Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
July 10, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Gary Sonntag, Chair

Thank you to Sharon Johnson. The Planning Commission will recognize the Sharon Johnson for her recent service on the planning commission.

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for June 26, 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):
Action Item Note: Should the Planning Commission not be able to make a decision or take exception to an Action Item(s), then that item will be tabled and revert back to a study category.
Item No. 1. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 1, a Life Cycle Residential subdivision containing 18 single-family detached homes, 20 townhomes, and 10 condominium units, located in the general area of 170 East Spring Creek Parkway.

Study Items(s):
Item No. 1. General Plan: The Commission will discuss the public hearing schedule for the proposed general plan.
Item No. 2. 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.

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.

Election of chair and vice. Pursuant to the Planning Commission Bylaws 3.1 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.

Agenda posted by S Bankhead on July 6, 2019

Skarlet Bankhead
City Recorder

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
June 26, 2019 6:00 p.m.

Call to Order: Bob Perry, Vice Chair
Excused: Gary Sonntag, Chair
Present: Laura Banda, Rowan Cecil, Joshua Paulsen, Robert Perry

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for June 12, 2019.
Motion to approve the minutes: — R Cecil, second — J Paulsen
Yea: L Banda, R Cecil, J Paulsen, B Perry
Nay:
Excused:
Corrections:

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.

- No public comments

Note: The commission brought the following item forward because they needed to wait until 6:10 for the public hearing.
Item No. 2. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 1, a Life Cycle Residential subdivision containing 18 single-family detached homes, 20 townhomes, and 10 condominium units, located in the general area of 170 East Spring Creek Parkway.

- S Bankhead read from the staff report titled "Final Plat Phase 1 Analysis" included in the agenda packet.
- S Bankhead noted that this particular development does not have apartments, even though it is mentioned in the ordinance.
- S Bankhead said that the preliminary plat had the final drawings. We had seen the final plans prior to the final plat.
- S Bankhead explained that the city may consider sharing the cost of water or sewer lines that are larger than what is needed for the development.
- S Bankhead said that the emergency access for this phase is out of the phase boundaries. However, it will provide the required access.
- S Bankhead explained that the developer will not be putting in sidewalk or park strip south of the Spring Creek crossing, as that area is outside of the scope of their development. However, they will provide a full width of asphalt, which is above and beyond what we normally require.
- S Bankhead said that the Development Agreement was approved by the City Council last night.
- S Bankhead reported that the developer has submitted quitclaim documentation as specified in condition 2.
- S Bankhead said that the developer is working with John Hubbard on the easement documentation as stated in condition 3.
- S Bankhead said that the feasibility study has been updated.
- S Bankhead said that the percentage requirements for the different housing types will be met within the first two phases. It may not all be met within the first phase.
- S Bankhead explained the sidewalk deviation. We decided to incorporate the sidewalk with the trail system and move it off of the road.

- J Paulsen asked about snow removal on the trail/sidewalk. Sometimes HOAs don't do snow removal. There are people with mobility issues that need the snow removed.
- S Bankhead said that because it is a sidewalk, we can require the HOA to keep it clear. We do contact HOAs to ask them to comply.
- S Bankhead said that there is an island in the middle of a public street that enters the development. Although the road will be public, the island will be maintained by the HOA.
- J Paulsen asked if the sidewalk deviation is on city property.
- S Bankhead said that we have an easement for the sidewalk, but the land will not be dedicated to the city.
- J Paulsen asked if it will be a public space with free speech rights, etc, as would be the case on a standard city sidewalk. S Bankhead said she would have to look into that.
- S Bankhead said that the city is working on approving and signing the construction drawings as stated in condition 5.
- B Perry asked about parcel 02-004-0003 that is 17 acres. This phase of the project will happen on 7.44 acres [within that parcel]. S Bankhead said that this is correct.
- B Perry mentioned that there was a letter from Fish and Wildlife Services stating that there was no danger to species and critical habitat under the Endangered Species Act.
- B Perry asked where FEMA comes in. Was there a holdup on the bridge?
- S Bankhead said that we are still working on the application to FEMA. Providence City has to sign the application as the floodplain administrator.
- Dallas Nicoll of Visionary Homes said that he will submit the application as soon as the city signs it.
- B Perry spoke about the 7.44 acres. S Bankhead said that it is part of the original [17 acre] parcel, but it has been broken out as part of the subdivision process. The new townhome and single family lots will have their own parcel numbers.
- D Nicoll said that the Hubbard and Bindrup deeds are all signed. He said that they will now be improving the full road width along the project frontage [on Spring Creek Parkway].
- D Nicoll said that their intent is to have the HOA remove the snow from the trail.
- D Nicoll said that as far as the free speech zone, he is not sure. The easements are usually access easements. The sidewalk won't happen until phase 3 and 4.
- D Nicoll spoke about the emergency access. 170 E is the road that will enter the development and will be perpendicular to Spring Creek Parkway. They were planning on a temporary turnaround, but there were too many units on that single access point. Now they will construct a temporary fire access road to 300 East to the north of this phase.
- J Paulsen asked if the road will be on parcel 02-004-0003, or on one of the parcels to the north. D Nicoll said that it will be on the parcels to the north.
- J Paulsen asked what zone those parcels are. S Bankhead said that she believes they are A10 in the county. J Paulsen asked if county law allows them to build a temporary access road on A10 land. J Paulsen said that he had heard that it might not be allowed. D Nicoll and S Bankhead said that they are not aware of anything that would prohibit it. S Bankhead said that she will look into it. D Nicoll said that it will be a gated fire access road. (6:36).
- J Paulsen explained that he wants to be thorough about reviewing this subdvision because citizens have been concerned about this property. He also would like to limit the city's potential long-term liability. J Paulsen asked if this project requires a conditional use because of the high water table.
- S Bankhead explained that as part of the process of approving the subdivision, the planning commission is granting a conditional use.
- J Paulsen asked if the conditional use applies to each individual lot within the subdivision as far as the requirement that no more than 40% of the surface of each lot will be a covered surface.

- S Bankhead said that she believes that is how that 40% calculation was made by the developer.
- D Nicoll said that they considered all anticipated impervious areas. He said that because his company is the builder and the developer, they took into account each individual lot including building footprints, driveways, etc. However, a homeowner could make changes after the lots are sold that could violate the 40% rule.
- J Paulsen said that such changes should require a permit from the city.
- S Bankhead said that we could include a condition that all lots are required to seek a conditional use for any changes that are not shown on the plat. J Paulsen and B Perry said that they would like to add it as a condition.
- J Paulsen asked about page 5 on the geotech report where it says "It is apparent that there is a lot going on at the site." He said that this language is vague. It also says that a more detailed evaluation of the groundwater is beyond the scope of this investigation. J Paulsen said that he understands that the developer is only guaranteeing the soil conditions where the bore holes are, and asked if they will be making modifications as they progress.
- D Nicoll said that they will. He said that there is a difference between a geotech report and a full ground water study. As they start building, they will make modifications as necessary.
- J Paulsen asked if Visionary Homes will be abiding by the conditions and recommendations of this geotech report. D Nicoll said that they will.
- S Bankhead said that the building inspector will also check that where they are putting foundations, etc., is adequate for building.
- J Paulsen asked if the developer is putting in drainage systems. D Nicoll said that they will be.
- J Paulsen asked about basements. D Nicoll said that the single family homes will have basements. J Paulsen said that the previous report recommended not having basements. D Nicoll said that the current report says that basements are not recommended without a drainage system. The drainage system will be installed with this phase. The geotech engineer is comfortable that the drain will be sufficient.
- J Paulsen asked if homeowners will be notified about water table issues. D Nicoll said that this is standard practice, and they will be notified.
- J Paulsen asked about the codes identifying the bore holes that are shown on the map.
- D Nicoll said that "B" means it is a bore hole. A "TP" is a test pit where they opened up the site with a backhoe. "CPT" is a cone penetrometer test. "DCPT" is a dynamic cone penetrometer test. Those last two tests measure soil properties in situ.
- J Paulsen asked about the measurements that are missing on page 4, section 3.7 Groundwater. B5, B10, and B12 are missing. D Nicoll didn't know why they are missing. He guessed that perhaps the hole was disturbed.
- J Paulsen asked what the nearest bore hole to the proposed detention basin is. J Paulsen said that the intent of LCR is to have integrated green space. He is concerned about green space that could be flooded with water and become unusable. High density housing needs usable green space, and if our code is allowing green space that is unusable, we should change the LCR code. He would like the development to have a usable soccer field, unlike the one near his home that floods frequently.
- J Paulsen asked how the depth of the detention pond is determined. D Nicoll said that it is determined by the volume. This pond will be about 4 ft deep on average. Also, the land drain will decrease the water level.
- L Banda asked about notifying buyers about the water table. Will it be a written disclosure upon sale? D Nicoll said that he is not sure how it happens because he is not involved in sales. S Bankhead said that we could put a note on the plat. D Nicoll said that he is comfortable putting a note on the plat that there is a potential for groundwater.

- B Perry asked if there was anything found in regards to the Fish and Wildlife letter. D Nicoll said that nothing was found.
- Brenda Poulsen of Providence asked how the developer can guarantee that the homes won't flood. The homes to the north in Saddle Rock had drainage systems and yet most of them flooded during the first year. D Nicoll said that nobody can guarantee anything. However, he does not know what drainage system Saddle Rock used.
- B Poulsen asked if the things that the developer has said that they will do in future phases can be changed. D Nicoll said that the preliminary plat looked at the whole parcel, including amenities, configuration, and road layouts. At the final plat stage, they plat phases one by one.
- S Bankhead explained that if they want to amend their preliminary plat, the LCR zone requires that they go before the planning commission and the city council. With regular subdivisions, they would only have to go before the planning commission.
- S Bankhead said that the preliminary plat locked in the entire 17 acres. For each phase, we make sure that the final plat matches the preliminary plat.
- F Montoya asked if they are held to completing all parts of the project.
- S Bankhead said that if they come to a stop, and they want to reevaluate, then they have to come back through the process.
- J Paulsen said that the city approved the preliminary plat on the basis that there were no basements. Are we amending the preliminary plat by including basements?
- S Bankhead said that she will look into that. She needs to see what the wording on the preliminary plat approval said.
- J Paulsen also would like to make sure that M Pierce has a chance to review the plat.
- D Nicoll asked if we could make this items conditions on the approval. J Paulsen thought that this would have to go through the Planning Commission and the City Council again because it is an amendment to the preliminary plat.

Motion to continue the item to the next planning commission meeting: — J Paulsen, second — R Cecil
Vote:
Yea: L Banda, R Cecil, J Paulsen, B Perry
Nay:
Abstained
Excused:
Discussion prior to vote:

- B Perry asked if this motion is reasonable. S Bankhead said that it is reasonable to postpone the approval so that we can make sure we are doing the process correctly.
- B Perry asked if J Paulsen's motion to continue the item would give more time for the FEMA approval. S Bankhead explained that within 30 days of the FEMA approval, the developer must begin construction of the bridge. The FEMA approval may be months away.
- Natalie Pace of River Heights asked who will cover the liability if basements flood.
- J Paulsen wasn't sure, but he said that if we have disclosed everything to the home owner, he is comfortable with the situation as a representative of the city.
- Emily Merkly of Providence lives on 300 East. She said that she works in real estate. Flooding risk is up to the homeowner. However, flood insurance is expensive.
- E Merkley asked if we track violation of sensitive areas, such as building RV pads [that exceed the 40% impervious area limitation].
- S Bankhead said that this LCR zone is a new type of development for us. However, we do track people who violate sensitive areas. We can't guarantee that we catch everyone.

- E Merkly said that she has lived on 300 East for 9 years. The Chugg property will be an issue every year. They turn three crops a year without irrigation. That shows that there is a potential for water issues. She said that she has standing water in her property every year.
- E Merkly is also concerned about what the plan is for 300 East. It will get more traffic because of the development. Will there be acquisition of property such as has been proposed on 100 South? She is concerned that the city will come in and expand the road. She said that there are traffic issues already on that road. There are also no sidewalks on her side of the road. This could mean that the city will want to expand the right of way to put in sidewalks. She felt that approving this development is premature if we do not have information on how the traffic will be affected.
- S Bankhead said that in some areas, the road may already exceed our standards. She would have to look at the asphalt width or the right of way width to be sure. She said that she can't guarantee what a future council will do or not do. Currently, the street is handling the traffic appropriately.
- E Merkley said that there is not room for visitors to her home to park on 300 East. Also, cars on that road pass other cars by going into oncoming traffic lanes. She is concerned that the issue of traffic on 300 East has not been discussed in conjunction with this development.
- D Nicoll said that they have not performed a traffic study. Every development does not warrant a traffic study. The city engineer decides when that is appropriate. M Pierce has not asked for one.
- E Merkley was concerned about how this development will affect her property value. She also is concerned about city standards that allow sidewalks without curb and gutter and a lack of safe streetside parking spaces.
- S Bankhead said that all we can do [at the Planning Commission] is look at the existing standards. Those standards have changed dramatically in the past few years. Asphalt width as well as requirements for curb and gutter have been reduced.
- E Merkley said that it is premature to approve the development without considering the things she has brought up. Does the commission want to set the standard on the first LCR development that we will not have traffic studies or consider the impact to the surrounding area?
- J Paulsen said that he understands how E Merkley feels. All we can do is enforce the law that we have. We will try to be as thorough as we can.

Public Hearing(s) Proposed zone assignment: In preparation of a zone assignment associated with a proposed annexation for Parcel No. 02-096-0058, generally located in the area of 505 West 500 South, the Planning Commission is holding a public hearing to consider recommending a single-family high zone. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comment

Action Item(s):

Action Item Note: Should the Planning Commission not be able to make a decision or take exception to an Action Item(s), then that item will be tabled and revert back to a study category.

Item No. 1. Proposed Zone Assignment: The Providence Planning Commission will consider for recommendation to the City Council a Single-Family High (SFH) zone assignment associated with a

proposed annexation for Parcel No. 02-096-0058, generally located in the area of 505 West 500 South, Providence.

- B Perry noted that on the transportation plan, there will be an extension to 500 south. The proposed development borders single family residential areas on a few sides.
- Craig Champlain, the owner of the property and the future developer, explained that he would like to build a 55 and older development. They would like to build 5.5 lots per acre. He said that this will be the 13th 55 and older project that he has done in Cache Valley. They have been well-received, and they add to the neighborhood. They are well maintained.
- R Cecil asked if they build single story homes.
- C Champlain said that they build single story homes for the most part. Sometimes they build 1.5 stories. They try to avoid steps. Everything someone needs is on the main floor.
- J Paulsen asked how long C Champlain has owned the property. C Champlain said it has been 1.5 months. The property owner wouldn't wait [for the annexation and zoning approval] to sell.
- R Cecil asked why they are asking for single family high.
- C Champlain said that they want the lots to be small. They are trying to develop small lots for seniors.
- S Bankhead clarified that this zone assignment recommendation is in preparation for an annexation. Annexation zoning doesn't usually come to the planning commission because the City Council will use the proposed annexation map. However, the future annexation map shows this property as CHD. It is currently zoned A10 in the county. The council was willing to look at it for future consideration for annexation. Because the zone is so different from what is on the future annexation map, the council is sending it to the planning commission for review. This is also the time for the staff to do their homework, and for the protest period to go through. If no protests occur, the council could hold a public hearing on July 9 to consider the annexation and zone assignment.
- J Paulsen asked why Single Family High will be better for the city than Commercial Highway District for this parcel.
- C Champlain said that the distance it is off the highway is more suited to residential than commercial. Commercial is dying because of online retail. Big box stores are dying. There is also still a lot of commercial property in that area that the city can use for commercial. This property is connected to the residential area. He said that the property is close to Maceys and shopping which is convenient for the residents.
- S Bankhead said that Brookside is zoned Single Family High. This is the type of zoning that C Champlain is asking for.

Motion to recommend a zone of Single Family High: — R Cecil

Died for lack of a second.

- L Banda said that she is uncomfortable because once the zone is changed, other types of developments could be done on the parcel. There is nothing to guarantee that the parcel will be used for the development that C Champlain described.
- J Paulsen said that he is hesitant to give up tax base for the city. Residential development does not add to the city's tax income.
- J Paulsen asked if this housing type is needed. He also doesn't think it is too far fetched to see commercial development there. He would like the city council to consider these issues when they deliberate on this annexation.
- R Cecil felt that it is far enough from the highway that it would not work as commercial.
- J Paulsen asked the developer what the size of his other developments have been. C Champlain said that this is the largest he has done. It is about 45 lots. He has one in Logan is almost the same size at 38 lots. He said that right now, they are selling fast. He feels that the demand will go up further. He feels that the distance from the road is ideal. He said that if the property is kept commercial, he will end up sitting on it for many years. He has a property in Logan that is

17 acres of prime commercial land between Jack's Tire and Oil and the Hampton Inn. In 11 years, no one has expressed interest in using more than the front of the property. If we wait for commercial, we will wait a very long time. There is also still plenty of commercial ground in the area in question. He also said that the agent for the owner was trying to sell the parcel in question for the residential market.

- C Champlain also said that this development will act as a buffer between the residential and the commercial.
- R Cecil said that the property C Champlain developed in Logan is a prime facility. This development would enhance Providence. There are many seniors who would want to live there.

Item No. 3. Providence Planning Commission Bylaws: The Commission will consider for recommendation to the City Council amendments to the Providence Planning Commission Bylaws.

- J Paulsen said that he likes public comments, but he would like there to be a time limit. The city council meeting last night went long. He feels that the time limit of three minutes per person is appropriate. Also, if a public comment period is providing valuable input, the commission could always vote to extend the time. He also said that having questions submitted by the public in advance would make a better dialogue. We could address them preemptively.
- L Banda agreed. She said that public comment time should not be arbitrarily lessened, but it could be extended as needed.
- L Banda said that it would be convenient for Planning Commission and City Council rules to be the same. She also said that she hesitates to prohibit signs because of freedom of speech.
- B Perry said that if we allow signs, we will have to spend more time trying to control the meeting.
- L Banda said that she just wants to make sure that we are not infringing on anyone's right. Restricting clapping may also be a problem.
- B Perry said that in his experience, the meetings that allowed signs were noisy, loud meetings. He said that there is a place for signs, but he doesn't feel like Planning Commission is the place.
- J Paulsen would like the attorney to weigh in on it. If it turns out to be legal, we could have a stipulation such as keeping them to the back of the room. S Bankhead will check with the city attorney.
- S Bankhead said that no changes were made to the bylaws at the staff level. B Perry asked if the attorney has looked at the bylaws. S Bankhead said that he has.

Motion to send the latest draft of the planning commission bylaws to city council to consider for adoption: — R Cecil, second — J Paulsen
Yea: Banda, R Cecil, J Paulsen, B Perry
Nay:
Abstained:
Excused:

Study Items(s):

Item No. 1. General Plan revision review: The Commission will review and discuss the draft chapters for the general plan revision.

- J Paulsen asked that we put a citation on the statistics that we used.
- S Bankhead said that she thinks that the consultants left out chapter 4: "Land Use, Neighborhoods, and Design." The commission would have read that chapter on an earlier draft a while ago. S Bankhead will get an updated version to the commission.
- Don Calderwood, former mayor of Providence, asked the commission to look very carefully at the Life Cycle Zone in the General Plan. He also said that the terms for moderate income housing and affordable housing are used as if they are the same thing throughout the draft. He

believes that there is a considerable difference between the terms. D Calderwood said that the new council will probably reevaluate the life cycle zone. He may be one of those on the council who will reevaluate it. D Calderwood felt that if the lots in LCR zones are small and there is no basement, they will not sell well.

- D Calderwood felt that in order to achieve the goals set forth in the environmental stewardship section, there would need to be a full time employee monitoring those aspects of the city.
- D Calderwood said that the Life Cycle Zone concept isn't the problem. Rather, the problem is where it is located and how it affects surrounding areas.
- D Calderwood said that affordable housing would look more like a mobile home lot. He asked if manufactured homes are allowed in the city. S Bankhead said that they are. She also said that we have a mobile home zone in our zoning code, but we don't have any area designated in the future zoning map for a mobile home park.
- D Calderwood said that mobile home lots are required to be 6,000 square feet per lot, and yet Life Cycle lots are allowed to be smaller than that.
- J Paulsen said that he is uncomfortable with many aspects of the general plan, but hasn't wanted to bring them all up because his colleagues have worked on the plan before he was appointed to the commission.
- J Paulsen said that the vision statement for the plan is conflicted. The vision statement says that we are trying to preserve the agrarian essence of the city, while at the same time provide more options to live, work and recreate in Providence. This is contradictory. The general plan also talks a lot about moderate income housing, which could also contradict parts of the vision. J Paulsen said that although he would not support the plan as it is now, he would like to see it move forward to a public hearing. He would like to hear what the citizens of Providence have to say.
- S Bankhead said that there does need to be another public hearing on this. If she notices it tomorrow, we should be able to do it on July 10th. She also said that sometimes public hearings are difficult, because the public asks for things that we can't legally give them. However, if the commission feels that the plan has strayed from what the general public wants, we could benefit from more public hearings.
- D Calderwood explained that the City Council cannot dictate to the Planning Commission. The council can remove planning commission members, but he thinks that this is unlikely to happen.
- D Calderwood felt that the commission should anticipate that the new council will make some changes.
- S Bankhead clarified a discussion from earlier about mobile home lots. Our city code requires them to be at least 5,000 sq ft, not 6,000 sq ft.
- S Bankhead said that the commission could schedule a second meeting in July. Traditionally, they have only had one meeting in July. B Perry said that he will contact G Sonntag about having a public hearing on July 10th.
- R Cecil said that G Sonntag will no longer be the chair in July. He cannot succeed himself as per the bylaws.
- S Bankhead said that there has to be a public hearing before this plan can go to the city council.
- J Paulsen asked B Perry what his thoughts are about the timing of approving this general plan in light of the change that will come on the city council. Almost all of the council members will be new.
- B Perry felt that there was no problem with getting the public's opinion.
- L Banda felt that it might be counterproductive to bring this plan forward before the elections.
- R Cecil said that we have been doing this for three years. It has been written and re-written.
- B Perry asked if there was a date that this plan was supposed to be finished. S Bankhead said that there is not a specific requirement, but that it probably should have been done two years

ago. We have spent a long time working on the general plan. S Bankhead said that the Life Cycle Zone derailed the general plan process a bit. The plan is about more than that zone. S Bankhead agreed with J Paulsen that some of the statements in the general plan are contradictory. However, there are some things that have good merit, and that will apply to any zone. She wouldn't suggest throwing out the whole plan. It probably would have been good to have done some more public hearings about the plan, but the commission and the staff did the best that they could at the time. The commission and the staff also did the best they could to use the comments from the initial steering committees and open house/workshop. We got feedback at the time in favor of integrated communities and complete streets. We also used ideas about traffic calming as a basis for making narrower streets. There is a trend right now to rethink streets. The plan followed some of those principles.

- J Paulsen said that he feels that a public hearing would be beneficial. He would not vote for this general plan until the new city council comes in. He would also like to postpone a decision on the Life Cycle zone. He feels that the next council will get rid of the zone. At the public hearing, he would like the public to know that the hearing does not mean that the plan is final.
- B Perry noted that the commission was tasked by the mayor to get the plan done in a timely manner.
- J Paulsen said that he believes that it is morally wrong to make decisions that are against public opinion, and try to do them quickly because it is the only time to get them done. He feels that the mayor is trying to rush a lot of controversial issues through before the election.
- B Perry said that we will plan for a public hearing.
- S Bankhead said that in the public hearing notice, she can state that the commission is seeking public input. We don't even have to put the plan as an action item on the agenda. It can be for discussion or public input only.
- J Paulsen asked if we could have a larger venue for the public hearing. S Bankhead can check with the schools about using their space.
- J Paulsen felt that July would be too soon. He would like more time to invite people. L Banda agreed. Many people are also out of town at that time. J Paulsen would also like people to have time to write comments in advance.

Motion to have a public hearing for the general plan in the first half of August at another venue that can accommodate 300-400 citizens: — J Paulsen, second — L Banda.
Vote:
Yea: B Perry, L Banda, J Paulsen
Nay: R Cecil
Abstained:
Excused:
Discussion:

- L Banda suggested using the Providence Pipeline and other notification methods to spread the word about the hearing. S Bankhead said that we can use the Pipeline.
- R Cecil said that he feels like we are just pushing things back. We do need a public hearing, but we don't need 300 people.

Item No. 2. 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.
Motion to table the LCR amendments: — J Paulsen, second — L Banda
Vote:
Yea: Banda, R Cecil, J Paulsen, B Perry
Nay:
Abstained

Excused:

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.

- L Banda asked if the bylaw that says that the chair cannot succeed himself has always been implemented. Was Robert James chair two times in a row? S Bankhead thought that he was.
- R Cecil felt that maybe we just didn't know about the bylaws in the past.
- L Banda said that G Sonntag stepped in when R James left. He has not served a full term as a chair. Maybe he can succeed himself in that case.
- R Cecil said that when he was first on the commission, the person who had been on the commission the longest became chair. R Cecil became chair through this process. When his term ended, however, he selected who he wanted the new chairman to be and made a motion to accept them as chair.
- L Banda and B Perry asked S Bankhead to find out if G Sonntag can succeed himself as chair. L Banda would like G Sonntag to have the opportunity to continue to be the chair if he would like to.
- S Bankhead said that she will find out. The bylaws may allow the commission to override the bylaws. If they don't allow that, then we will have to follow them.

Motion to close the meeting: — R Cecil, second — L Banda
Vote:
Yea: Banda, R Cecil, J Paulsen, B Perry
Nay:
Excused:
Abstained:

Meeting adjourned at approximately 8:35 PM
Minutes prepared by Jesse Bardsley

_____ _____

Gary Sonntag, Chair Skarlet Bankhead, City Recorder

DRAFT

PROVIDENCE CITY
Final Plat Phase 1 Analysis
Life Cycle Residential (LCR) Development

Item Type: Final Plat	**Applicant:** Ridgeview Park LLC	**Agent:** Craig Winder
Prepared by: S Bankhead	**General Plan:**	**Zone:** LCR
Parcel ID: 02-004-0003 **Address:** general area of 200 East Spring Creek Parkway	**Acres:** 7.44 **Density per acre:** **Code:** 4 units/acre min. 12 units/acre max.	**Number of Properties:** 1 **Proposed Lots:** 48

Type	No Units	%
Single-family detached (SF)	18	
Townhomes	20	
Condominiums	10	

Background Information:
This is a review of the Vineyard Final Plat, received by the City on June 7, 2019.
The general plan principles discussed in the review area taken from the Providence City Master Plan 2000 as Revised. Current and anticipated development and infrastructure placement in the immediate surrounding area were also considered.

FINDINGS OF FACT:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.
- Provide safe, flexible, and accessible transportation corridors thought the City. Integrate alternative means of transportation, including public transportation pedestrian travel, and bicycle friendly routes.
- Future Needs – Northeast Area:
    - Connecting the area of 500 North to Spring Creek Parkway will help with east/west traffic flow concerns.
    - Upgrade and build Spring Creek Parkway from Gateway Drive

City Code – Zoning Regulations:

- 10-4-6: LIFE CYCLE RESIDENTIAL:
    - Intent:

It is the intent of this zone to guide development in accordance with the following goals: (1) Providence attractively landscaped neighborhoods with a mix of single-family, two-family, and multi-family residential lots, structures, and associated uses . . . (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 . . . (3) Maintain a residential character compatible with surrounding traditional single-family neighborhoods. (4) . . . 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.

