 3

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Preliminary Plant List . Vineyard . Providence, Utah . Ironwood Construction

This is a preliminary list of plant materials for use on the final planting plan for this project. These plants are representative, but the list may not be exhaustive of all plants that ultimately may be used, nor may all these materials appear on the final planting plan.

Street Trees: Quercus rubra / Red Oak	Acer x a.p. 'Warrensred' / Pacific Sunset Maple	2" caliper
Fraxinus p.l. 'Patmore' / Patmore Ash	Acer p. 'Deborah' / Deborah Maple	
Accent Trees: Malus 'Spring Snow / Spring Snow Crabapple		1 ½" caliper
Gleditsia t.i. 'Shademaster'	Thornless Honeylocust Syringa reticulata 'Ivory Silk' / Tree Lilac	
Tall Shrubs: Viburnum burkwoodi / Burkwood Viburnum	Ribes alpinum / Alpine Currant	5 gallon
Spiraea vanhouttei / Bridal Wreath	Cornus stolonifera / Red Osier Dogwood	
Evergreen Shrubs: Taxus baccata repandens / English Spreading Yew		5 gallon
Mahonia repens / Creeping Oregon Grape		1 gallon
Flowering Shrubs: Spiraea b. 'Anthony Waterer' / Dwarf Red Spiraea		5 gallon
Hydrangea a. 'White Dome' / Hydrangea		
Flowers: Rosa knockout / Knockout Roses	Veronica 'Royal Candles' / Speedwell	1 gallon
Iberis sempervirens / Evergreen Candytuft	Heuchera spp. / Coral Bells	
Rudbeckia hirta / Black-eyed Susan	Coreopsis v. 'Zagreb' / Coreopsis	
Anemone sylvestris 'Snowdrop' / Windflower	Salvia s.n. 'May Night' / Salvia	

Lawn

North 1" = 50 Feet

50 25 0 50 100

15 MARCH 2019
Preliminary Planting Plan

VINEYARD

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" = 50 Feet

50 25 0 50 100

15 MARCH 2019
Concept Plan

VINEYARD

Providence, Utah

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

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Site Summary . Providence Property . Ironwood Construction

Site		18.8 Acres	
Units:		149	
	Single Family Lots	39	
	Townhomes: Street Loaded	48	
	Townhomes: Alley Loaded	12	
	Condominium	50	
Density		7.9 Units/Acre	
Open Space:		5.7 Acres	30.3 %

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

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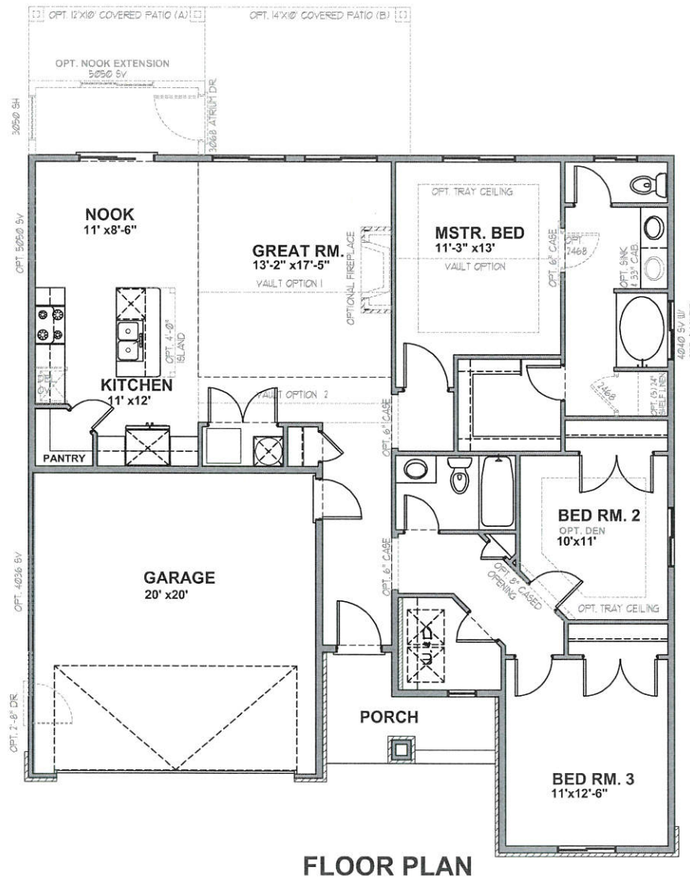
FRONT ELEVATION

Farmhouse Cottage



FRONT ELEVATION

Praire Contemporary



FLOOR PLAN

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MAR 15 2019



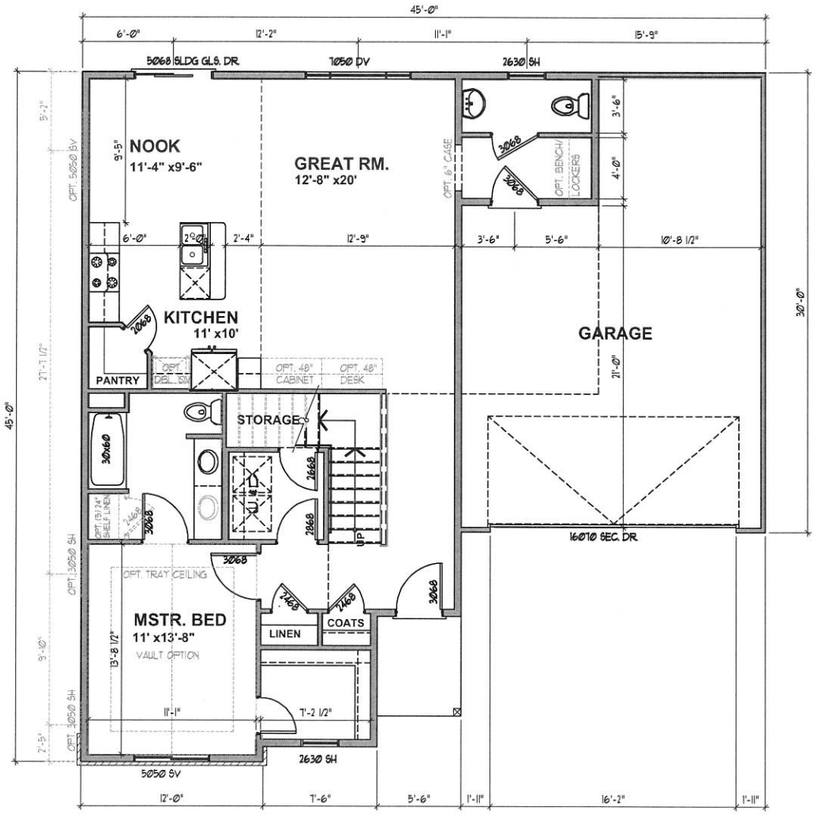
FRONT ELEVATION

SCALE: 1/8"=1'-0" Farmhouse Cottage



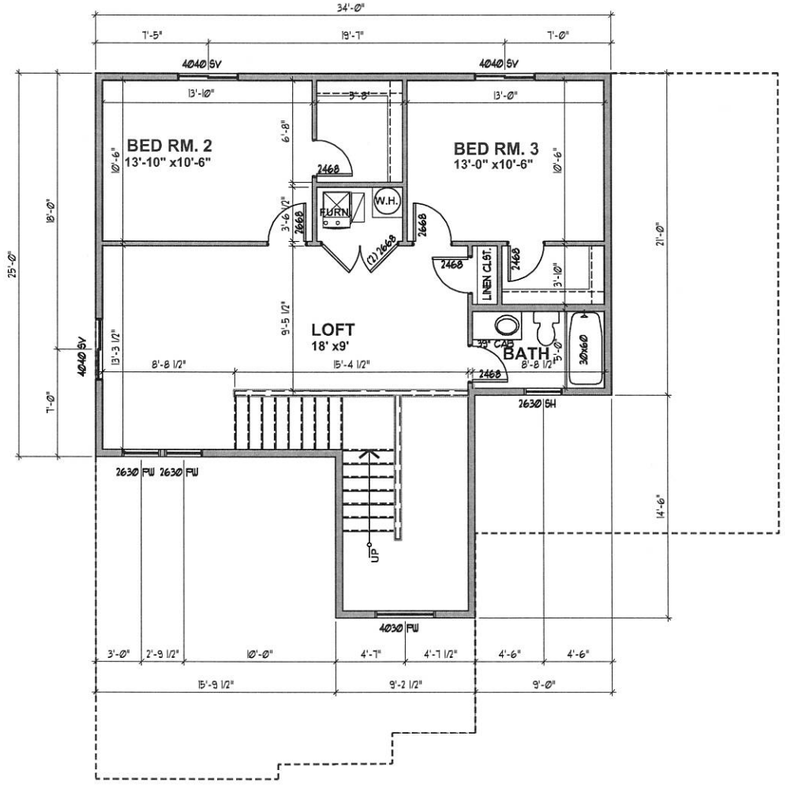
FRONT ELEVATION

SCALE: 1/8"=1'-0" Prairie Contemporary

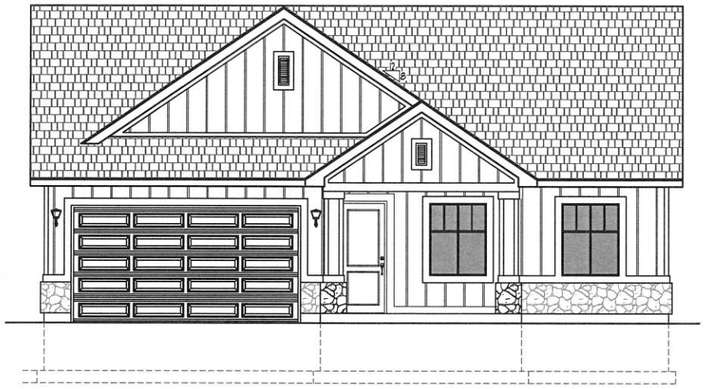


MAIN FLOOR 1,144 SQ. FT.

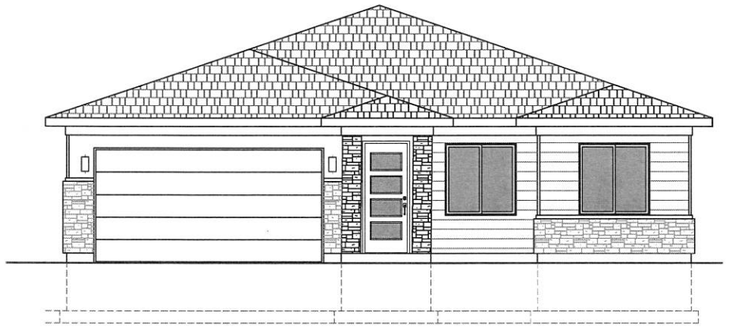
TOTAL 1,892 SQ. FT.



