

Providence City
Administrative Land Use Authority
Agenda – Tuesday, June 11, 2019 9:00 AM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332

Item No. 1. Conditional Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Stone Gate Homes, Inc. for a conditional use site plan for a single-family residence located at 247 N 850 E, Providence UT.

Item No. 2. Commercial Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Angie Housley for a commercial site plan for a drive up drink/cookie shop located at 1670 S Hwy 165, Providence UT.

Agenda posted on June 7, 2019

Diane Campbell
Diane Campbell

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



Commercial Site Plan Application

| FOR OFFICE USE ONLY | |
|---------------------|-------|
| Date | _____ |
| Payment Form | _____ |
| Amount | _____ |
| Receipt # | _____ |
| Clerk | _____ |

Date: May 31, 2019

Required Submittals

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Angie Housley Initial AH

| Construction Type | Application | Filing Fee \$50- New Building \$25- all other | 11x17 Site Plan Must Include: | | | Driveway Cut - 35' max | Cache County Plat Map | Stormwater NOI Permit | Stormwater Pollution Prevention Plan (SWPPP) |
|-------------------|-------------|---|--|---|------------------------------|------------------------|-----------------------|-----------------------|--|
| | | | Existing buildings, dimensions, & setbacks | Dimensions from top back of curb to property line | Existing/ proposed utilities | | | | |
| New Building | | | | | | | | | |
| Acc. Building | | | | | | | | | |
| Addition | | | | | | | | | |
| Deck | | | | | | | | | |
| Other | ✓ | | | | | N/A | | N/A | N/A |

Applicant Information

Name: Angie Housley
Mailing address: 11432 N 2300 E
Telephone: 435-764-6888 Email: angiehousley@aol.com

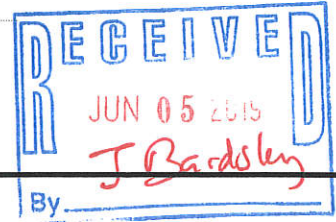
Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: Angie Housley
Mailing address: 11432 N 2300 E Richmond UT 84333
Telephone: 435-764-6888 Email: angiehousley@aol.com

Utilities (circle, if applicable): Septic tank City sewer Water Well
Construction Type (circle): New home Accessory building Deck Addition Other

Project Information

Address: 1670 S. UT-165 Providence UT
Subdivision: Arbor Fields Parcel Tax ID: 02-209-0004
Valuation: _____ Zone _____ Height _____ Initial _____
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial _____





PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- a. Site plan required to be on site at footing inspection
- b. Property corners to be marked and staked for inspection

2. Lot ID

- a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

- a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

Angie Housley Angie Housley
Signature Printed Name

On Behalf Of

July 5, 2019
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 1670 S UT-165 to the Providence City water system and receive water services thereby provided. I agree to the following:

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

Angie Hoxley
Signature

Angie Hoxley
Printed Name

On Behalf Of

July 15, 2019
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

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

I hereby apply to Providence City for permission to connect my premises at 6705 UT-65 to the Providence City sewer system. I agree to the following:

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

Angie H
Signature

Angie Hawsley
Printed Name

On Behalf Of

July 5, 2019
Date

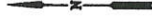
02-209

Electronic Only

TAX UNIT 09

EDWARDS FURNITURE SUBDIVISION

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



FAVE ALLEN
PARCEL 02-096-0010

1 INCH = 60 FEET

PARCEL NO. = 02-209-LOT NO.

LOT ADDRESSES:

- LOT 1: 190 SOUTH HWY 185
- LOT 2: 230 SOUTH HWY 185
- LOT 3: 230 SOUTH HWY 185
- LOT 4: 254 SOUTH HWY 185
- LOT 5: 254 SOUTH HWY 185
- LOT 6: 583 WEST 300 SOUTH