- Lot Regulations:
  SF Detached: minimum lot size – 5,000 sq ft; minimum lot width – 60 feet; maximum structure height – 35 ft; front yard (street garage) 20 ft minimum/35 ft maximum front yard (alley garage) 10 ft minimum, rear yard – 10 ft minimum, side yard – 7.5 ft minimum, corner lot – 15 ft minimum on side adjacent to street; parking – 4 per dwelling unit.
  SF Attached: minimum dwelling size – 800 sq ft/dwelling unit; lot width – 16 ft minimum/20 ft average. No front or rear building setback is in the 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.

- 10-5: SENSITIVE AREAS:
  All requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title.
- 10-8-9: Design Standards for Attached and Multi-Family Residential Development:
  D.1. Submittals: Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:
  a. Concept Plan: Concept plan submittals shall consist of a general site plan showing approximate building locations, proposed road layouts, proposed open space, general parking layouts, anticipated public & private amenities and their locations.
  b. Preliminary Plat: Preliminary plat submittals shall consist of preliminarily engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development of the project.
     i. The preliminary landscaping plan shall consist of the general location and type of plants to be used, as well as the preliminary calculations demonstrating that landscaping requirements have been met.
  c. Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property.
- 11-3-3: Final Plat:

A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.

B. Description And Delineation:
1. The final plat shall show:
   a. The name of the development as approved by the Land Use Authority.
   b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
   c. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
   d. The street address for each lot. Each street address shall be assigned by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even.
   e. True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
   f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
   g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
   h. The dedication to the City of all improvements which shall include, but shall not be limited to, streets, storm water system, water works, sewer works, etc., included in the proposed development.
   i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
   j. A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
   k. All hazard setback(s)
   l. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
   m. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.
   n. Boundary descriptions of the development.
   o. Standard forms for the following:
      (1) A registered land surveyor's certificate of survey as applicable under State law.
      (2) The owner's signature of dedication.
      (3) A notary public's acknowledgment.
      (4) The City Engineer's certificate of approval.
      (5) The City's authority for the culinary water and the sanitary sewer system's signature
      (6) The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
      (7) The Land Use Authority signature of approval.
      (8) The City's signature of approval by the Mayor.
      (9) The City Attorney's certificate of approval.
      (10) A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.

(11) The County Recorder's stamp of approval according to requirements prior to final plat approval.

- 11-5-11: EXTENSION OF PUBLIC WORKS FACILITIES: The extension of any City public works facilities, including but not limited to, roads, bridges, storm drains, water mains, sewer lines, and secondary water systems, shall be installed by the developer of any development. Layout must provide for future extension to adjacent development and be compatible with the contour of the ground for proper drainage. All public improvements shall be installed to the boundary lines of the development. There shall be no consideration or return to the developer within the area. The City, however, will consider cost sharing on any water line that is in excess of an eight inch (8") diameter or any sewer line that is in excess of a ten inch (10") diameter, in the event the City desires to participate for future planning purposes.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat for Phase 1 is based on the approved preliminary plat that included mixed residential uses (single-family detached, single-family attached townhomes and condominiums) with a density of 7.9 units/acre that is within the range allowed by the LCR zone.
- The proposed final plat for Phase 1 increases transportation mobility or connectivity. The streets are designed to allow traffic circulation through the development and provide for emergency equipment mobility as well.
- The proposed final plat for Phase 1 includes pedestrian connectivity the will contine throughout the entire development as other phases are completed.
- The proposed final plat for Phase 1 includes the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street layout on the proposed final plat for Phase 1provides for connectivity with Spring Creek Parkway (500 North) and 300 East. As part of the annexation agreement, the Developer will construct the crossing over Spring Creek to connect with the existing Spring Creek Parkway; and construct Spring Creek Parkway adjacent to the south side of the development in compliance with the Standard Street Cross-Section, provided, Developer shall not install the park strip nor the sidewalk on the section of the road south of the Spring Creek Parkway Bridge. The majority of the interior streets are private and will be maintained by a HOA. The Developer will dedicate 170 East as a public street; it will be constructed to a 66' cross-section with 30' of asphalt, with a temporary emergency access on the north side of the development from 170 East to 300 East.

City Code 10-4-6 Life Cycle Residential:

- The proposed final plat for Phase 1 contains landscaped areas, includes a variety of housing types, and provides open space and sidewalk/trail for public use.
- The setback regulations stated in city code are listed on the proposed final plat for Phase 1.

City Code 10-5 Sensitive Areas:

- The Developer includes a site feasibility study will the annexation application. The feasibility study discusses sensitive areas. The report concluded/recommended the following:
    - *The site is located over 3,000' from the nearest fault line and has low potential for liquefaction.*
    - *While there has been high ground water recorded in the area, at the time of the soil study the ground water was found to be at 11 feet. The study does clarify that the season ground water is estimated to much higher and recommends that no basements be allowed in the area without efforts to mitigate the potential high level, ie field drains.*
    - *There is limited potential impact from wetlands or flooding. The wetlands and floodplain only impacts the extension of the Spring Creek Parkway and not any future lots.*
- The entire project is located within a high water sensitive area as described in PCC 10-5-5. The notes on the approved preliminary plat indicated the area covered by buildings, parking spaces, and pave surfaces does not exceed 40% of the site.

- 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.

City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development:

- The Developer provided the general site plan required with the concept plan, and preliminary architectural plans, a preliminary landscaping plan (includes the general location and type of plants to be used, and preliminary calculations demonstrating that the landscaping requirements have been met), and a preliminary site plan for the overall development of the property.
- The Developer provided the final plans for architectural, landscaping, and the overall site development with the preliminary plat. In addition the Developer has provided the elevations for the single-family attached buildings used in Phase 1.

City Code 11-3-3: Final Plat:

- The proposed final plat for Phase 1 meets the requirements of PCC 11-3-3 with the conditions listed below.

City Code 11-5-11: Extension of Public Works Facilities

- Utilities extend to the boundary line of the development.

CONDITIONS:

1. A master development agreement, based on the preliminary plat approval shall be filed with the City and recorded prior to the recording of the final plat for Phase 1. Any revisions to the Feasibility/GeoTech report shall be included in the master development agreement.
2. Submit quitclaim documentation from property owners on the south side of the proposed extension of Spring Creek Parkway.
3. Submit easement documentation from John Hubbard for storm water.
4. The development agreement for Phase 1 shall be approved by the City Council. The following will be addressed in the development agreement:
    a. Water dedication
    b. Water line maintenance agreement
    c. Sidewalk deviation.
    d. Island maintenance by the HOA
5. The construction drawings shall be approved by the Public Works Director and City Engineer; and signed by the City Engineer.
6. All required fees will be paid and bonds in place prior to recording the final plat for Phase 1
7. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
8. 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.
9. 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.

Providence City Planning Commission Minutes
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
April 10, 2019 6:00 p.m.

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

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for March 27, 2019.
Motion to approve the minutes from March 27, 2019 – R Cecil, second – J Parker
Vote:
Yea: R Cecil, B Perry, G Sonntag, J Parker, R Holloway
Nay:
Abstained:
Excused:
Excused Alternate:
Corrections: None

- Josh Paulsen was sworn in as a Planning Commission Alternate.

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.

- None

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 149 units located in the general area of 200 E Spring Creek Parkway, Providence, UT; (Discussion time approximately 10 minutes)
Motion to approve the preliminary plat for Vineyard Subdivision with Conclusions of Law, Findings and Fact and conditions as stated – R Cecil , second – R Holloway
Vote:
Yea: R Cecil, B Perry, G Sonntag, J Parker, R Holloway
Nay: None
Abstained:
Excused:
Excused Alternate: L Banda (excused early)

FINDINGS OF FACT:
Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.

7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.
- Provide safe, flexible, and accessible transportation corridors thought the City. Integrate alternative means of transportation, including public transportation pedestrian travel, and bicycle friendly routes.
- Future Needs – Northeast Area:
    - Connecting the area of 500 North to Spring Creek Parkway will help with east/west traffic flow concerns.
    - Upgrade and build Spring Creek Parkway from Gateway Drive

City Code – Zoning Regulations:

- 10-4-6: LIFE CYCLE RESIDENTIAL:
    - 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. (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. (3) Maintain a residential character compatible with surrounding traditional single-family neighborhoods. (4)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.
    - Lot Regulations:
      SF Detached: minimum lot size – 5,000 sq ft; minimum lot width – 60 feet; maximum structure height – 35 ft; front yard (street garage) 20 ft minimum/35 ft maximum front yard (alley garage) 10 ft minimum, rear yard – 10 ft minimum, side yard – 7.5 ft minimum, corner lot – 15 ft minimum on side adjacent to street; parking – 4 per dwelling unit.
      SF Attached: minimum dwelling size – 800 sq ft/dwelling unit; lot width – 16 ft minimum/20 ft average. No front or rear building setback is in the 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.
- 10-5: SENSITIVE AREAS:
  All requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title.
- 10-8-9: Design Standards for Attached and Multi-Family Residential Development:
  D.1. Submittals: Each phase of application and approval of projects shall require certain submittals. The various phases of approval that phase's required submittals, and the details contained in each submittal are as follows:
    a. Concept Plan: Concept plan submittals shall consist of a general site plan showing approximate building locations, proposed road layouts, proposed open space, and general parking layouts, anticipated public & private amenities and their locations.

b. Preliminary Plat: Preliminary plat submittals shall consist of preliminarily engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development of the project.
   i. The preliminary landscaping plan shall consist of the general location and type of plants to be used, as well as the preliminary calculations demonstrating that landscaping requirements have been met.

- 11-3-2: Preliminary Plat:
  The preliminary plat shall be prepared in accordance with all requirements of the City and shall include all propose phases.
  The preliminary plat includes existing conditions, proposed conditions, and phasing.
- 11-5-11: EXTENSION OF PUBLIC WORKS FACILITIES: The extension of any City public works facilities, including but not limited to, roads, bridges, storm drains, water mains, sewer lines, and secondary water systems, shall be installed by the developer of any development. Layout must provide for future extension to adjacent development and be compatible with the contour of the ground for proper drainage. All public improvements shall be installed to the boundary lines of the development. There shall be no consideration or return to the developer within the area. The City, however, will consider cost sharing on any water line that is in excess of an eight inch (8") diameter or any sewer line that is in excess of a ten inch (10") diameter, in the event the City desires to participate for future planning purposes.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed preliminary plat includes mixed residential uses (single-family detached, single-family attached townhomes and condominiums) with a density of 7.9 units/acre that is within the range allowed by the LCR zone.
- The proposed preliminary plat identifies sensitive areas within the development.
- The proposed preliminary plat increases transportation mobility or connectivity. The streets are designed to allow traffic circulation through the development and provide for emergency equipment mobility as well.
- The proposed preliminary plat includes pedestrian connectivity throughout the entire development. The plan shows sidewalk and or trail along the west, south, and east perimeter of development.
- The proposed preliminary plat includes the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street layout on the proposed preliminary plat provides for connectivity with Spring Creek Parkway (500 North) and 300 East. As part of the annexation agreement, the Developer will construct the crossing over Spring Creek to connect with the existing Spring Creek Parkway; and construct Spring Creek Parkway adjacent to the south side of the development in accordance with the City's partial road cross-section. The majority of the interior streets are private and will be maintained by a HOA. The Developer will dedicate 170 East as a public street; it will be constructed to a 66' cross-section with 30' of asphalt, with a temporary turnaround on the north end, allowing connectivity when property to the north develops. The Developer will also install a temporary emergency access on the north side of the development from 220 East to 300 East.

City Code 10-4-6 Life Cycle Residential:

- The proposed preliminary plat contains landscaped areas, includes a variety of housing types, and provides open space and sidewalk/trail for public use.
- The setback regulations stated in city code are listed on the proposed preliminary plat.

City Code 10-5 Sensitive Areas:

- The Developer included a site feasibility study with the annexation application. The feasibility study discusses sensitive areas. The report concluded/recommended the following:
  - *The site is located over 3,000' from the nearest fault line and has low potential for liquefaction.*
  - *While there has been high ground water recorded in the area, at the time of the soil study the ground water was found to be at 11 feet. The study does clarify that the season ground water is estimated to much higher and recommends that no basements be allowed in the area without*

efforts to mitigate the potential high level, ie field drains.

- *There is limited potential impact from wetlands or flooding. The wetlands and floodplain only impacts the extension of the Spring Creek Parkway and not any future lots.*

- The southwest corner of the property is in a Flood Zone A and is shown on the proposed preliminary plat.
- The entire project is located within a high water sensitive area as described in PCC 10-5-5. The notes on the proposed preliminary plat indicate the area covered by buildings, parking spaces, and paved surfaces does not exceed 40% of the site.
  - Buildings – 134,166 sq ft. 17.63%, parking – 46,544 sq ft. 6.12%, and asphalt road 123,211 sq ft. 16.19%

City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development:

- The Developer provided the general site plan required with the concept plan, and preliminary architectural plans, a preliminary landscaping plan (includes the general location and type of plants to be used, and preliminary calculations demonstrating that the landscaping requirements have been met), and a preliminary site plan for the overall development of the property.

City Code 11-3-2: Preliminary Plat:

- The proposed preliminary plat meets the requirements of PCC 11-3-2 with the conditions listed below.

City Code 11-5-11: Extension of Public Works Facilities

- Utilities extend to the boundary line of the development.

CONDITIONS:

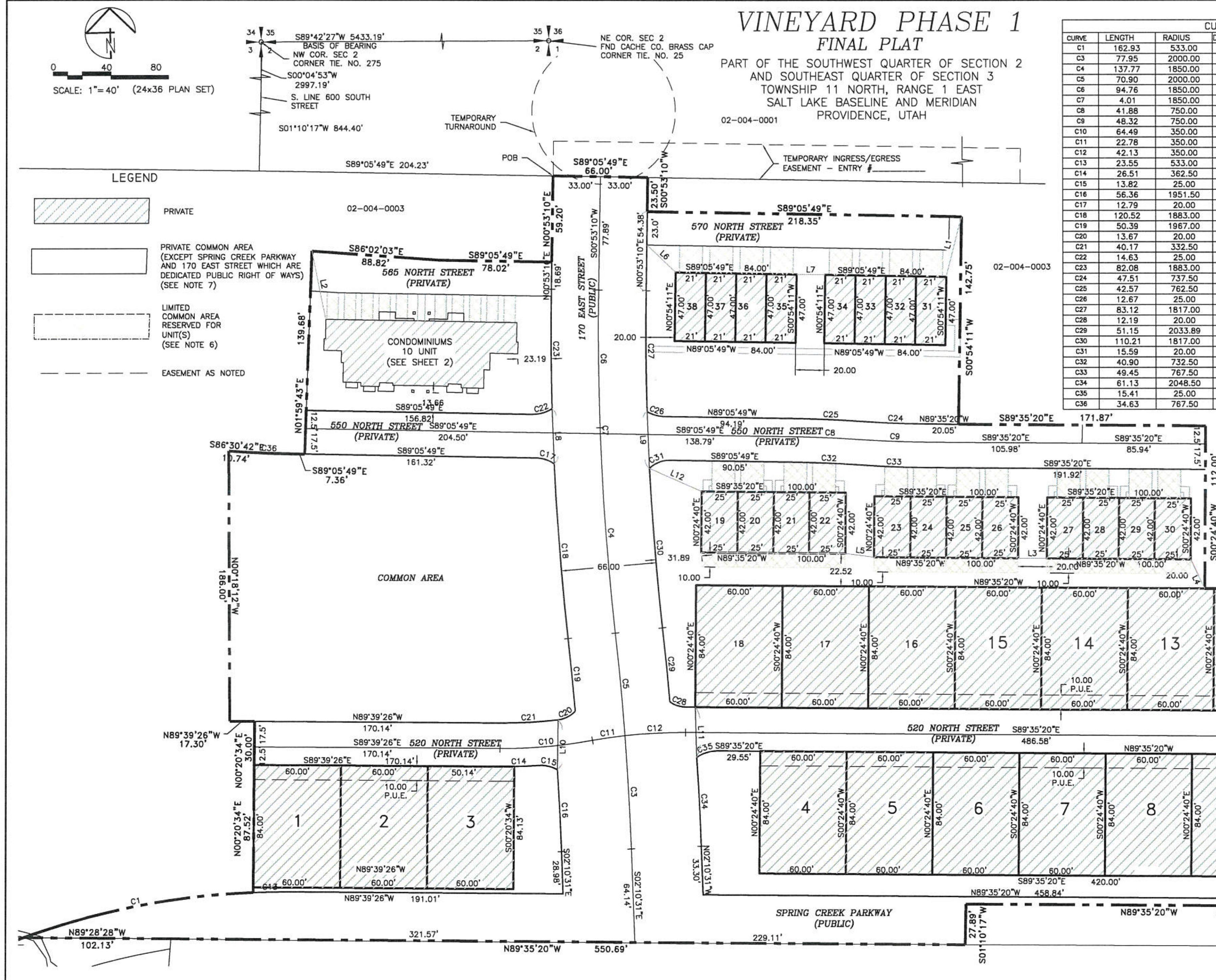
1. Submit letter(s) from irrigation company (ies).
2. Submit quit claim documentation from property owners on the south side of the proposed extension of Spring Creek Parkway.
3. Submit easement documentation from John Hubbard for storm water and maintenance agreement.
4. The dumpster locations will need to be approved by Logan City.
5. The following will be addressed in the development agreement:
   a. Water dedication
   b. Water line maintenance agreement
   c. Sidewalk deviation
   d. Island maintenance by the HOA
   e. Where the water is coming from on 300 North and its quality
   f. Submit water requirement calculations
   g. 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.
   h. HOA be registered with the State before the sale of lots

- B Perry asked for clarification on the easement that is located on J Hubbard's property. J Jackson provided background information and explained the agreement he has with Mr. Hubbard. He explained that the agreement with Mr. Hubbard is to help him clean up the water and install a flood drain pipe that starts at the intersection and runs all the way to spring creek.
- J Parker asked if the detention ponds will pick water up that comes from the east. J Jackson explained that there is a 30" pipe that dumps water straight into Spring Creek. The detention pond on J Hubbard's property will pick up the storm water that is generated on Spring Creek Parkway. J Jackson explained that all of the interior storm drain from his project will be picked up by the pond inside.
- G Sonntag asked J Jackson if the common areas will be private and part of the subdivision. J Jackson explained that there will be a master HOA and 3 sub HOA's. He explained that the sub HOA's will be laid out for the single family homes, townhomes and condominiums with fees being different for each type of home. Each sub HOA will be governed by the master HOA.
- G Sonntag asked if there is a concern with the public using the walkway. J Jackson explained that there is a concern with liability and vandalism. He explained that these concerns will be addressed in the development agreement.

VINEYARD PHASE 1

FINAL 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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C3	77.95	2000.00	2°13'59"	N03°17'31"W	77.94
C4	137.77	1850.00	4°16'01"	S04°18'22"E	137.74
C5	70.90	2000.00	2°01'53"	N05°25'27"W	70.90
C6	94.76	1850.00	2°56'06"	S00°34'53"E	94.75
C7	4.01	1850.00	0°07'27"	S02°06'39"E	4.01
C8	41.88	750.00	3°11'57"	N87°29'50"W	41.87
C9	48.32	750.00	3°41'28"	S87°44'36"E	48.31
C10	64.49	350.00	10°33'28"	N85°03'50"E	64.40
C11	22.78	350.00	3°43'48"	S81°38'59"W	22.78
C12	42.13	350.00	6°53'47"	S86°57'46"W	42.10
C13	23.55	533.00	2°31'55"	S89°04'36"W	23.55
C14	26.51	362.50	4°11'25"	N88°14'51"E	26.51
C15	13.82	25.00	31°39'49"	N78°00'57"W	13.64
C16	56.36	1951.50	1°39'17"	N03°00'10"W	56.36
C17	12.79	20.00	36°38'06"	N70°46'46"W	12.57
C18	120.52	1883.00	3°40'01"	S04°36'22"E	120.49
C19	50.39	1967.00	1°28'04"	N05°42'21"W	50.39
C20	13.67	20.00	39°09'29"	N63°50'32"E	13.40
C21	40.17	332.50	6°55'17"	N86°52'55"E	40.14
C22	14.63	25.00	33°31'21"	N74°08'31"E	14.42
C23	82.08	1883.00	2°29'51"	S00°21'45"E	82.07
C24	47.51	737.50	3°41'28"	S87°44'36"E	47.50
C25	42.57	762.50	3°11'57"	N87°29'50"W	42.57
C26	12.67	25.00	29°01'53"	S74°34'52"E	12.53
C27	83.12	1817.00	2°37'16"	S00°25'28"E	83.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1°26'27"	N05°43'08"W	51.14
C30	110.21	1817.00	3°28'31"	S04°42'06"E	110.19
C31	15.59	20.00	44°38'55"	S68°34'44"W	15.19
C32	40.90	732.50	3°11'57"	N87°29'50"W	40.89
C33	49.45	767.50	3°41'28"	S87°44'36"E	49.44
C34	61.13	2048.50	1°42'36"	N03°01'49"W	61.13
C35	15.41	25.00	35°19'37"	S72°44'51"W	15.17
C36	34.63	767.50	2°35'07"	S87°48'15"E	34.63

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.69	S14°27'04"W
L2	47.90	S11°40'39"E
L3	20.00	N89°35'20"W
L4	22.36	N26°09'15"W
L5	20.16	N82°23'43"W
L6	27.50	S46°48'45"E
L7	20.00	N89°05'49"W
L8	38.16	N02°11'31"W
L9	38.98	S02°20'58"E
L10	34.21	N00°42'50"E
L11	34.62	N01°35'01"W
L12	39.59	S66°15'00"E

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this ______day of ___________ 2019.

PROFESSIONAL LAND SURVEYOR 275617 BRIAN G. LYON 6-6-19 STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
Indoor use: 48 Residences x 0.45 ac–ft = 21.6 ac–ft
Outdoor use: 3.9 acres x 64% x 4 = 9.98 ac–ft
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with reguards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11–5–2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10–5–2.
6. All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
7. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
8. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
9. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.

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; thence S89°05'49" E 204.23 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 66.00 feet; thence S 00°53'10" W 23.50 feet; thence S 89°05'49" E 218.35 feet; thence S 00°54'11" W 142.75 feet; thence S 89°35'20" E 171.87 feet; thence S 00°24'40" W 112.00 feet; thence S 89°35'20" E 126.53 feet; thence S 00°24'40" W 114.00 feet; thence N 89°35'20" W 14.79 feet; thence S 00°24'40" W 104.00 feet; thence N 89°35'20" W 276.41 feet; thence S 01°10'17" W 27.89 feet; thence N 89°35'20" W 550.69 feet; thence N 89°28'28" W 102.13 feet; thence Easterly, a distance of 162.93 feet along a non tangent curve to the right of which the radius point lies S 19°42'12" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears N 79°03'13" E 162.29 feet; thence N 00°20'34" E 87.52 feet; thence continue Northerly along said line, a distance of 30.00 feet; thence N 89°39'26" W 17.30 feet; thence N 00°18'12" W 186.00 feet; thence S 86°30'42" E 10.74 feet; thence Easterly, 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.45 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above–described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of ________________ all areas shown as private streets and common areas on this plat , subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non–exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

A) Public Streets: Dedicate, grant and convey to Providence City, Utah all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever.

B) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures this ________ day of ____________ 20_____.

____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF ____________________ } ss

On this ____ day of ______________, in the year 2018, before me ______________, a notary public, personally appeared Jeff Jackson, Manager Member of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylows.

Notary Public Signature____________________
Notary Public Full Name____________________
Commission Number____________________
My Commission Expires____________________
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _______DAY OF _____________, 2019 BY THE PROVIDENCE LAND USE AUTHORITY

____

MAYOR APPROVAL

APPROVED THIS _______DAY OF _____________, 2019 BY THE PROVIDENCE CITY MAYOR

PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _______DAY OF _____________, 2019 BY THE PROVIDENCE CITY ENGINEER

PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right–of–way as shown on the plans and are willing to provide the needed service for the development.

CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE
ROCKY MNTN POWER REPRESENATIVE
DOMINION ENERGY REPRESENTATIVE
COMCAST CABLE REPRESENTATIVE
CENTURY LINK REPRESENATIVE

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.