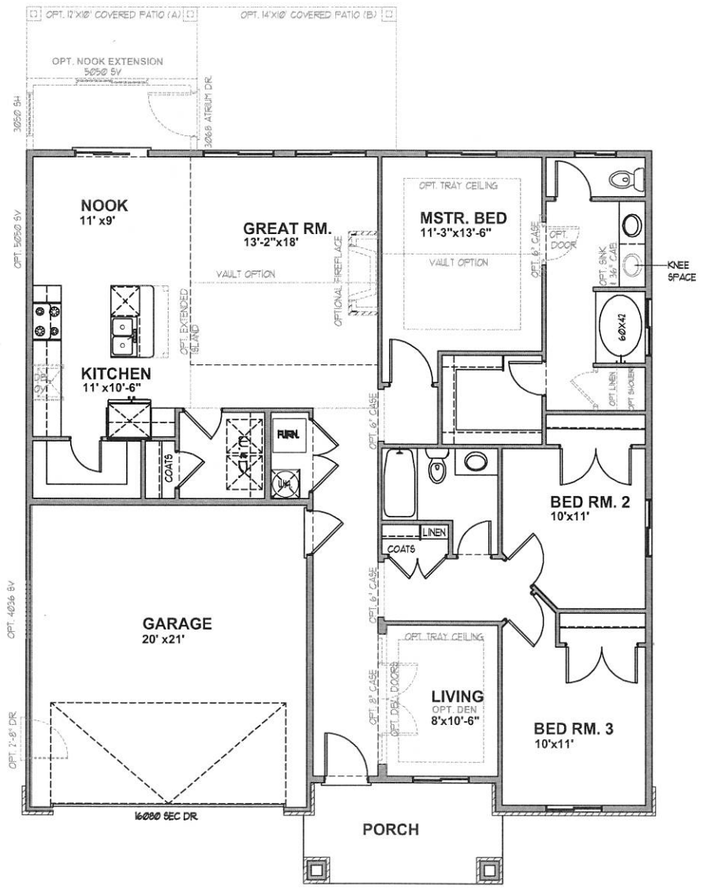
SECOND FLOOR 750 SQ. FT.



FRONT ELEVATION
Farmhouse Cottage



FRONT ELEVATION
Praire Contemporary



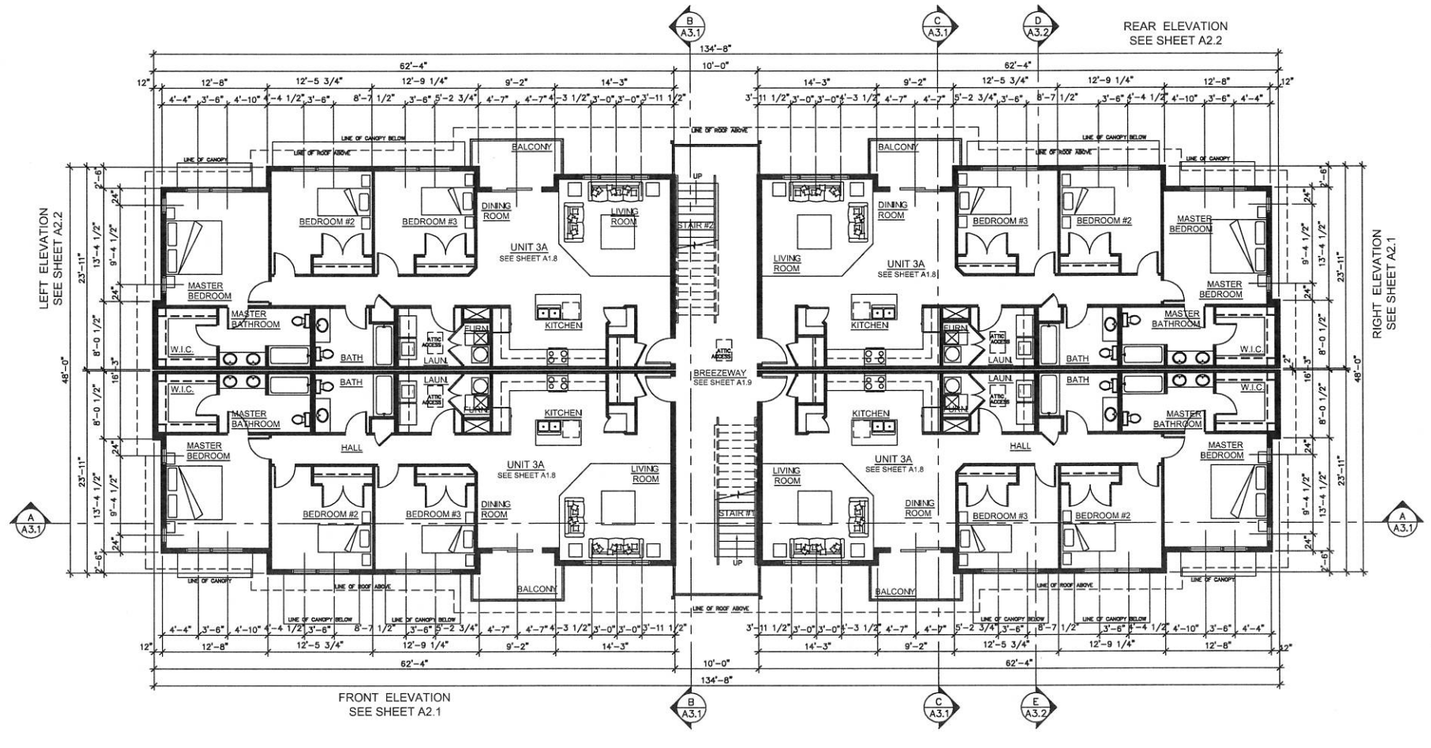
FLOOR PLAN



VINEYARD BUILDING “A”

scholz ARCHITECTS

RECEIVED
MAR 15 2019
By



B / A1.4 THIRD LEVEL FLOOR PLAN

BUILDING TYPE A – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

scholz ARCHITECTS

PROVIDENCE VINEYARD
HEBER UTAH

BUILDING TYPE A THIRD LEVEL FLOOR PLAN

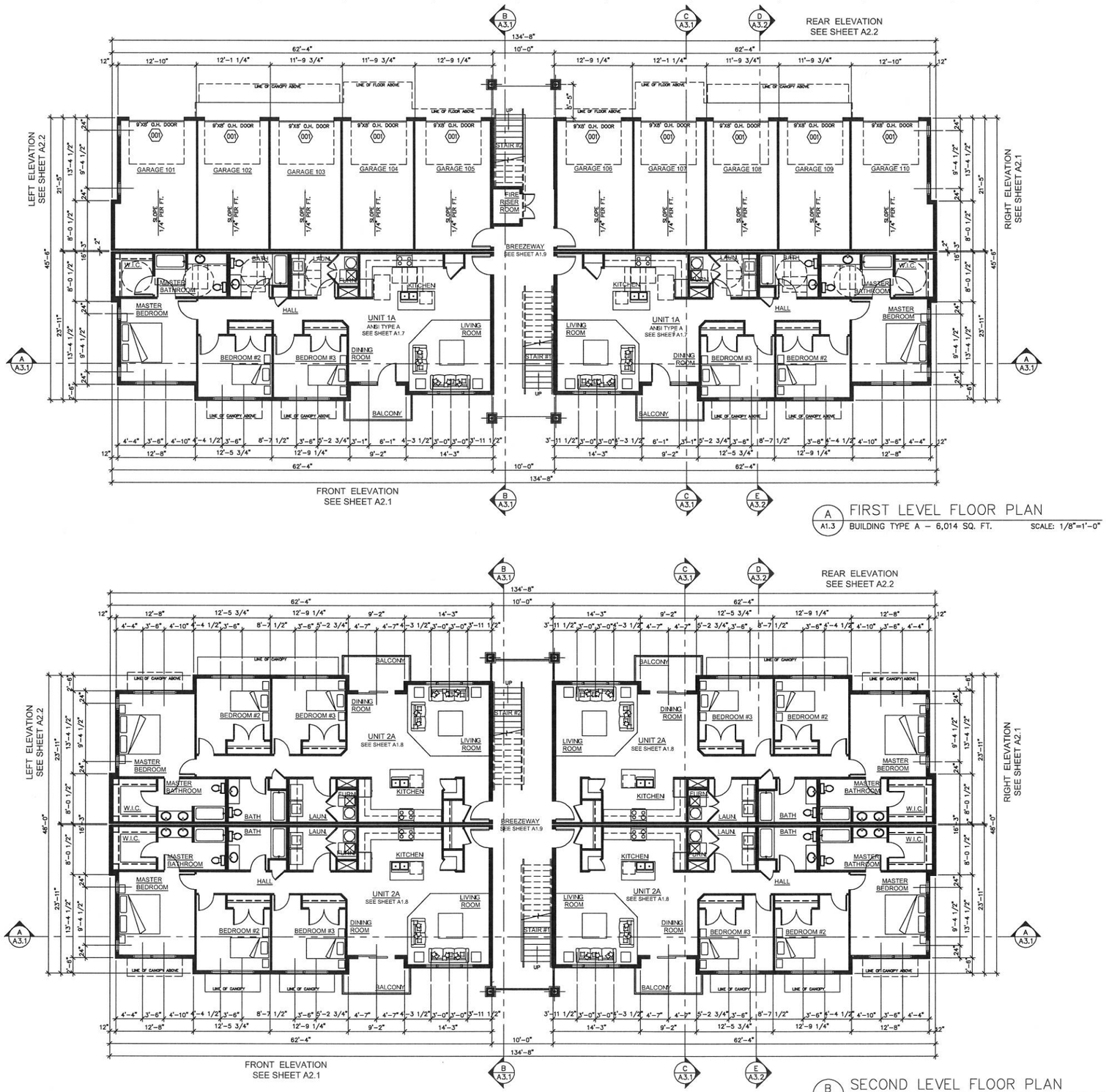
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PLOT SCALE: 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.4_PG_FP
PW

ISSUES/REVS	DATE:

