Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
September 11, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Gary Sonntag, Chair
Roll Call of Commission Members:
Pledge of Allegiance:

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for August 28, 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 21 minutes. Persons wishing to address the Commission during Public Comments should sign on the public comment sign-in sheet located at the entry to the meeting room.

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. The applicant will have 15 minutes to introduce and make a brief presentation.

Item No 1. Final Plat – Jensen Farm Subdivision: The Providence Planning Commission will consider for approval a final plat for the Jensen Farm Subdivision, a 5-lot residential subdivision in a single-family traditional district, located in the general area of 196 W 100 N, Providence UT.

Item No 2. Final Plat – The Corner Lot 1 Amendment: The Providence Planning Commission will consider for approval The Corner Lot 1 Amendment – Final Plat; a two-lot commercial subdivision located in the general area of 506 West 100 South.

Item No 3. General Plan and Maps: The Planning Commission will discuss the proposed General Plan Comprehensive Revision and the Future Zoning Map, Parks and Open Space Map, and Transportation Classification Map.

Study Items(s):
Item No. 1. PCC 10-1-5 [Zoning] Amendments, Changes: Proposed amendment adds requirements for a rezone application.
Item No. 2. PCC 10-3-6 Annexation: Proposed amendments include zoning assigned to a newly annexed area into the City and adds to the information required with an annexation petition.
Item No. 3. PCC 10-6-1 Use Chart: Proposed amendments add accessory apartment unit, amend accessory dwelling unit and bed & breakfast.
Item No. 4. PCC 10-8-1, 2, & 3 Set Backs: Proposed amendments make changes to the setback requirements.
Item No. 5. PCC 10-12 Accessory Apartment Units: Proposed amendments allow for accessory apartment units.
Item No. 6. PCC 10-13 Accessory Dwelling Units: The Commission will review the current code.

Item No. 7. Proposed Rezone: Pioneer Builders Company Inc. is requesting a rezone for the north portion (approximately 18,000 sq. ft.) of Parcel 02-048-0010, located at 52 E Center, Providence UT. The property is currently zoned Commercial General District (CGD); applicant is requesting Multi-Family Residential (MFR).

Reports:
Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by S Bankhead on September 9, 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 Final Plat Analysis		
Item Type: Final Plat	**Applicant:** Big Dutch (Jim Macfarlane) 540 W Golf Course RD, Suite R1 Providence UT 94332	**Owner**: Don Jensen 3303 S 1000 W Syracuse UT 84075-8961
Prepared by: Skarlet	**General Plan**: SFT	**Zone**: SFT
Parcel ID: 02-093-0028 **Address**: 196 W 100 N	**Acres:** 2.03 **Density per acre:** **PCC 10-8-1**: 3.75 **Gross:** 2.46 **Net:** 2.46	**Number of Properties:** 1 **Proposed Lots:** 5

Background Information:

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.

- Concept Plan was received by the City on July 11, 2019.
- Concept plan reviewed with Executive Staff on July 17, 2019.
- Preliminary plat application received by the City on August 9, 2019 and included:
  - Application, County Recorder plat map, title insurance, preliminary plat signed by the design engineer
- Corrected preliminary plat date stamped 08/23/2019
- The Planning Commission approved the preliminary plat on 08/28/2019
- The final plat application was received on 08/30/2019

FINDINGS OF FACT:

Residential Development – General Plan Principles

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

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

City Code:

- 10-8-1: Area Regulations: SFT Min lot area sq. ft. 12,000; Min lot width (measured at setback line) 95; Setbacks: side yard-interior 10', side yard-street 20', front/rear combined 50' neither less than 20'; Max units/ac excluding ROW-infrastructure 3.7

- 11-3-3: Final Plat:

The following information and a complete set of construction drawings, including the storm water pollution prevention plan and the engineer's cost estimates shall be submitted for review:

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

B. Description And Delineation:

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

reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.

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

2. The final plat shall also:
   a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall indicate the base heading of true north.
   b. Be prepared on a minimum twenty inch by thirty inch (20"x30")maximum twenty-four inch by thirty-six inch (24" x 36") paper.
   c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient cause for rejection. (Subd. Ord., 1-24-1990)

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat notes: *All lots have a buildable envelope with regards to hazardous slopes and zoning setback. No lots have slopes greater than 30% over a horizontal distance of 50 Feet.*
- The proposed final plat notes: *All expenses involving the necessary improvements or extension for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).*

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- This development fronts County Road 238 along 200 W and 100 N. The applicant is following the County's process for ingress/egress and the installation of utilities in a County right-of-way.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. The density is less that the maximum allowed.
- The proposed final plat has a note that states: "Unless the owner of Lot 2 begins construction of an approved house plan that incorporates the existing structures within 18 months of the recordation of this plat, said structures will be required to be demolished."

City Code 11-3-3: Final Plat.

- The proposed final plat contains a note that states: "The individual owners of Lots 2, 3, 4, & 5 will be obligated prior to receiving right of occupancy to install the quantity of storm water storage listed in the storm water storage table on their respective lot."

Storm Water Storage Table	
Lot #	Required Storage
2	393 CFS
3	412 CFS
4	504 CFS
5	336 CFS

- The proposed final plat meets the requirements of PCC 11-3-3 with conditions listed below:

CONDITIONS:

1. The final plat must be stamped and signed by the Surveyor.
2. The construction drawings need to be approved and signed by the City Engineer prior to recording the final plat.
3. The development agreement must be approved by City Council and signed prior to recording the final plat.
4. Bonding needs to be in place prior to recording the final plat.
5. Water dedication needs to take place prior to recording the final plat.
6. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
7. 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.

FINAL PLAT
OF
JENSEN FARM SUBDIVISION

A PORTION OF BLOCK 15, PLAT "A", PROVIDENCE TOWNSITE SURVEY
E1/2 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, UTAH



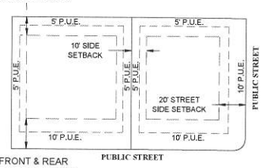
VICINITY MAP:
NTS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
5. UNLESS THE OWNER OF LOT 2 BEGINS CONSTRUCTION OF AN APPROVED HOUSE PLAN THAT INCORPORATES THE EXISTING STRUCTURES WITHIN 18 MONTHS OF THE RECORDATION OF THIS PLAT, SAID STRUCTURES WILL BE REQUIRED TO BE DEMOLISHED.
6. THE INDIVIDUAL OWNERS OF LOTS 2, 3, 4, & 5 WILL BE OBLIGATED PRIOR TO RECEIVING RIGHT OF OCCUPANCY TO INSTALL THE QUANTITY OF STORM WATER STORAGE LISTED IN THE STORM WATER STORAGE TABLE ON THEIR RESPECTIVE LOT.