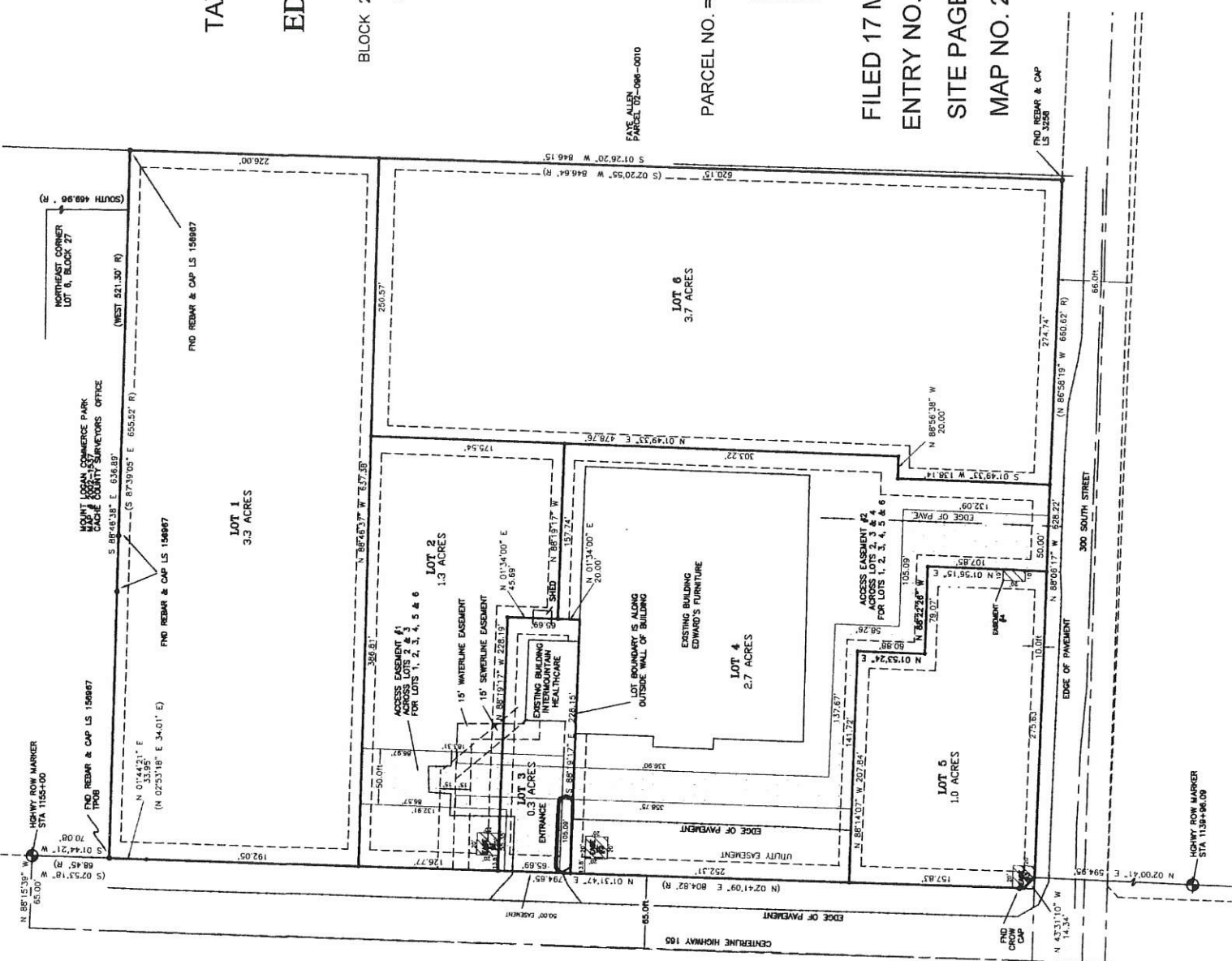
FILED 17 MARCH 2006

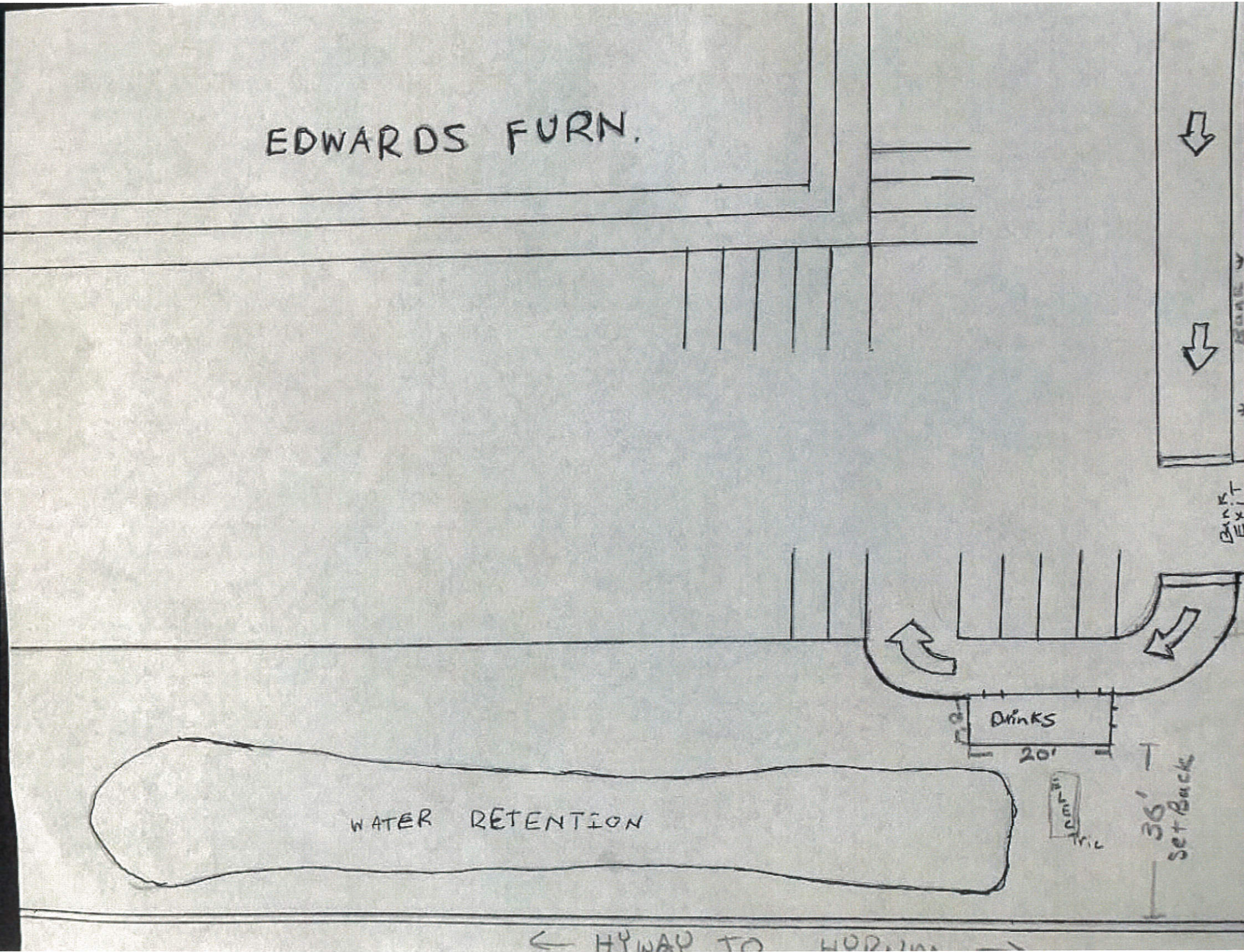
ENTRY NO. 912240

SITE PAGE 02-096-1

MAP NO. 2006-2042

FND REBAR & CAP
LS 3258





RECEIVED
JUN 05 2019
By J. Bardales

image_6546160.JPG 2.2MB



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

Date 5-10-19
 Payment Form CR
 Amount 100.00
 Receipt # 104624302 P1
 Clerk EC

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial SMC Name Steve Coppiters

Date 5/7/19

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Staff Check

EC
EC
EC
EC
EC

Applicant Information (all information MUST be provided)

Name STONE GATE HOMES
 Address 145 W. 400 S. LOGAN, UT 84321
 Phone 435-754-5350 Email steve@stonegateutah.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name SAME
 Address _____
 Phone _____ Email _____