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A1.4



A A1.3 FIRST LEVEL FLOOR PLAN
BUILDING TYPE A – 6,014 SQ. FT. SCALE: 1/8"=1'-0"

B A1.3 SECOND LEVEL FLOOR PLAN
BUILDING TYPE A – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

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ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
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BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

PROVIDENCE VINEYARD
UTAH
HEBER

BUILDING TYPE A MAIN LEVEL FLOOR PLAN
BUILDING TYPE A SECOND LEVEL FLOOR PLAN

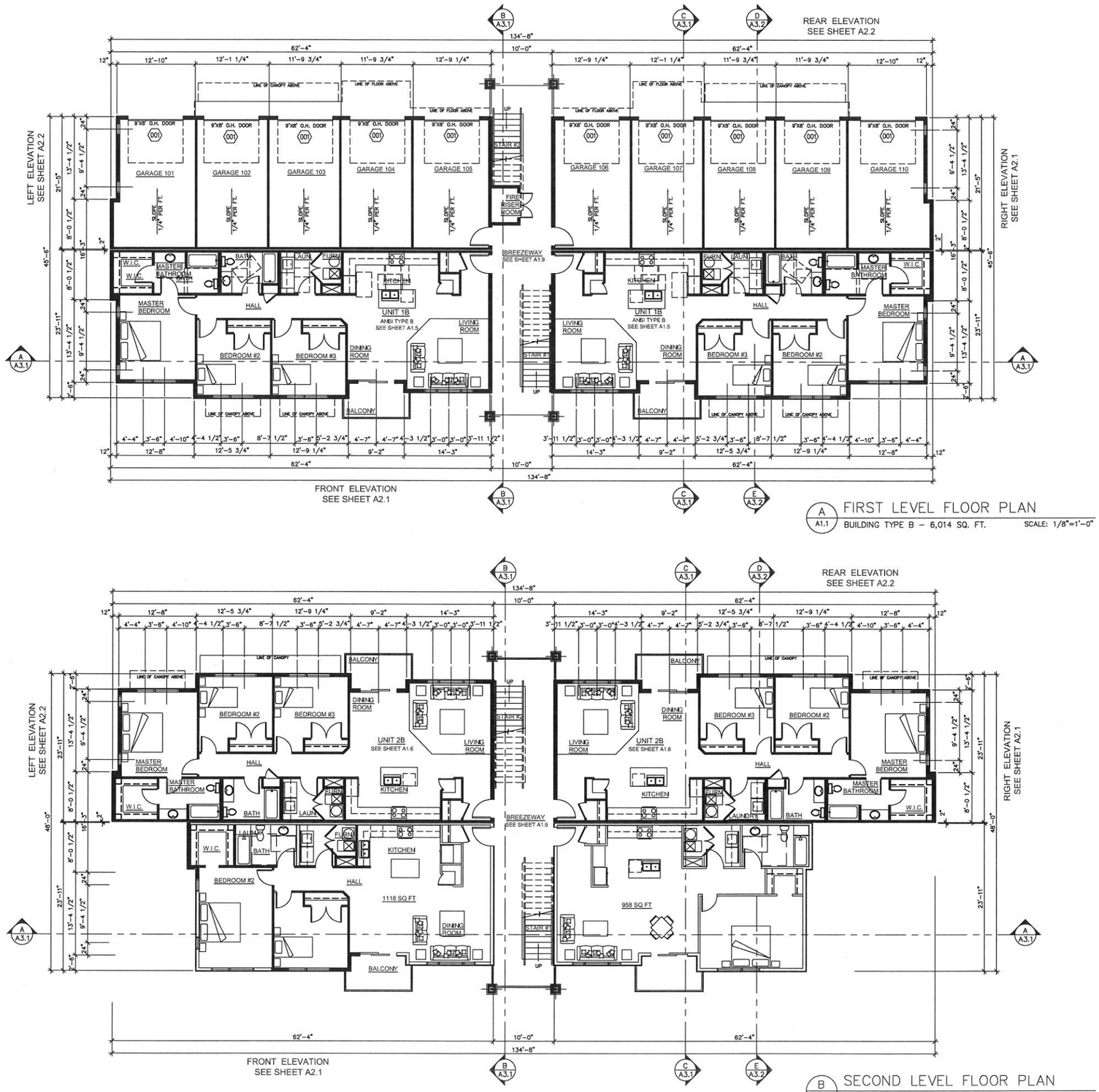
PLOT SCALE: 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.3_PG_FP
PW

ISSUES/REV: DATE:

A1.3

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.


VINEYARD BUILDING “B”
scholz
ARCHITECTS



A1.1 FIRST LEVEL FLOOR PLAN
BUILDING TYPE B – 6,014 SQ. FT. SCALE: 1/8"=1'-0"

B A1.1 SECOND LEVEL FLOOR PLAN
BUILDING TYPE B – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

SCHOLZ ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

PROVIDENCE VINEYARD
UTAH
HEBER

BUILDING TYPE B MAIN LEVEL FLOOR PLAN
BUILDING TYPE B SECOND LEVEL FLOOR PLAN

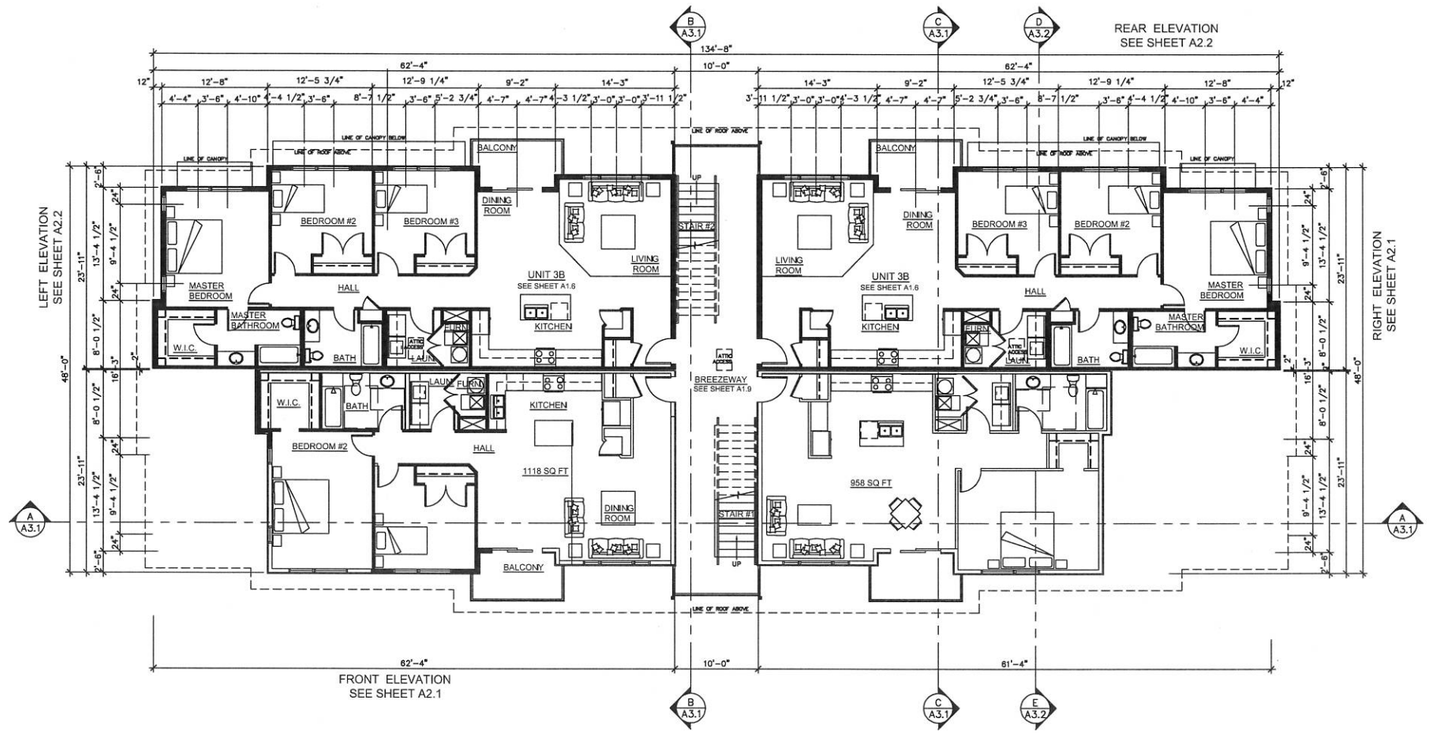
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PLOT SCALE: 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.1_PG_FP
PW

ISSUES/REV:	DATE:

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A1.1



C A1.2 THIRD LEVEL FLOOR PLAN

BUILDING TYPE B – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

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ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