STORM WATER STORAGE TABLE	
LOT #	REQUIRED STORAGE
2	393 CFS
3	412 CFS
4	504 CFS
5	336 CFS

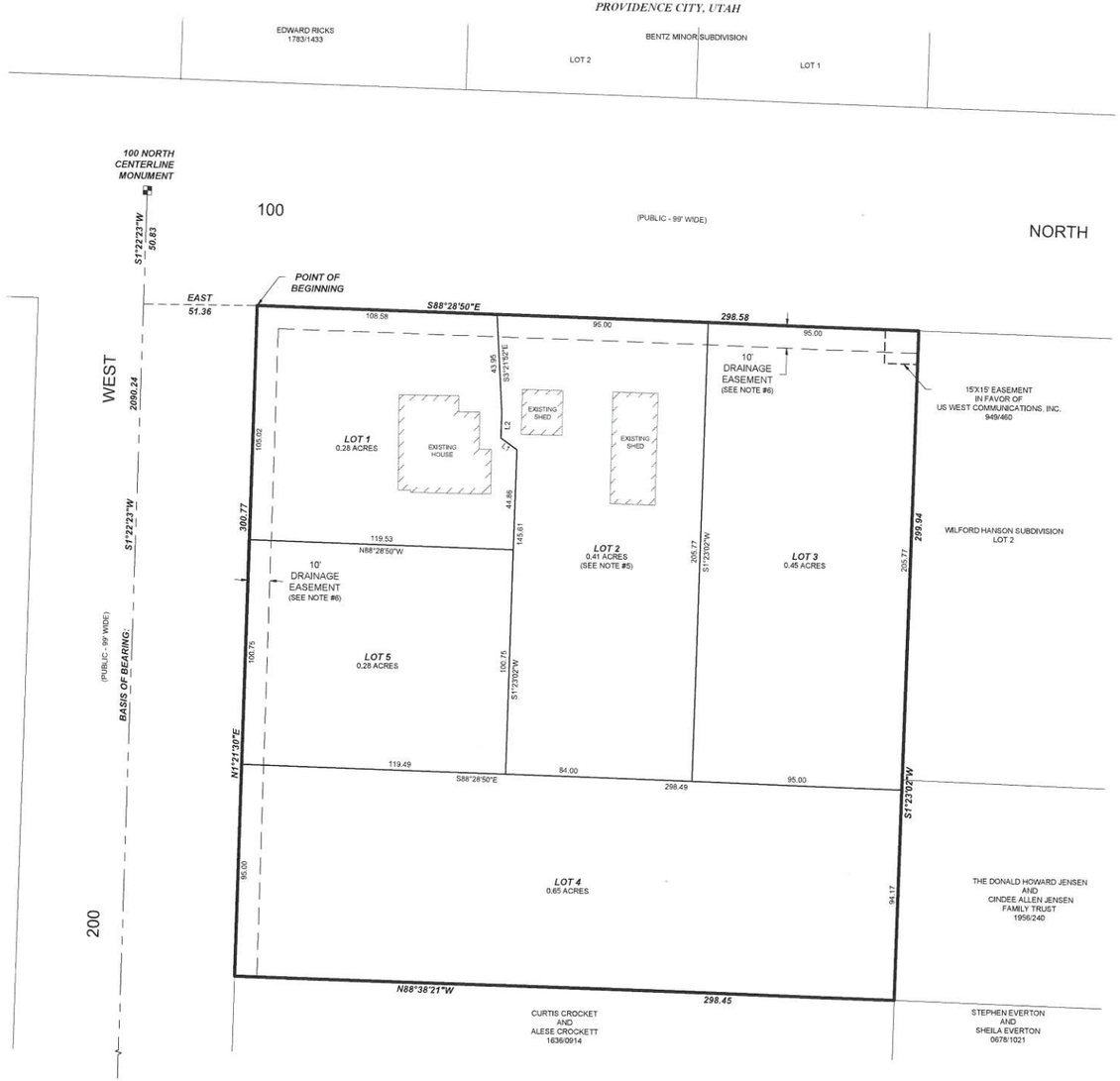
50' FRONT & REAR COMBINED SETBACK WITH 20' MIN. ON FRONT OR REAR SETBACK



50' FRONT & REAR COMBINED SETBACK WITH 20' MIN. ON FRONT OR REAR SETBACK

PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S54°45'24"E	8.90
L2	S1°32'07"W	11.42





SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

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

BOUNDARY DESCRIPTION

All of Lot 4, the N1/2 of Lot 3, and the N1/2 of Lot 6, Block 15, Plat "A", PROVIDENCE TOWNSITE SURVEY, located in the E1/2 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northwest corner of Lot 4, Block 15, Plat "A", PROVIDENCE TOWNSITE SURVEY, located S1°22'23"W along the 200 West Street monument line 50.83 feet and East 51.36 feet from a centerline monument at the intersection of 100 North and 200 West; thence S88°28'50"E along the north line of said Block 298.58 feet to the northwest corner of Lot 2, WILFORD HANSON Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S1°23'02"W along said Plat and extension thereof 299.94 feet to the southeast corner of the N1/2 of Lot 3; thence N88°38'21"W along the south line of said N1/2 of said lot, and along the extension of a fence line 298.45 feet to the west line of said Block; thence N1°21'30"E along said west line 300.77 feet to the point of beginning.

Contains: 2.06+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

JENSEN FARM SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

_____ (SIGNATURE)
BIG DUTCH, LLC

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS_____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR — DATE

_____ _____
PROVIDENCE CITY RECORDER — DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS_____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR — DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS___DAY OF_____, 20___, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR — DATE

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS____DAY OF_____, 20__

_____ _____
CITY ATTORNEY — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE_____ ROCKY MOUNTAIN POWER _____ DATE_____

COMCAST CABLE _____ DATE_____ CENTURYLINK COMMUNICATIONS _____ DATE_____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

FINAL PLAT
OF
JENSEN FARM SUBDIVISION
A PORTION OF BLOCK 15, PLAT "A", PROVIDENCE TOWNSITE SURVEY
E1/2 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, UTAH

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

_____
DATE _____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE — CACHE COUNTY RECORDER

PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: September 11, 2019

Request: The Providence Planning Commission will consider for approval of the Final Plat for The Corner Commercial Subdivision Lot 1 Amendment located at 506 West 100 South, Providence, UT

Item Type: amended final plat	**Applicant:** Providence Corner LLC	**Agent**: Danny Macfarlane
Prepared by: S Bankhead	**General Plan**: **N/A**	**Zone**: CGD
Parcel ID #: 02-096-0089	**Proposed Lots:** 2	**Acres:** 0.65

Background Information:

1. Lot 1 is currently a single lot zoned as Commercial General District (CGD).
2. The purpose of The Corner Subdivision Lot 1 Amendment is to subdivide Lot 1 into 2 commercial lots.

RECOMMENDATION: That the Planning Commission give their approval for the final plat of The Corner Commercial Subdivision Lot 1 Amendment.

FINDINGS OF FACT:

1. Executive staff used the Providence City Master Plan 2000 as revised, and also examined current and anticipated development in the immediately surrounding area, to review the application. UCA 10-9a-608(1)(a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.
2. UCA 10-9a-608(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate of amend a subdivision plat if:
    a. The petition seeks to: (subdivision one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of land use ordinance of a development condition.
3. UCA 10-9a-609(1) The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that:
    a. There is good cause for the vacation or amendment; and
    b. No public street, right-of-way, or easement has been vacated or amended.
4. PCC 11-3-3 lists the requirements for final plat.