Property Information

Owner of record DOUGLAS & DIANE BRINTON
 Owner address 813 HOLIDAY DR BRIGHAM CITY, UT 84302
 Owner phone 435-225-3573 Owner email douglasbrinton@gmail.com
 Parcel address 247 N. 850 E Parcel Tax I.D. 02-288-0014
 Zone SFL Height 24'-3 1/2" Initial SRE
 Setbacks (front yard) 30 (side yard) 10 (rear yard) 139 Initial SMC

Written Statement of Request (attach additional sheets if necessary)

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

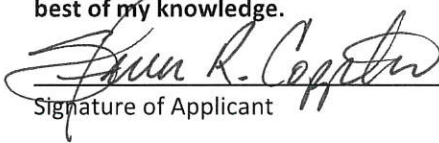
WE ARE REQUESTING A CONDITIONAL USE AS INSTRUCTED BY THE CITY AS A REQUIREMENT IN THIS NEIGHBOURHOOD TO BUILD A HOME. THE INTENDED USE IS AS A RESIDENCE.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial SNC Name STEVE COPPIETERS STONIE GATE HOMES

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

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial SNC

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



STEVEN R. COPPIETERS

5/7/19

Signature of Applicant

Printed Name

Date

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

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

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

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

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

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

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

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

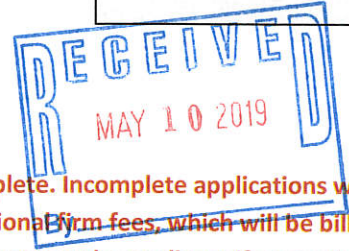


Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 5/7/19



Required Submittals

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name STEVE COPPIETERS Initial SC

| Construction Type | Application | Filing Fee \$50- New Home \$25- all other | 11x17 Site Plan Must Include: | | | Driveway Cut - 35' max | Cache County Plat Map | Stormwater NOI Permit | Stormwater Pollution Prevention Plan (SWPPP) |
|-------------------|-------------|---|--|---|-----------------------------|------------------------|-----------------------|-----------------------|--|
| | | | Existing buildings, dimensions, & setbacks | Dimensions from top back of curb to property line | Existing/proposed utilities | | | | |
| New Home | ✓ | | ✓ | ✓ | ✓ | | | | |
| Acc. Building | | | | | | | | | |
| Addition | | | | | | | | | |
| Deck | | | | | | | | | |
| Other | | | | | | | | | |

Applicant Information

Name: STONE GATE HOMES, LLC
 Mailing address: 145 W. 400 S. LOGAN, UT 84321
 Telephone: (435) 754-5350 Email: steve@stonegateutah.com

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

Name: DOUGLAS & DIANE BRINTON
 Mailing address: 813 HOLIDAY DR. BRIGHAM CITY, UT 84302
 Telephone: (435) 225-3573 Email: douglasbrinton@gmail.com

Utilities (circle, if applicable): Septic tank City sewer Water Well
 Construction Type (circle): New home Accessory building Deck Addition Other

Project Information

Address: 247 N. 850 E.
 Subdivision: LITTLE BALDY LOT 14 Parcel Tax ID: 02-288-0014

Valuation: \$597,000 Zone SEL Height 24'-3 1/8" Initial SMC
Setbacks (front yard) 30' (side yard) 10' (rear yard) 139' Initial SMC

Contractor Information

Name: STONE GATE HOMES, LLC
Mailing address: PO BOX 4701 LOGAN, UT 84323
Telephone: (435) 754-5350 Email: steve@stonegateutah.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTRH 93219 Permit issued to: STONE GATE HOMES, LLC

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: <https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.