PROVIDENCE VINEYARD
UTAH
HEBER

BUILDING TYPE B THIRD LEVEL FLOOR PLAN

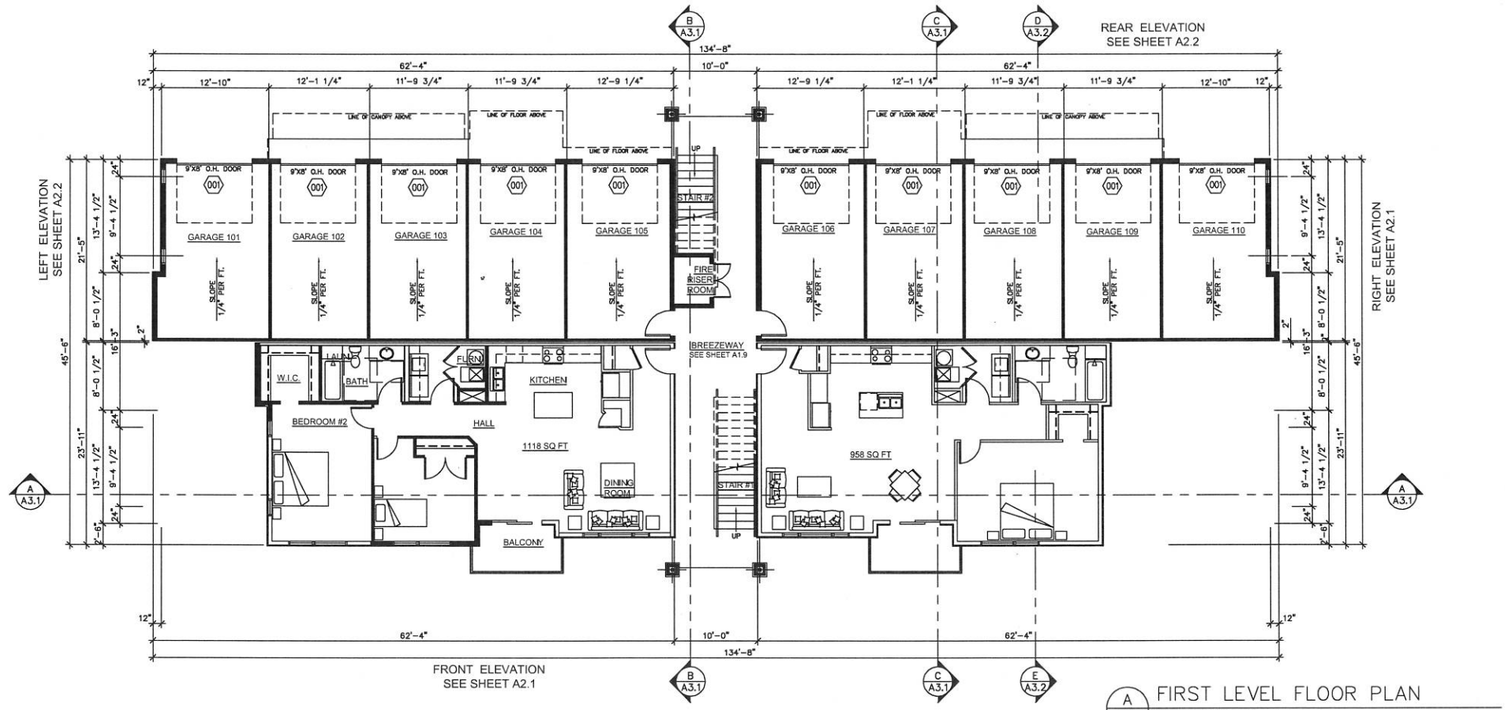
PLOT SCALE 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.2_PG_FP
PW

ISSUES/REV:	DATE:

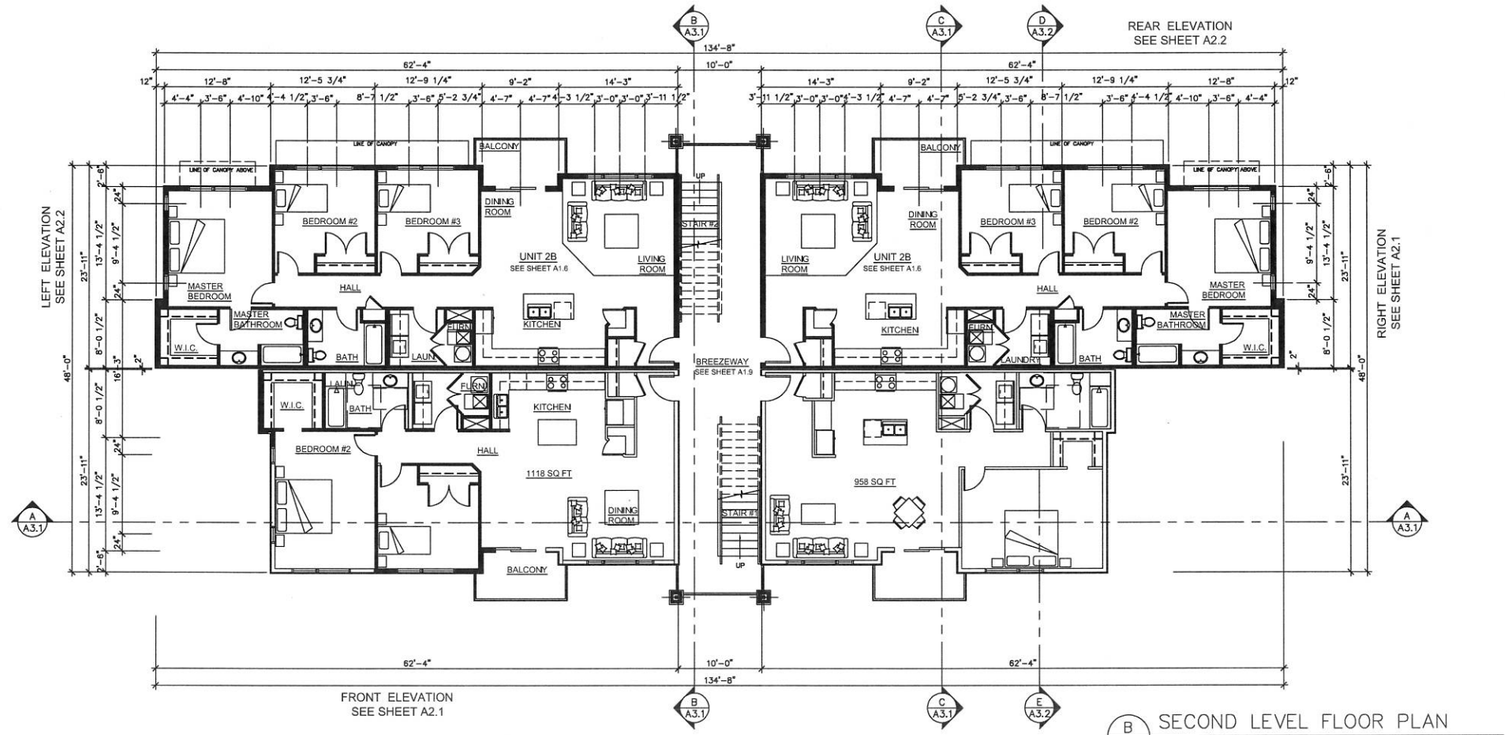
A1.2

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.


VINEYARD BUILDING “C”
scholz
ARCHITECTS



A FIRST LEVEL FLOOR PLAN
A1.1 BUILDING TYPE B – 6,014 SQ. FT. SCALE: 1/8"=1'-0"



B SECOND LEVEL FLOOR PLAN
A1.1 BUILDING TYPE B – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

PROVIDENCE VINEYARD
HEBER UTAH

BUILDING C MAIN LEVEL FLOOR PLAN
BUILDING C SECOND LEVEL FLOOR PLAN

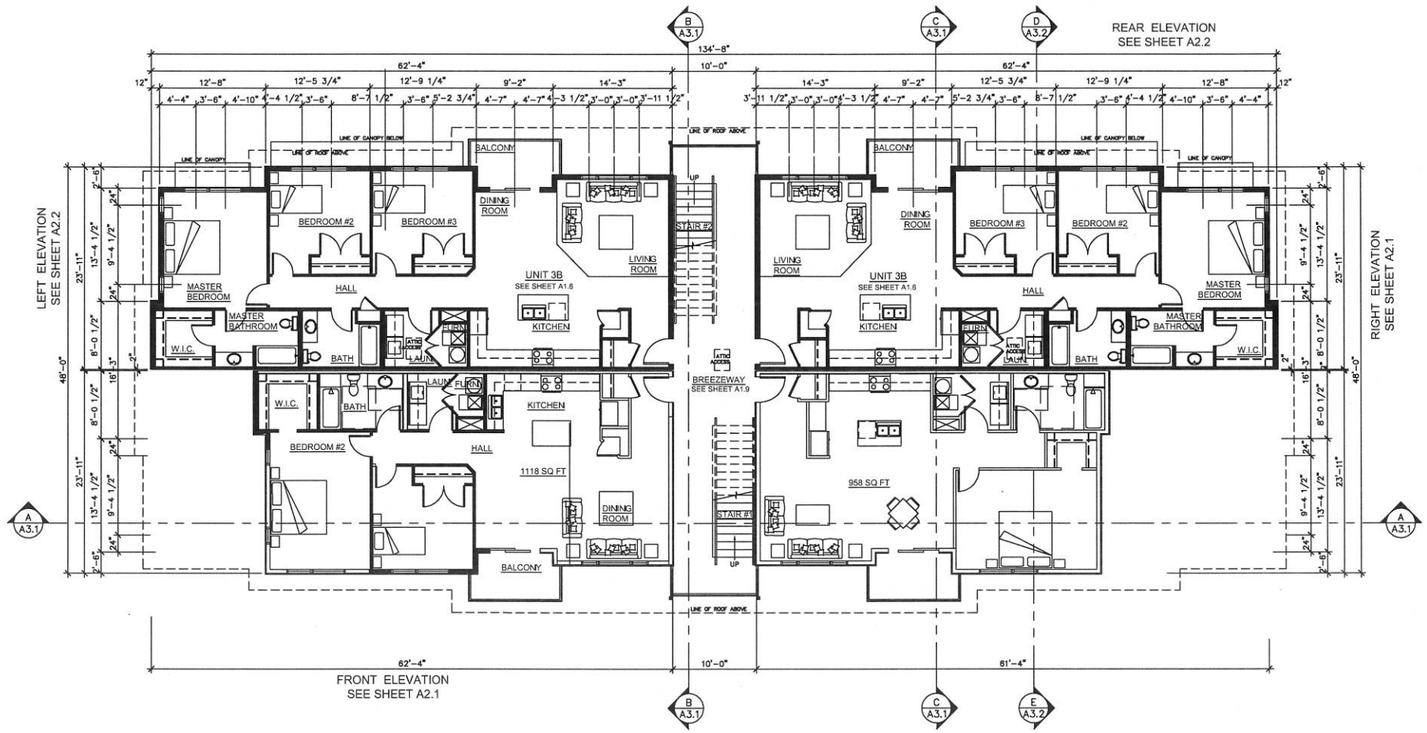
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PLOT SCALE: 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.1_PG_FP
PW

ISSUES/REV:	DATE:

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A1.1



C A1.2 THIRD LEVEL FLOOR PLAN

BUILDING TYPE B – 6,182 SQ. FT. SCALE: 1/8"=1'-0"

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

scholz ARCHITECTS

PROVIDENCE VINEYARD
HEBER UTAH

BUILDING C THIRD LEVEL FLOOR PLAN

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PLOT SCALED: 1/8"=1'-0"
DATE: 2.20.19
JOB: #19-004
A1.2_PG_FP
PW

ISSUES/REV:	DATE:

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A1.2



STREET LOAD 7-PLEX

BUILDER/CONTRACTOR:

visionary HOMES

50 E 2500 N NORTH LOGAN, UT 84341
(435) 752-1480

It is the contractor's responsibility to verify all details and dimensions

All work shall be performed in accordance with all applicable national, state, and local codes and regulations.

All dimensions are to rough frame of studs or to the outside of masonry.

Final cabinet layout will be designed by cabinet supplier.