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of ____________
Date __________ Time __________ Fee __________
Entry ____________________
Index ______________
Filed in: File of plats County Recorder

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS ____________DAY OF ___________, 2019, A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS ______ DAY OF _______________, 2019 BY THE PROVIDENCE CITY ATTORNEY

PROVIDENCE CITY ATTORNEY

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

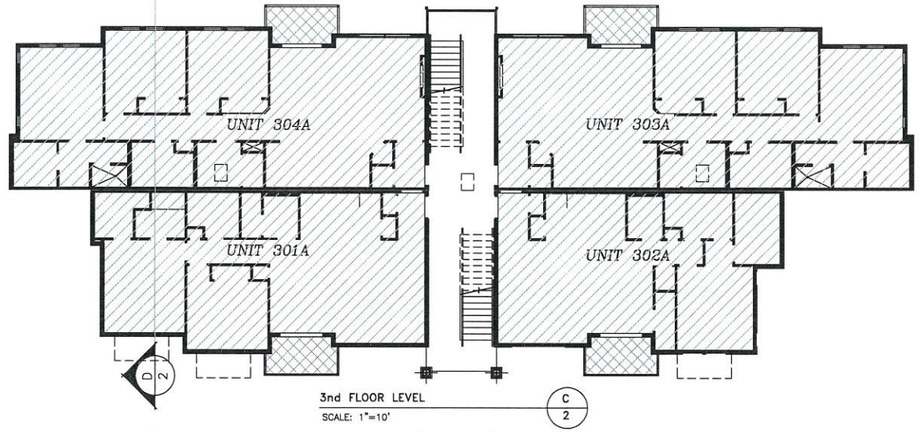
OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752–1480

No. | REVISIONS/ SUBMISSIONS | DATE
DRAWN : PROJECT NO. : REVIEWED : CAD FILE :

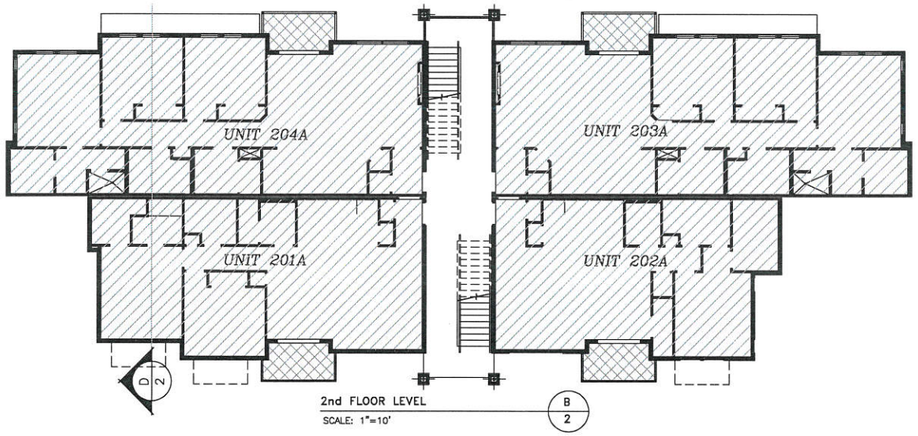
PROJECT TITLE: VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE: FINAL PLAT

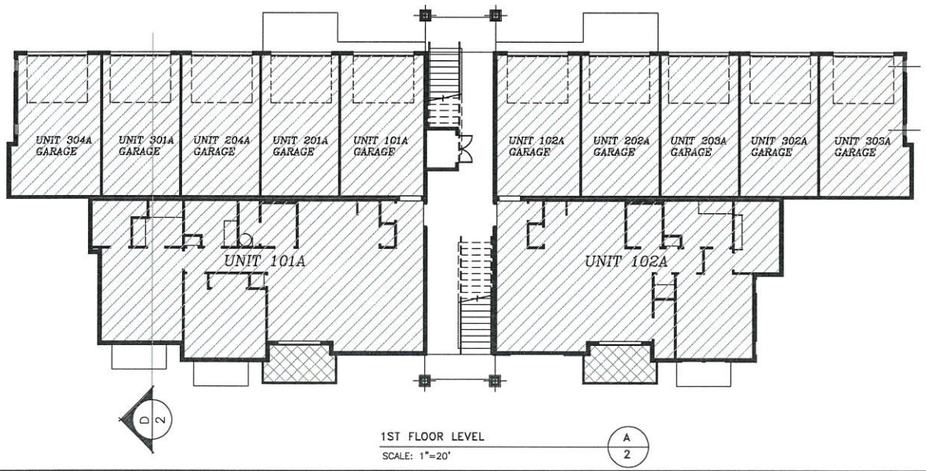
DATE : MAY,23,2019
DRAWING No. 1 of 2



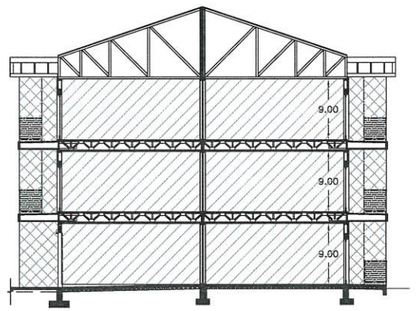
3nd FLOOR LEVEL
SCALE: 1"=10'
C
2



2nd FLOOR LEVEL
SCALE: 1"=10'
B
2



1ST FLOOR LEVEL
SCALE: 1"=20'
A
2



CROSS SECTION
SCALE: 1"=10'
D
2

LOT	AREA
1	5,040 s.f.
2	5,040 s.f.
3	5,040 s.f.
4	5,040 s.f.
5	5,040 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	5,040 s.f.
18	5,040 s.f.
19	1,050 s.f.
20	1,050 s.f.
21	1,050 s.f.
22	1,050 s.f.
23	1,050 s.f.
24	1,050 s.f.
25	1,050 s.f.
26	1,050 s.f.
27	1,050 s.f.
28	1,050 s.f.
29	1,050 s.f.
30	1,050 s.f.
31	987 s.f.
32	987 s.f.
33	987 s.f.
34	987 s.f.
35	987 s.f.
36	987 s.f.
37	987 s.f.
38	987 s.f.

LEGEND

BUILDING (PRIVATE/UNIT)

BUILDING (LIMITED COMMON)

DOMINION ENERGY/ROCKY MOUNTAIN POWER NOTES

1. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-6532.
2. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
3. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
STATE OF UTAH
6-6-2019

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

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

No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
REVIEWED :
PROJECT NO. :
CAD FILE :

PROJECT TITLE
VINEYARD, PHASE 1
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 13 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE
FINAL PLAT

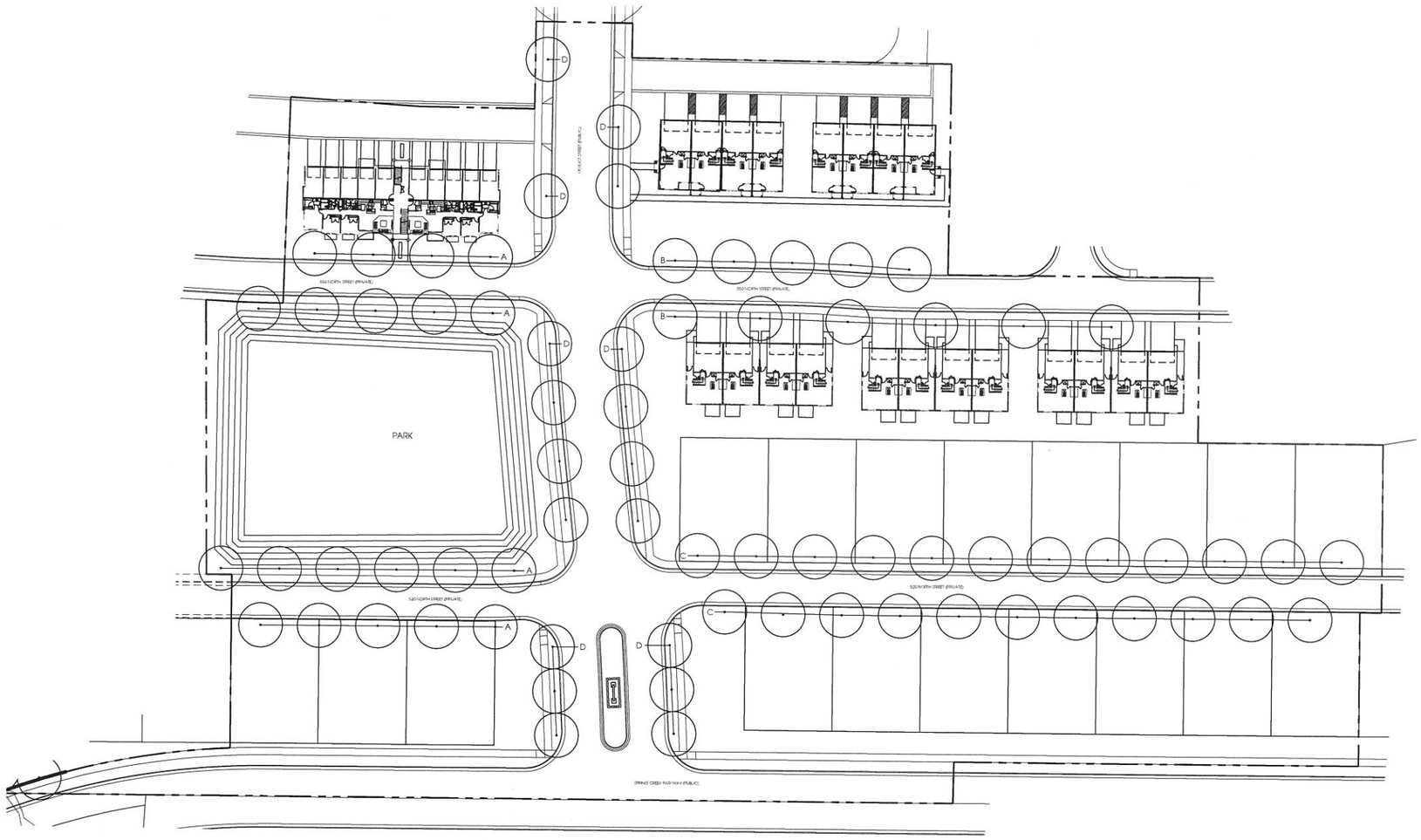
DATE : MAY,23,2019
DRAWING No.
2
2 of 2

Plant List . Street Trees . Vineyard . Providence, Utah . Ironwood Construction

KEY	BOTANICAL NAME	COMMON NAME	SIZE
A	Acer platanoides 'Deborah'	Deborah Maple	2" cal.
B	Acer t. x a.p. 'Warrensred'	Pacific Sunset Maple	2" cal.
C	Tilia cordata 'Greenspire'	Greenspire Little Leaf Linden	2" cal.
D	Quercus rubra	Red Oak	2" cal.

Planting Notes . Street Trees

1. Street trees are to be located at approximately 40 feet on center and as shown on the plan.
2. Street trees are to be installed by the Developer.
3. If driveway or utilities locations conflict with the street tree's placement, it may be eliminated or may require adjustment to the tree's location.
4. Street trees shall be centered in the park strip between the sidewalk and curb.
5. All park strips are to be planted with lawn—either seed or sod is acceptable.
6. Refer to the Planting Specification.



North 1" = 20 Feet

20 10 0 20 40

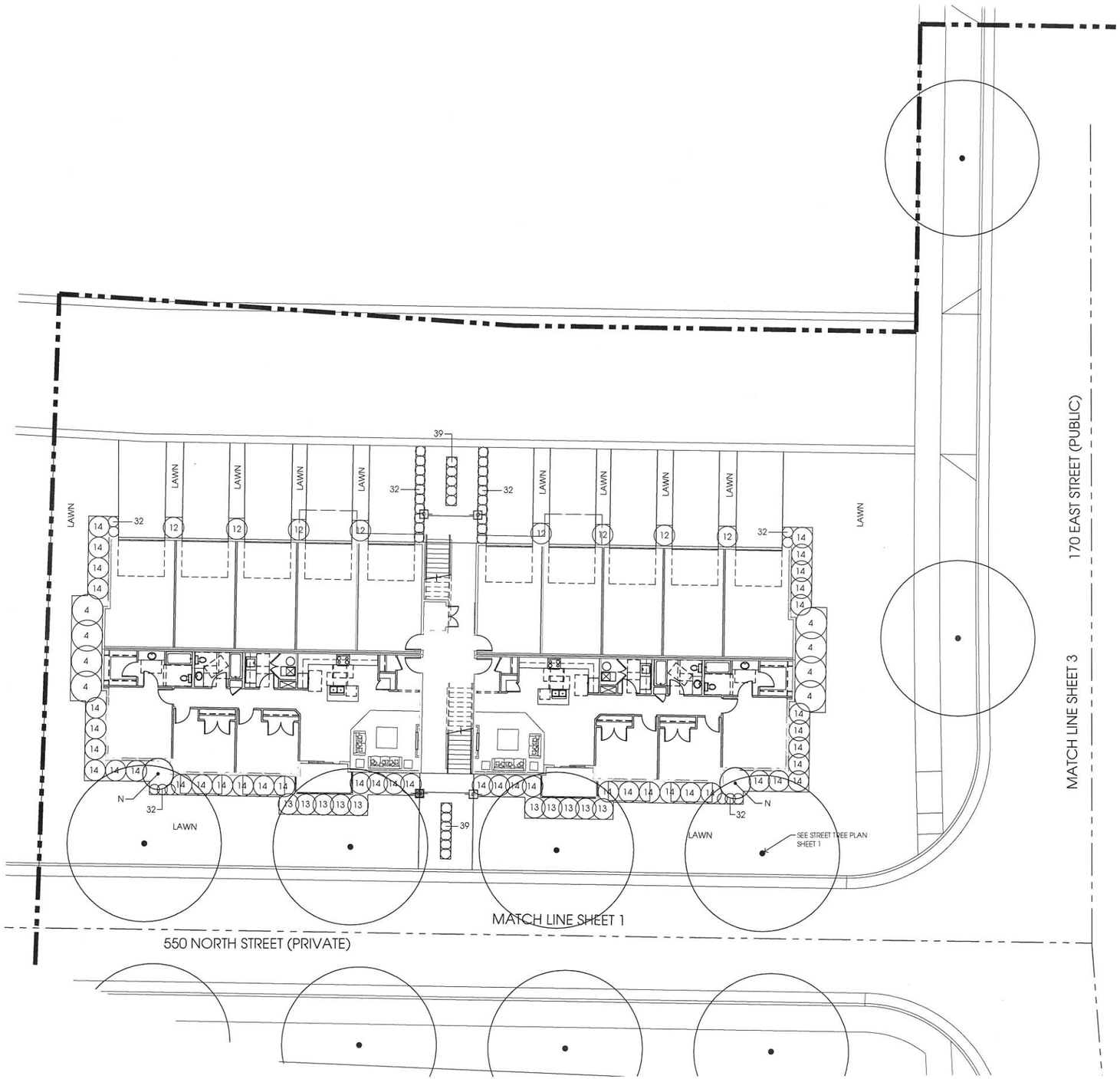
SHEET ONE
10 JUNE 2019
Planting Plan: Street Trees

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



Plant List . Vineyard . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal.	
B		Acer x a.p. 'Warrensred'	Pacific Sunset Maple	2" cal	
C		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.	
D		Quercus rubra	Red Oak	2" cal.	
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Trees	Acer griseum	Paperbark Maple	1 ½" cal.	
G		Crataegus phaenopyrum	Washington Thorn	1 ½" cal.	
H		Gleditsia t.i. 'Shademaster'	Thornless Honeylocust	1 ½" cal.	
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.	
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 ½" cal.	
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 ½" cal.	
M		Ulmus x 'Frontier'	Frontier Elm	1 ½" cal.	
N		Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall	
1	Tall Shrubs	Cornus stolonifera	Red Osier Dogwood	5 gal.	
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.	
3		Ribes alpinum	Alpine Currant	5 gal.	
4		Spiraea vanhoutei	Bridal Wreath	5 gal.	
5		Viburnum burwoodi	Burkwood Viburnum	5 gal.	
6		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal.	
11	Evergreen Shrubs	Mahonia repens	Creeping Oregon Grape	1 gal.	
12		Taxus baccata repandens	English Spreading Yew	5 gal.	
13	Flowering Shrubs	Spiraea b. 'Anthony Waterer	Dwarf Red Spiraea	1 gal.	
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.	
15		Hydrangea a. 'White Dome'	Hydrangea	5 gal.	
16	Low Shrub	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.	
18		Rosa meiggili	Peach Drift Rose	1 gal.+	
21	Ornamental Grasses	Calmagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
23		Pennisetum a. 'Hameln'	Fountain Grass	1 gal.	
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal.	Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal.	Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal.	Plant 18" o.c.
34		Gaillardia aristate	Blanket Flower	1 gal.	Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal.	Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.
7. Refer to Planting Specification.

North 1" = 10 Feet

20 10 0 20 40

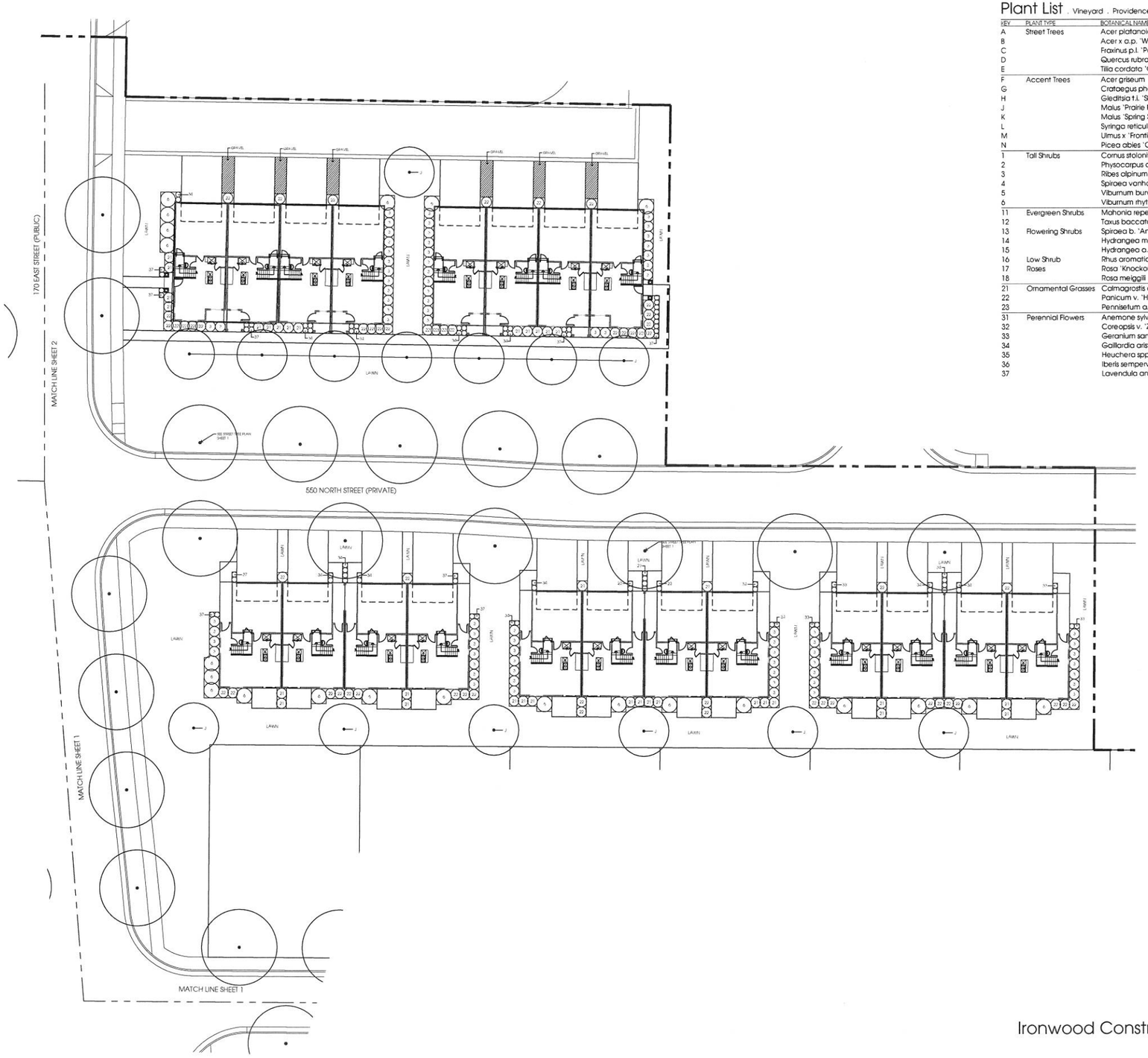
SHEET TWO
11 JUNE 2019
Planting Plan: Condominiums

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



Plant List . Vineyard . Providence, Utah . Ironwood Construction

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J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.	
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 ½" cal.	
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 ½" cal.	
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5		Viburnum burkwoodi	Burkwood Viburnum	5 gal.	
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11	Evergreen Shrubs	Mahonia repens	Creeping Oregon Grape	1 gal.	
12		Taxus baccata repandens	English Spreading Yew	5 gal.	
13	Flowering Shrubs	Spiraea b. 'Anthony Waterer	Dwarf Red Spiraea	1 gal.	
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.	
15		Hydrangea a. 'White Dome"	Hydrangea	5 gal.	
16	Low Shrub	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.	
18		Rosa meiggili	Peach Drift Rose	1 gal.+	
21	Ornamental Grasses	Calmagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
23		Pennisetum a. 'Hameln'	Fountain Grass	1 gal.	
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal.	Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal.	Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal.	Plant 18" o.c.
34		Gaillardia aristate	Blanket Flower	1 gal.	Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal.	Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis*: *Kentucky Bluegrass* species.
7. Refer to Planting Specification.

North 1" = 20 Feet

20 10 0 20 40

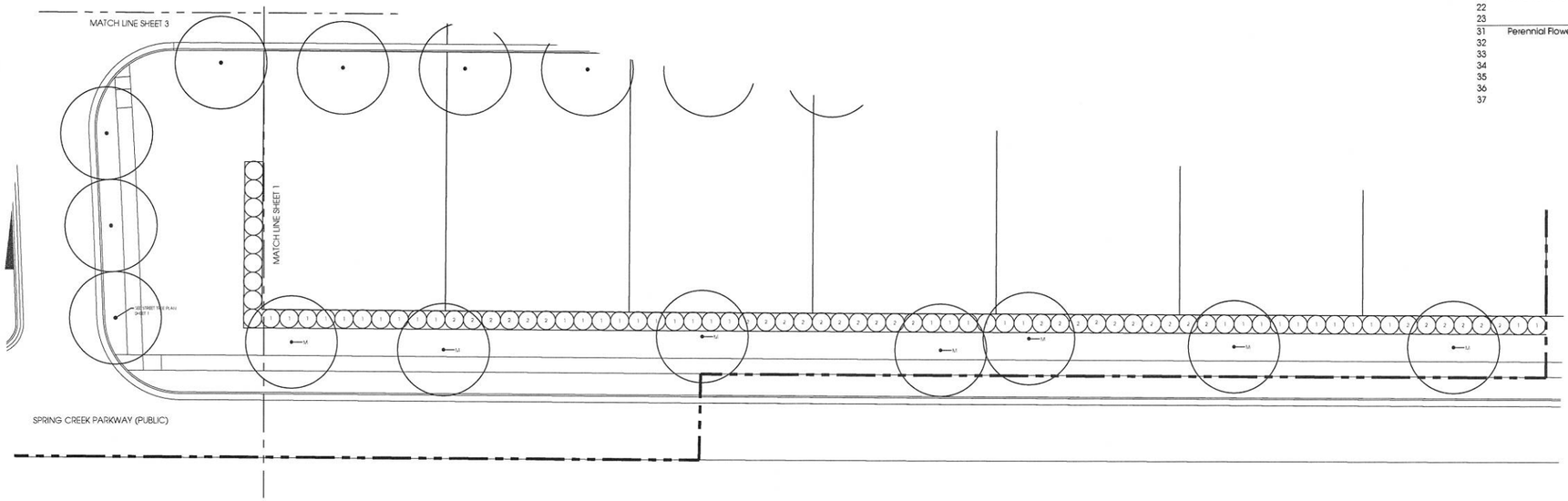
SHEET THREE
11 JUNE 2019
Planting Plan: Townhomes

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



Plant List . Vineyard . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal.	
B		Acer x a.p. 'Warrensred'	Pacific Sunset Maple	2" cal	
C		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.	
D		Quercus rubra	Red Oak	2" cal.	
E		Tilia cordata 'Greensplire'	Little Leaf Linden	2" cal.	
F	Accent Trees	Acer griseum	Paperbark Maple	1 ½" cal.	
G		Crataegus phaenopyrum	Washington Thorn	1 ½" cal.	
H		Gleditsia t.i. 'Shademaster'	Thornless Honeylocust	1 ½" cal.	
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.	
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 ½" cal.	
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 ½" cal.	
M		Ulmus x 'Frontier'	Frontier Elm	1 ½" cal.	
N		Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall	
1	Tall Shrubs	Cornus stolonifera	Red Osier Dogwood	5 gal.	
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.	
3		Ribes alpinum	Alpine Currant	5 gal.	
4		Spiraea vonhoutei	Bridal Wreath	5 gal.	
5		Viburnum burwoodi	Burkwood Viburnum	5 gal.	
6		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal.	
11	Evergreen Shrubs	Mahonia repens	Creeping Oregon Grape	1 gal.	
12		Taxus baccata repandens	English Spreading Yew	5 gal.	
13	Flowering Shrubs	Spiraea b. 'Anthony Waterer	Dwarf Red Spiraea	1 gal.	
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.	
15		Hydrangea a. 'White Dome'	Hydrangea	5 gal.	
16	Low Shrub	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.	
18		Rosa meiggili	Peach Drift Rose	1 gal.+	
21	Ornamental Grasses	Calmagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
23		Pennisetum a. 'Hameln'	Fountain Grass	1 gal.	
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal.	Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal.	Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal.	Plant 18" o.c.
34		Gaillardia aristate	Blanket Flower	1 gal.	Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal.	Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.
7. Refer to Planting Specification.

North 1" = 20 Feet

20 10 0 20 40

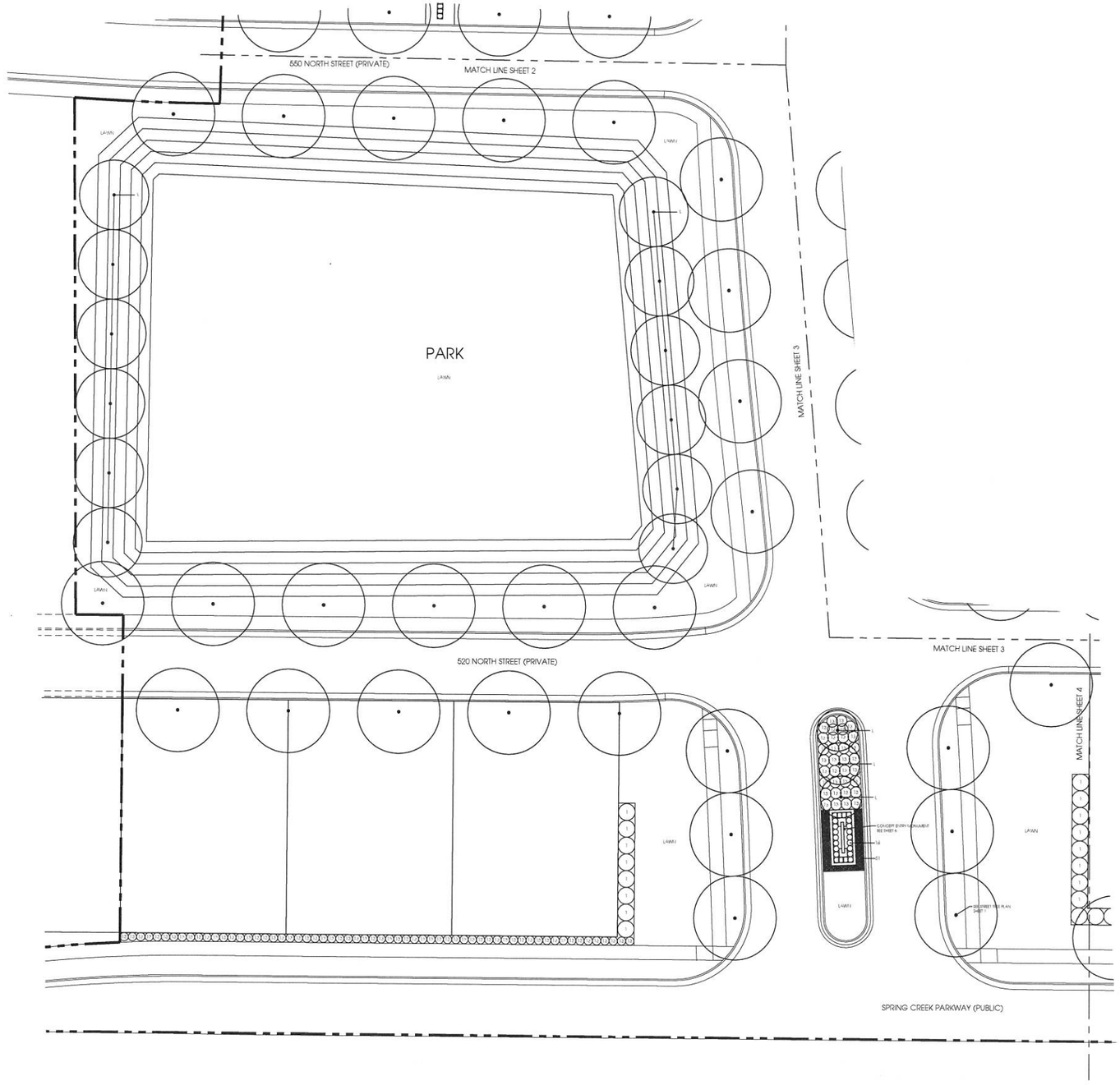
SHEET FOUR
11 JUNE 2019
Planting Plan: Trail

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



Plant List . Vineyard . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal.	
B		Acer x a.p. 'Warrensred'	Pacific Sunset Maple	2" cal	
C		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal.	
D		Quercus rubra	Red Oak	2" cal.	
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
F	Accent Trees	Acer griseum	Paperbark Maple	1 ½" cal.	
G		Crataegus phaenopyrum	Washington Thorn	1 ½" cal.	
H		Gleditsia t.i. 'Shademaster'	Thornless Honeylocust	1 ½" cal.	
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 ½" cal.	
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 ½" cal.	
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 ½" cal.	
M		Ulmus x 'Frontier'	Frontier Elm	1 ½" cal.	
N		Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall	
1	Tall Shrubs	Cornus stolonifera	Red Osier Dogwood	5 gal.	
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.	
3		Ribes alpinum	Alpine Currant	5 gal.	
4		Spiraea vanhoutei	Bridal Wreath	5 gal.	
5		Viburnum burwoodii	Burkwood Viburnum	5 gal.	
6		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal.	
11	Evergreen Shrubs	Mahonia repens	Creeping Oregon Grape	1 gal.	
12		Taxus baccata repandens	English Spreading Yew	5 gal.	
13	Flowering Shrubs	Spiraea b. 'Anthony Waterer	Dwarf Red Spiraea	1 gal.	
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.	
15		Hydrangea a. 'White Dome'	Hydrangea	5 gal.	
16	Low Shrub	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.	
18		Rosa meiggili	Peach Drift Rose	1 gal.+	
21	Ornamental Grasses	Calmagrostis a. 'Karl Foerster'	Feather Grass	1 gal.	
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
23		Pennisetum a. 'Hameln'	Fountain Grass	1 gal.	
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal.	Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal.	Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal.	Plant 18" o.c.
34		Gaillardia aristate	Blanket Flower	1 gal.	Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal.	Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.