Initial SMC Name STEVE COPPIETERS

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

Initial SMC

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial SMC

All Applicants Must Read the Following Before Signing This Application

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

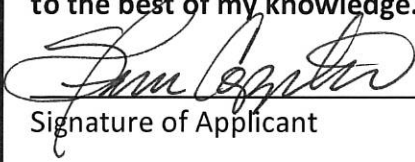
Sensitive and Hazard Areas:

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

8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

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

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



Signature of Applicant

STEVE COPPIETENSIS STONE GATE HOMES, LLC

Printed Name

5/7/19

Date




APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 247 N. 850 E to the Providence City water system and receive water services thereby provided. I agree to the following:

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



STEVE COPPIETERS

DOUG & DIANE BRINTON

5/7/19

Signature

Printed Name

On Behalf Of

Date

STONE GATE HOMES, LLC



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

1. Zoning requirements

- a. Site plan required to be on site at footing inspection
- b. Property corners to be marked and staked for inspection

2. Lot ID

- a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

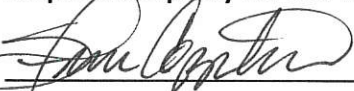
8. Temporary Occupancy

- a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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



STEVE COPPIETERS

DOUG & DIANE BRINTON

5/7/19

Signature

Printed Name

On Behalf Of

Date

STONE GATE HOMES, LLC

Brinton Residence

247 N 850 E – Little Baldy Subdivision LOT 14

Mitigation Strategies for Wildfire and Steep Slopes

We propose to reduce or eliminate potential for wildfires during construction by stripping the top soil layer and stock piling it for future use. This will eliminate any combustible foliage directly around the construction area and within 30' front and back. We also will not allow the storage of combustible materials such as gasoline, propane or other easily ignitable materials on site, except for their use in the equipment they are designated for which have approved safety mechanisms in place.

We propose to mitigate the moderate slopes as designated on the GIS Parcel summary map (see attached) through the process of constructing the home. The excavation for the foundation will create spoils that will be used to level the areas around the home and provide more gentle slopes in the area immediately around the home. The attached elevation sheet for the home shows that we will use retaining walls to create the elevation change between the front and rear yards. This will allow us to eliminate steep slopes. The areas designated as "steep slope" on the map will not be touched.

A handwritten signature in cursive script, appearing to read "Sam Apple". The signature is written in black ink and is centered on the page.

10T 14



Public Works Infrastructure Inspection

Permit # 2019-0053

Project Address: Brinton Home 247 N 850 E Providence

Contact Name: Stone Gate Homes

Phone Number 435-754-5350

| Inspection | Pass/Fail | Notes |
|---|-------------------------------------|--|
| Concrete | PASS | new |
| Curb/Gutter | PASS | new |
| Utilities | PASS | new Hyd. 488 Static = 86 PSI Dynamic = 35 PSI Flow = 1000 gpm Logarithmic = 1149 gpm |
| conditional use | <input checked="" type="checkbox"/> | |
| SWPPP Needed: <input checked="" type="radio"/> Yes <input type="radio"/> No | | SWPPP Completed: Yes No |
| NOI Needed: <input checked="" type="radio"/> Yes <input type="radio"/> No | | NOI UTR: _____ NOI Issued To: _____ |

(S)
 Hyd. 488
 F 489
 N 490

Inspection Completed by Date 5.16.19

| Final Inspection | Pass/Fail | Notes |
|------------------|-----------|-------|
| Concrete | | |
| Curb/Gutter | | |
| Utilities | | |