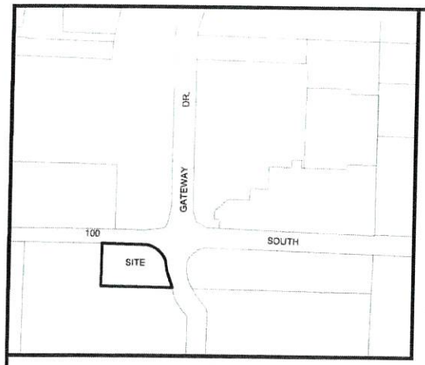
CONCLUSIONS OF LAW:

1. It has been determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. It has been determined the applicant has met all necessary requirements of UCA 10-9a-608(2) and 10-9a-609(1).
3. It has been determined there is good cause for the amendment. The lots as shown meet the requirements for lots in the CGD zone.
4. It has been determined that no public street, right-of-way, or easement will be vacated or amended.

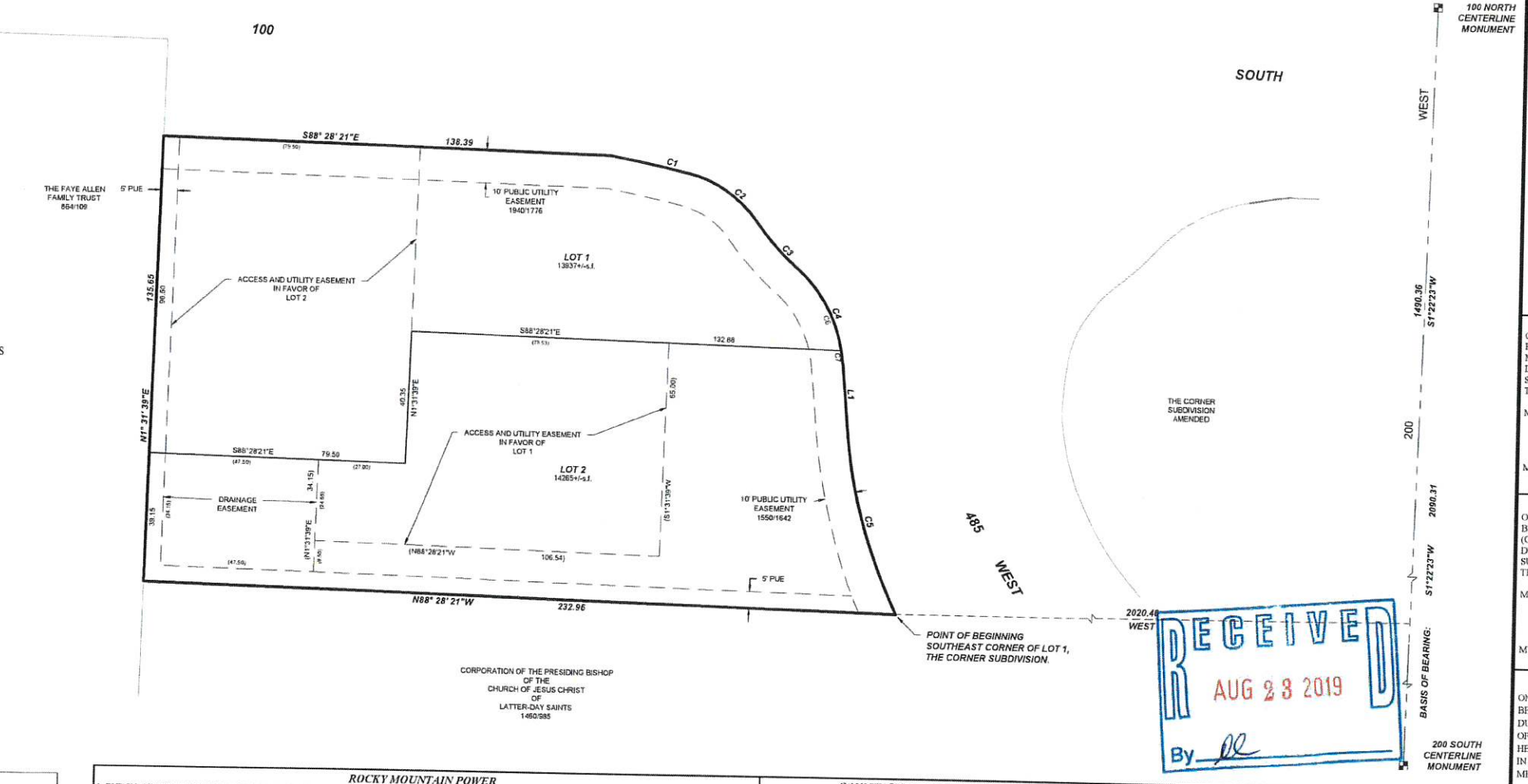
CONDITIONS:

1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
2. The current code states the each building must have a separate and independent sewer connection. Based on current code, a second water service will also need to be installed. The applicant will work with the City to minimize damage to existing infrastructure when determining the location of individual services into each lot.
3. Add a note to the plat that the storm water pipe and pond will be maintained by the owners of the lots or by a lot owner association.
4. 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.

FINAL PLAT
OF
THE CORNER COMMERCIAL SUBDIVISION
(THE AMENDMENT OF LOT 1, THE CORNER SUBDIVISION)
LOCATED IN A PORTION OF LOT 5, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY
& THE SW1/4 OF SECTION 10, T11N, R13, SLB&M
PROVIDENCE, UTAH



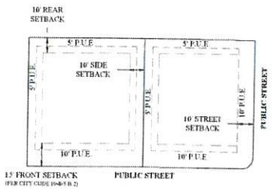
VICINITY MAP:



NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY AND LOT CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S)
3. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE
4. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS
5. NO HAZARDOUS SETBACKS ARE REQUIRED.
6. LOTS 1 & 2 ARE ALLOWED A TOTAL SQUARE FOOTAGE OF BUILDING BASED UPON A TOTAL NUMBER STALLS OF (17)

LEGEND
(BEARINGS AND/OR DISTANCE)... DENOTES EASEMENT TIES



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LINE TABLE		
LINE #	*BEARING*	*DISTANCE*
L1	*S5°22'37"E*	*21.12*

CURVE TABLE				
CURVE #	*RADIUS*	*DELTA*	*LENGTH*	*CHORD*
C1	*446.73*	*3°10'41"*	*24.78*	*S78°21'17"E 24.78*
C2	*36.00*	*41°26'44"*	*26.04*	*S56°02'35"E 25.48*
C3	*79.00*	*15°05'26"*	*20.81*	*S42°51'56"E 20.75*
C4	*43.79*	*41°16'47"*	*31.55*	*S26°01'00"E 30.87*
C5	*153.00*	*21°32'02"*	*57.50*	*S16°08'44"E 57.17*
C6	43.79	35°52'57"	27.43	N28°42'55"W 26.98
C7	43.79	5°23'50"	4.12	S08°04'31"E 4.12

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1 PURSUANT TO UTAH CODE ANN § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN

2 PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS ____ DAY OF _____, 20__ BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____, 20__