Planting Notes

1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
2. Backfill for all planting pits shall be native material excavated from the pit.
3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
6. All lawn areas shall be installed with sod consisting of primarily *Poa praetensis: Kentucky Bluegrass* species.
7. Refer to Planting Specification.

North 1" = 20 Feet

20 10 0 20 40

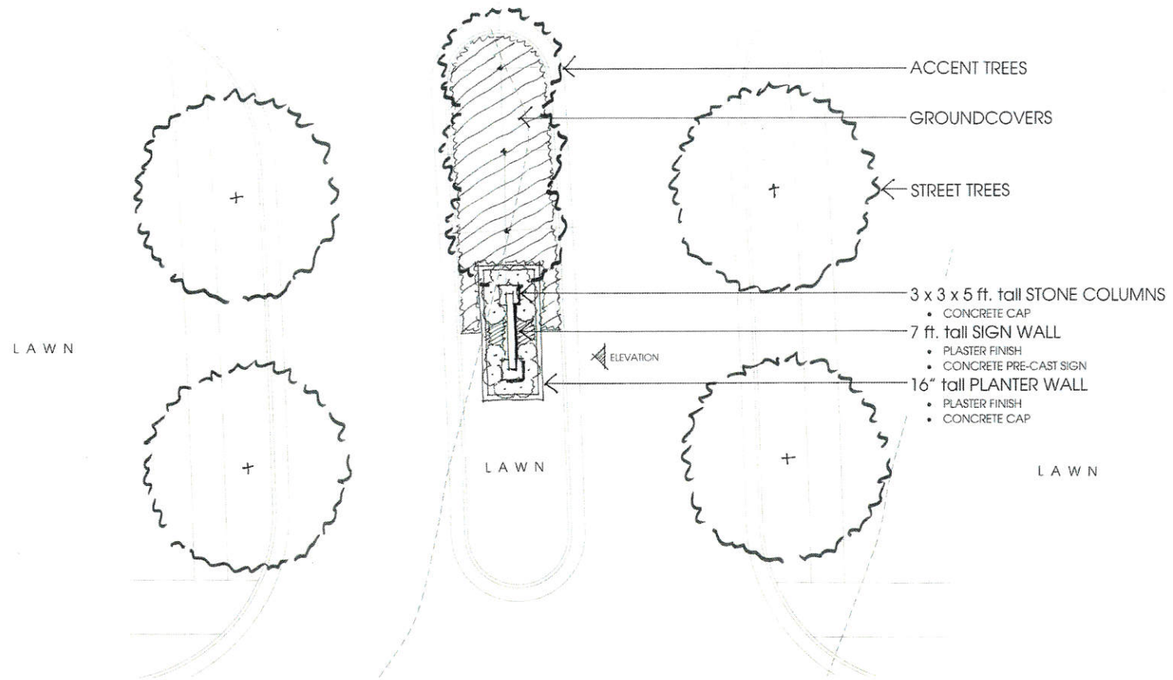
SHEET FIVE
11 JUNE 2019
Planting Plan: Park and Entry

VINEYARD

Providence, Utah

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

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

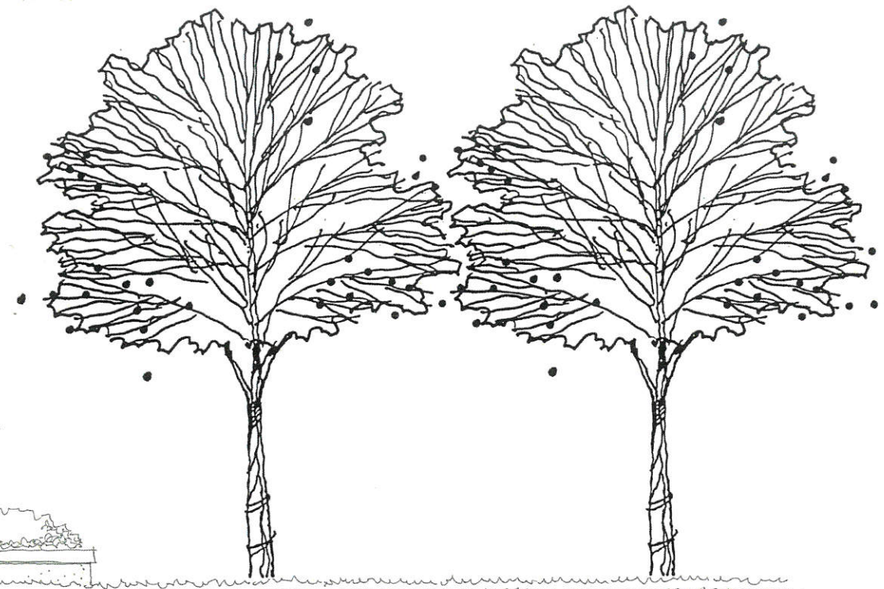


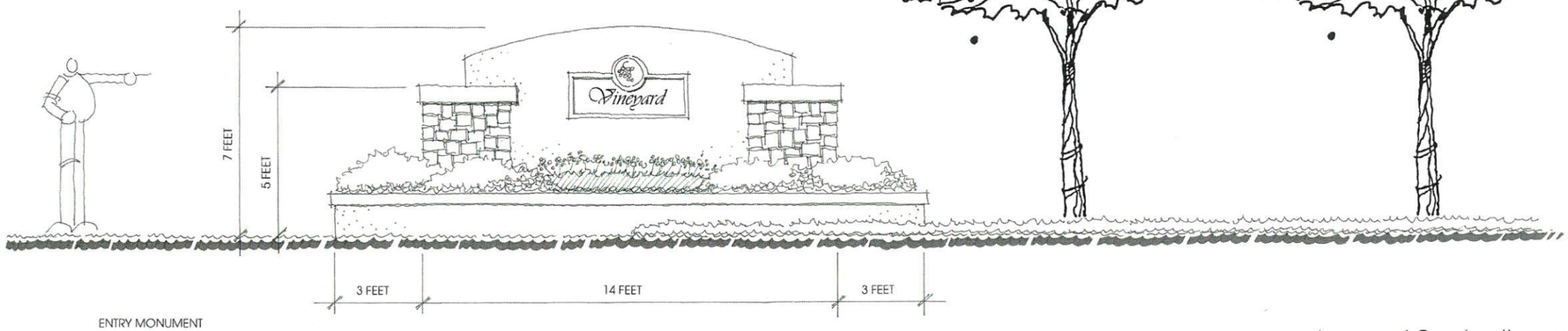
500 NORTH STREET

ENTRY MONUMENT

PLAN

1" = 10 FEET





ENTRY MONUMENT

ELEVATION

½" = 1 FOOT

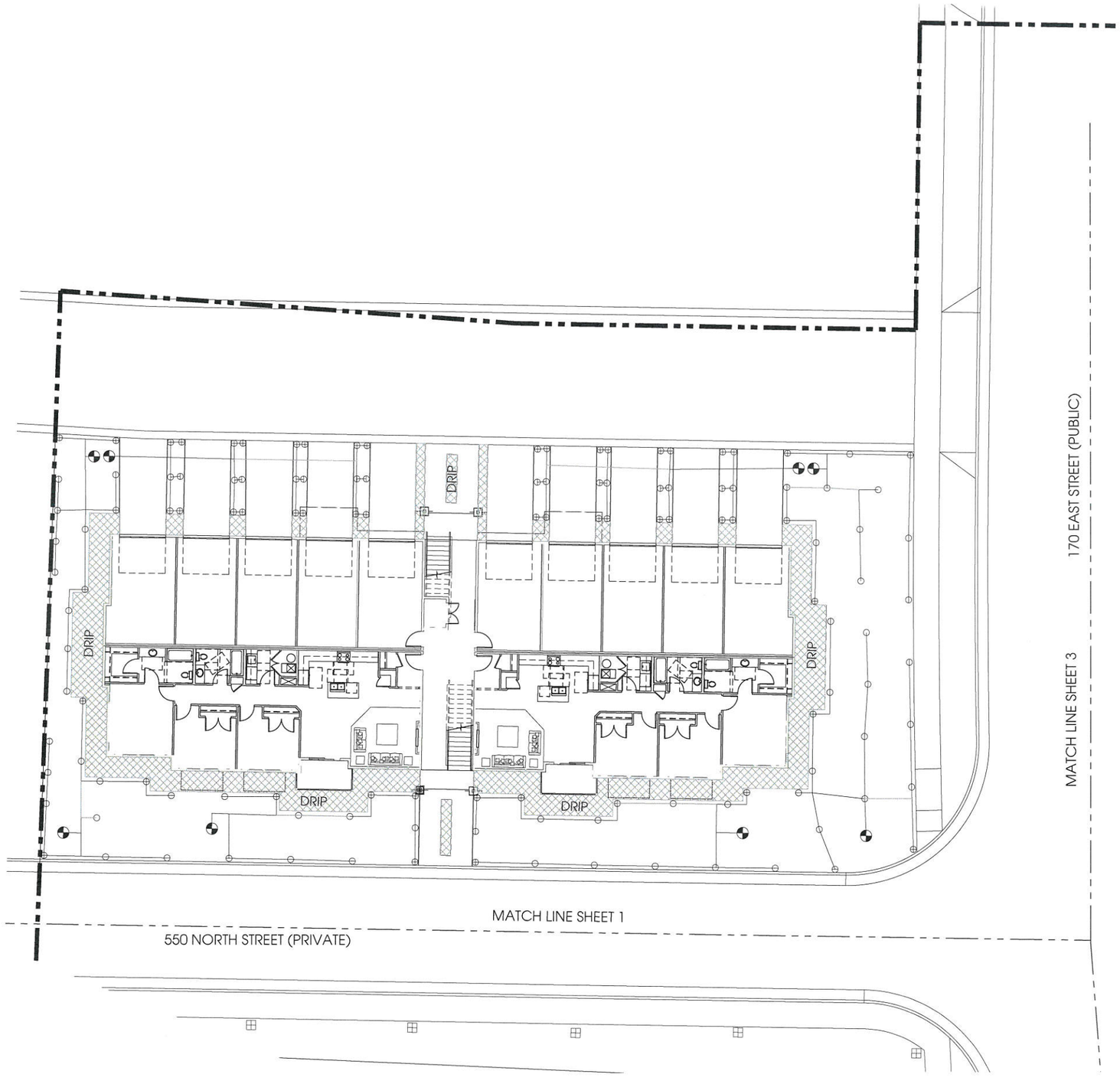
SHEET SIX
22 FEBRUARY 2019
Concept Plan: ENTRY MONUMENT

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



Irrigation Schedule . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	DESCRIPTION	FLOW	OP. PRESS.
15 ○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15 ◐	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15 ◔	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12 ○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12 ◐	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
12 ◔	Rainbird 1804-12Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
10 ○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
10 ◐	Rainbird 1804-10H: Half circle pop-up spray head	0.79 gpm	30 psi
10 ◔	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8 ○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8 ◐	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8 ◔	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
□	Rainbird 5000-MPR-30F: Full circle pop-up Rotor head	5.08 gpm	35 psi
◫	Rainbird 5000-MPR-30H: Half circle pop-up Rotor head	2.59 gpm	35 psi
⊞	Rainbird 5000-MPR-30Q: Quarter circle pop-up Rotor head	1.23 gpm	35 psi
▨	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD-09-18-100: On-surface dripline. See note #8	0.9 gph	
◉	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
◉	Rainbird 150-PGA-PRS-D: 1 ½" Remote control Valve		
◉	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
⊠	Rainbird ESP-LXM: 8-station outdoor controller. As necessary, add ESPXLMSM4: 4-station module		
⊠	Main connection: Make connections to existing culinary water lines servicing buildings. See, also, notes #1 thru #3		
═══	Main Line: 1 ½" Schedule 40 PVC		
———	Lateral Lines: Schedule 40 PVC, sized per plan		
:::::	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
3. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
4. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
5. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
6. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
7. Refer to Irrigation Details and Specification.
8. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
9. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North 1" = 10 Feet

20 10 0 20 40

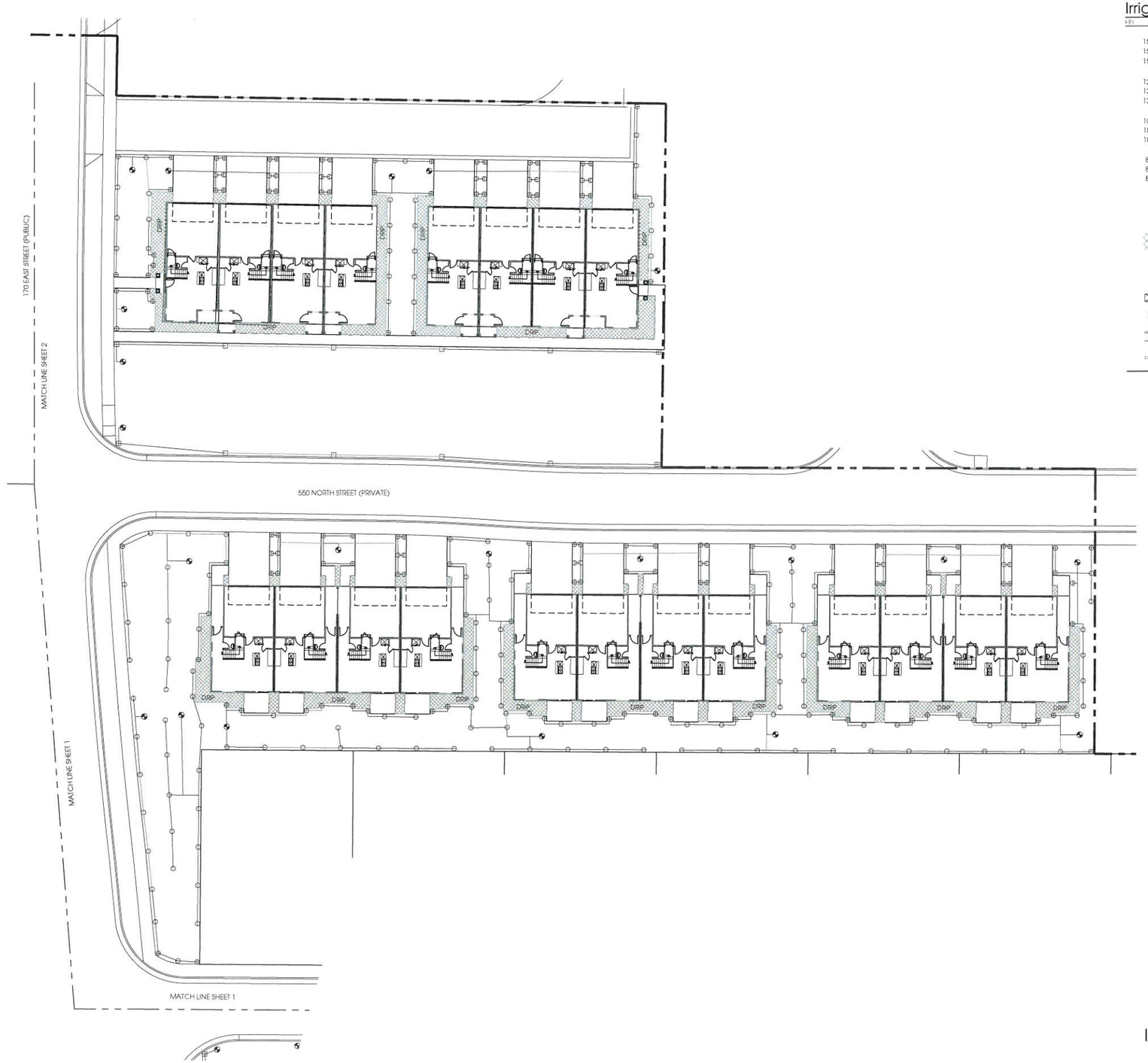
SHEET SEVEN
11 JUNE 2019
Irrigation Plan: Condominiums

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



Irrigation Schedule

Providence Gateway . Providence, Utah . Ironwood Construction

KEY	DESCRIPTION	FLOW	OP. PRESS
15 ○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15 ◐	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15 ⊕	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12 ○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12 ◐	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
12 ⊕	Rainbird 1804-12Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
10 ○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
10 ◐	Rainbird 1804-10H: Half circle pop-up spray head	0.79 gpm	30 psi
10 ⊕	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8 ○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8 ◐	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8 ⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
□	Rainbird 5000-MPR-30F: Full circle pop-up Rotor head	5.08 gpm	35 psi
▥	Rainbird 5000-MPR-30H: Half circle pop-up Rotor head	2.59 gpm	35 psi
⊞	Rainbird 5000-MPR-30Q: Quarter circle pop-up Rotor head	1.23 gpm	35 psi
▨	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD-09-18-100: On-surface dripline. See note #8	0.9 gph	
◒	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
◒	Rainbird 150-PGA-PRS-D: 1 ½" Remote control Valve		
◒	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
⋈	Rainbird ESP-LXM: 8-station outdoor controller. As necessary, add ESPXLMSM4: 4-station module		
⊠	Main connection: Make connections to existing culinary water lines servicing buildings. See, also, notes #1 thru #3		
═	Main Line: 1 ½" Schedule 40 PVC		
─	Lateral Lines: Schedule 40 PVC, sized per plan		
:::::	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
3. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
4. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
5. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
6. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
7. Refer to Irrigation Details and Specification.
8. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
9. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North 1" = 20 Feet

20 10 0 20 40

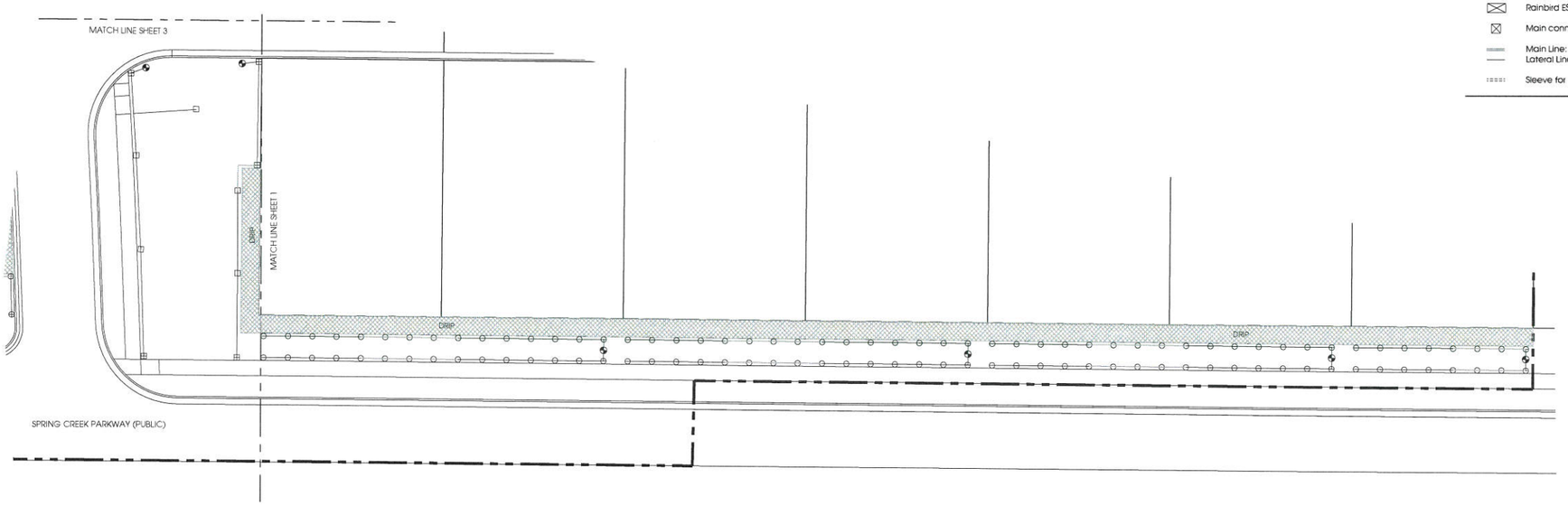
SHEET EIGHT
11 JUNE 2019
Irrigation Plan: Townhomes

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



Irrigation Schedule

Providence Gateway . Providence, Utah . Ironwood Construction

KEY	DESCRIPTION	FLOW	OP. PRESS.
15 ○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15 ◑	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15 ⊕	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12 ○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12 ◑	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
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10 ⊕	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8 ○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8 ◑	Rainbird 1804-8H: Half circle pop-up spray head	0.52 gpm	30 psi
8 ⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
□	Rainbird 5000-MPR-30F: Full circle pop-up Rotor head	5.08 gpm	35 psi
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▨	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD-09-18-100: On-surface dripline. See note #8	0.9 gph	
◔	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
◔	Rainbird 150-PGA-PRS-D: 1 ½" Remote control Valve		
◔	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
⊠	Rainbird ESP-LXM: 8-station outdoor controller. As necessary, add ESPXLMSM4: 4-station module		
⊠	Main connection: Make connections to existing culinary water lines servicing buildings. See, also, notes #1 thru #3		
═	Main Line: 1 ½" Schedule 40 PVC		
—	Lateral Lines: Schedule 40 PVC, sized per plan		
:::::	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
3. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
4. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
5. Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
6. Locate Controller as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
7. Refer to Irrigation Details and Specification.
8. DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. Each shrub bed is identified with a letter designation indicating that it is a part of the corresponding vale circuit. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
9. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

North 1" = 20 Feet

20 10 0 20 40

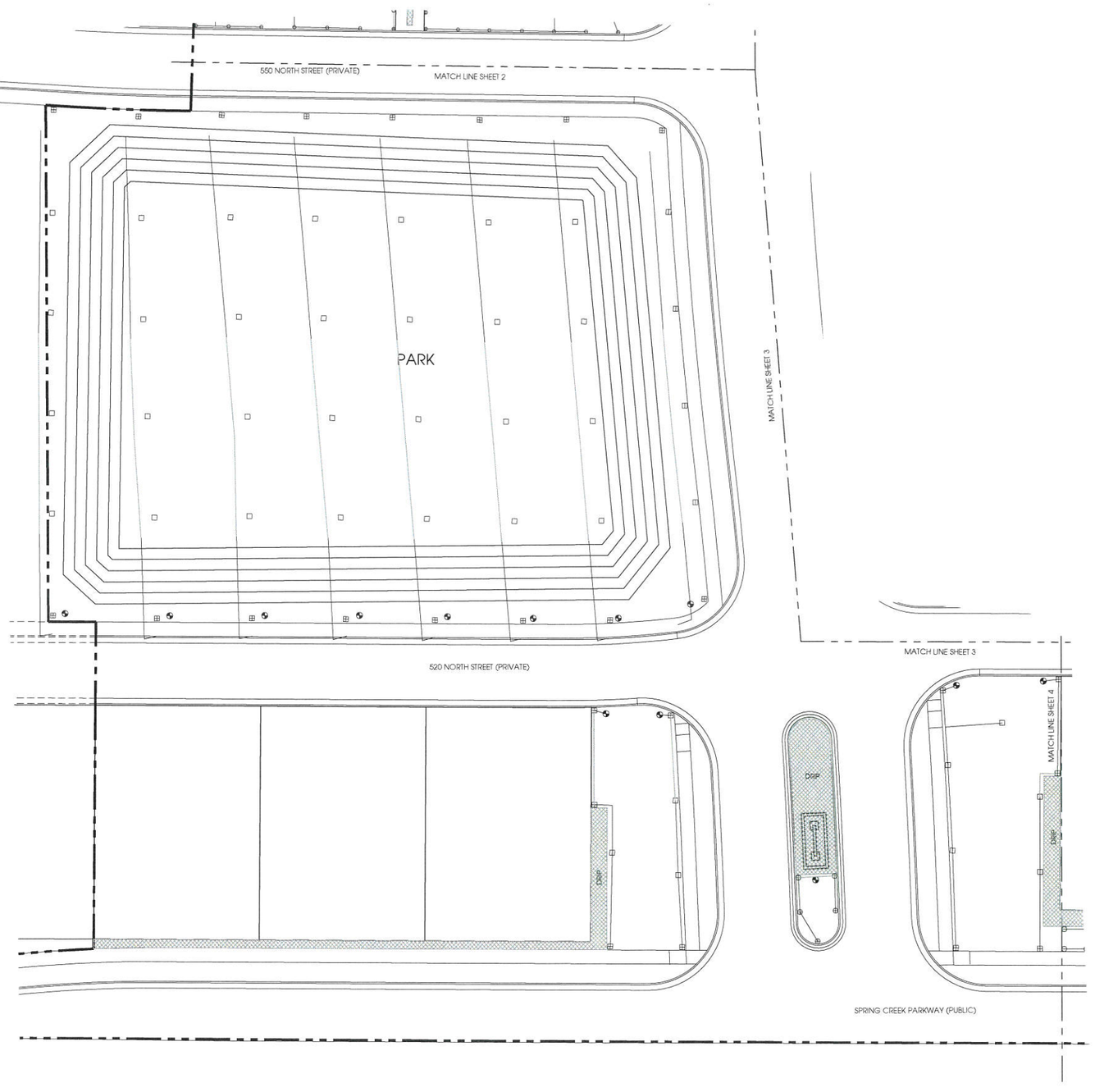
SHEET NINE
12 JUNE 2019
Irrigation Plan: Trail

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



Irrigation Schedule . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	DESCRIPTION	FLOW	OP. PRESS.
15 ○	Rainbird 1804-15F: Full circle pop-up spray head	3.70 gpm	30 psi
15 ◐	Rainbird 1804-15H: Half circle pop-up spray head	1.85 gpm	30 psi
15 ⊕	Rainbird 1804-15Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
12 ○	Rainbird 1804-12F: Full circle pop-up spray head	2.60 gpm	30 psi
12 ◐	Rainbird 1804-12H: Half circle pop-up spray head	1.30 gpm	30 psi
12 ⊕	Rainbird 1804-12Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
10 ○	Rainbird 1804-10F: Full circle pop-up spray head	1.58 gpm	30 psi
10 ◐	Rainbird 1804-10H: Half circle pop-up spray head	0.79 gpm	30 psi
10 ⊕	Rainbird 1804-10Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
8 ○	Rainbird 1804-8F: Full circle pop-up spray head	1.05 gpm	30 psi
8 ◐	Rainbird 1804-8H: Half circle pop-up spray head	0.62 gpm	30 psi
8 ⊕	Rainbird 1804-8Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
□	Rainbird 5000-MPR-30F: Full circle pop-up Rotor head	5.08 gpm	35 psi
◫	Rainbird 5000-MPR-30H: Half circle pop-up Rotor head	2.59 gpm	35 psi
⊞	Rainbird 5000-MPR-30Q: Quarter circle pop-up Rotor head	1.23 gpm	35 psi
▨	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD-09-18-100: On-surface dripline. See note #8	0.9 gph	
◉	Rainbird 100-PGA-PRS-D: 1" Remote control Valve		
◉	Rainbird 150-PGA-PRS-D: 1 ½" Remote control Valve		
◉	Rainbird XCZ-075-PRF: Low flow control zone kit with PR filter		
⊠	Rainbird ESP-LXM: 8-station outdoor controller. As necessary, add ESPXLMSM4: 4-station module		
⊠	Main connection: Make connections to existing culinary water lines servicing buildings. See, also, notes #1 thru #3		
═	Main Line: 1 ½" Schedule 40 PVC		
—	Lateral Lines: Schedule 40 PVC, sized per plan		
:::::	Sleeve for pipe and wiring, as required. See note #5		

Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
3. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
4. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
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North 1" = 20 Feet

20 10 0 20 40

SHEET TEN
12 JUNE 2019
Irrigation Plan: Park and Entry

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

ACache Corp.