All footings to be below frost line and must rest on undisturbed soil capable of handling the building.

All penetrations are to be sealed in accordance with state and local codes.

PG_FL-A1

MAIN LEVEL:	600
UPPER:	865
GARAGE:	390
FINISHED AREA:	1465

PG_FL-A2

MAIN LEVEL:	600
UPPER:	885
GARAGE:	385
FINISHED AREA:	1485

PG_FL-B1

MAIN LEVEL:	600
UPPER:	865
GARAGE:	385
FINISHED AREA:	1465

PG_FL-B1-1

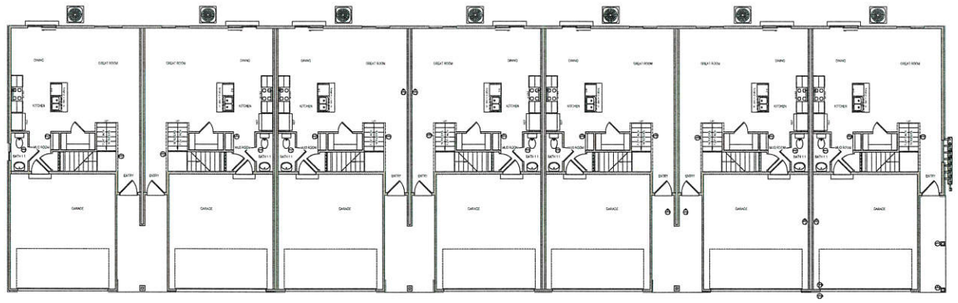
MAIN LEVEL:	600
UPPER:	865
GARAGE:	385
FINISHED AREA:	1465

PG_FL-B2

MAIN LEVEL:	600
UPPER:	885
GARAGE:	385
FINISHED AREA:	1485

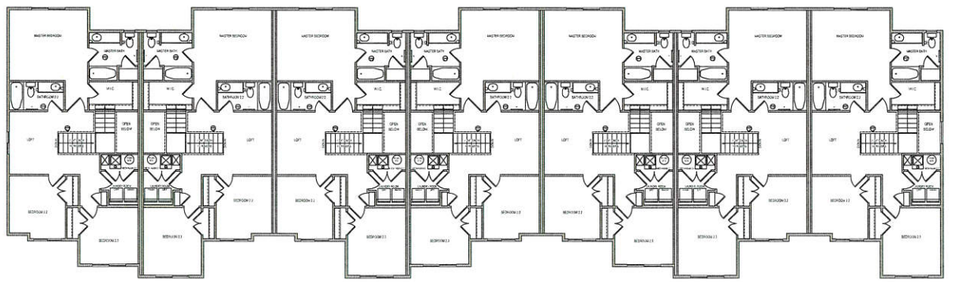
PG_FL-B2-1

MAIN LEVEL:	600
UPPER:	885
GARAGE:	385
FINISHED AREA:	1485



FIRST FLOOR PLAN LAYOUT

PG_FL-A1 LOT 62 | PG_FL-B2-1 LOT 63 | PG_FL-B2 LOT 64 | PG_FL-B1-1 LOT 65 | PG_FL-B1 LOT 66 | PG_FL-B2 LOT 67 | PG_FL-A2 LOT 68



SECOND FLOOR PLAN LAYOUT

PG_FL-A1 LOT 62 | PG_FL-B2-1 LOT 63 | PG_FL-B2 LOT 64 | PG_FL-B1-1 LOT 65 | PG_FL-B1 LOT 66 | PG_FL-B2 LOT 67 | PG_FL-A2 LOT 68

BUILDING AREA

MAIN LEVEL:	4200
UPPER:	6135
UNFIN. BASEMENT:	
FIN. BASEMENT:	
GARAGE:	2685
PORCH:	535
COLD STORAGE:	
PATIO:	590
DECK:	
FINISHED AREA:	10335

"FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT."

ENGINEER INFO & STAMP

PRICE ENGINEERING

KYLE PRICE
3677 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

UNIT ADDRESSES & PARCELS

LOT 62	- 70 South 410 West	-	02-294-0062
LOT 63	- 74 South 410 West	-	02-294-0063
LOT 64	- 78 South 410 West	-	02-294-0064
LOT 65	- 82 South 410 West	-	02-294-0065
LOT 66	- 86 South 410 West	-	02-294-0066
LOT 67	- 90 South 410 West	-	02-294-0067
LOT 68	- 94 South 410 West	-	02-294-0068

PROVIDENCE
GATEWAY 7-PLEX

Providence
Gateway Subdivision
Phase 1, Lots 62-68,
Parcels: 02-294-0062 to 02-294-0068

70 South 410 West
Providence, Utah 84332

PERSCRIPTIVE METHOD ON INSULATION

R-19 BATT INSULATION IN WALLS
R-49 INSULATION IN ATTIC
R-10 INSULATION ON INSIDE OF FND WALL - 4'-0" MIN
U-.32 WINDOWS
R-40 BETWEEN GARAGE & FLOOR ABOVE
R-30 WITH CANTILEVER
NO INSULATION IN GARAGE

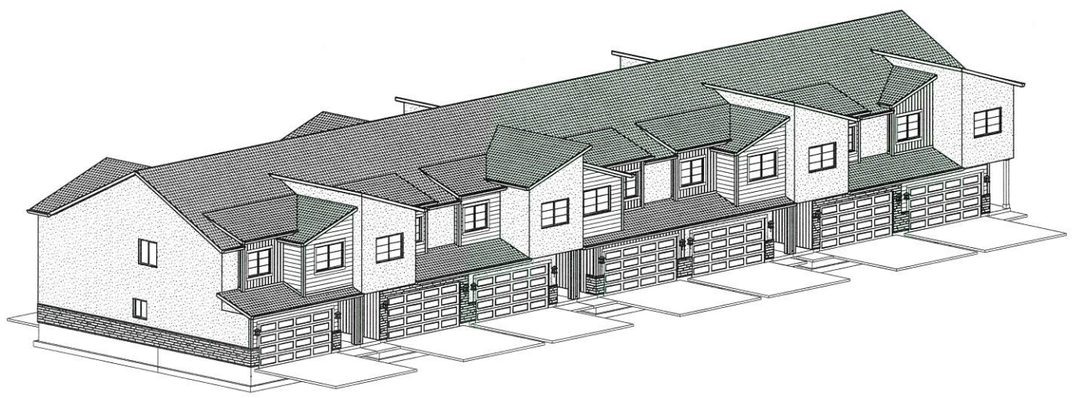


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02-2	REAR ELEVATIONS
03	RIGHT & LEFT ELEVATIONS
04	PERSPECTIVE VIEWS
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05-2	FOUNDATION LAYOUT
6D	*NOT USED*
6E	*NOT USED*
6F	*NOT USED*
7D	MAIN LEVEL LAYOUT - DIMENSION PLAN
7D-2	MAIN LEVEL LAYOUT - DIMENSION PLAN
7E	MAIN LEVEL LAYOUT - ELECTRICAL PLAN
7E-2	MAIN LEVEL LAYOUT - ELECTRICAL PLAN
7F	MAIN LEVEL LAYOUT - FINISHES, FLOORING, FLATWORK
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8D	SECOND LEVEL LAYOUT - DIMENSION PLAN
8D-2	SECOND LEVEL LAYOUT - DIMENSION PLAN
8E	SECOND LEVEL LAYOUT - ELECTRICAL PLAN
8E-2	SECOND LEVEL LAYOUT - ELECTRICAL PLAN
8F	SECOND LEVEL LAYOUT - FINISHES, FLOORING, FLATWORK
8F-2	SECOND LEVEL LAYOUT - FINISHES, FLOORING, FLATWORK
9A	*NOT USED*
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10A	SECOND FLOOR FRAMING, MAIN LEVEL OVERLAY
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S1.3	STRUCTURAL SECOND FLOOR FRAMING PLAN (RIGHT)
S1.4	STRUCTURAL ROOF FRAMING PLAN (LEFT)
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SD2	STRUCTURAL FRAMING DETAILS
SD3	STRUCTURAL FRAMING DETAILS

PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.

visionary HOMES

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50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to: Addendum

Proj: Providence Gateway 62-68

Client: PROVIDENCE GATEWAY 7-PLEX

7-PLEX
COVERSHEET

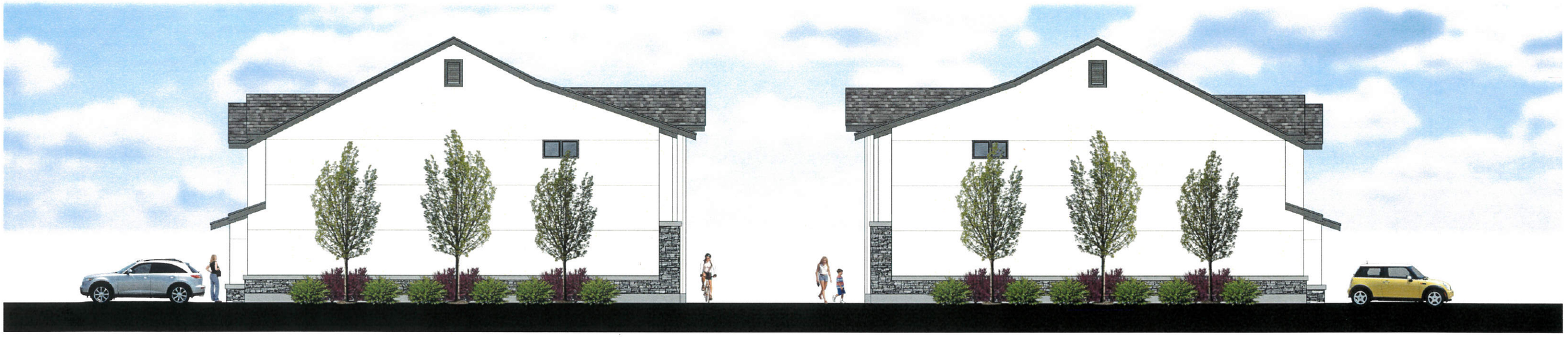
Date: 02/02/2019

Drawn By:

Checked by:

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

SHEET: 00



STREET VIEW 5-PLEX LANE LOAD

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MAR 15 2019
By



SQUARE FOOTAGE: UNIT 9

UPPER LEVEL	939 SQ. FT.
MAIN LEVEL	566 SQ. FT.
TOTAL	1505 SQ. FT.
UPPER LEVEL	886 SQ. FT.
MAIN LEVEL	521 SQ. FT.
TOTAL	1407 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	528 SQ. FT.