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL

_____ _____
PLANNING COMMISSION CHAIR DATE

CITY ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE

_____ _____
CITY ENGINEER DATE

RECEIVED
AUG 23 2019
By

SURVEYOR'S CERTIFICATE

I, DENNIS F. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT

_____
DENNIS F. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

All of Lot 1, THE CORNER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS

THE CORNER COMMERCIAL SUBDIVISION
(THE AMENDMENT OF LOT 1 THE CORNER SUBDIVISION)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON

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

_____
PROVIDENCE CORNER, LLC
By _____
Its: _____

_____ _____
TERRI MISENER STEVEN R. MISENER

PERSONAL ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME STEVEN R. MISENER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY HE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No _____ _____
PRINTED FULL NAME OF NOTARY

PERSONAL ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME TERRI MISENER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY SHE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No _____ _____
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No _____ _____
PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
THE CORNER COMMERCIAL SUBDIVISION
(THE AMENDMENT OF LOT 1, THE CORNER SUBDIVISION)
LOCATED IN PORTION OF LOT 5, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY
& THE SW1/4 OF SECTION 10, T11N, R13, SLB&M
PROVIDENCE, UTAH

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

DATE _____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEE CACHE COUNTY RECORDER

PROVIDENCE CITY

GENERAL PLAN

2017





ACKNOWLEDGMENTS

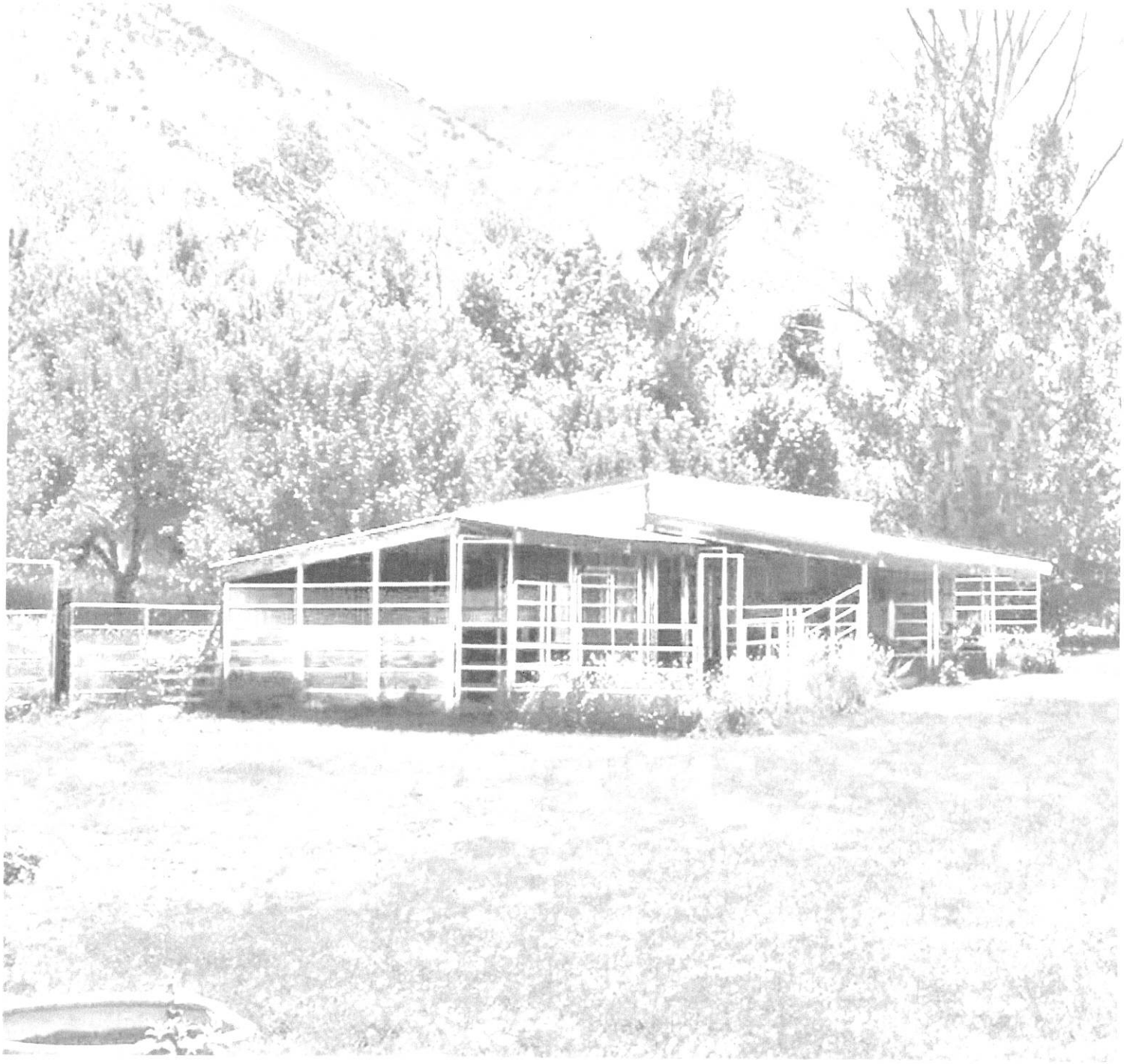


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APPENDICES

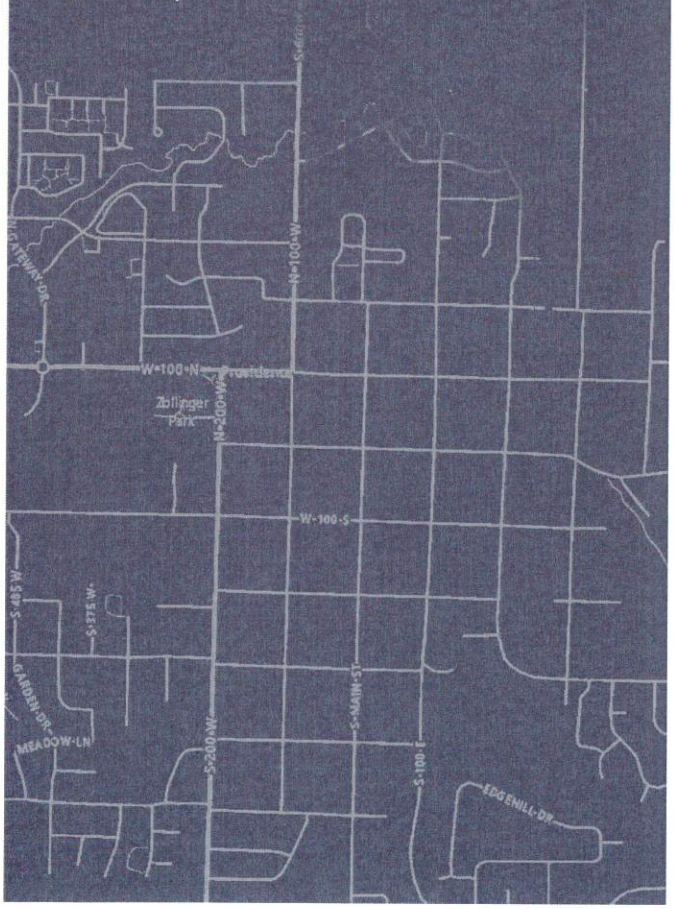
Appendix A: Relevant Best Practices

Appendix B: Master Plan 2000 Key Goals

Appendix C: Review Checklist

INTRODUCTION

From a stopping point for Shoshoni tribes, to an early Mormon settlement, to a farming community, Providence has had a long and rich history in Cache Valley. Since its establishment as a City in 1859, Providence has maintained its identity as an agrarian community. 40 years of rapid growth has brought with it the benefits and challenges of change for a small community. Providence recognizes the value and need for growth, while still seeking to provide the agrarian quality of life, character, and uniqueness long associated with the community. Having a vision for the City, coupled with the appropriate goals and strategies will provide Providence with the tools necessary to ensure future growth and the character of Providence are united, that both may occur without compromise of the other. This plan seeks to provide these guiding principles and to best manage the look, feel, and function of the City. These are designed to proactively anticipate and guide future changes and achieve the community's shared vision.