Engineering a Firm Foundation

Geotechnical Investigation

for the proposed

RIDGEVIEW PARK

800 South 1000 East

River Heights, Utah

PREPARED FOR:

IRONWOOD DEVELOPMENT

Care of:

Randy Eck

925 W. 200 N. Ste. A5

Logan, Utah 84321

PREPARED BY:

ACache Corp.

PROJECT NO. 1190004

June 12, 2019

June 12, 2019

Attn. Randy Eck
Ironwood Development
925 W. 200 N. Ste. A5
Logan, Utah 84321

Subject: **Geotechnical Investigation for the proposed**
RIDGEVIEW PARK
800 South 1000 East, River Heights, Utah

ACache Corp. Project No. 1190004

Mr. Eck

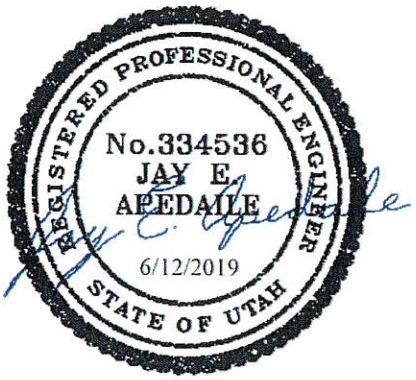
It is with great pleasure that ACache Corp. presents this report of our findings for the subject site. It contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics.

Soil samples were obtained during our investigation. Please note that we will store these samples for 30 days after the signed date on this report, at which time they will be discarded unless you request otherwise.

We appreciate the opportunity of working with you on this project and look forward to future projects with you. If you have questions regarding this project, or any other, please do not hesitate to contact us at **(435)-760-3103**.

Sincerely,

ACache Corp.



Jay E. Apedaile, P.E. M.S.
President

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APPENDIX

Figure 1: Vicinity Map
Figure 2: Site Map
Figure 3: Symbol Legend
Figures 4-12: Borehole Logs
Figures 13-16: Test Data Summary
Figure 17: CPT Log

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1.0 GENERAL PROJECT INFORMATION

1.1 Project Authorization

ACache Corp. (ACC) was retained by Randy Eck of Ironwood Development to conduct a Geotechnical Subsurface Investigation for the proposed Ridgeview Park development located on the north west corner of 800 South 1000 East in River Heights, Utah (see **Figures 1 and 2** in the Appendix).

1.2 Project Purpose and Description

The purpose of this study was to obtain design level soil information to be used in the design of the proposed structures. Based on the information provided by Randy Eck, the proposed construction will consist of the development of approximately 39 acres for multi density housing with accompanied roadways. The planned structures would consist of single and double story structures. Structural loads are anticipated to consist of column loads ranging from 2 to 20 kips, and wall loads ranging from 2.0 to 4.0 kips per linear foot, for dead plus live loads.

This report and the recommendations here in are based on the available project information. If this information is incorrect, then ACC shall be informed, preferably in writing, so ACC can evaluate the validity of this report.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 Site Investigation

The site is located on the north west corner of 800 South 1000 East in River Heights, Utah (see **Figures 1 and 2** in the Appendix).

The general subsurface conditions at the site were investigated by: drilling 15 boreholes (B1 to B-15) ranging in depth from 12-feet to 36.5-feet below the current site grade, observing the soils and ground water in 9 test pits, conducting 7 Dynamic Cone Penetrometer Test (DCPT-1 to DCPT-7), and conducting a Cone Penetrometer Test (CPT-1) to a depth of approximatly-95 feet. The approximate location of each explored location is shown on **Figure 2** in the Appendix. Soil samples were obtained at significant change of strata and in general accordance with ASTM D-420 and ASTM 2488 in the borings. The subsurface conditions observed in the field investigation are discussed in Section 3.4 and in the Boring Logs.

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Logs of the boreholes including a description of all soil strata encountered are presented in the Appendix as **Figures 4-12**. Sampling information and other pertinent data and observations are also included in the logs. A legend of the symbols used in the boring logs is presented in the Appendix as **Figure 3**. A log of the CPT is located in the Appendix as **Figure 17**.

2.2 Laboratory Investigation

Samples obtained during the field investigation were returned to the laboratory and inspected and classified in accordance with the Unified Soil Classification System (ASTM 2487). Selected laboratory tests were performed on representative soil samples to determine their classification and characteristics with respect to engineering design. The following list indicates typical laboratory tests which may have been conducted on some of the samples retrieved from the site.

Test	Standard	To Determine
Moisture Content	ASTM D 2216	% moisture representative of field conditions
Atterberg Limits	ASTM D 4318	Plasticity and workability
% Pass #200 Sieve	ASTM D 1140	% fines in sample
Dry Density	ASTM D 2937	Dry unit weight representative of field conditions.
Consolidation	ASTM D 2435	Maximum past pressure, collapse, swell and consolidation Potential,

The testing results and the soil classifications are illustrated in in the Boring logs and on the Test Data Summary Sheets contained in the Appendix (**Figures 13-16**).

3.0 FINDINGS

3.1 Site Conditions

At the time of this investigation the site was a hay field. The ground was firm and dry.

3.2 Surface Drainage

Currently, most of the surface runoff drains toward the southwest in the direction of the spring creek. The soil conditions appear to be adequate in keeping the surface soils from eroding.

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3.3 Geology

The site is mapped by James McCalpin (1989) as lps (Lacustrine silt and sand related to Provo and younger shoreline). The soils at the site appeared to be lacustrine clayey silt and sand.

3.4 Soil Profile

The soil profile at the site appeared to be somewhat consistent across the site with some variations. A typical cross-section would consist of 8 to 12 inches of topsoil at surface followed by a brown clay silt to around 4 feet then a brown to gray silt with lightly cemented pinholes down to 12 to 13 feet below grade followed by a brown sily clay, trace mottling's and trace sand in lenses down to34 feet. Below that a brown fine silty sand was observed to the full depth explored (36.5').

For detailed observations of the sub-soils, the location they were observed, the characteristic observed, and any other pertinent information observed in the field or in the laboratory, see the Boring Logs in the Appendix.

A Consolidation test was conducted on a sample of the tan silt with cemented pinholes and it was found that they have a very small potential of collapse but are susceptible to consolidation over time. This layer varies over the site in the amount of observed cementation and the amount of observed pinholes. It is a layer of concern for the site.

3.5 Fault and Seismicity

The site is located in a seismically active region. It is within 1.0 mile west of a mapped location of the Utah East Cache Fault, as depicted on the Surficial Geologic Map of the East Cache Fault Zone (James McCalpin, 1989). During the life of the project seismic activity caused by active faults in the area, have the potential of causing moderate to strong shaking. According to the findings of our subsurface investigation and given the proposed structure we recommend using a Site Class **D** (by calculation using the CPT data) (ASCE 7, Section 20) of the International Building Code (IBC, 2015).

3.6 Liquefaction Evaluation

A site specific liquefaction assessment was conducted by obtaining SPT-N values and samples for laboratory analysis of the sub-soils to a depth of 36.5-feet below the current site grade. Liquefaction potential analysis was conducted following the procedures by Seed and Idriss (1982), Seed, et. Al, (1983; 1985), and Youd and Idriss (1997), using Standard Penetration Test (SPT), and laboratory results. **According to the analysis, the site soils have a low susceptibility to liquefaction during a large seismic event**. This is

primarily due to the dry conditions observed in the upper soils. An evaluation of the CPT data was also used.

3.7 Ground Water

Ground water was observed in each of the borings as depicted in the following table:

Location	Pipe Installed	At Installation (ft)	5/18/19 (ft)
B-1	Y	8	Missing
B-2	Y	8	Missing
B-3	Y	11	Missing
B-4	Y	3.5	3.6
B-5	N	3.5	
B-6	Y	5	6.8
B-7	Y	5	9.8
B-8	Y	8	11.3
B-9	Y	11	12.7
B-10	N	6	
B-11	Y	4	4.6
B-12	N	3	
B-13	Y	3.3	6
B-14	Y	5.5	9
B-15	Y	3.5	4.8
TP-1	Y	3.5	5.5
TP-4	Y	12	14
TP-6	Y	3	5.6
TP-7	N	2.5	
TP-8	N	3	
TP-9	Y	10	8.4

Water pressure was observed in the CPT as well and determined that the site appears to be a recharge area as the observed water pressures down deep are lower than would be expected if the ground water were always at the observed depths. It is apparent that the

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groundwater fluctuates some during the year according to rainfall and other climatic and manmade (irrigation) influences. It is apparent that there is a lot going on at the site. A more detailed evaluation of the groundwater is beyond the scope of this investigation.

We would not recommend basements be placed in this development without a drain system to protect it from flooding.

3.8 Site Subsurface Variations

It is our experience that variations in continuity and nature of subsurface conditions should be anticipated. Due to the nature and depositional characteristics of soils encountered at the site, care should be taken in interpolating or extrapolating subsurface conditions beyond the exploratory borings. Seasonal fluctuations in ground water conditions are likely to occur.

4.0 RECOMMENDATIONS

Recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions observed in the field and laboratory, as well as common engineering practice. Prudence and common engineering practices should be followed in conjunction to the recommendations of this report.

This site is a great candidate for a drain system that could be installed at the same time as the sewer system with stub outs placed into each lot that would potentially have a basement. Proper permits would have to be obtained.

4.1 Site Preparation and Grading

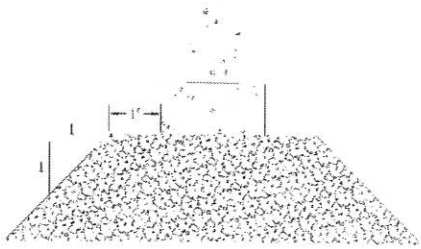
All topsoil, vegetation, unsuitable soils, fill, and any other deleterious materials, should be removed from areas of new construction. This material shall not be used as structural fill. Soils that pump, rut, or tend to deflect excessively, should be removed and replaced with properly compacted structural fill. **For best results this should take place during a period of dry weather, as *the observed silts and clays will likely be susceptible to pumping if the moisture content is increased.***

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4.2 Foundation Recommendations for Buildings

Conventional spot and continuous wall foundations may be used for the support of the proposed structure at the subject site. Based on field and laboratory data an **allowable bearing capacity of 1000 psf.** may be used for strip and spot foundations, provided the following recommendations are observed:

- Foundations shall be placed on native undisturbed or compacted soils or compacted structural fill (conforming to Sections 5.2 and 5.3).
- Onsite soils shall be examined by a qualified geotechnical engineer from this office, to verify that all topsoil, construction debris, soft spots, and any other deleterious materials have been removed prior to the placement of footings or structural fill. **There were soft soils observed in some locations.**
- Structural fill shall be a well-graded granular soil, free of organics, debris, or other deleterious materials as outlined in Section 5.3.
- Structural fill shall be compacted as outlined in Section 5.3.
- Structural fill shall extend as a minimum 1-foot past the edge of the footing, and then for every 1-foot of fill (vertically) placed below the footing, it shall extend a minimum of 1-foot horizontally.



- Continuous footing width shall be maintained at a minimum of 1.5 feet and a maximum of 4.0 feet.
- Spot footings shall be a minimum of 1.5 feet in width and a maximum of 4.5 feet.
- Exterior footings shall be placed a minimum of 30 inches below final grade, and interior footing shall be placed a minimum of 16 inches below grade for frost protection.

Allowable bearing pressure may be increased by 1/3 for temporary loads such as wind or seismic forces. Foundations designed and constructed in accordance with our recommendations could experience some settlement. If the recommendations provided herein are observed, we estimate settlement should not exceed one inch, with differential settlements on the order of one-half inch. We anticipate approximately 75 percent of initial settlement to take place during construction.

Larger footing sizes will cause more settlement to occur and should be evaluated.

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4.3 Lateral Soil Pressures

Lateral soil pressures are dependent on the type of soil present. For the native silty clays the following lateral soil pressures shall be used for design:

1. An equivalent fluid pressure of 50 pounds per cubic foot (pcf) for the active case. That is when the structure is allowed to yield, that is to say the structure is allowed to move away from the soil. This requires a minimum movement or rotation at the top of the wall of 0.001H, where "H" is the height of the wall (bottom of footing to top of wall).
2. 72 pcf for the at-rest case. That is when the wall is not allowed to yield.
3. 284 pcf for the passive case. That is when the wall exerts pressure on the soil.
4. A coefficient of friction of 0.28 shall be used for the interface between the native silty clay and the cast-in-place concrete.

4.4 Drainage

For constructability, adequate surface drainage should be provided at the site to minimize any increase in moisture content of the foundation supporting soils during and after construction. Foundation soils shall be protected from any increase in moisture.

For final grade we recommend all areas around the structures be generously sloped to provide drainage away from these areas. We recommend a minimum slope of 6 inches in the first 10 feet away from the structure.

4.5 Floor Slabs

All topsoil and deleterious materials shall be removed. We recommend a minimum of 6 inches of free draining structural fill, free from organic material and debris, be used just below floor slabs as a vapor barrier. If grade is required to be re-established or raised above current grade a structural fill shall be used and placed in accordance with Sections 5.2 and 5.3.

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4.6 Pavements

All topsoil and deleterious materials shall be removed prior to placement of any pavement section. We expect site traffic to consist primarily of lightweight vehicle and pedestrian traffic with some heavy semi-trucks with trailers. Table 1 below contains the minimum recommended pavement sections based on an estimated CBR of 2.6% obtained using the DCPT. **The observed soils are typically very susceptible to frost heave.**

TABLE 1 : PAVEMENT DESIGN

	Pavement Section Thickness (in)		
Material	**Pedestrian Traffic**	**Light Traffic**	**Truck Lanes**
Asphalt Pavement	-	3	5
Concrete Pavement	4	-	-
Road-Base Material	-	6	6
Sub base	12	12	18
Total Thickness	16	21	29

It is recommended that the topsoil be removed prior to the placing of any; geo-grid, base material, and structural fill. If any areas appear soft, the soft soils should be removed and replaced with structural fill. A geogrid of geofabric may be required in soft areas if compaction cannot be accomplished or is difficult. This office may be contacted for recommendations of a type of fabric or grid to be used. Also the cross sections could likely be reduced using a geogrid or geo fabric. You would want to consult the manufacturer for their recommendations. We would be happy to help with this evaluation. **All structural fill materials overlying native soil should be compacted in accordance with section 5.2 of this report. The asphalt pavement should be compacted to 96% of the maximum density for the asphalt material.**

5.0 GENERAL CONSTRUCTION CONSIDERATIONS

The guidelines and recommendations outlined below address the geotechnically related construction considerations for this project.

5.1 Foundation Excavations

All areas that will support foundation loads should be inspected by the geotechnical engineer, or his approved representative, to insure that all loose, soft, or otherwise undesirable material is removed, and that the structure will bear on satisfactory material.

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This shall occur prior to the placement of any structural fill or concrete. (We recommend giving this office a few days notice for scheduling.) Any loose or deleterious material should be replaced with a free draining granular fill as outlined in **Sections 5.2 and 5.3**.

If unsatisfactory material pockets are encountered in the excavation, the undesirable material should be removed, and the elevation re-established by backfilling. This backfilling can be done with a lean concrete, or a well-compacted structural fill as define in **Section 5.3**.

All structural fill supporting footing loads should be compacted to at least 95 percent of the Modified Proctor Maximum Density (ASTM D 1557), provided the foundation is designed as outlined in **Section 4.2**. Compaction tests should be taken on each lift to insure the required compaction is being achieved.

Foundation excavations shall be protected against any harmful change in condition such as disturbance, rain, and freezing. Surface runoff should be directed away from the excavation and not allowed to pond. Ideally all footing concrete should be poured the same day as the excavation is made. If this is not practical, the foundation excavation should be adequately protected, and foundation placement should take place as soon as possible. For best construction results we recommend that earth work be conducted during the dry months of the year, typically June through October.

Excavation slopes shall maintain a maximum slope of 1.5 horizontal to 1 vertical. It may be possible to have steeper slopes for temporary excavations. This will depend on the conditions location and precautions taken. Contact our office for further consultation. Otherwise if it is required that slopes are steeper, it is necessary that excavation shoring/bracing be used.

5.2 Fill Compaction

All fill material should be compacted in accordance to the following criteria based on the Modified Proctor Maximum Laboratory Density (ASTM D 1557):

1. Structural fill, supporting foundations.	95%
2. Structural fill, below floor stabs	94%
3. Backfill of trenches	
a. Below foundations	95%
b. Below floor stabs	94%
c. Below pavements	94%
d. Others	90%
4. Beneath Pavements	95%

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Compaction should be accomplished by placing the fill in a maximum of 8-inch loose lifts, and mechanically compacting each lift to the specified minimum density. Field density tests should be performed on each lift as necessary to insure that compaction is being achieved. As a minimum 33% of all spot footings, and one test for every 50 lineal feet of continuous wall footings shall be tested for each lift.

5.3 Types of Fill

5.3.1 Structural Fill: Sub-base (pit-run)

Well-graded granular soils free of organics, debris, or other deleterious materials are recommended for use as structural fill at this site. We recommend a well-graded sandy gravel material with no less than 5%, and no more than 10% passing the #200 sieve, and no particles greater than 4 inches in maximum dimension. Structural fill shall be compacted at a moisture content ranging from -2 to +6 percentage point of optimum in accordance to the Modified Proctor Maximum Laboratory Density (ASTM D 1557).

5.3.2 Structural Fill: Roadbase

Granular soils free of organics or other deleterious materials and debris. We recommend a sand and fractured gravel material with between 5 and 12 percent passing the #200 sieve, and no particles greater than approximately 1 inch in maximum dimension.

5.3.3 Non-Structural Fill

On-site soils appear to be suitable for non-structural site grading and landscaping fill. All fill material shall be approved by the engineer prior to placement.

5.4 Quality Control

Our recommendations are based on the assumption that adequate quality control testing and observations will be conducted during construction to verify compliance. This may include but is not necessarily limited to the following:

5.4.1 Field observations

Observations during all phases of construction should occur. Observations such as site preparation, foundation excavation, structural fill placement, and concrete placement.

5.4.2 Fill Compaction

Compaction testing is required for all Structural supporting fill materials. Maximum Dry Density (Proctor-ASTM 1557) tests should be requested by the contractor immediately after delivery of any granular fill materials. The maximum density information should

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then be used for field density tests on each lift as necessary to insure that the required compaction is being achieved.

5.4.3 Concrete Quality

We recommend that freshly mixed concrete be tested in accordance with ASTM designations as follows:

- Slump, Temperature, Unit Weight, and Yield testing should be conducted on every delivery truck (ASTM C 138 and C 143).

- Entrained Air testing should also be conducted on every delivery truck for exposed concrete or concrete placed above the frost line (ASTM C 231).

- Test cylinders should be taken a minimum of every 50 cubic yards. Cylinder compressive strength tests should be conducted at 7 and 28 days from the placement date (ASTM C 31).

6.0 LIMITATIONS

The recommendations submitted in this report were based on evaluating the information obtained from the borings and site investigation, and the design details furnished by Ironwood Development for the proposed project. The borehole data reflects the subsurface condition only at the specific location at the particular time designated on the borehole logs. Soil and ground water conditions may differ from conditions encountered at the actual borehole location. The nature and extent of any variation in the borehole may not become evident until construction begins. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation. If ACache Corp. is not notified of changes to the project or variations of the soils, ACache Corp. will not be responsible for the impact of those changes on the project.

The Geotechnical Engineer warrants that the findings, recommendations, specification, or professional advice contained herein, have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

Once the plans and specifications are more complete, the Geotechnical Engineer may be retained and provided the opportunity to review the final design plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. At this time, it may be necessary to submit supplementary recommendations. If ACache Corp. is not retained to perform these functions, ACache Corp. will not be responsible for the impact of those conditions on the project. This report has been prepared for the exclusive use of Ironwood Development for the specific use on the proposed Ridgeview Park in River Heights, Utah.

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7.0 REFERENCES

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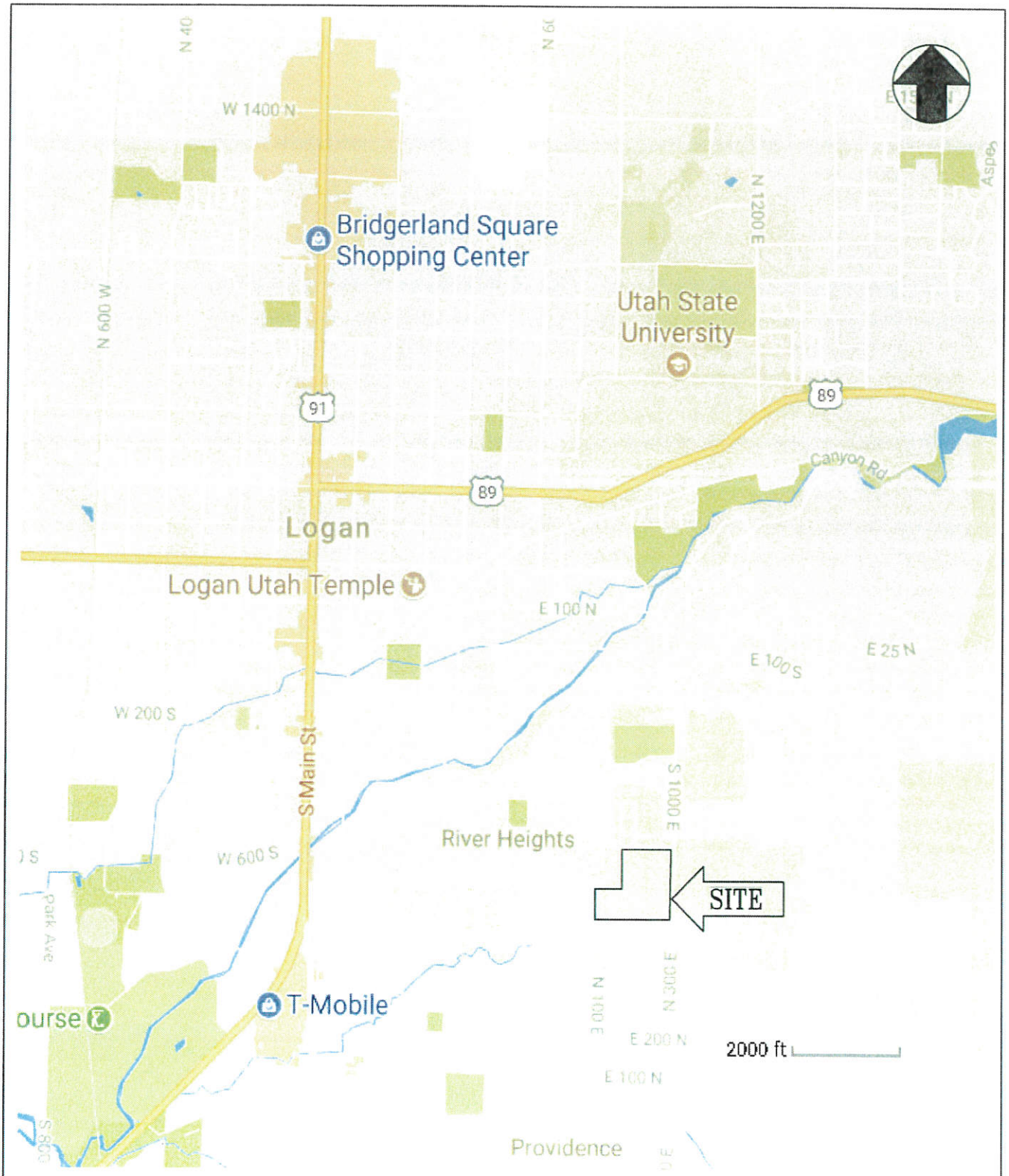
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APPENDIX