VISIONARY HOMES INTERNAL USE ONLY

SQUARE FOOTAGE: UNIT 8

UPPER LEVEL	939 SQ. FT.
MAIN LEVEL	566 SQ. FT.
TOTAL	1505 SQ. FT.
UPPER LEVEL	886 SQ. FT.
MAIN LEVEL	521 SQ. FT.
TOTAL	1407 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	528 SQ. FT.

SQUARE FOOTAGE: UNIT 7

UPPER LEVEL	958 SQ. FT.
MAIN LEVEL	566 SQ. FT.
TOTAL	1524 SQ. FT.
UPPER LEVEL	924 SQ. FT.
MAIN LEVEL	521 SQ. FT.
TOTAL	1425 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	528 SQ. FT.

SQUARE FOOTAGE: UNIT 6

UPPER LEVEL	939 SQ. FT.
MAIN LEVEL	566 SQ. FT.
TOTAL	1505 SQ. FT.
UPPER LEVEL	886 SQ. FT.
MAIN LEVEL	521 SQ. FT.
TOTAL	1407 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	528 SQ. FT.

SQUARE FOOTAGE: UNIT 5

UPPER LEVEL	958 SQ. FT.
MAIN LEVEL	566 SQ. FT.
TOTAL	1524 SQ. FT.
UPPER LEVEL	924 SQ. FT.
MAIN LEVEL	521 SQ. FT.
TOTAL	1425 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	528 SQ. FT.

VISIONARY PROVIDENCE 5-PLEX

AN RML DESIGN PROJECT

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

PROFESSIONALS

DESIGNER

RML DESIGN STUDIO
RANDALL M. LEWIS
1436 S LEGEND HILLS DR #320
CLEARFIELD, UTAH, 84015
801-217-3727

ENGINEERS

PRICE ENGINEERING

KYLE PRICE
3677 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

BUILDING INFORMATION

OWNER

VISIONARY HOMES

ADDRESS

200 S. GATEWAY DR
PROVIDENCE, UTAH

SQUARE FOOTAGE

UPPER LEVEL	4733 SQ. FT.
MAIN LEVEL	2830 SQ. FT.
TOTAL	7563 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	2640 SQ. FT.

LICENSED STRUCTURAL ENGINEER
NO. 362269
KYLE RUSSELL PRICE
STATE OF UTAH
08/22/2018

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S2|3 STRUCTURAL DETAILS

RML DESIGN
1436 S LEGEND HILLS DR
STE 320
CLEARFIELD, UTAH 84041
801. 217. 3727

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MAR 15 2019
By

PROJECT NAME:
VISIONARY PROVIDENCE 5-PLEX - SOUTH

LOCATION INFO:

CITY
PROVIDENCE
STATE
UTAH

CLIENT NAME:
VISIONARY HOMES

PLAN NAME:
4 PLEX

ORIGINAL RELEASE:
MAY 9, 2018

REVISION DATES
06/08/2018
07/23/2018
08/21/2018
XX/XX/XXXX

VISIONARY-PROVIDENCE-5PLEXS-16-18-15

COVER

A0|1

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 addresses a broad demographic and diversity in 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~~ and adjacent land uses; conflicts may be mitigated utilizing landscaping, berms, community areas, buffers, walls, fencing, etc.

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~~ PCC Title 10 Zoning Regulations 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] • Single Family Detached • ~~Duplex~~	 5,000 sq ft ~~7,500 sq ft~~
Minimum Dwelling Unit Size (total, not per floor) • **Single Family Attached** • ~~**Apartments**~~	 800 sq ft per dwelling unit ~~750 sq ft per dwelling unit~~
Minimum Lot Width • Single Family Detached • Single Family Attached (alley garage access) • Single Family Attached (street garage access) • ~~Duplex~~ • Apartments	 ~~60~~ 50 feet 16 feet minimum, 20 feet average 16 feet minimum, 20 feet average ~~80 feet~~ 60 feet, plus 10 additional feet per building. See Subsection ~~B~~ 2 below
Setbacks(Single Family Detached~~, Duplex~~)[3] • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	 20 feet minimum/35 feet maximum 10 feet minimum 10 feet minimum 7.5 feet minimum 15 feet minimum on side adjacent to street
Setbacks (Single Family Attached, Apartment) • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	See Subsection ~~C~~ 3 below
Maximum Structure Height	

[1] Density = Housing Units/(Gross project acreage-acreage dedicated to rights-of-way)

[2] Minimum Lot Area not included for single family attached (townhome) and apartments, as all areas outside of the individual dwelling units are traditionally held in common ownership. Single family attached (townhome) and apartments are required instead to have a minimum square footage requirement for each dwelling unit.

[3] Setbacks are calculated from the front property line along a publicly dedicated road. In cases where the development is served by private roads, the front setback shall be calculated from the edge of the asphalt of the private road adjacent to the front plane of the home.

• Single Family Detached ~~and Duplex~~ • Single-Family Attached/Apartments	35 feet 45 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot
Off-Street Parking • Single Family Detached • Single Family Attached • ~~Duplex~~ • Apartments (0-1 bedroom) • Apartments (2+ bedrooms)	 4 per dwelling unit 2 per dwelling unit +.25 guest spot per unit ~~2 per dwelling unit~~ 1.5 per dwelling unit + .25 guest spot per unit 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 less than 25 acres shall be required to have a minimum of two (2) housing types.
        II. Projects 25.00 acres or larger shall be required to have three (3) housing types.

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 projects developed under the LCR zone shall be developed and landscaped in accordance with the Providence City Multi-Family Design Standards.

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

I. **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,

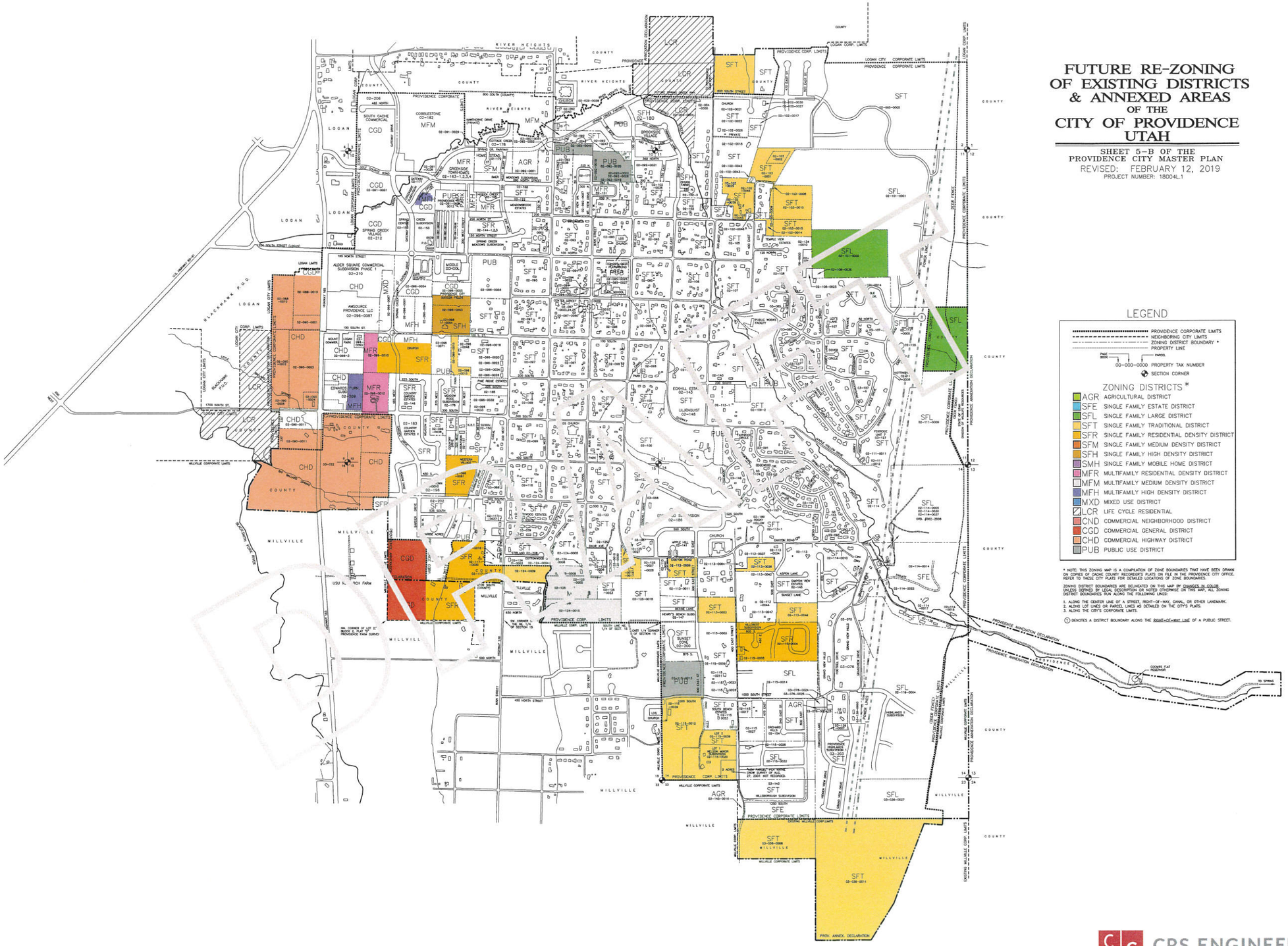
trails, playgrounds, gardens, landscaped areas with trees, pavilions or similar amenities. Area required for building setbacks is not considered functional community space. Green space (see Open Space as defined in Chapter 1 Section 4 of this Title) and includes non-irrigated native grasses, plants, 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 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.