Preface

WHAT IS THE GENERAL PLAN?

The general plan is a comprehensive policy document used to guide the City's future. In broad terms, the General Plan aims to map out and communicate a City's future based on a shared vision of the community.

The ideas in this General Plan provide a means to improve the community character and quality of life for residents, increase prosperity and business development opportunities, and address city goals within the context of the growing region and regional impacts outlined in the plan document.

WHY DO WE HAVE A GENERAL PLAN?

This General Plan functions in two roles for the City. First, this document updates and replaces the 2000 General Plan and ensures Providence meets the State requirements set by The State of Utah's Land Use Development and Management Act (LUDMA).

Second, the Plan provides a basis for informed decision making. The General Plan provides consistency by establishing a framework for both short-term and long-term decision-making. The plan provides guidance to land owners, current and future business owners, and residents. An understanding of the long-term vision for the City is needed so people can make decisions regarding their land and business with an understanding of the parameters of planning policies and why they are in place. City leaders and citizens stated that they wish to preserve the agrarian character of Providence. This Plan provides a way this can be achieved while ensuring that landowners are able to exercise their development rights.

WHAT DOES THE GENERAL PLAN TALK ABOUT?

The plan covers the topics of land use, neighborhoods, design review, transportation, economics, moderate income housing, environmental stewardship, public services, public safety and emergency management, and an annexation plan. Togeher, these elements produce a vision for the future of Providence. Key Initiatives and a Design Framework Map summarize the interconnected nature of the Plan's components, providing a succinct and easy to use 'quick-reference' for the vision of the City.

THE GENERAL PLAN PROCESS

It has been 17 years since the City adopted the previous General Plan. Significant change and growth occurred in that time, including the addition of Maceys grocery store and several new single and multi-family housing developments. The importance of the past 15+ years of progress, along with the expectation of future change, demands a General Plan update that analyzes these changes in the community. This plan takes into account these changes and provides updated goals, policies, and implementation measures to guide future development in the City. To oversee the update process, the City established a Steering Committee consisting of representatives from City Staff, City Administration, City Council, and the public. The consultant team worked under the guidance of the Steering Committee and City staff.

THE PLAN FORMAT

This document contains two sections that function together to create a comprehensive General Plan. The first section of this Plan consists of the vision and key initiatives that provide overall guidance for the City. The second section contains the individual parts that direct implementation of the vision. The goal of these chapters is to parse out gives Providence its unique qualities and what can be done to enhance and preserve them through the many different elements that center around land use, transportation, and economics.

WHO WILL USE THE PLAN AND HOW?

It is the goal of the General Plan to provide an effective and easily understood document that may be utilized by anyone in the City, ranging from City staff appointed to make administrative and planning decisions, to concerned citizens, to land owners and developers. The general plan provides a means for aligning the efforts of different city departments, boards, commissions, and the council, toward achieving the overall vision for the City.

Community Context

REGIONAL CONTEXT

Providence is a small community that is part of the larger metropolitan area of Logan in Cache Valley. The valley is bound by the Wellsville Mountains to the west and the Bear River Mountains to the east. Smaller towns and communities dot the valley, with the greater, more urban population found along the east. Because of the interconnected nature of the various communities comprising Cache Valley, the Cache Valley Regional Council adopted a 2040 vision plan to help guide future growth. The document process included extensive public engagement, scenario planning, and exploring growth issues and choices. The following Growth Principles embody many of the values held by people of the region. Because Cache Valley is currently experiencing rapid growth and is expected to do so in the future, it is imperative that this growth be well planned and responsive to the preservation of the agricultural character and beauty of the region.

ENVISION CACHE VALLEY GUIDING PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work, and play
3. Develop clean and sustainable industry and good-paying jobs close to home
4. Provide a balanced transportation network with improved roadway connections, enhanced public transportation options, and streets that encourage bicyclist and pedestrian mobility
5. Invest in efficient infrastructure systems to serve existing communities and future growth. These systems manage such services as water, sewer, waster disposal, and energy
6. Protect, preserve, and improve air quality, water quality, wildlife habitat, agricultural land and scenic beauty of Cache Valley
7. Maintain and improve access to recreation by connecting local recreational amenities to a regional network
8. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking

COMMUNITY + PLANNING HISTORY

In the 1850's, early Mormon settlers began to erect cabins, layout a narrow roadway from the "Big Spring" and give the little community the name "Spring Creek Settlement". In time, the small group grew from a few families to sixteen families, and by 1859 and the settlement was renamed "Providence". By the 1870's the town had been developed into a grid pattern consisting of 8-acre blocks, each divided into six lots. Agriculture was the dominant industry in the community. There were small commercial activities that included mercantile shops, mills, brickyards, blacksmith shops, and a sugar beet factory. Over the next 40 years the population more than doubled, and by 1910 there were approximately 1,020 residents. Growth in the community remained relatively minimal, until the 1980's, when the population grew steadily over the next three decades to reach its current estimated number of 7,270.

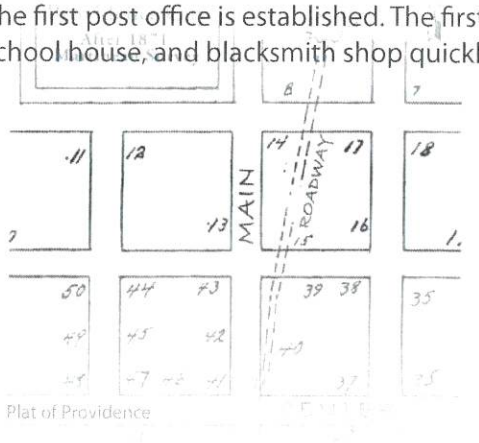
In December of 2000, the City's first General Plan was completed. This document provided the City with the base information to help guide and direct the vision and goals of the community. Progress towards implementation of the first General Plan goals include designation of zones hazardous for residential development, creation of two new parks, impact fees for the continued development of community parks, open space, and activity centers, improved transportation routes, and addressing vehicular routing problems with roundabouts. A status assessment of Master Plan 2000 goals is provided in Appendix X. Many of those goals remain relevant and are carried forward into this plan. Ideas and goals carried forward include design review guidelines, where and how residential development should occur, continued development of parks, open spaces, and trails, and continued provisions for safe, flexible, efficient and aesthetic transportation.

The following timeline highlights some of the key events in City history, with a emphasis of those moments related to planning, growth, and change.