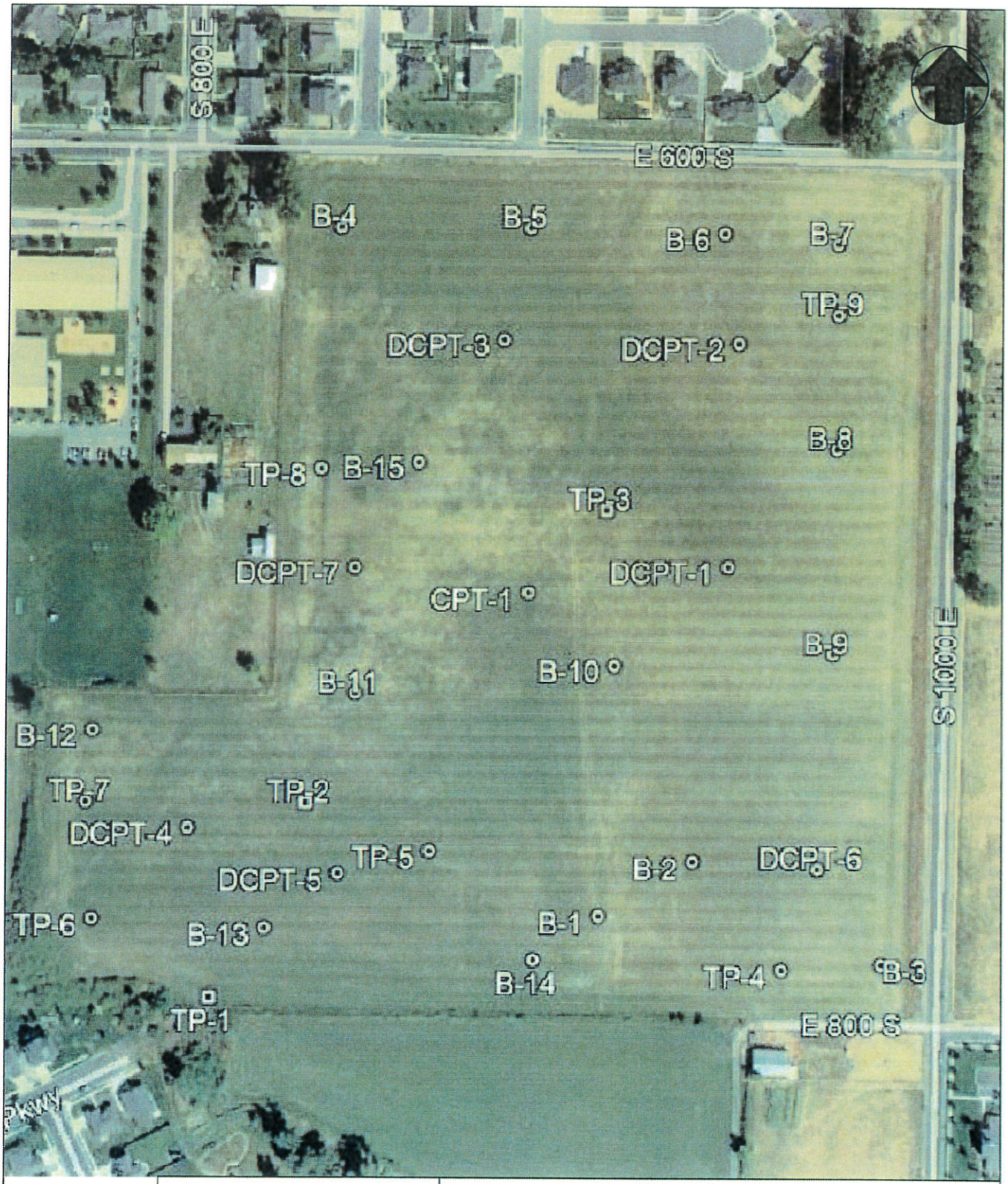
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Ridgeview Park

800 S. 1000 E. River Heights, UT

TITLE:	Vicinity Map		
SCALE:	No Scale	ENGINEER: J. Apedaile	DRAWN BY: JA
DATE:	5/20/2019		
DRAWING NO.	1190004 Figures.dwg		

FIGURE 1



UTAH

Google 2017

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email: acachecorp@yahoo.com

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Ridgeview Park

800 S. 1000 E. River Heights, UT

TITLE:	Site Map		
SCALE:	No Scale	ENGINEER: J. Apedaile	DRAWN BY: JA
DATE:	5/20/2019		
DRAWING NO.	1190004 Figures.dwg		

FIGURE 2

UNIFIED SOIL CLASSIFICATION SYSTEM

FIELD IDENTIFICATION PROCEDURES				GRAPH SYMBOL	LETTER SYMBOL [a]	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS More than half of material is larger than No. 200 sieve size. [b] (The No. 200 sieve size is about the smallest particle visible to the naked eye)	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size. (For visual classifications, the 1/4" size may be used as equivalent to the No. 4 sieve size.)	CLEAN GRAVELS (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes.		GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			Predominantly one size or a range of sizes with some intermediate sizes missing.		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below).		GM	Silty gravels, poorly graded gravel-sand-silt mixtures.
			Plastic fines (for identification procedures see CL below).		GC	Clayey gravels, poorly graded gravel-sand-clay mixtures.
	SANDS More than half of coarse fraction is smaller than No. 4 sieve size. (For visual classifications, the 1/4" size may be used as equivalent to the No. 4 sieve size.)	CLEAN SANDS (Little or no fines)	Wide range in grain sizes and substantial amounts of all intermediate particle sizes.		SW	Well graded sands, gravelly sands, little or no fines.
			Predominantly one size or a range of sizes with some intermediate sizes missing.		SP	Poorly graded sands, gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below).		SM	Silty sands, poorly graded sand-silt mixtures.
			Plastic fines (for identification procedures see CL below).		SC	Clayey sands, poorly graded sand-clay mixtures.

IDENTIFICATION PROCEDURES ON FRACTION SMALLER THAN No. 40 SIEVE SIZE						
		DRY STRENGTH (CRUSHING CHARACTERISTICS)	DILATANCY (REACTION TO SHAKING)	TOUGHNESS (CONSISTENCY NEAR PLASTIC LIMIT)		
FINE GRAINED SOILS More than half of material is smaller than No. 200 sieve size. (The No. 200 sieve size is about the smallest particle visible to the naked eye)	SILTS AND CLAYS Liquid limit less than 50	None to slight	Quick to slow	None	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sand with slight plasticity.
		Medium to high	None to very slow	Medium	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		Slight to medium	Slow	Slight	OL	Organic silts and organic silt-clays of low plasticity.
	SILTS AND CLAYS Liquid limit greater than 50	Slight to medium	Slow to none	Slight to medium	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
		High to very high	None	High	CH	Inorganic clays of high plasticity, fat clays.
		Medium to high	None to very slow	Slight to medium	OH	Organic clays of medium to high plasticity.
HIGHLY ORGANIC SOILS		Readily identified by color, odor, spongy feel and frequently by fibrous texture.			Pt	Peat and other highly organic soils.

[a] Boundary classifications:—Soils possessing characteristics of two groups are designated by combinations of group symbols. For example GW–GC, well graded gravel–sand mixture with clay binder.
[b] All sieve sizes on this chart are U.S. standard.

GENERAL NOTES

1. In general, Unified Soil Classification Designations presented on the logs were evaluated by visual methods only. There rore, actual designations (based on laboratory testing) may differ.
2. Lines seperating strata on the logs represent approximate boundaries only Actual transitions may be gradual.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. No warranty is provided as to the continuity of soil conditions between individual sample locations.

LOG KEY SYMBOLS

- Bulk / Bag Sample
- 2.0"Ø O.D. Penetration Split Spoon Sampler
- 2.5"Ø O.D.Penetration Split Spoon Sampler
- 3.0"Ø O.D. Penetration Split Spoon Sampler
- Shelby Tube
- Rock Core
- No Recovery
- Water Level (level after completion)
- Water Level (level where first encountered)

FINE - GRAINED SOIL

CONSISTENCY	SPT (blows/ft)	TORVANE UNDRAINED SHEAR STRENGTH (tsf)	POCKET PENETROMETER UNCONFINED COMPRESSIVE STRENGTH (tsf)	FIELD TEST
Very Soft	<2	<0.125	<0.25	Easily penetrated several inches by Thumb. Squeezes through fingers.
Soft	2 - 4	0.125 - 0.25	0.25 - 0.5	Easily penetrated 1 " by Thumb . Molded by light finger pressure.
Medium Stiff	4 - 8	0.25 - 0.5	0.5 - 1.0	Penetrated over 1/2 " by Thumb with moerate effort. Molded by strong finger pressure.
Stiff	8 - 15	0.5 - 1.0	1.0 - 2.0	Indented about 1/2 " by Thumb but penetrated only with great effort
Very Stiff	15 - 30	1.0 - 2.0	2.0 - 4.0	Readily indented by Thumbnail
Hard	>30	>2.0	>4.0	Indented with difficulty by Thumbnail

COARSE -GRAINDE SOIL

APPERENT DENSITY	SPT (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
Very Loose	<4	0 - 15	Easily penetrated with 1/2 " reinforcing rod pushed by hand
Loose	4 - 10	15 - 35	Difficult to penetrated with 1/2 " reinforcing rod pushed by hand
Medium Dense	10 - 30	35 - 65	Easily penetrated a foot with 1/2 " reinforcing rod driven with 5-lb hammer
Dense	30 - 50	65 - 85	Difficult to penetrated a foot with 1/2 " reinforcing rod driven with 5-lb hammer
Very Dense	>50	85 - 100	Penetrated only a few inches with 1/2 " reinforcing rod driven with 5-lb hammer

STRATIFICATION

DESCRIPTION	THICKNESS
SEAM	1/16 - 1/2 "
LAYER	1/2 - 12 "

DESCRIPTION	THICKNESS
Occasional	One or less per foot of thickness
Frequent	More than on per foot of thichness

CEMENTATION

DESCRIPTION	DESCRIPTION
Weakely	Crumbles or breaks with handling of slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumbles or breaks with finger pressure

MODIFIERS

DESCRIPTION	%
Trace	<5
Some	5 - 12
With	>12

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible water, usually soil below Water Table

FIGURE 3

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BORING LOG

Ridgeview Park

BORING No. : B-1	JOB No. : 1190004	DATE : 6/5/2017	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 8"	DEPTH : 36.5'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION B-1	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %
			8" Dark brown topsoil.		7			14.9
5			8"~12' Brown sandy SILT (ML); Iron mottlings, week to moderatly cemented, moist to wet. medium stiff to very soft.		7			19.1
				85	4			22
			▼	88.7	0			28.9
10					3	36	25	29.5
15			12'~34' Brown Clay (CL); with trace sands, trace mottling, medium stiff. dense fine sand layer at 15'-16.5'		15			23.2
20				93	5	30	20	28
25				87.8	5	3	3	24.2
30					9			27.5
35			34'~36.5' Brown silty fine SAND (SM); dense, wet.	15.2	33			24.6

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WET/DRY UNIT WT.,lb/cu.ft.

REMARKS : End @ 36.5'

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :8'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 6/5/2017

FIGURE 4

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-2	JOB No. : 1190004	DATE : 6/5/2017	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 8"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION B-2	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %
			10" Dark topsoil.		6			16
5			10"~13.5' Brown fine sandy SILT (ML); medium stiff to soft, iron mottlings, week to modrate cementation, moist to wet.	85	12			18.1
					3			19.9
			Trace pinholes. ▼		3			28.6
10				97	5			27.7
15			13.5'~17' Brown CLAY (CL); mottlings, medium stiff to stiff, wet.		14			22.5
			End @ 17'					
20								
25								
30								
35								

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WET/DRY UNIT WT.,lb/cu.ft.

REMARKS :

REMARKS : Blows/Ft. obtained using a California sampler driven with an automatic hammer

WTR DEPTH @ COMPL. : 8'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 6/5/2017

FIGURE 5

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-3	JOB No. : 1190004	DATE : 6/5/2017	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 8"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION B-3	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %
			10" Dark brown topsoil.	88	7			14.5
			10"~12' Brown fine sandy SILT (ML); medium stiff to soft, iron mottlings, weak to moderate cementation, moist to wet.		6			16.2
5			Trace pinholes.		shelby	27	18	16.5
				79	2			16.4
10			▼		5			19.8
			12'~17' Brown CLAY (CL), soft to medium stiff, trace sands, wet.					
15					4	32	19	27.2
			End @ 17'					
20								
25								
30								
35								

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WET/DRY UNIT WT.,lb/cu.ft.

REMARKS :

REMARKS : Blows/Ft. obtained using a California sampler driven with an automatic hammer

WTR DEPTH @ COMPL. : 11'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 6/5/2017

FIGURE 6

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-4, B-5	JOB No. : 1190004	DATE : 5/9/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	SHEAR STRENGTH, TSF (● MINIATURE VANE; ⊖ RESIDUAL MINIATURE VANE; ⊗ POCKET PENETROMETER; ◓ UNCONFINED COMPRESSION(UU); ⊕ TORVANE; OPEN SYMBOLS REPRESENT REMOLDED TESTS.) 1.0 2.0	WET/DRY UNIT WT.,lb/cu.ft.
			B-4							
			Surface-2', 10" Dark Brown Topsoil over a Brown medium stiff Clay(CL); moist.		3			24.8		
			2'-4' Tan SILT (ML); very soft, cementation of some pinholes, moist to wet ▼		2			27.1		
5			4'-13' Brown clayey SILT (ML); with more clay with depth, motlings, soft to medium stiff, moist to wet.		5	32	21	31.8		
10					8			30.0		
15			13'-17' Brown Clay (CL); silty, motlings, medium stiff, wet.		12			26.9		
			End @ 17'							
			WTR DEPTH @ COMPL. :3.6'							
			B-5							
			COMPLETION DATE : 5/9/2019							
			Surface 12" Dark Brown Topsoil, moist.							
			1'-3.5' Brown clayey SILT (ML); soft, moist to wet. ▼	92	3			32.5		
5			3.5'-7' Tan SILT (ML); very soft, cementation of some pinholes, moist to wet		1			28.2		
10			7'-12' Brown silty CLAY (CL); with less silt with depth, motlings, soft to medium stiff, moist to wet.		3			31.1		
					5			27.0		
15			End @ 12'							

REMARKS :

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :3.5'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 5/9/2019

FIGURE 7

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BORING LOG

Ridgeview Park

BORING No. : B-6, B-7	JOB No. : 1190004	DATE : 5/9/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 12'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

B-6

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	SHEAR STRENGTH, TSF (● MINIATURE VANE; ⊖ RESIDUAL MINIATURE VANE; ⊗ POCKET PENETROMETER; ◓ UNCONFINED COMPRESSION(UU); ⊕ TORVANE; OPEN SYMBOLS REPRESENT REMOLDED TESTS.) 1.0 2.0	WET/DRY UNIT WT.,lb/cu.ft.
			Surface 12" Dark Brown Topsoil, moist.							
			1'-4' Brown clayey SILT (ML); soft, moist to wet.		8			21.6		
5			4'-6.5' Tan SILT (ML); very soft, some cementation of pinholes, moist to wet.		0			26.2		
			6.5'-12' Brown silty CLAY (CL); some silt and fine sands in lenses, motlings, medium stiff, moist to wet.		6			31.1		
10					5			30.4		
			End @ 12'							
15										

WTR DEPTH @ COMPL. :6.8'

COMPLETION DATE : 5/9/2019

B-7

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	SHEAR STRENGTH, TSF (● MINIATURE VANE; ⊖ RESIDUAL MINIATURE VANE; ⊗ POCKET PENETROMETER; ◓ UNCONFINED COMPRESSION(UU); ⊕ TORVANE; OPEN SYMBOLS REPRESENT REMOLDED TESTS.) 1.0 2.0	WET/DRY UNIT WT.,lb/cu.ft.
			Surface 12" Dark Brown Topsoil, moist.							
			1'-3.5' Brown clayey SILT (ML); soft, moist to wet.		8			22.1		
5			3.5'-7' Tan SILT (ML); very soft, cementation of some pinholes, moist to wet		10			24.5		
			7'-12' Brown silty CLAY (CL); with less silt with depth, motlings, soft to medium stiff, moist to wet.		4			31.6		
10					4			32.1		
			End @ 12'							
15										

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :9.8'

COMPLETION DATE : 5/9/2019

REMARKS :

FIELD ENG.: Jay Apedaile

FIGURE 8

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-8, B-9	JOB No. : 1190004	DATE : 5/10/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

B-8

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	WET/DRY UNIT WT.,lb/cu.ft.
			Surface 12" Dark Brown Topsoil, moist.						
5			1'-7' Brown sandy clayey SILT (ML); some cementation, soft to medium stiff, moist.	74	4			16.8	
					5			29.2	
10			7'-12' Brown silty CLAY (CL); some silt and fine sands in lenses, motlings, medium stiff, moist to wet.	95	4			30.1	
					3			28.1	
15			End @ 12'						

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WTR DEPTH @ COMPL. :11.3'

B-9

COMPLETION DATE : 5/10/2019

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	WET/DRY UNIT WT.,lb/cu.ft.
			Surface 12" Dark Brown Topsoil, moist.						
5			1'-10' Brown clayey SILT (ML); with fine sand, trace cementation, soft, moist to wet.		4			17.3	
				61.5	4			13.6	
			layer with pin-holes from 8' to 10' very soft.		1			25.8	
10					3			30.0	
15			10'-17' Brown silty CLAY (CL); with less silt with depth, motlings, soft, moist to wet.	88.1	3			27.4	

REMARKS : End @ 17'

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :12.7

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 5/10/2019

FIGURE 9

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BORING LOG

Ridgeview Park

BORING No. : B-10, B-11	JOB No. : 1190004	DATE : 5/10/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	WET/DRY UNIT WT., lb/cu.ft.
			B-10						
			Surface 12" Dark Brown Topsoil, moist.						
			1'-9' Brown sandy clayey SILT (ML); some cementation, soft to medium stiff, moist.		6			17.9	
5			layer with pin-holes from 4.5' to 7.5' very soft. ▼		0			22.2	
					2			23.2	
10			9'-12' Brown silty CLAY (CL); some silt and fine sands in lenses, motlings, soft, wet.		4			29.8	
			End @ 12'						
15									
			WTR DEPTH @ COMPL. : 6'						
			B-11						
			COMPLETION DATE : 5/10/2019						
			Surface 10" Dark Brown Topsoil, moist.						
			10"-4.5' Brown silty CLAY (CL); with fine sand, medium stiff, moist.	80	8	29	18	24.9	
5			4.5'-8' Brown to gray SILT (ML); very soft, moist to wet. ▼	73	1			24.2	
10			8'-17' Brown silty CLAY (CL); with less silt with depth, motlings, soft, wet.		4			28.7	
15					2			32.4	
			REMARKS : End @ 17'						
			REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer						
			WTR DEPTH @ COMPL. : 4.6'						
			FIELD ENG.: Jay Apedaile						
			COMPLETION DATE : 5/10/2019						

FIGURE 10

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-12, B-13	JOB No. : 1190004	DATE : 5/10/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

B-12

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %
			Surface 11" Dark Brown Topsoil, moist.					
			11"-8.5' Brown sandy clayey SILT (ML); trace cementation, medium stiff to soft, moist to wet. ▼		5			30.0
5			layer with pin-holes from 4.5' to 8.5' very soft.	63.3	0			24.3
					4			25.9
10			9'-12' Brown silty CLAY (CL); some silt and fine sands in lenses, motlings, soft, wet.		3			28.3
			End @ 12'					
15								

SHEAR STRENGTH, TSF
- ● MINIATURE VANE
- ⊖ RESIDUAL MINIATURE VANE
- ⊗ POCKET PENETROMETER
- ◔ UNCONFINED COMPRESSION(UU)
- ⊕ TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WET/DRY UNIT WT.,lb/cu.ft.

WTR DEPTH @ COMPL. :3'

COMPLETION DATE : 5/10/2019

B-13

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %
			Surface 12" Dark Brown Topsoil, moist.					
			1'-8.5' Brown sandy clayey SILT (ML); trace cementation, medium stiff to soft, moist to wet. ▽		4			23.7
5			layer with pin-holes from 4.5' to 9' very soft. ▼		2			26.5
				98	3			28.3
10					4			24.9
15			9'-17' Brown silty CLAY (CL); with less silt with depth, motlings, soft, wet.		3			27.4

REMARKS : End @ 17'

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :6'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 5/10/2019

FIGURE 11

ACache Corp.
Engineering a Firm Foundation

BORING LOG

Ridgeview Park

BORING No. : B-14, B-15	JOB No. : 1190004	DATE : 5/10/2019	SHEET 1 OF 1
PROJECT : Ridgeview Park 800 S. 1000 E. River Heights, UT	SURF. EL. :	BORE DIA. : 7"	DEPTH : 17'
	WATER EL. :	COORDINATES: (approximate)	
BORING TYPE : Hollow Stem Auger	CAD FILE : 1190004 Figures.dwg		

B-14

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	WET/DRY UNIT WT., lb/cu.ft.
			Surface 11" Dark Brown Topsoil, moist.						
			11"-8.5' Brown sandy clayey SILT (ML); trace cementation, medium stiff to soft, moist to wet. ▼		4			21.9	
5			layer with pin-holes from 4.5' to 8.5' very soft.		3			24.4	
					3			27.6	
10			9'-12' Brown silty CLAY (CL); some silt and fine sands in lenses, motlings, soft, wet.	18	7			19.4	
			End @ 12'						
15									

SHEAR STRENGTH, TSF
- MINIATURE VANE
- RESIDUAL MINIATURE VANE
- POCKET PENETROMETER
- UNCONFINED COMPRESSION(UU)
- TORVANE

(OPEN SYMBOLS REPRESENT REMOLDED TESTS.)

1.0 2.0

WTR DEPTH @ COMPL. :3'

COMPLETION DATE : 5/10/2019

B-15

DEPTH, Ft.	GRAPHIC LOG	SAMPLE	SOIL DESCRIPTION	% FINER No. 200 SIEVE	BLOWS/Ft.	LIQUID LIMIT	PLASTIC LIMIT	MOISTURE CONTENT, %	WET/DRY UNIT WT., lb/cu.ft.
			Surface 11" Dark Brown Topsoil, moist.						
			11"-4.5' Brown silty CLAY (CL); with fine sand, medium stiff, moist.		6			23.6	
5			4.5'-6' Brown to gray SILT (ML); very soft, trace pinholes, moist to wet. ▼		3			27.6	
			6'-11' Brown silty CLAY (CL); with fine sand, soft, wet.		4			28.3	
10					5			26.0	
			11'-17' Brown silty CLAY (CL); with less silt with depth, motlings, medium stiff, wet.	99	5	36	21	27.5	
15									

REMARKS : End @ 17'

REMARKS : Blows/Ft. obtained using a stamdard sampler driven with an automatic hammer

WTR DEPTH @ COMPL. :4.8'

FIELD ENG.: Jay Apedaile

COMPLETION DATE : 5/10/2019

FIGURE 12

Test Data Summary

HOLE NO./ SAMPLE NO.	DEPTH (ft) BELOW GROUND SURFACE	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE DENSITY UNIT WEIGHT Dry (estimated) LB./FT.^{3}	MOISTURE PERCENT	GRADATION % SAND	GRADATION % GRAVEL	% PASSING NO. 200 SIEVE	TORVANE SHEAR TONS/FT.^{2}	ATTERBERG LIMITS L.L.	ATTERBERG LIMITS P.L.	ATTERBERG LIMITS P.I.	SOIL CLASSIFICATION UNIFIED SYSTEM
1/1	0.0	7		14.9								ML
1/2	2.5	7		19.1								ML
1/3	5.0	4		22.0	15.0		85.0					ML
1/4	6.5			27.4								ML
1/5	7.5	0		28.9	11.0		89.0					ML
1/6	10.0	3		29.5					36	25	11	ML
1/7	15.0	15		23.2								CL
1/8	20.0	5		28.0	7.0		93.0		30	20	10	CL
1/9	25.0	5		24.2	12.0		88.0		31	21	10	CL
1/10	30.0	9		27.5								CL
1/11	35.0	33		24.6	85.0		15.0					SC
2/12	0.0	6		16.0								ML
2/13	2.5	12		18.1	15.0		85.0					ML
2/14	5.0	3		19.9								ML
2/15	7.5	3		28.6								ML
2/16	10.0	5		27.7	3.0		97.0					CL
2/17	15.0	14		22.5								CL
3/18	0.0	7		14.5	12.0		88.0					ML
3/19	2.5	6		16.2								ML
3/20	5-7'	shelby		16.5					27	18	9	ML-CL
3/21	7.5	2		16.4	21.0		79.0					CL
3/22	10.0	5		19.8								CL
3/23	15.0	4		27.2					32	19	13	CL
4/1	2.5	3		24.8								CL
4/2	5.0	2		27.1								CL

A Cache Corp.
Engineering a Firm Foundation

Ridgeview Park

FIGURE 13

Test Data Summary

HOLE NO./ SAMPLE NO.	DEPTH (ft) BELOW GROUND SURFACE	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE DENSITY UNIT WEIGHT Dry (estimated) LB./FT.^{3}	MOISTURE PERCENT	% SAND	GRADATION % GRAVEL	% PASSING NO. 200 SIEVE	TORVANE SHEAR TONS/FT.^{2}	ATTERBERG LIMITS L.L.	P.L.	P.I.	SOIL CLASSIFICATION UNIFIED SYSTEM
4/3	7.5	5		31.8	3.9		96.1		32	21	11	ML-CL
4/4	10	8		30.0								CL
4/5	15	12		26.9								CL
5/6	2	3		32.7	7.6		92.4					ML
5/7	5	1		28.2								ML
5/8	7.5	3		31.1								CL
5/9	10	5		27.0								CL
6/10	1	8		21.6	21.5		78.5					ML
6/11	3.5	0		26.2								ML
6/12	7	6		31.1								CL
6/13	10	5		30.4								CL
7/14	2.5	8		22.1								ML
7/15	5	10		24.5								ML
7/16	7.5	4		31.6								CL
7/17	10	4		32.1								CL
8/18	2	4		16.8	26.3		73.7					ML
8/19	5	5		29.2								ML
8/20	7.5	4		30.1	5.1		94.9		35	22	13	CL
8/21	10	3		28.1								CL
9/22	2.5	4		17.3								ML
9/23	5	4		13.6	38.5		61.5					ML
9/24	7.5	1		25.8								CL
9/25	10	3		30.0								CL
9/26	15	3		27.4	11.9		88.1					CL

A Cache Corp.
Engineering a Firm Foundation

Ridgeview Park

FIGURE 14

Test Data Summary

HOLE NO./ SAMPLE NO.	DEPTH (ft) BELOW GROUND SURFACE	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE DENSITY UNIT WEIGHT Dry (estimated) LB./FT.^{3}	MOISTURE PERCENT	GRADATION % SAND	GRADATION % GRAVEL	% PASSING NO. 200 SIEVE	TORVANE SHEAR TONS/FT.^{2}	ATTERBERG LIMITS L.L.	ATTERBERG LIMITS P.L.	ATTERBERG LIMITS P.I.	SOIL CLASSIFICATION UNIFIED SYSTEM
10/27	2	6		17.9								ML
10/28	5	0		22.2								ML
10/29	7.5	2		23.2								CL
10/30	10	4		29.8								CL
11/31	2	8		24.9	19.7		80.3		29	18	11	CL
11/32	5	1		24.2	27		73					ML
11/33	10	4		28.7								CL
11/34	15	2		32.4								CL
12/35	2	5		30								ML
12/36	5	0		24.3	36.7		63.3					ML
12/37	7.5	4		25.9								CL
12/38	10	3		28.3								CL
13/39	2	4		23.7								CL
13/40	5	2		26.5								CL
13/41	7.5	3		28.3	2.2		97.8					CL
13/42	10	4		24.9								CL
13/43	15	3		27.4								CL
14/44	2	4		21.9								CL
14/45	5	3		24.4								ML
14/46	7.5	3		27.6								CL
14/47	10	7		19.4	82.2		17.8					SC
15/48	2	6		23.6								CL
15/49	5	3		26.3								ML
15/50	7.5	4		28.3								CL