DRAFT

FUTURE RE-ZONING OF EXISTING DISTRICTS & ANNEXED AREAS OF THE CITY OF PROVIDENCE UTAH

SHEET 5-B OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: FEBRUARY 12, 2019
PROJECT NUMBER: 18004L.1



LEGEND

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

ZONING DISTRICTS *

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

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

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

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

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

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PROVIDENCE CITY
Planning Commission Bylaws

ARTICLE I - GENERAL PROVISIONS

1.1 Applicable State Statutes and Local Ordinances and Rules.
The Providence City Planning Commission, hereinafter referred to as the ACommission," shall be governed by state statutes and local ordinances and policies including the following:

a. State statutes applying generally to public boards, members and officials, including but not limited to: Title 10, Chapter 3, Part 13 of the Utah Code dealing with disclosure requirements and Title 52, Chapter 4 of the Utah Code dealing with open and public meetings.

b. State statutes governing the activities of Planning Commissions in relation to planning and zoning, including but not limited to: Title 10, Chapter 9a, Municipal Land Use Development and Management Act.

c. The Zoning Regulations of Providence City as set forth in Title 10 of the Providence City Code.

d. The Subdivision Regulations of Providence City as set forth in Title 11 of the Providence City Code.

e. Boards and Commissions, Planning Commission as set forth in Title 2 Chapter 1 of the Providence City Code.

f. The bylaws of the Providence City Planning Commission as set forth herein. NOTE: These bylaws are not adopted by Ordinance and do not have the force of law. They are advisory guidelines only. Consequently, should the Planning Commission waive or suspend (see Section 10.2 herein) or otherwise deviate from these bylaws during the course of a hearing/meeting, such deviation shall not be grounds for invalidating a hearing/meeting held during such hearing/meeting or any decisions made at such hearing/meeting.

g. If these bylaws conflict with Federal, State, or City codes and/or ordinances, the federal, state, or City codes and/or ordinances shall prevail.

1.2 Requirement of Familiarity with State Statutes and Local Ordinances and Rules Affecting the Commission.

Upon taking office, all members of the Providence City Planning Commission shall familiarize themselves with the foregoing and, while in office, members shall maintain such knowledge, including knowledge of amendments and additions, and shall be strictly governed thereby in the conduct of Planning Commission affairs.

1.3 ~~Rules~~ Bylaws of Commission to be Available in the Providence City Office.

An official copy of the ~~rules~~ bylaws of the Planning Commission, in current form, shall be available in the Providence City office as a public record. Additional copies shall be provided to members of the Commission and made available to the public upon request, but the official copy in the Providence City office shall govern.

1.4 Location of the Providence City Office.

The office of the Providence City Planning Commission shall be located within the Providence City offices, ~~15 South Main~~ 164 N Gateway Dr, Providence, Utah, 84332.

ARTICLE II - MEMBERS

2.1 Number of Members, Appointment, Compensation, Etc.

The membership and appointment of the Planning Commission shall be governed by the provisions of the Utah Code and the provisions of Title 2 Chapter 1 of the Providence City Code.

2.2 Causes for Removal from Commission.

Causes for consideration of removal of members from the Providence City Planning Commission by recommendation of the Mayor to the City Council may include malfeasance, misfeasance, or nonfeasance generally, and in particular:

a. Failure to maintain reasonable familiarity with state statutes and local ordinances and rules affecting the Commission, or failure to be governed thereby, as required by Section 1.2, above.

b. Failure to disclose conflict of interest for purposes of disqualification when a member has a personal or monetary interest in the matter involved, or will be directly affected by a decision of the Commission, which the City Council deems to be in violation of the provisions of the Utah Code.

c. Providence City Code 2-1-1B. "Members may be removed with or without cause by a majority vote of the City Council."

2.3 Resignations, Generally, and by Absence.

When members propose to resign, if reasonably feasible, they shall give notice of their intent to the Mayor and to the City Council of Providence City and make the date of resignation effective in such a manner as to allow time for appointment of replacements.

Failure to attend three consecutive regular meetings, or three of any seven consecutive meetings, without the recorded consent of the Chair, shall be construed by the Chair as grounds for resignation from the Commission by absence. The Chair may then recommend removal of the member to the City Council.

2.4 Vacation of Office.

When a member dies, resigns, or is removed (including resignation by absence), the Mayor shall

promptly indicate to the City Council that a vacancy exists. When a member becomes incapacitated for office permanently or for what appears likely to be a protracted period, or moves from the jurisdiction, or becomes, for any other reason, no longer qualified for office and fails to resign, the Chair shall cause any necessary investigation to be made and shall present the facts to the Mayor and to the City Council who may declare the office vacant and appoint a replacement.

2.5 Expiration of Term.

The terms of office for all members of the Planning Commission shall be three (3) years and until their successors are appointed and qualified except where appointment to a shorter term is necessary to provide for staggered terms among commission members. Members may be removed with or without cause by a majority vote of the City Council. On recommendation of the Mayor and by majority vote of the Council, standing members may be appointed to serve an additional term; however, no member may serve more than two consecutive terms.

2.6 Orientation and Training.

The Administrative Director will notify Planning Commission members of training opportunities. See the Providence City Personnel Policy Section 8. Training and Travel for reimbursement policies.

ARTICLE III - OFFICERS, COMMITTEES, STAFF, DUTIES

3.1 Regular Election of Chair, Vice Chair; Provisions for Contingencies; Continuation of Service Until Successors Take Office.

Annually, as the last item of business at the regular meeting of the Commission in the month of July, the Commission shall elect a Chair and Vice Chair. If such regular hearing/meeting is canceled or a quorum is lacking, the election shall be held within 36 days thereafter at a regular or special meeting. If no quorum can be obtained within 36 days, the election shall be held at a regular or special meeting held as soon thereafter as a quorum can be obtained, provided that if no such election is held within 60 days of the dates when generally required, the Mayor shall notify the City Council, who shall appoint a Chair and Vice Chair to serve until the next regular election in the month of July. The prior Chair and Vice Chair shall remain in office until successors take office at the next regular or special meeting following an election or appointment. A chair may not succeed him or herself as chair of the Commission.

3.2 Succession of Vice Chair to Office of Chair; Special Elections.

If the Chair resigns office or no longer becomes a member of the Commission, the Vice Chair shall succeed in office for the remainder of the term. If the Vice Chair resigns office, becomes no longer a member of the Commission, or succeeds to the Chair's office, a special election shall be held at the next regular meeting of the Commission to select a Vice Chair to complete the term, provided that if such regular meeting is one immediately preceding the regular election, the Commission may permit the office of Vice Chair to remain vacant until it is filled in the regular election.

3.3 Duties of Chair and Vice Chair; Appointment of Temporary Chair to Preside at

Hearings/Meetings:

If present and able, the Chair shall preside at all hearings/meetings. If the Chair is absent or unable to preside, the Vice Chair shall preside. If both are absent or unable to preside, the members present shall appoint a Temporary Chair to preside. In accordance with these and other applicable rules, the presiding officer shall decide all points of procedure and order, unless otherwise directed by vote of a majority of the members in attendance. When necessary, in deciding points of order, Roberts Rules of Order, newly revised, ~~shall~~ may be used by the Chair as a point of reference.

The Chair shall maintain order and decorum, and to that end, may order removal of disorderly or disruptive person(s) in accordance with UCA 10-3-608 by an officer of the Cache County Sheriff's Department. In the event of an emergency, the Chair may order removal of person(s) without a vote of the Commission.

The Chair is a voting member of the Planning Commission and votes on all items.

3.4 Other Responsibilities and Duties of Chair; Delegation to Vice Chair.

The Chair shall have further duties and responsibilities as indicated below. The Chair may delegate duties generally to the Vice Chair, or may authorize the Vice Chair to perform specific duties during her/his absence or in case of his disability to perform necessary Commission functions in a timely manner. The Vice Chair shall perform all duties so delegated. In case of absence or incapacity of the Chair, on approval by a majority of the commission, the Vice Chair shall perform any or all duties of the Chair whether or not delegated.

3.5 Managerial Responsibilities.

Subject to these rules and further instructions from the Commission, the Chair shall direct the official business of the Commission, interface with the Mayor in the conduct and affairs of the Commission, request needed staff assistance from the Administrative Director or the City Council, and exercise general management direction of the affairs of the Commission.

3.6 Assignment of Commission Members to Inspection Duties.

The Chair may designate members of the Commission to make personal inspections of property when necessary for proper consideration of agenda items. No more than two Commission members should inspect a property at the same time. If it is determined that more than two Commission members should inspect a property at the same time. The open meeting rules will apply.

3.7 Administrative Director.

The Administrative Director to the Providence City Planning Commission shall be the Administrator or her/his designee.

3.8 Duties of Administrative Director.

The Administrative Director, acting under the general direction of the Mayor of Providence City, is responsible for providing staff services to the Commission within the provision of budget authority appropriated by the Providence City Council and within the framework of the provisions of Titles 2, 10, and 11 of the Providence City Code.

3.9 Appointment of Secretary.

The Secretary to the Commission shall be assigned by the Administrative Director from the staff of the Community Services Department.

3.10 Duties of Secretary.

Subject to applicable City Codes and the direction of the Administrative Director of the Planning Commission, the Secretary shall in general attend to all correspondence of the Commission; attend all hearings/meetings of the Commission (except when excused by the Administrative Director with temporary services arranged); and generally perform or supervise all clerical work of the Commission.
Under the direction of the City Recorder, send out or cause to be published all notices required; compile all required records; maintain the necessary schedules, minutes, files, and indexes.

ARTICLE IV - CONDUCT OF COMMISSION MEMBERS, STAFF

4.1 Representation of Applicants or Petitioners.

No member of the Commission, or of its staff, shall represent applicants or petitioners on matters on which the Commission is to make determinations or recommendations.

4.2 Conflict of Interest.

No member of the Commission shall participate in any case in which they have financial or personal interest in the property or action concerned, or will be directly affected by the decision of the Commission, or has or believe they have any other conflict of interest as defined or regulated under the provisions of the Utah Code. No member of the staff of the Commission or of any agency serving the Commission shall prepare or present arguments or reports, or attempt to influence the decisions of the Commission, in any case in which he has similar interests and which would constitute a violation of the above-referenced Utah State statutes.

4.3 Disqualification on Grounds of Influence Other Than at Public Hearing/Meeting.

Commission members may be disqualified from voting whenever any applicant, or their agent, has sought to influence the vote of the member on their application or petition, other than in the public hearing/meeting, through an Aex-parte contact.@

4.4 Expression of Bias, Prejudice, or Individual Opinion Prior to Hearing and Determination.

Commission members may seek information from other Commission members, Counsel to the Commission, staff serving the Commission, or the staff of other departments or agencies advising the Commission; but no member shall express any bias, prejudice, or individual opinion on proper judgment of the case prior to its hearing and determination. Violation of this rule

shall be deemed to constitute malfeasance and be grounds for dismissal from the Commission.

4.5 Commission Members Not to Vote Unless Present at Meeting.

No Commission member shall vote on any matter unless such member is present, either in person or by electronic connection, at the meeting when a vote is taken.