Inspection Completed by _____ Date _____



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-288-0014

Property Address: 247 N 0850 E
PROVIDENCE

Tax Roll Acreage: 0.61

Owner Name: DOUGLAS HATCH & DIANE
MARIE BRINTON

Owner Address: 813 HOLIDAY DR
BRIGHAM CITY, UT 84302-1640

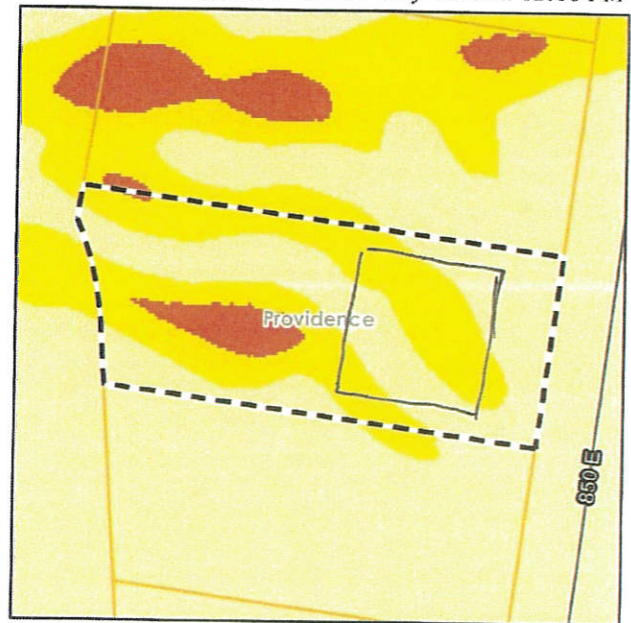
Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Generated on 07 May, 2019 at 02:16 PM



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

| | | |
|-----------------|------------|-----------------------|
| Moderate Slopes | Landslides | Wildfire Hazard Areas |
| Steep Slopes | | |

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

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



May 14, 2019

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: Conditional Use Review, Brinton Residence, 247 N 850 E, Providence Ut. Little Baldy Place Lot #14

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project was reviewed using 2015 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area.

This project is being deferred to Providence City for review and approval.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- **Home is being built to the front or East side of lot and as such access is within 150 feet. Approved.**

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **There are at least two fire hydrants within 600 feet of all areas of the proposed structure. Approved**

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. **Builder is planning on installing 1/8" mesh screen on all openings per building code. Approved.***

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

If you have any questions, please call me.

Respectfully,

Aaron Walker, Fire Inspector
Logan Fire Department
435-716-9516

EROSION CONTROL
(AS APPLICABLE PER LOCAL BUILDING CODES)

GENERAL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND TO PROTECT ADJACENT PROPERTIES FROM EROSION DAMAGE. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND TO PROTECT ADJACENT PROPERTIES FROM EROSION DAMAGE.