A Cache Corp.
Engineering a Firm Foundation

Ridgeview Park

FIGURE 15

Test Data Summary

HOLE NO./ SAMPLE NO.	DEPTH (ft) BELOW GROUND SURFACE	STANDARD PENETRATION BLOWS PER FOOT	IN-PLACE DENSITY UNIT WEIGHT Dry (estimated) LB./FT.^{3}	MOISTURE PERCENT	GRADATION % SAND	GRADATION % GRAVEL	% PASSING NO. 200 SIEVE	TORVANE SHEAR TONS/FT.^{2}	ATTERBERG LIMITS L.L.	ATTERBERG LIMITS P.L.	ATTERBERG LIMITS P.I.	SOIL CLASSIFICATION UNIFIED SYSTEM
15/51	10	5		26								CL
15/52	15	5		27.5	1		99		36	21	15	CL

A Cache Corp.
Engineering a Firm Foundation

Ridgeview Park

FIGURE 16

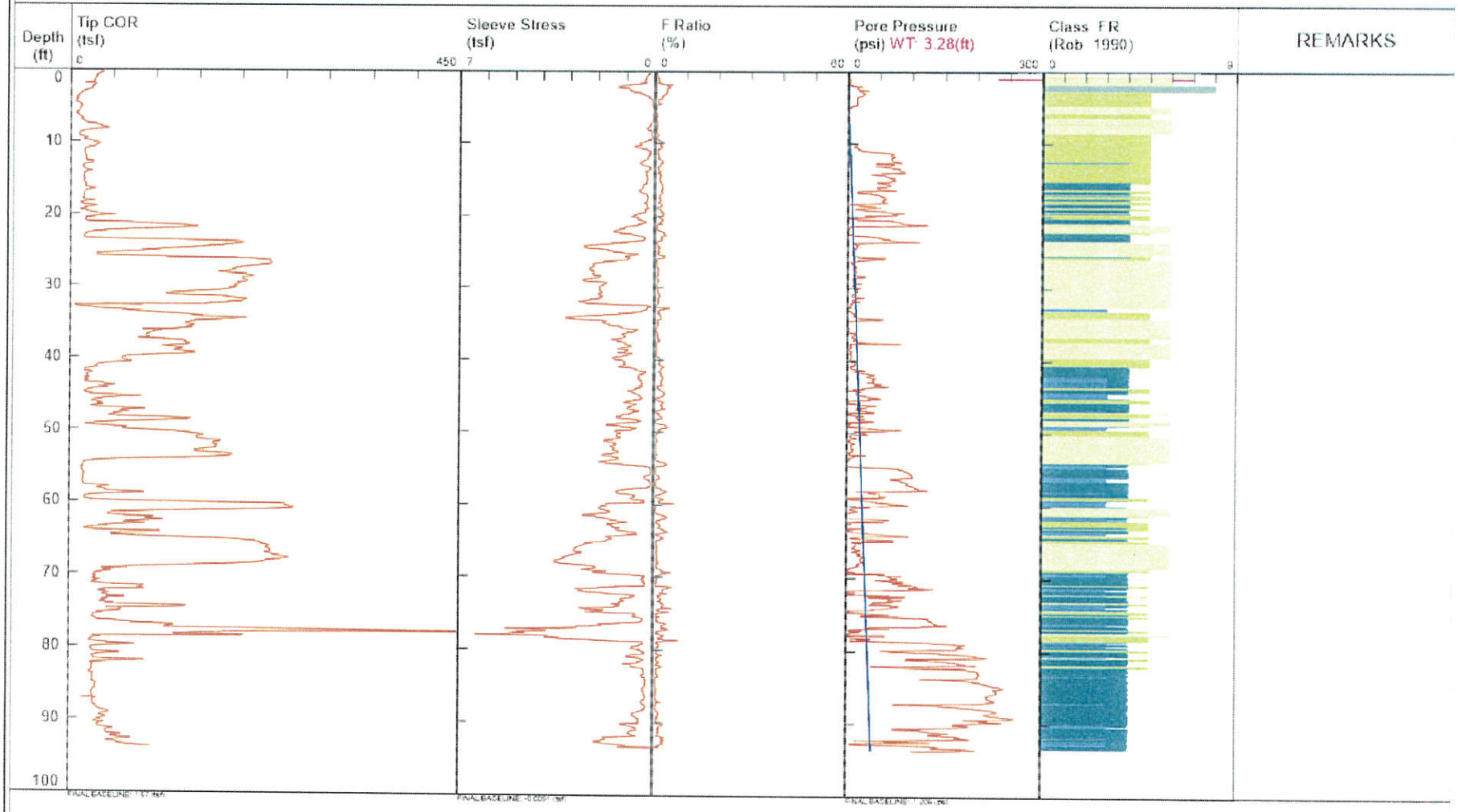
SOUNDING

ACache Corp.

TOTAL DEPTH: 93.702 ft
SITE: Subdivition

FILENAME: ACC1190004CPT1(001).DAT
PROBE ID: 4444.189XX

OPERATOR: JEA
TEST ID: 19-05-13-01
PROJECT: Ridgeview Park
LOCATION: Providence

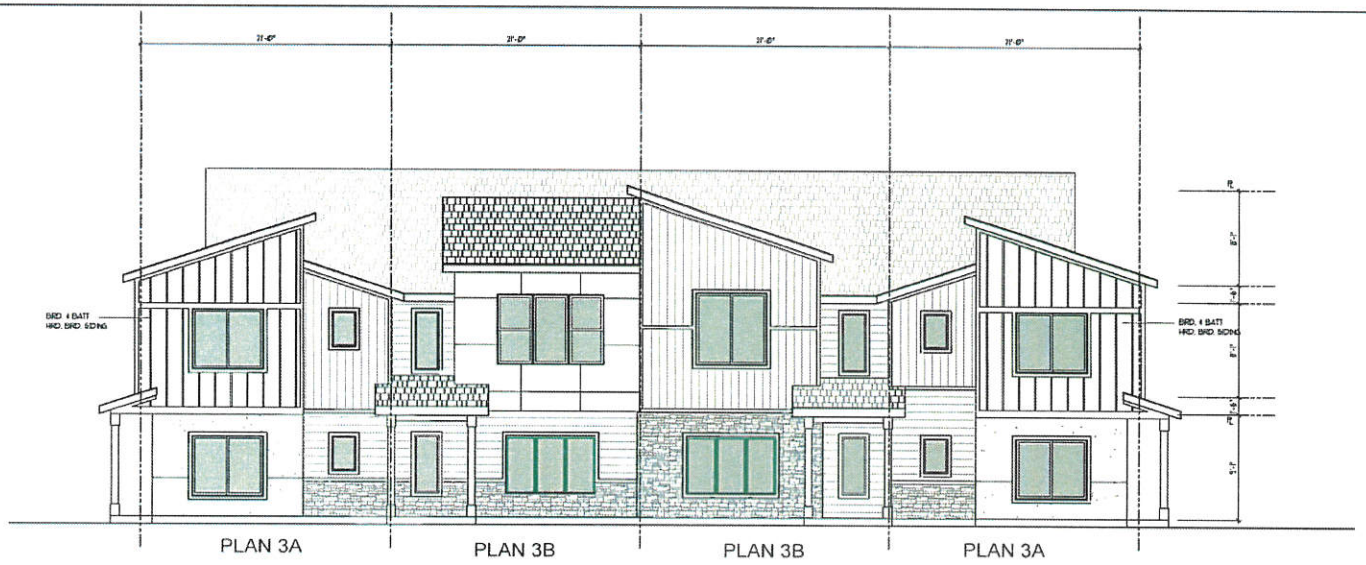


1 Sensitive, fine grained
2 Organic soils - peats
3 Clays - clay to silty clay
4 Silt mixtures - clayey silt to silty clay
5 Sand mixtures - silty sand to sandy silt
6 Sands - clean sand to silty sand
7 Gravelly sand to sand
8 Very stiff sand to clayey sand **
9 Very stiff, fine grained **

*SBT: Robertson 1990, **Overconsolidated or Cemented; *SBT/SPT CORRELATION: UBC-1983

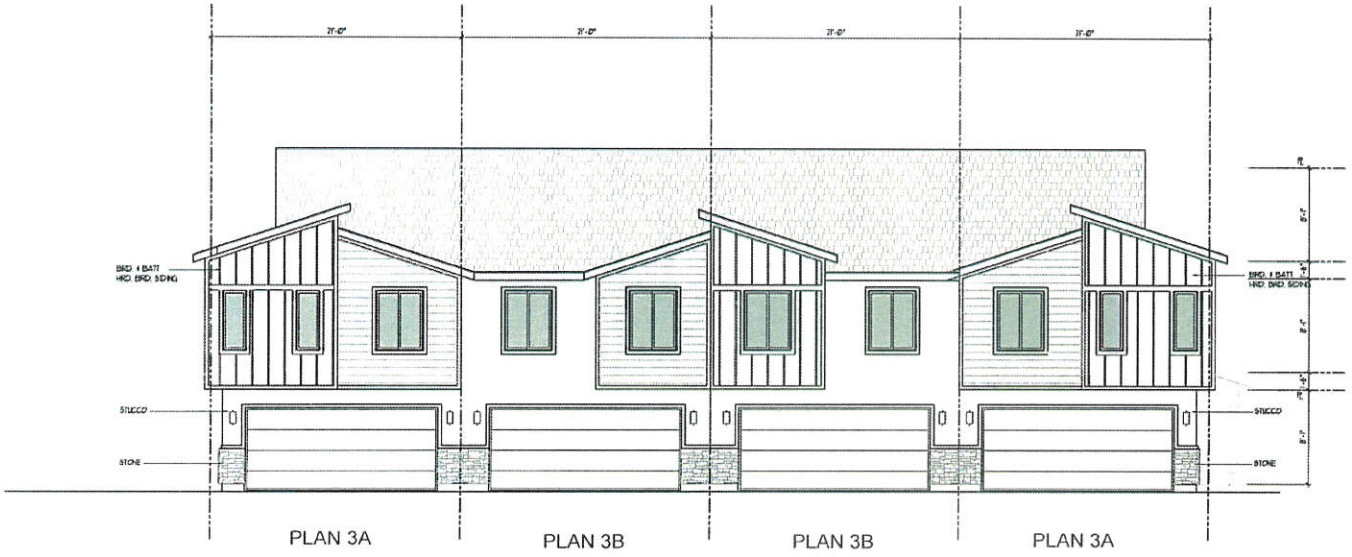
FIGURE 17

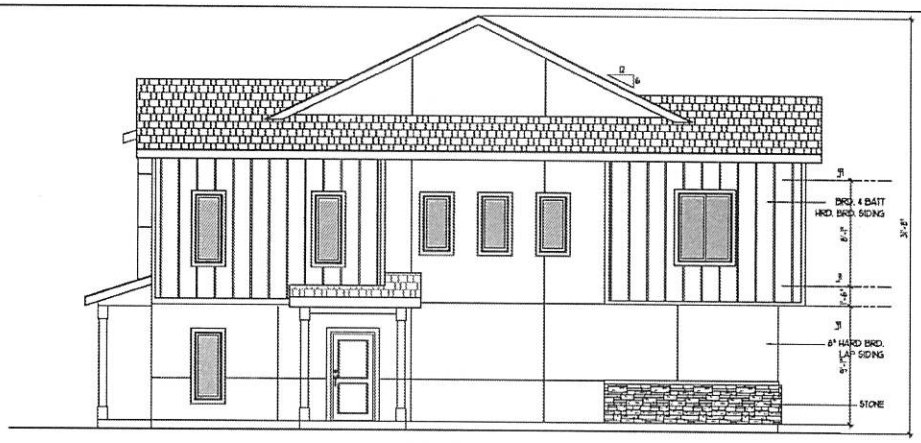

VINEYARD BUILDING "C"
scholz
ARCHITECTS



FRONT ELEVATION (4 PLEX)

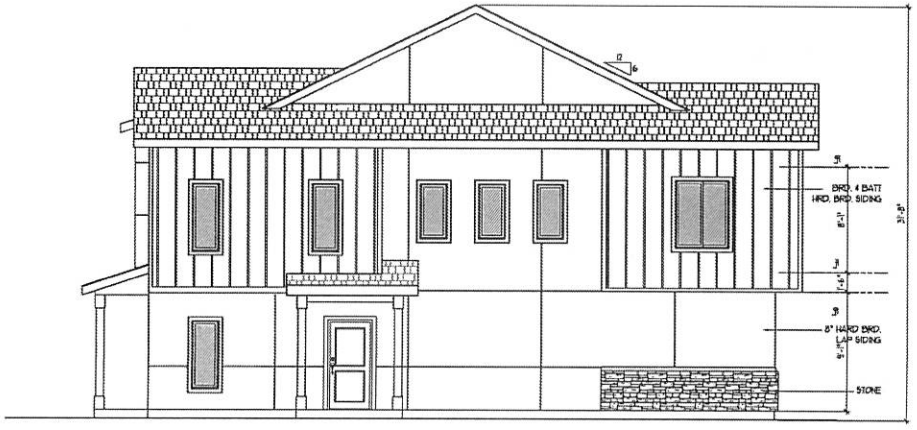
SCALE: 1/8" = 1'-0"





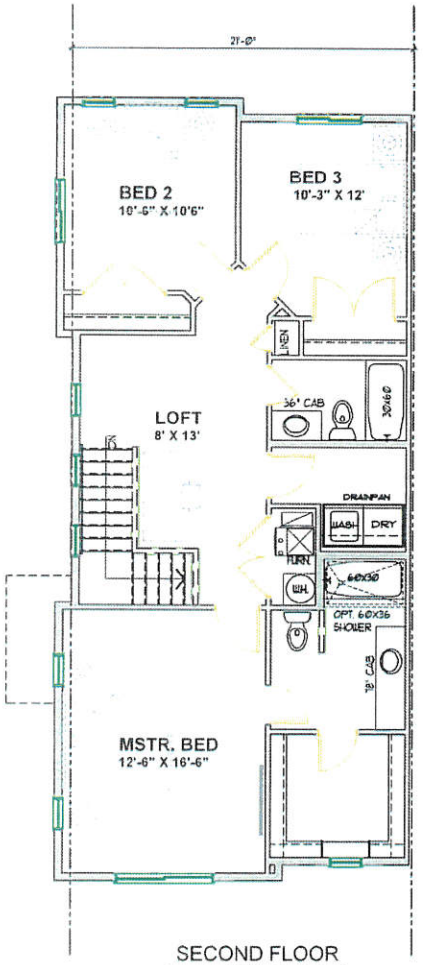
PLAN 3A

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

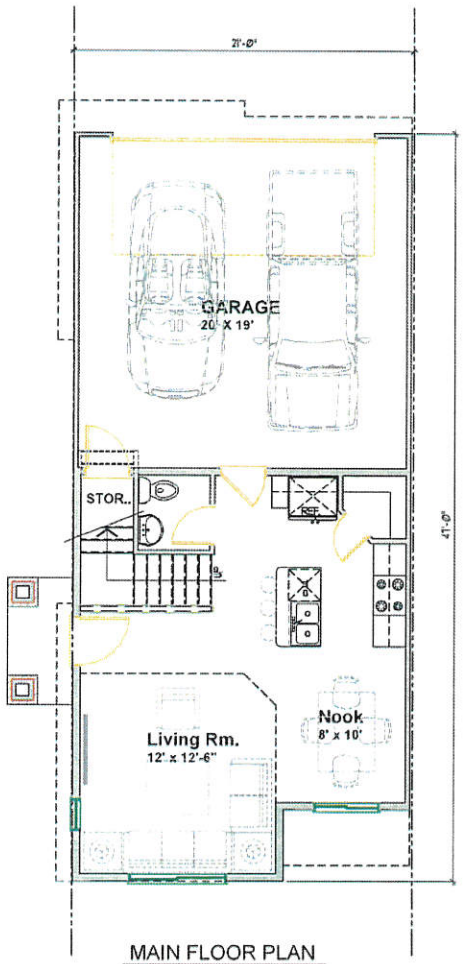


PLAN 3A

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

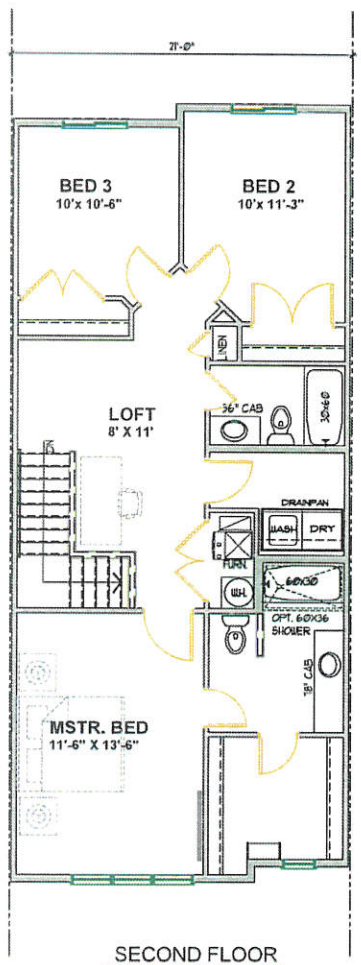


SECOND FLOOR
989 SQ. FT.

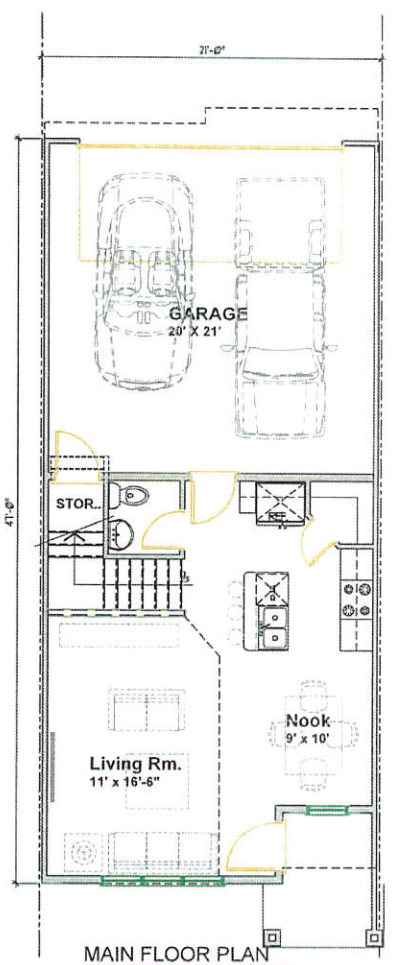


MAIN FLOOR PLAN
511 SQ. FT.

PLAN 3A
1,500 SQ. FT.



SECOND FLOOR
955 SQ. FT.

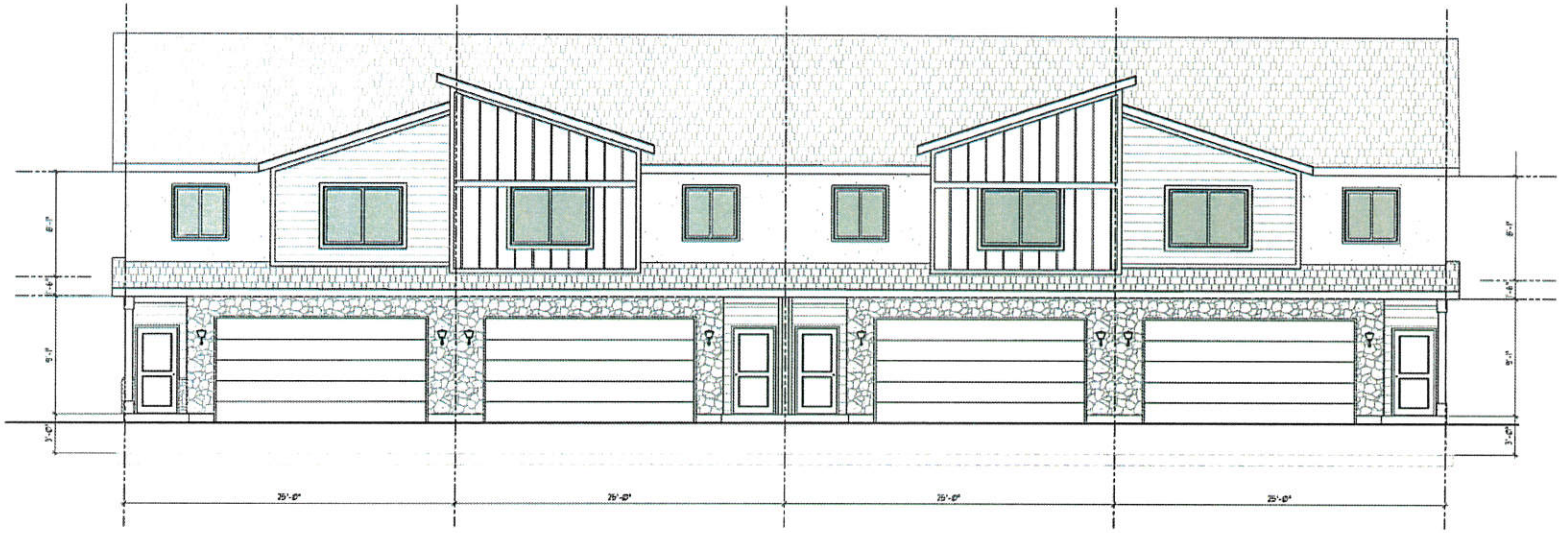


MAIN FLOOR PLAN
511 SQ. FT.

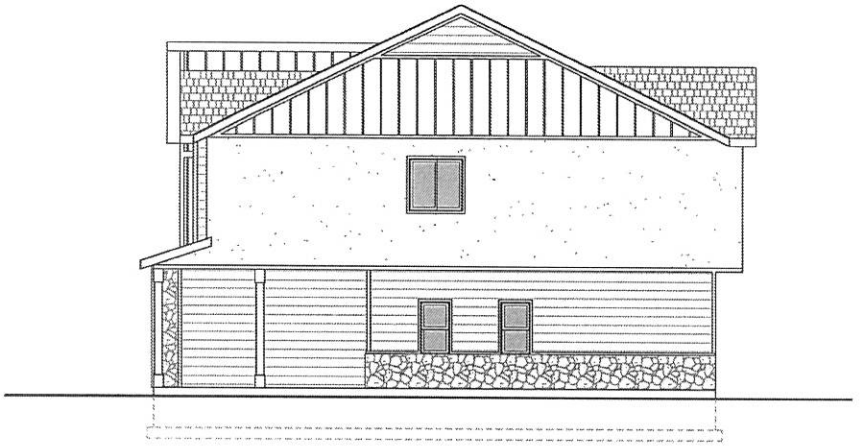
PLAN 3B
1,466 SQ. FT.



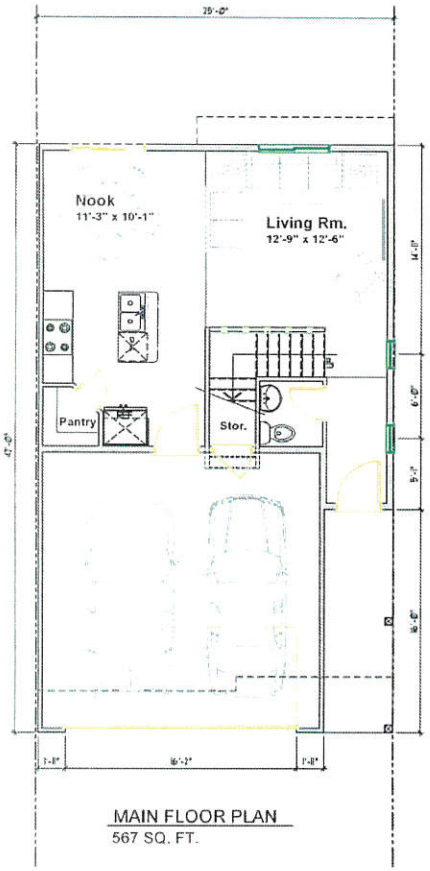
REAR ELEVATION (4 PLEX)
SCALE: 1/8" = 1'-0"



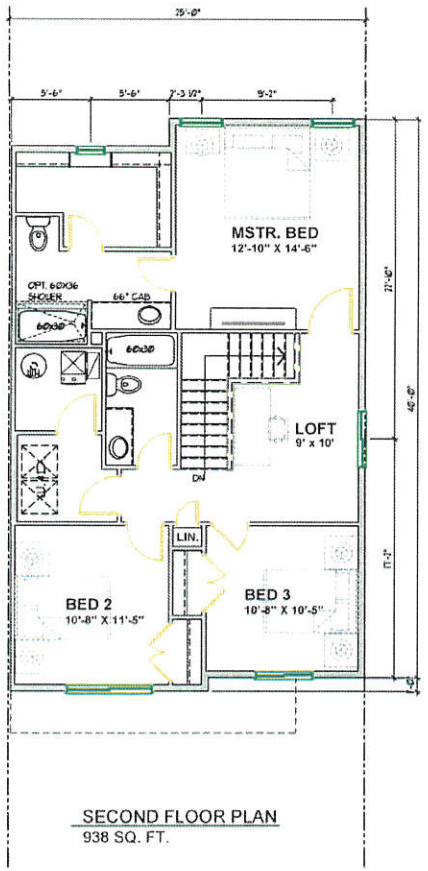
STREET ELEVATION (4PLEX)
SCALE: 1/8" = 1'-0"





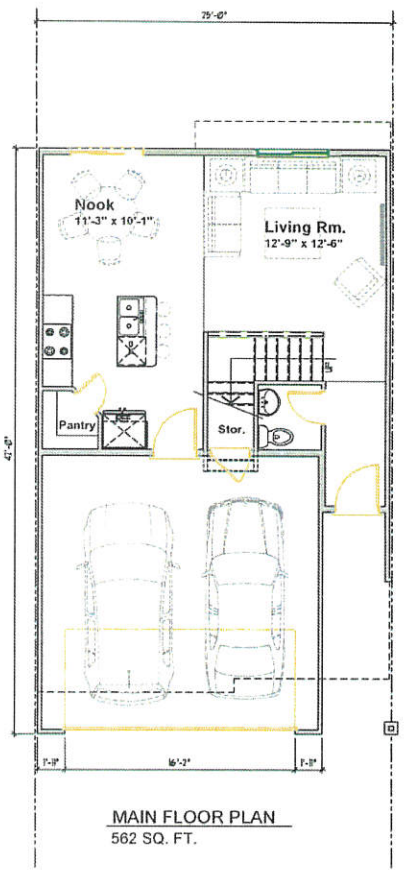


MAIN FLOOR PLAN
567 SQ. FT.