4.6 Inquiry Regarding Conflicts of Interest and Bias.

It shall be the responsibility of the Chair, Vice Chair or presiding officer to inquire regarding potential conflicts of interest, and issues of bias, regarding the pending agenda item(s), at the beginning of a public hearing or meeting.

4.7 Decorum.

Commission members shall avoid leaving their seats except during approved recesses of a public hearing/meeting. Members shall avoid conversation that is not plainly audible to all present in the hearing/meeting room.

ARTICLE V - HEARINGS/MEETINGS, GENERALLY

5.1 Regular Meetings.

Regular meetings of the Commission shall be held at 6:00 p.m. in the City Council room, Providence City offices, on the second and fourth Wednesday of each month; provided that such meetings may be held at any other convenient place or date if directed by the Chair, after public notice is given in compliance with the Utah Code, and upon findings that such other location would serve public convenience or necessity.

5.2 Study Meetings.

Study meetings of the Commission may be held as part of the regularly scheduled meetings or as are deemed appropriate by the Chair, or Administrative Director, provided public notice of the time and place of the meeting is provided in compliance with the Utah Code.

5.3 Special Meetings and Public Hearings:

Special meetings for any purpose may be held at the call of the Chair, the City Council, or the Administrative Director. Said meeting shall be called and scheduled by the Chair at the greatest convenience of the Commission. Notice of the time and place of any special hearing/meeting shall be given in conformance with the provisions of state statutes and local ordinances.

Call of a special meeting at a specified time and place and for specified purposes during a regular meeting of the Commission shall be notice thereof to members of the Commission in attendance at said regular meeting, but other members shall receive written, electronic, or telephonic notice of the special meeting.

Public Hearing(s) may be scheduled during a regular or special meeting. Noticing requirement shall be done in compliance with applicable City and/or State Codes.

5.4 Recess or Continuance.

Any regular or special hearing/meeting may be recessed or continued from day to day, or to the time of any previously announced regular or special hearing/meeting, and such recess or adjournment to a time and place certain shall not require additional public notice.

5.5 Cancellation.

If no business is scheduled before the Commission, or if it is apparent that a quorum of the Commission will not be available, any hearing/meeting may be canceled by the Chair by giving notice to all members before noon on the day of such hearing/meeting. The City Office will notify the Chairman or acting Chair.

5.6 Quorum.

A quorum of the Commission shall consist of at least three members or alternate members. In all cases where there are only three members present, all members must cast a vote upon any action on an application or petition requiring action. When only three members are present, a positive vote must be unanimous.

5.7 Agenda, Order of Business.

The Secretary, under direction of the Chair and the Administrative Director, shall prepare an agenda for each Commission meeting. Order of the business shall be as specified by the Chair.

5.8 Length of Hearings/Meetings.

At 9:00 p.m. the Planning Commission will finish the item presently being considered, no additional items will be heard after that time unless there is a motion by a member of the Commission to extend the meeting. All items remaining to be heard will be forwarded to the next regular agenda for consideration.

5.9 Time Control.

The Chair may, at any time, institute measures to control the time for debate on any issue. Care should be taken to insure fairness in the hearing process. Those speaking in support and opposed should have substantially equal time. The chair may stop debate once he or she believes the issue has been adequately and fairly heard.

5.10 Electronic Meetings.

The Commission members may be allowed to attend any regular or special hearing/meeting by electronic connections as allowed by City and State Codes.

a. At least two (2) members of the Commission must be present at the anchor site (unless specifically noted the anchor site is the Providence City Office building, 15 South Main, Providence UT).

b. No more than (2) members of the Commission may attend by electronic connection.

c. A Commission member desiring to attend by electronic connection must notify the Chair and/or the Administrative Director by noon the day of the meeting to allow for arrangement to be made for the electronic meeting.

ARTICLE VI - PROCEDURES AT HEARING/MEETING

6.1 Representation at Hearing/Meeting.

At the hearing/meeting, any person may appear or be represented by authorized agents or attorneys. Such agents or attorneys shall present competent evidence of the extent of their authorization if requested by any member of the Commission.

6.2 Public Hearing Procedure.

The public hearing procedure shall be made available to the public and/or be displayed in the room.

a. The Chair, or such person as he may direct, describes the nature of the case and evidence available to the Commission, including a summary of staff reports (which shall include recommended findings of fact, conclusions of law and a recommended decision).

b. The applicant, petitioner or authorized agent outlines the nature of the request and presents supporting evidence including pictures, graphics, or other audio/visual material.

c. Persons neutral, or in opposition or support of the application or petition may provide testimony.

d. Rebuttal by the applicant, petitioner or authorized agent who spoke in favor.

e. Rebuttal by the City Staff or such person as the Chair may direct.

f. Closure of public comment and discussion by the Commission. NOTE: After closure of public comment, the Commission may ask questions of staff. If questions raised during the Commission's discussion requires an answer by an applicant or other persons present at the hearing, the hearing may be reopened for this additional information to be presented and an opportunity for rebuttal provided. Also, the Chair may open and close public comment without formal motions from the Planning Commission.

6.3 Conduct During Hearings/Meetings.

During the hearing/meeting, each side shall proceed without interruption by the other. All testimony, statements and pleadings shall be addressed to the Chair. There shall be no questioning or arguing between individuals in the audience.

Any member of the Commission, the Legal Counsel to the Commission, or the Commission staff, upon recognition by the Chair, may direct any questions to the applicant, witnesses, or any person speaking from the audience, to bring out pertinent facts. The Chair or the Commission members may call for pertinent facts from the staff or make appropriate comments pertinent to the case. No Commission member shall debate or argue with persons in the audience.

The Chair shall maintain order and decorum, and to that end, may order removal of disorderly or disruptive person(s) in accordance with UCA 10-3-608 by an officer of the Cache County Sheriff's Department. In the event of an emergency, the Chair may order removal of person(s) without a vote of the Commission.

ARTICLE VII - FINDINGS AND DECISIONS

7.1 Timing of Decisions.

After conclusion of the public hearing on any application or petition, the Commission shall examine the evidence before it in relation to findings required.

With due consideration to the length of the agenda, the nature of the case, the complexity of the evidence, and the findings required, the Chair may elect, subject to a vote of the majority of the Commission, one of the following alternatives:

a. To proceed immediately to determination and decision on conclusion of the hearing in a particular case; or

b. To defer determination and decision until later in the same meeting; or

c. To defer determination and decision until a specified special or regular meeting of the Commission within the time limits specified by state statute or local ordinances.

7.2 Findings.

If a majority of the Commission members present concurs that the evidence supports favorable findings upon an application or petition before it, or that such findings could be made if conditions and safeguards are established, the decision shall be favorable to the applicant, provided that such conditions and safeguards as may be required for a favorable finding are specified in the decision. Such safeguards and requirements shall be binding upon the applicant or petitioner and her/his successor and interests.

If a majority of the quorum of the Commission members present concurs that the evidence does not support a favorable action or recommendation by the Commission, then findings shall be specified in the decision outlining those problems or deficiencies in the application or petition which warrant such action.

If the findings of fact and conclusions of law recommended by staff do not accurately reflect the Commission's decision, the Commission may amend such findings and conclusions at the hearing/meeting or may recess the hearing/meeting to a date and time certain to allow for preparation of revised findings and conclusions by staff.

7.3 Form and Procedure of Decisions.

All such decisions of the Commission shall be made at a public ~~hearing/~~meeting by motion, made and seconded, and by a voice vote. The motion shall be in the form of findings of fact and shall state the reason for the findings by the Commission and a statement of any conditions or safeguards to be attached to the action. If there is any ambiguity on any vote or if the nature of the application or petition warrants, the Chair may conduct a roll call vote.

7.4 Notification.

Notice of the Commission decision shall be given to the applicant or petitioner and to other interested parties who have requested such notice, by the Secretary of the Commission as soon as reasonably possible after the decision is reached, but within ten (10) days. Such notice shall be given on a "Report of Action" form approved by the Commission and shall include a copy of the complete findings of fact and conclusions of law adopted by the Commission in reaching its decision.

7.5 Appeals. Appeals by applicant or affected party.

Appeals to administrative decisions are directed to the Appeal Authority.

Advisory recommendations of the Commission cannot be appealed as they will be heard by the City Council.

ARTICLE VIII - REQUEST TO WITHDRAW OR AMEND APPLICATIONS OR PETITIONS

8.1 Withdrawal.

Upon written request from the applicant, petitioner, or authorized agent, an application or petition may be withdrawn at any time before the Commission makes a decision in the case.

8.2 Amendment.

Applicants, petitioners, or their authorized agents may amend applications or petitions in any lawful manner on written request delivered to the Administrative Director or her/his or her agent not less than ten (10) days prior to the scheduled public hearing/meeting to assure that the amendment is properly evaluated and addressed in the staff report. Amendments received less than ten (10) days before the public hearing/meeting will not be evaluated and made part of the staff report. The staff shall orally report to the Commission at the public hearing/meeting the nature of any amendments received less than ten (10) days before the hearing/meeting. The Commission shall determine whether the nature of the amendment is such as to require referral for reexamination by Counsel or staff having made reports on the original application or petition. If such referral is found necessary, the Commission may proceed with the hearing/meeting or may continue it to a time and place specified, but shall not decide the case until the Commission has received sufficient information and analysis to make a finding that the amendment would not create a substantial difference in the effect of the application or petition.

8.3 Deferrals and Continuances.

On its own motion, or at the request of applicants, petitioners, or their authorized agents, the Commission may defer the hearing/meeting of cases or provide for later continuance of cases on which hearings/meetings have begun. Such deferrals or continuances shall be permitted only for good cause, stated in the motion, and, unless time and place is stated, shall require new public notice. An applicant shall be allowed to request one continuance for good cause shown. If additional deferrals or continuances are at their request, new fees shall be paid by applicants or petitioners.

ARTICLE IX - AMENDING OR WAIVING RULES

9.1 Amending Bylaws.

These Bylaws may be amended by a majority vote of the Commission except where such amendment would be contrary to requirements or limitations set by Utah Code or Providence City Code. An amendment may be proposed at any regular meeting of the Commission. Prior to the meeting at which the amendment is to be voted upon, members shall be sent a copy of such proposed changes. All amendments to the bylaws must have City Council approval before taking affect.

9.2 Waiving or Suspending Rules.

A rule of procedure may be suspended or waived at any hearing/meeting by unanimous vote of Commission members present unless such rule is set by Utah Code or by the Providence City Code.

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