PROVIDENCE CITY TIMELINE

1859 — Providence becomes one of the six original settlements of Cache Valley

1861 — The first post office is established. The first sawmill, school house, and blacksmith shop quickly follow



Plat of Providence

1871 — Construction of "Old Rock Church" is completed


Old Rock Church

1898 — The Town Incorporation of Providence is approved. Soon after, Hopkin John Mathews is elected as the first President of the Board

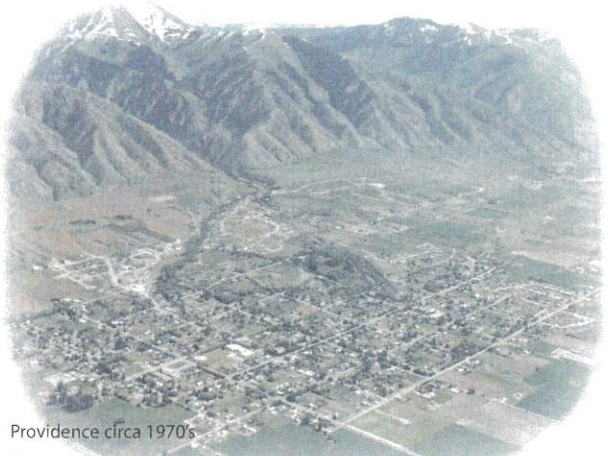

Hopkin John Mathews

1909 — Providence gains effective electricity

1912 — The Logan Rapid Transit comes to Providence

1929 — "Theurer's Store" opens as a Grocery and Meat Market

1970 — After a 50 year lull the population doubles, suddenly reaching 2200


Providence circa 1970's

1991 — The first zoning ordinance is approved by the city council

2000 — Providence continues to grow, reaching 4,000 residents. The City's first General Plan is adopted

2007 — Maceys, the first major consumer development, opens in Providence



Maceys grocery store

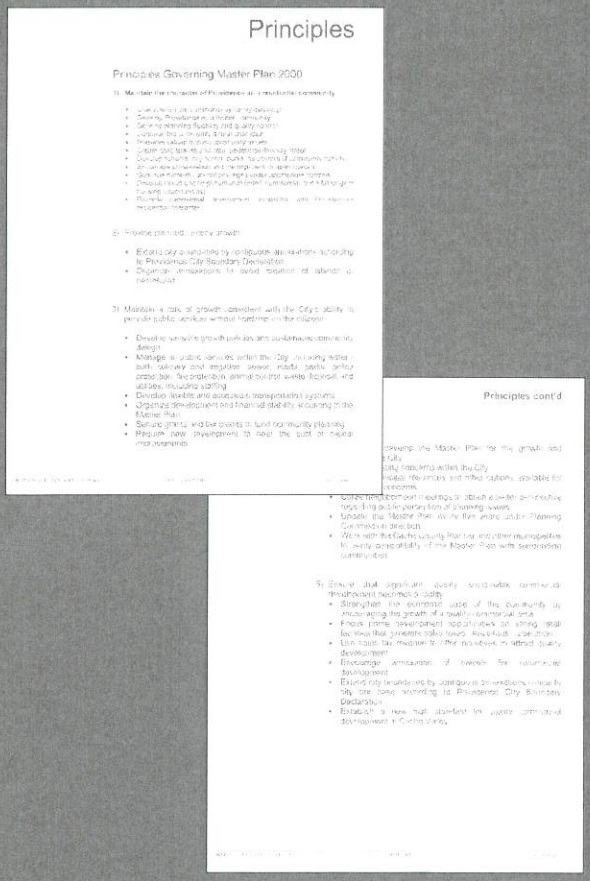
2011 — According to the U.S. census, the population reaches 7,075


Population Growth

2017 — Begin General Plan update preparation

WHAT HAS CHANGED SINCE THE 2000 GENERAL PLAN?

Since the General Plan was completed in December of 2000, there have been many changes to the community. The population grew from 4,377 to an estimated 7,494 residents. The City's largest retail development, Maceys, was completed, along with a bank, fast food establishments, offices, and medical service clinics. Many new single-family homes have been built along with townhome and apartment developments in the northern sections of the City. Construction continues on new roadways, streetscape improvements, and improved/ additional connections to Logan.


Principles

Principles Governing Master Plan 2000

Principles cont'd

PROVIDENCE TODAY

Providence, while still very much a farming community, has also over time become a desirable residential suburb of the neighboring City of Logan. Providence is a city where generations have grown, and where new families have come to raise their children. For a time, much of the commercial activities disappeared from the City, but over the last decade there has been new retail, office, and commercial growth. This signifies a shift for the City as the continuation of this type of development will provide not only an improved tax base but closer or walkable access to these uses for residents.

Parks and recreation opportunities continue to improve, including the addition of amenities such as a splash pad, pickleball court, and new playground equipment. The City has taken valuable steps in improving irrigation in the City and has saved thousands of dollars through better water sourcing and practices.

Rezoning requests and building applications are brought to the planning commission at a steady pace as new development of single and multi-family housing and some retail and dining establishments are built in the City.

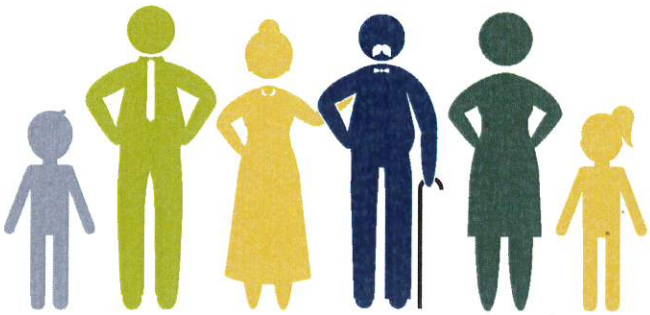
The recent relocation of the City offices to a larger building, purchasing of equipment for Public Works, and sound fiscal practices maintained by the City show a stable and capable local government with intentions to maintain its fiduciary responsibilities to its citizens.

PROVIDENCE TOMORROW

As Providence enters into the next chapter of its City's history, the question is: What do we hope to become? Preservation of the qualities that makes Providence a community and place where people wish to live and raise their families can only be achieved through careful planning; ensuring that clear guidelines and policies are in place that guide growth in a positive and sustainable direction.