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LOT COVERAGE CALCULATION

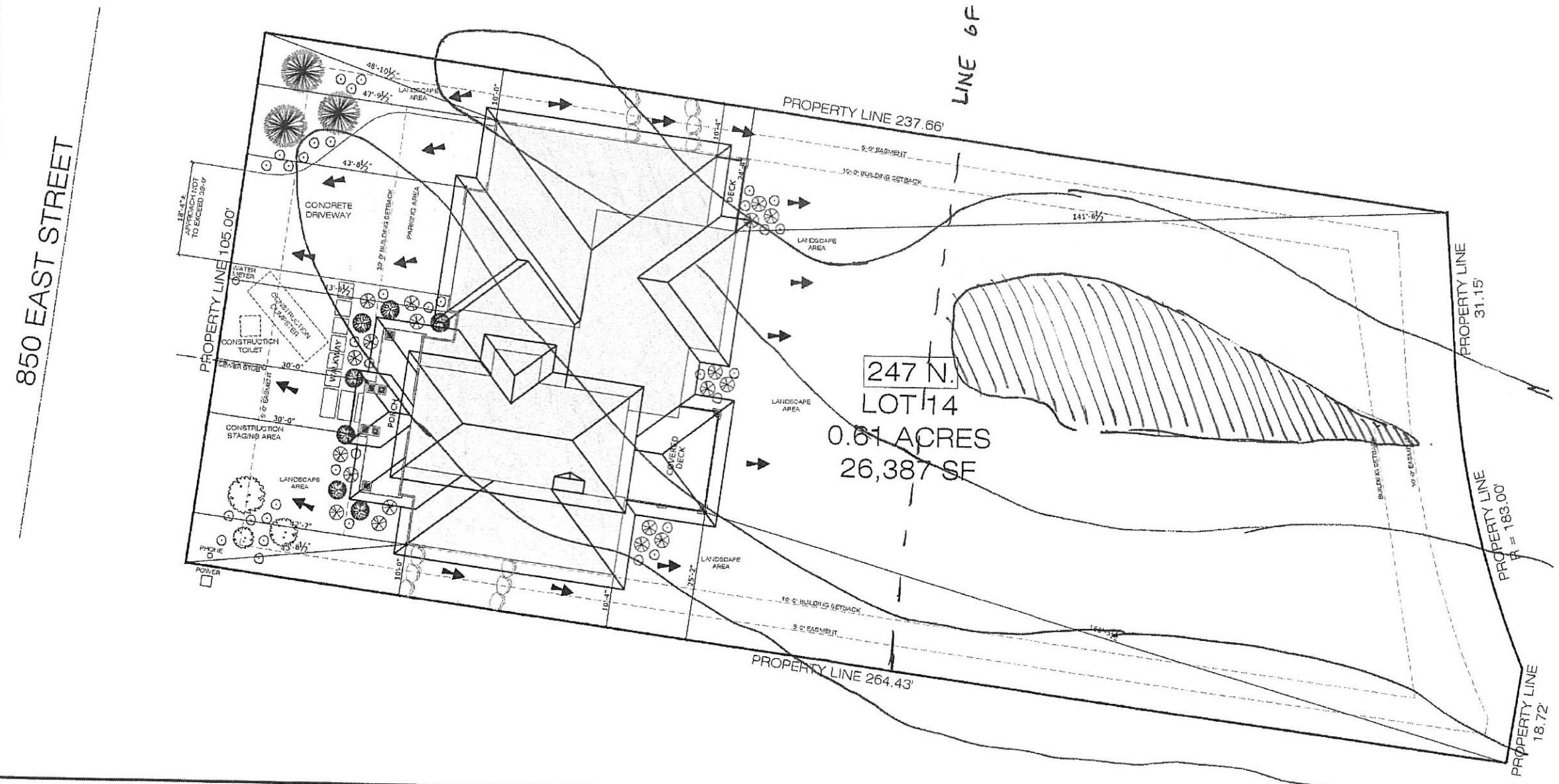
| | |
|--|-----------------------|
| HOUSE (FOOTPRINT) | 2,718 SQ. FT. |
| GARAGE | 1,227 SQ. FT. |
| PORCH | 308 SQ. FT. |
| COVERED DECK | 334 SQ. FT. |
| DECK (AT GARAGE) | 84 SQ. FT. |
| DRIVEWAY & WALK | 1,375 SQ. FT. |
| TOTAL | 6,046 SQ. FT. |
| LOT AREA | 26,387 SQ. FT. |
| 6,046 / 26,387 = 22.9% LOT COVERAGE | |



SITE PLAN
SCALE 1" = 20'-0" (11 X 17 PAPER) OR
1" = 10'-0" (22 X 34 PAPER)

LEGEND

| | |
|---------|---------------------|
| --- | PROPERTY LINE |
| - - - - | L.O.D. / SILT FENCE |
| - - - - | EASEMENT |
| → | DRAINAGE FLOW |



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Brinton Residence
Lot # 14 Little Baldy Place
247 North 850 East
Providence, UT

Doug & Diane Brinton
435.734.1454 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com



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

AS1.0



RIGHT ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)

LEFT ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)

THE IDEAS, CONCEPTS, DETAILS, FLOOR PLANS & ELEVATIONS ARE COPYRIGHTED AND ARE THE SOLE PROPERTY OF DG DRAFTING AND DESIGN. WE WILL ENFORCE OUR FEDERAL COPYRIGHTS TO PROTECT THE INVESTMENT OF OUR DESIGNS.

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Brinton Residence
 Lot # 14 Little Baldy Place
 247 North 950 East
 Providence, UT

Doug & Diane Brinton
 435.734.1464 (Doug)
 435.225.3573 (Diane)
 dianebrinton@gmail.com

ABR ENGINEERING
 100 E. 100 S., 2nd Fl., Salt Lake City, UT 84111
 801.462.2277

| | |
|-----------------|-------------------|
| Project Name | Brinton Residence |
| Project Number | 11111111 |
| Project Manager | DG |
| Project Date | 08/2011 |
| Scale | 1/8" = 1'-0" |
| Sheet | 0-43 (R1) |
| Author | DG |
| Checker | DG |
| Printer | DG |

A3.2