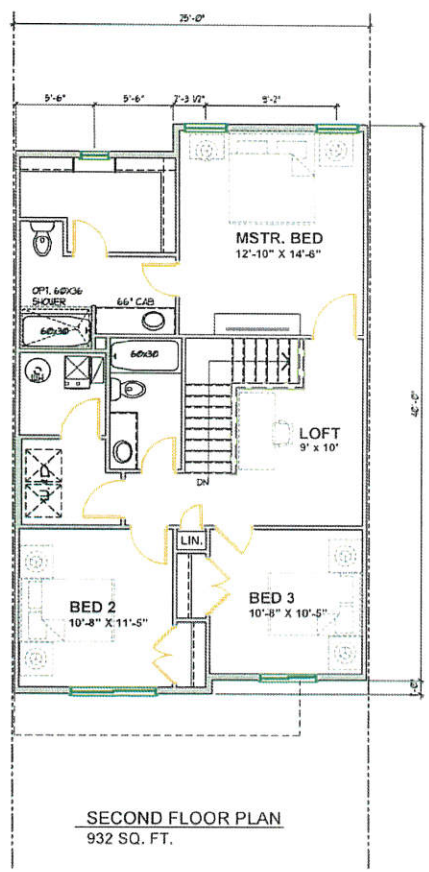


SECOND FLOOR PLAN
938 SQ. FT.

PLAN A1
1,505 SQ. FT.



MAIN FLOOR PLAN
562 SQ. FT.



SECOND FLOOR PLAN
932 SQ. FT.

PLAN A2
1,494 SQ. FT.

Providence Planning Commission

Agenda 07-10-2019 Study Item No. 2. 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.

The following information is included for this discussion.

- Gary Sonntag suggestions for purpose and intent for mixed residential housing zone
- Proposed changes to city code as follows:
    - Title 10 Chapter 4 Sections 1 and 6 Mixed Residential Housing
    - Title 10 Chapter 1 Section 5 Amendments; Changes
    - Title 10 Chapter 6 Section 1 Use Chart
    - Title 11 Chapter 3 Section 2 Preliminary Plat B.4.i. Mixed Residential Housing Phasing

CHAPTER 4

ESTABLISHMENT OF DISTRICTS

SECTION:

10-4-1: Zoning Districts Established
10-4-2: Boundaries of Districts
10-4-3: Planned District
10-4-4: Mixed Use District
10-4-5: Public District
10-4-6: Life Cycle Residential

10-4-1: **ZONING DISTRICTS ESTABLISHED:** The City is hereby divided into zoning districts. Portions of each district may also be designated as being within a hazard or redeveloping zone and thus be subject to additional regulations (see Sections 10-3-5, 10-5-1 and Chapter 14 of this Title). The regulations established herein are uniform for all classes of buildings within each district. The districts established herein shall be known as:

District	Abbreviation	Minimum Lot Size sq. ft.	Summary
Agricultural district	AGR	217,800 (5 acres)	Agricultural operations.
Single family estate district	SFE	43,560 (1 acre)*	Single family residential type uses. Home businesses may be allowed as a permitted use or a conditional use.
Single family large district	SFL	21,800*	
Single family traditional district	SFT	12,000*	
Single family residential density district	SFR	10,000	
Single family medium density district	SFM	8,000	
Single family high density district	SFH	6,000	
Single family mobile home district	SMH	5,000	
Multi-family residential density district	MFR	10,000	Multi-family residential type uses. Home businesses may be allowed as a permitted use or a conditional use.
Multi-family medium density district	MFM		
Multi-family high density district	MFH		
Mixed Residential Housing	MRH		See Section 6 below
Mixed Use District	MXD		See Section 4 below
Commercial neighborhood district	CND		Small scale, day-to-day convenience shopping and services for residents of the immediate neighborhood.
Commercial general district	CGD		Retail, personal service, entertainment, office and related commercial uses.
Commercial highway district	CHD		Retail uses (88%), minimal non-retail use allowed (12%)
Public district	PUB		See Section 5 below
Recreation District	REC		
*Lot Size Averaging may be used in these zones. See 10-8-2. A.			

10-4-2: **BOUNDARIES OF DISTRICTS:**

A. Established; Zoning Map: The boundaries of the zoning districts are hereby established as delineated on the officially adopted map (or maps) entitled "Zoning Map of Providence City, Utah", or as hereafter amended by due process. The Zoning Map and all boundaries, notations and other data shown thereon shall be as much a part of this Title as if fully described and detailed herein. The Map shall be filed in the office of the City and may be examined by the public and made available for City use.

B. Boundaries Not Established; Determination: District boundary lines that are not established by legal definition shall be determined as follows:

1. Boundaries indicated as being approximately upon the center line of a street, alley, easement, block, canal, waterway or other existing landmark shall be construed to follow such center line.

2. Boundaries indicated as following lot lines shall be construed as following such platted lot lines.

3. Boundaries indicated as following City limits shall be construed as following such legal City limit lines.

4. Boundaries indicated as being parallel to or extensions of features indicated on the Map shall be so construed. Distances not specifically designated shall be determined by the scale of the Map.

5. Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the center line of such vacated street, alley or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

6. Any uncertainty regarding district boundaries not clarified by the five (5) preceding criteria shall be referred to the Appeal Authority for resolution.

C. Changes: Changes in the boundaries of the zoning districts shall be made only by due process as set forth in Section 10-1-5 of this Title. (Zon.Ord., 5-8-1991)

10-4-3: **Planned District (P)**

A. **Purposes:**

1. To encourage and provide a means for effectuating desirable development through the use of variations in site layout, mixed land uses, and/or varied dwelling or other buildings.

2. To preserve the amenities and compatibility of P Districts by adoption of a general development plan, showing proper orientation, desirable design character, and compatible land uses.

3. To provide for the orderly pre-planning and long-term development for a variety of uses of large tracts of land which are under unified ownership or development control, so as to ensure that the entire tract will provide an environment of stable and desirable character.

4. To give the developer reasonable assurance that sectional development plans prepared in accordance with an approved general development plan will be acceptable to the local jurisdiction. Sectional development plans shall include subdivision plans and/or planned unit development plans as provided for in this Chapter.

5. To enable the adoption of measures providing for development of the surrounding area in character compatible with the Planned District.

B. **Standards and Requirements:** The following provisions shall apply in a P District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs,

the regulations specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.

1. P Districts may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this Chapter. No P District shall include less than ten (10) acres of contiguous land.

2. No ordinance establishing a P District shall be adopted unless and until there is on file with the local jurisdiction written consent of every property owner within such District at the time of adoption of the Ordinance, agreeing:

   a. That the owner will be bound by the conditions and regulations proposed and which will be effective within the District, and
   b. To record such written agreement with the County Recorder

3. Before detailed studies of any P District development plans shall be undertaken by the planning staff or the planning commission, there shall be on file with the local jurisdiction the written request of all property owners within the proposed District that such detailed studies be made.

4. Standards for area, coverage, density, yard requirements, parking and screening for P District uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function to the proposed P District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.

C. **Preliminary Development Plan Approval:**

1. Procedure and Applications. Prior to the filing of a formal P District rezoning application, the applicant shall submit a preliminary development plan for an approval in principle thereof by the planning commission and the governing body.

   a. The preliminary development plan and text shall be prepared and endorsed by a qualified urban planner, with other professional assistance as required, and shall include the following information presented in a general schematic fashion:

      i. The topographic character of the land, and any major grading intended;
      ii. Proposed land uses, population densities, and building intensities;
      iii. Proposed circulation pattern indicating both public and private streets;
      iv. Proposed parks, playgrounds, school sites, and other open spaces;
      v. A market analysis of proposed uses, if required by the Planning Commission, if the property is not zoned for commercial purposes at the time of submittal of the preliminary development plan;
      vi. Delineation of the units to be constructed in progression, if any; and Relation of the proposed development to future land use in surrounding area(s) and as shown on the master plan.

D. **Public Hearing – Optional:** A public hearing on the preliminary development plan may be held by the Planning Commission and governing body. Approval in principle of the preliminary development plan shall be limited to the general acceptability of the land uses proposed and their interrelationships, and shall

not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility, and such approval shall not be construed as or deemed to be in any form or sense a commitment to approve any subsequent formal rezoning application.

E. **General Development Plan and Schedule Approval:** Together with the application for rezoning classification, the applicant shall submit the following general development plan consisting of documents and supporting evidence, prepared and endorsed by a qualified professional team, as required by the Planning Commission.

1. A mylar map with ten (10) prints of a survey of the property, showing existing features of the property including specimen trees, structures, streets, easements, drainage channels, utility lines, and existing land uses;

2. A mylar map with ten (10) prints of a general development plan which shall be in reasonable conformance with the approved preliminary plan, showing as appropriate, all the information required on the preliminary development plan; the approximate location and proposed density of dwelling units; non-residential building uses and intensities; and land use considered suitable for adjacent properties;

3. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of total number of acres in the proposed project and the per cent thereof designated for the various uses; the number of dwelling units proposed by type of dwelling unit of the P District; estimated non-residential population; proposed retail sales area and economic justification; anticipated timing for construction of each unit; and standards for height, open space, building intensity, population density, and public improvements proposed for each unit of development whenever the applicant proposes an exception from standard zoning district or other ordinance regulations governing development;

4. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan;

5. Engineering and other feasibility studies, as necessary; and if the development or plan is to be approved in stages, each stage of development shall be completed prior to proceeding to the next stage, or adequate performance guaranties be posted to insure completion of each approved stage.

G: **Findings Required:**

1. The Planning Commission, after public hearing, may recommend the establishment of a P District, and the governing body, after public hearings, may by ordinance establish a P District, provided that both find that the facts submitted with the application and presented at the hearings establish that:
   a. The proposed P District or a given unit thereof, can be substantially completed within two (2) years of the establishment of the P District.
   b. That each individual unit of development as well as the total development, can exist as an independent unit capable creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts;
   c. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P District;
   d. That commercial development can be justified economically at the locations proposed to

provide commercial facilities;

e. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;

f. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the general development plan, in accordance with adopted policy of the Planning Commission and the governing body;

g. That the P District is in conformance with the Master Plan; and,

h. That existing or proposed utility services are adequate for the population and use densities proposed.

H. **Planning Commission and Governing Body's Action:**

1. If, from the facts presented, the Planning Commission, or the governing body is unable to make the necessary findings, the application shall be denied.

2. In taking action, the Planning Commission may deny the general development plan and general development schedule as submitted, or may recommend approval of said plan and schedule to the governing body, subject to specified amendments.

3. Upon application for rezoning of an area to a P District and recommendation of such rezoning by the Planning Commission, the governing body shall hold a public hearing thereon as required by other amendments to the zoning ordinance.

4. Changes of use or density of an approved general development plan shall be considered the same as a change in the zoning map, and shall be made in accordance with the provisions for amendments of the zoning ordinance. If no development has occurred to effectuate a P District development within two (2) years after the District is created, the Planning Commission shall review the action and determine whether or not the continuation of a given P District is in the public interest. If the Planning Commission so recommends, the governing body may order the area reverted to the original district from which it was created, without a public hearing.

5. At the time of adoption of any ordinance establishing a P District, the governing body shall make appropriate arrangements with the applicant to insure the accomplishment, at the scheduled times, of the public improvements, public dedications, and grants of easement shown on the approved general development plan. The P District shall be given an appropriate name, number of letter to identify it; and the approved general development plan shall be adopted by reference and become a part of the zoning ordinance.

10-4-4: **MIXED USE DISTRICT**:

A. **Purpose:** The Mixed Use District is established to stimulate economic development by providing a unique planning environment that combines retail, commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and site design. The MX District includes a mixture of uses with no one land use type being a constant dominate or prevailing use. However, residential development is required; maximum density 39 dwelling units per acre.

B. **Procedures:**

1. The Planning Commission shall be the land use authority for approval of all development proposals in the MX District. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.

2. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.

3. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.

C. **Uses-Allowed:** Uses are listed in 10-6-1. Any uses not listed on a table in that section are not permitted.

Any development in the MX District must include retail and residential uses; and may include office and/or commercial.

D. **Development Standards:** The following provisions shall apply in a MX District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulation specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.

1. Open Space: Usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development as determined by the Planning Commission. Approved open space may include but is not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, and greenbelts. Open space shall be maintained by owners or the homeowners association. The design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.
2. Standards for area, coverage, density, yard requirements, parking and screening for MX District uses shall be governed by the standards of the residential or commercial zoning districts most similar in nature and function to the proposed MX District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.
3. Horizontal Design. Mixed use projects can utilize horizontal design where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.
4. Vertical Design. Vertical design mixed use uses design strategies where commercial, office, and residential uses are designed as a single project and constructed within the same building footprint. Vertical mixed use promotes pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors.
    a. Mixed use projects utilizing vertical mixed use are eligible for a residential density bonus of up to 30% (39 units per acre) provided other applicable standards are met.
5. Maximum building height within the MX District shall be 45'. Building height is defined in Providence City Code 10-1-4.

E. **Uses:** The variety of uses allowed in a MX District are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development.

F. **Architectural Design and Materials:** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission. Requirements applicable to all buildings are stated below:

1. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular or pedestrian traffic and adjacent properties. Façade shifts shall be encouraged on structures with a width greater than 50 feet.
2. Basic exterior construction materials shall be limited to no more than three types of materials per

building and all buildings within the development shall possess a similar architectural theme. Building styles shall be compatible with existing buildings in the MX District.

3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
4. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
5. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the MX District.
6. The primary entrance to a building shall be located facing the public street. Entrances at a building corner that faces the street may be used to meet this requirement.

G. **Buffers, Fences, and Walls:** The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.

1. Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.
2. Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.
3. Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.
4. Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonable prevent the disruption of privacy.

H. **Parking Areas:** Parking areas shall be considered as structures since they present a three dimensional appearance when occupied.

1. Parking lots shall be located in the central portions of the development and not along streets so they can service a variety of buildings. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
    a. Type of land use and structure.
    b. Building height and configuration.
    c. Relationship to other buildings both horizontally and vertically.
    d. Natural land features such as slopes and vegetation.
    e. Physical features such as rail lines, canals, and controlled ingress and egress.
    f. Visibility from vehicular approaches and distant highways.
    g. Parking locations are strongly encouraged on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street.
    h. Cooperation among neighboring land owners and tenants to share parking for the public and/or employees is encouraged. The availability of shared parking may be used as a justification for the approval of development design and configuration proposals that

would otherwise not be approved.

2. Parking shall not occur adjacent to any public street except when:
   a. It has been established that such a location is needed or justified by other site or building entrance orientation.
   b. The use is restricted to visitors and/or key employees.
   c. Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
   d. A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required,
3. Parking requirements will be considered as maximum parking requirements. Residential units will require at least one and a half spaces per unit. Non residential uses may consider the parking available on public streets as meeting the development requirements.

I. **Signage:** Proper design and placement of signs and their lighting is critical and shall be compatible with structures and uses. Permitted signs within the MX District shall be in compliance with this code, except that off-premise signs or billboards shall not be permitted. Typical retail signage is designed upon a pedestrian scale located 8 – 12 feet above the sidewalk and placed on the store fronts.

J. **Landscaping:** Landscaping shall comply with landscaping requirements in commercial Districts except as approved by the Planning Commission in the process of reviewing a MX District Development.

K. **Service and Loading Areas:** Loading and refuse collections areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets. Streets shall not be used directly for loading, unloading, or refuse collection. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection. Loading and refuse collection areas shall be properly screened meeting standards stated herein.

L. **General Maintenance:** An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, and parking lots (including surfacing and striping, signs, or other structures). The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair.

10-4-5: Public District. This zone provides for a wide range of public and recreational areas and activities, including: public buildings, parks, and open space.

A. Purpose. The purpose and objectives of this zone are as follows:
   1. To allow for public buildings and associated uses.
   2. To enable land to be used for public open space or recreational purposes. Allowing a range of recreational settings and activities and compatible land uses; and to protect and enhance the natural environment for recreational purposes.

B Structures and facilities. The following structures and facilities are permitted in the public district:
   1. Public buildings and amenities.
   2. Buildings and areas for storage of equipment and materials.
   3. Restrooms (permanent and temporary).
   4. Playground structures.
   5. Athletic fields and amenities including: fences, batting cages, water activity areas, tennis courts, volley ball areas, athletic field and court lights, parking lots and lights, flags and lights, ballpark

advertising banners, regulatory signs.

6. Natural amenities: grass, plants, trees, etc.
7. Cell towers may be allowed by conditional use.

C Permitted uses. The following uses area permitted in the public district:

1. Public meetings, City sponsored gatherings and events such as: city celebrations, concerts in the park, movies in the park, etc.
2. Social gatherings (indoor and outdoor). Some gatherings may require a Special Event application and permit (see Title 7, Chapter 7, Section 9 of this Code)
3. Athletic events: competitive and organized recreational play and practice. Some events (including but not limited to: fun runs, marathons, bike races, walks) may require a Special Event application and permit (see Title 7, Chapter 7, Section 9 of this Code)
4. Kiosk and tent vendors associated with permitted events.
5. Food vending by contract with the City.
6. Rental of some City owned facilities.
7. General, unorganized play and recreational use.

10-4-6: ~~**Life Cycle Residential Zone**~~ **Mixed Residential Housing Zone (MRH)**

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 a community of residential housing that is a reflection of the City's current demographic diversity and housing mix. Just as in the city, a variety of housing types would be appropriate such as: single family homes-detached, single family active adult homes, single family homes-attached: twin home, condominium, town-home. Apartments could work well in an MRH zone when located in or near existing apartments or downtown commercial community.

2. 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~~.

3. 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.

4. Maintain a residential character compatible with surrounding ~~traditional single-family neighborhoods~~ adjacent land uses. An MRH development bordering existing neighborhoods, whether commercial or residential, would take steps to mitigate conflicts and assure smooth transitions with street access, bicycle and pedestrian routes, street lighting, signage and perimeter buffering (e.g. fences, walls, vegetation, added separation distance. MHR developments will provide open space equal to or greater than 25% of the total project acreage.

5. This chapter provides enabling authority and standards for the review, and approval of applications for ~~Life Cycle Residential (LCR)~~ Mixed Residential Housing (MRH) 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~~ MRH zone shall have the definitions found in Providence City Code 10-1-4.

D. **Zone Location.** The ~~LCR~~ MRH is intended to be located in many areas throughout Providence. The MRH zone could be located in any zone within the city or annexation providing there is adequate acreage to develop the subdivision and allow a mix of 2 to 4 housing types. The MRH zone and resulting development could also be an extension of an already established zone of higher density housing or located to add character and promotion of open space in or near a commercial zone. An ~~LCR~~ MRH is a rezone.

E. **Permitted/Conditional Uses**

A. The following uses are permitted in an ~~LCR~~ MHR.

1. Single-family detached residential housing
2. Single-family duplex housing
3. Single-family attached residential housing
4. Residential Care facilities for 8 persons or less
5. Apartments

B. Providence City may permit and conditionally permit uses in the ~~LCR~~ MHR ~~outside of~~ in addition to those listed above. Such permitted and conditional uses are ~~outlined~~ listed 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	

[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.

• 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 below~~ Footnote 3 and Item F.3. below.
Maximum Structure Height • 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 unit2 per dwelling unit + .25 guest spot per unit

A. **Diversity of Housing Types**. 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. MRH developments must provide open space equal to or greater than twenty-five percent (25%) of the total acreage of the development.

B. **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.

C. **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,

[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. This also applies to single-family attached, apartment for the front/rear plane measurement discussed in Item F.3.

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.

D. 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 a~~n LCR~~ MRH 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.

10-1-5: **AMENDMENTS, CHANGES:**

A. Zoning Title: Changes and amendments to this Zoning Title shall be done in accordance with State law[1].

B. Zoning Change: Any change of zoning shall be by a vote of the City Council with at least three (3) Council members voting in favor of said change. Such action shall be taken only after a recommendation concerning such request for zoning change is received from the Planning ~~and Zoning~~ Commission or after the time for response has elapsed, after public notification, and after a public hearing is held in accordance with State law. (Zon. Ord., 5-8-1991)

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

DRAFT

[1] U.C.A. ' ' 10-9-402 and 10-9-403.

CHAPTER 6

USE REGULATIONS

SECTION:
10-6-1: Use Chart
10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use
C = conditional use permit required
X = special review required
I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand-alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	MRH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
A.	**Residential Uses**																
1	Single family, detached	P	P	P	P	P	P	P	P	P	P					P	
2	Single family, attached					P	P	P	P		P	P	P			P	
3	Dwelling, two family								P		P	P	P			P	
4	Dwelling, three family								P		P	P	P			P	
5	Dwelling, four family								P		P	P	P			P	
6	Dwelling, multi-family								P				P			P	
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P	P			P	
8	Mobile/trailer home									P							
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C	C													
10	Cluster development			C	C	C	C	C		C	C	C	C			C	
11	Inner block		C	C	C											C	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	MRH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
	development																
12	Planned Unit Development		C	C	C	C		C		C	C	P	P			C	
13	Bed & Breakfast	C	C	C	C	C								C		C	
14	Hotel/motel												C	C		C	
15	Lodging house										C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P	P			C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P	P			C	
B.	**Accessory/Incidental Uses**																
1	Accessory building	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
2	Accessory dwelling unit								P							P	
3	Accessory farm building	P	P	P	P	P											
4	Off street parking incidental to main use	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P	P		P	P	P	P		P	
C.	**Governmental/Institutional/Special Services**																
1	Church	P	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	C	
5	Preschool	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			C	
6	Public Park		P	P	P	P	P	P	P	P	P	P	P			P	P
	Private Lessons / public facility																C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
D.	**Utility and Related Service**																
1	Electric substation	C	C														
2	Electric power plant	C															
3	Fire station	P	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P												C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	**Professional Services**																
1	Business office, medium impact	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			P	
2	Business office, low	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^			P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	MRH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
	impact																
3	Business office, general													P	I or C*	P	
4	Clinic, dental													P	I or C*	P	
5	Clinic, medical													P	I or C*	P	
6	Clinical Social Worker													P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
8	Licensed professional	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
9	Mortuary	C^	C^							C^	C^	C^	C^	P		P	
10	Optical shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
11	Pharmacy	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
13	Private school, teaching	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P		P	
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
18	Veterinarian^^	C^	C^	C^						C^	C^	C^	C^	C		P	
F.	**Retail/Related Uses**																
1	Adult oriented business													C			
2	Food preparation, catering, etc	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	C
3	Bakery/Confectionery sales	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
4	Barber/beauty shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
5	Book/Stationery Store													p	p	P	
6	Computer Store													p	p	P	
7	Department store													p	p	P	
8	Florist Store													p	p	P	
9	Furniture Store													p	p	P	
10	Specialty Store/Shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		P		
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
12	Hardware store													p	p	P	
13	Home & Garden store													p	p	P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	MRH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
14	Laundry/dry cleaning store													p	p	P	
15	Laundry services	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^				
16	Liquor store (OM 015-2004)													p	p	P	
17	Music Store													p	p	P	
	Paint Store													p	p	P	
18	Pet Grooming	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
19	Pet Store													p	p	P	
20	Restaurant/fast food													p	p	P	
21	Shoe repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
22	Small appliance repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	C	
23	Variety Store													p	p	P	
24	Commercial complex													p	p	P	
25	Shopping center													p	p	P	
26	Tire sales, retail (OM 001-002, 02/27/01)													c	P		
27	Yard sales on an occasional basis	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
G.	**Commercial/Related Uses**																
1	Auto Sales – New & Used (OM 016-2004 05/11/04)													P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)																
3	Auto wash													P	P		
4	Bank/financial													C	I or C*	P	
5	^^^Nondepository Financial Institutions													P	I or C*		
6	Building materials													P	P		
7	Dance hall																
8	Gasoline/petroleum storage (not bulk)	C	C	C	C	C								C	C		
9	Gasoline sales/service													P	P		
10	Fitness Center Commercial (Gym)													P	P	P	
11	Convenience store													P	P		
12	Night club																
13	Print shop/sales	C^	C^	C^	C^	C^	C^	C^	C^					P	P	P	
14	Recreation/Entertainment													P	I or C*		
15	Research facilities	C^	C^	C^	C^	C^	C^	C^	C^				P				
16	Theater													P	P	P	
17	Vehicle storage																
H.	**Industry and Manufacturing**																
1	Auto repair														C	C	
2	Paint and body shop														C		
3	Bldg maintenance & repair services													C			
4	Cabinet Shop																
5	Counter top shop																
6	Clothing Manufacturer																
7	Furniture Manufacturer																

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	MRH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
8	General contractor yard													C			
9	Landscape services																
10	Yard/lawn/snow removal maintenance	C^	C^	C^	C^	C^								C			
11	HVAC shop/sales													C			
12	Ice cream plant																
13	Lumber yard													P			
14	Paint Shop													P			
15	Welding/machine Shop													C			
16	Wholesale outlet/storage and sales													P			
17	Light Manufacturing													C			
18	Motorcycle, Snowmobile, ATV, etc repair	C^	C^	C^	C^	C^	C^	C^	C^	C^							
I.	**Agriculture and Related Uses**																
1	Beekeeping 4 or less colonies	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^
1A	Beekeeping More than 4 colonies	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^											
3	Keeping dogs, cats, fish, or exotic caged birds	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	P^^	C	I	P	
4	Commercial crop production	P	P	P	P	P											
5	Dairy business	P^^	P^^	P^^													
6	Feed lot	C															
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P	P			P	
8	Ranch/farm production and operation	P	P														
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^	C^	C^	C^	C^	C^	C^	C^	C^							
10	Gasoline/petroleum storage (not bulk)	C															

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

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improvement is not feasible or would result in incomplete facilities which do not mitigate the impacts of the phase, construction of the entire improvement may be required.

d. All phases shall be required to be stand-alone. No proposed prior phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including but not limited to: the looping of roads and utilities; the provision of fire flow; and the mitigation of transportation, recreation and/or public services impacts. Landscaping and parking improvement shall be provided within each phase as required.

e. Infrastructure improvements which are required to serve the entire project may be constructed within a nonadjacent phase.

f. Phasing Plans shall include the following information:

    i. Illustrative maps for each proposed phase which clearly mark in heavy lines the boundaries of the subject phase, label the phase alphabetically (to avoid confusion with lot numbers) and depict roads, lots, infrastructure, easements, dedications and open space which are included within the subject phase. The plan shall also illustrate those proposed improvements which mitigate impacts associated with the unbuilt portions of the project which are not located within the boundaries of the subject phase. Previously established phases, including roads, lots, infrastructure, easement, dedications, and open space, should be shown on the map shaded or gray-scaled. All phasing maps shall be drawn at the same scale.

    ii. A narrative description or table which describes each phase and its associated improvements, in addition, the narrative or table shall demonstrate that each phase would comprise a "stand-alone" development which, should no subsequent phases be constructed, would meet or exceed the standards of this title and all other conditions of approval. The narrative should also describe the proposed timeline for completion of the entire project and any proposals to bond for required unbuilt or yet-to-be-constructed improvements.

g. Choosing to phase the subdivision does not relieve developer of the requirement to present the entire subdivision in its phases, for final approval by the Planning Commission as required by Section 3 of this Title and Chapter.

h. Remainder parcel. In no case should a remainder parcel contain less area than the area required for 6 lots.

i. Mixed Residential Housing Phasing. As part of the application for a rezone to an MRH, developers shall be required to submit a proposed concept/phasing plan for the project.

    i. Said phasing plan shall tentatively outline what types and numbers of various housing types shall be constructed in each phase.

    ii. 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 MRH project is given preliminary plat approval and shall be recorded against the property at that time.

    iii. The phasing of an MRH 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 MRH project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

C. Submittal: Four (4) copies (20"x30" minimum , 24" x 36" maximum size) and one (1) 11" x 17"

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 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.