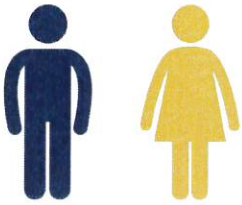
POPULATION

	Percent Total
65+ years	11.32%
	801
18-64 years	53.20%
	3,764
5-17 years	25.12%
	1,777
0-4 years	10.36%
	733



7,494
2016 Population Estimate

31.0
Median Age



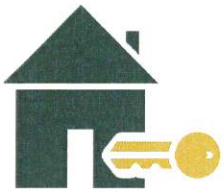
Male 51.3%

Female 48.7%



Married 79.0%

HOUSING

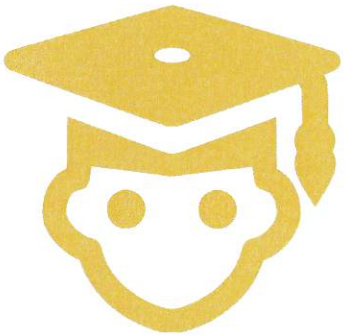


Owner Occupied Household
83.5%



Housing Units
2,282

EDUCATION



High School or Higher
97.1%

Bachelor's Degree or Higher
47.2%

ECONOMY + INCOME



Median Value of Owner Occupied Housing Units
$232,2000



Median Income
$62,335

TRANSPORTATION + GEOGRAPHY



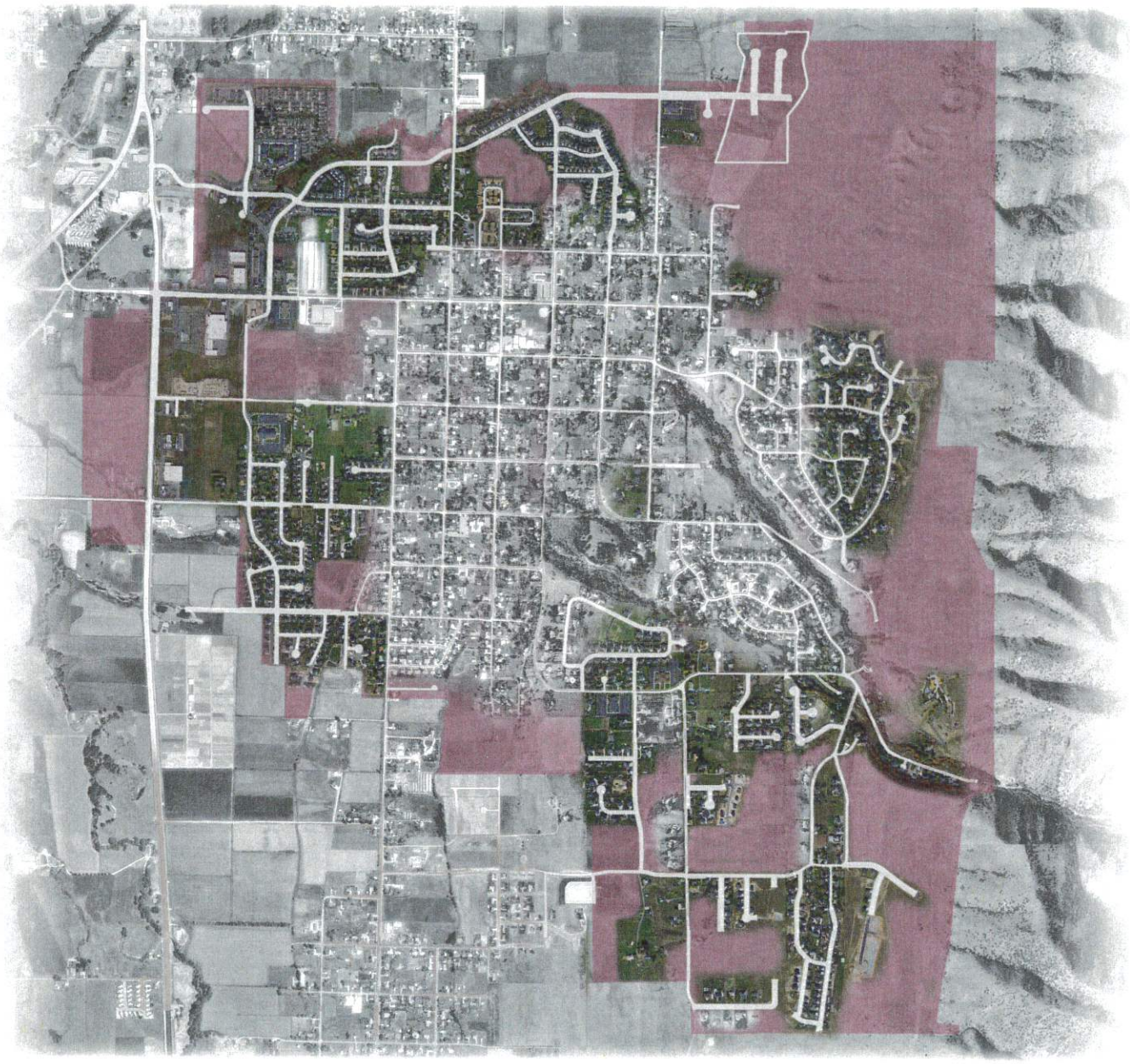
Mean Travel Time to Work
16.7 Minutes



Land Area
3.79 square miles

WHAT DOES THE FUTURE LOOK LIKE?

The image below represents the changes experienced in Providence over the last 25 years. The green/color image is the new growth that has occurred, the black and white image was what existed 25 years ago, and the pink is the property within the City boundary that remains primarily undeveloped or minimally developed. What will this image 25 years from now look like? The goal of this document is to help answer that question.



Providence Today

Providence 25 Years Ago

Providence Owned But Undeveloped

"Guide and manage growth in a way that preserves natural scenery and the agrarian essence of the City, while also providing more opportunities to live, work, shop, and recreate in Providence."

PROVIDENCE CITY VISION

Framework for the Future

KEY INITIATIVES

Providence City, through the process of developing this general plan, established five key initiatives to act as the planning and development focus for the City. These initiatives will guide decisions regarding City land use, transportation, housing, and economic development and will also provide direction on overall policy and budget decisions. These major strategies build from the vision and will direct the projects and programs the city will prioritize for implementing the ideas of the general plan.

INITIATIVE #1: SENSE OF PLACE



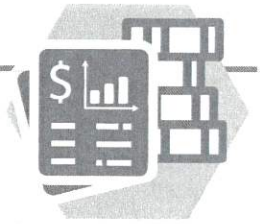
Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.



INITIATIVE #2: GREEN INFRASTRUCTURE

Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices.

INITIATIVE #3: FISCAL RESPONSIBILITY



Consider life-cycle costs when making decisions for design standards (such as road widths) and new capital improvement projects.



INITIATIVE #4: A MULTI-MODAL CITY

Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving, tranist) to provide people multi-modal transportation options as a lifestyle and recreation choice.

INITIATIVE #5: ECONOMIC DEVELOPMENT



Consider long-term economic development impacts when making land use, transportation, and other planning decisions.



INITIATIVE #6: LIFECYCLE HOUSING AND HOUSING CHOICES

Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.

GROWTH STRATEGY FRAMEWORK MAP & KEY INITIATIVES

The Framework Map on the following page represents the preferred scenario for planning and managing future growth in Providence. This map reflects the overall characterization and general location of future nodes and regional centers of employment and shopping. The Framework Map reflects an integrated approach to the areas identified as priorities for future planning within Providence City. The Key Initiatives support the overall Growth Strategy and the ideas captured in Framework Map.

A description of the elements included on the Framework Map is provided below.



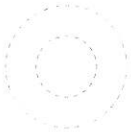
Providence City Core

A community business district style of commercial and office uses serving multiple surrounding neighborhoods. The City Core is an area for mixed use and higher density/ attached housing. The mixture of uses can be in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include the Sugar House Business District, SoDa Row in Daybreak, and Lehi Main Street.



Providence Downtown Core

A "Downtown" Main Street style of commercial and office uses. The downtown designation recognizes the historical role of this area. The mixture of uses can be in a horizontal or vertical format (e.g. residential or office above retail; residential above office). Regional examples include Downtown Provo, Ogden 25th Street, and Downtown Murray.



5 min./10 min. Mixed-Use Nodes

A small collection of retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood. Mixture of uses in a horizontal format (e.g. different uses adjacent to each other). Regional examples include 9th & 9th in Salt Lake City and 15th & 15th in Salt Lake City.



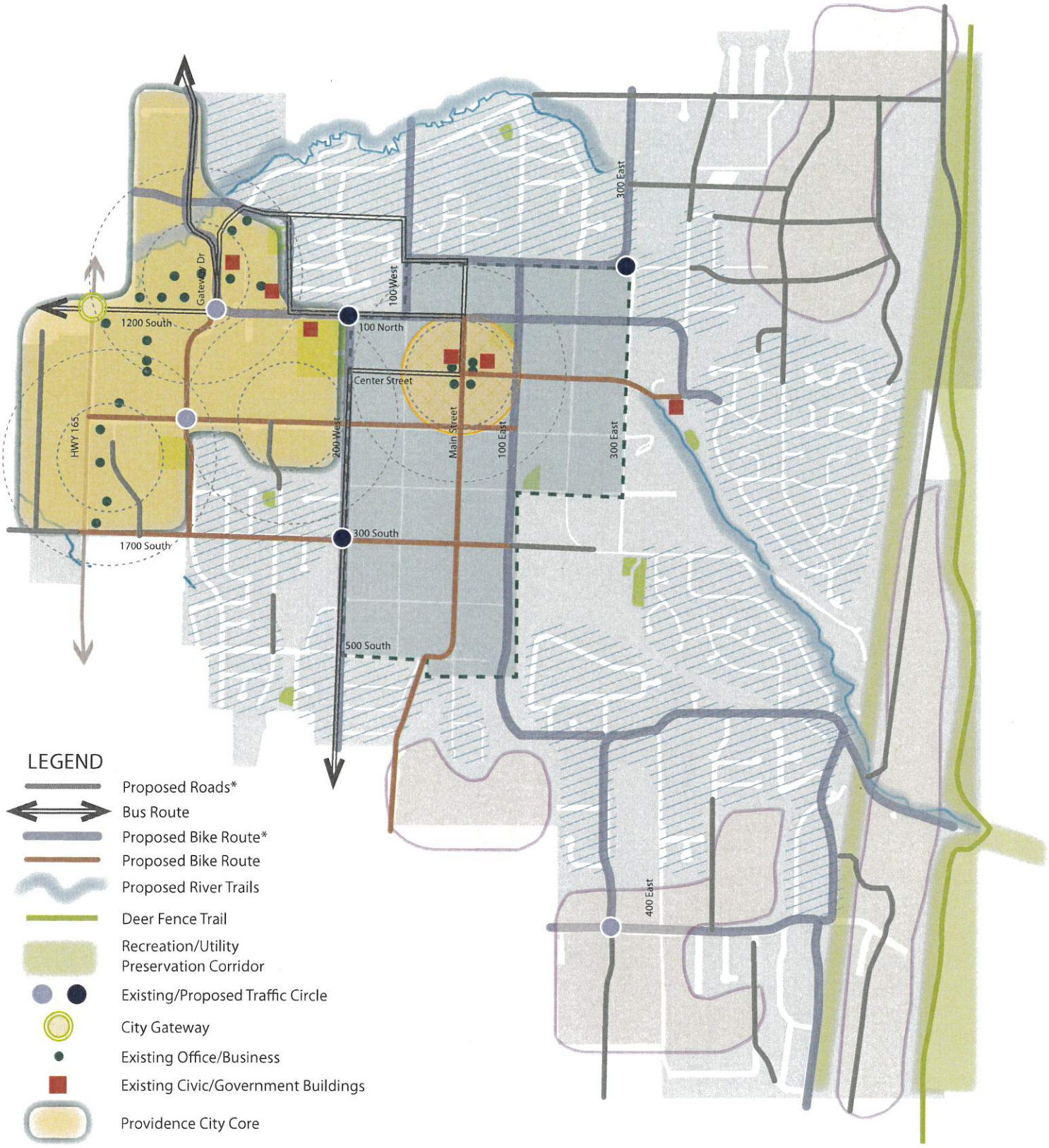
Neighborhood/Residential Development

Locations of existing and potential new residential development. Neighborhoods and residential development may consist of one housing type or a mix of housing types.



Potential Conservation Zones

Areas of ecological sensitivity such as wildlife habitat, productive farmland, scenic value, steep slopes and other environmental qualities in need of protection. Sensitive lands are protected with an easement while development is constructed around the sensitive land. Density, housing types, and lot sizes vary by conservation zone type.



LEGEND

- Proposed Roads*
- Bus Route
- Proposed Bike Route*
- Proposed Bike Route
- Proposed River Trails
- Deer Fence Trail
- Recreation/Utility Preservation Corridor
- Existing/Proposed Traffic Circle
- City Gateway
- Existing Office/Business
- Existing Civic/Government Buildings
- Providence City Core
- Providence Downtown Core
- Neighborhood/Residential Development
- 5 min/10 min Mixed-Use Nodes
- Potential Conservation Zones

*Based on current Transportation Master Plan

HOW THE KEY INITIATIVES ARE SUPPORTED

The Key Initiatives are supported by objectives zzPart Two of this document contains chapters on individual areas of the general plan. Each chapter has an overarching goal and objectives with strategies to implement to achieve the goal and objectives. While the chapter goals address the topic for that chapter, collectively the goals are intended as a mechanism for achieving completion of the key initiatives. Below each objective is listed under the key initiative it supports.

	CHAPTER OBJECTIVES & KEY INITIATIVES	Initiative #1: SENSE OF PLACE	Initiative #2: GREEN INFRASTRUCTURE	Initiative #3: FISCAL RESPONSIBILITY	Initiative #4: A MULTI-MODAL CITY	Initiative #5: ECONOMIC DEVELOPMENT	Initiative #6: LIFE CYCLE HOUSING AND HOUSING CHOICES
LAND USE/NEIGHBORHOODS/DESIGN REVIEW	Objective: Integrate existing and future development through zoning and infrastructure standards that will offer requirements, solutions, and compatible support options.		●	●			
	Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.	●		●	●	●	●
	Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.		●	●		●	
	Objective: Promote development patterns and conservation development design, that protects Providence's natural environmental and scenic resources and create a network of preserved natural spaces as part of the residential subdivision process.	●	●				
	Objective: Promote development patterns that provide connectivity.	●		●	●		
	Objective: Use zoning and design standards to provide compatible transitions and/or integration between residential areas and commercial development.	●				●	
	Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility	●		●	●	●	●
	Objective: Preserve the character-defining historic assets of Providence, including built and natural features.	●					
	Objective: Maintain and update land use maps.					●	
TRANSPORTATION SYSTEMS	Objective: Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.			●	●		●
	Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.	●	●	●	●	●	●
	Objective: Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.	●	●	●		●	
	Objective: Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems			●	●	●	
	Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.	●	●	●	●	●	●
	Objective: Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.			●	●	●	

	CHAPTER OBJECTIVES & KEY INITIATIVES	Initative #1: SENSE OF PLACE	Initiative #2: GREEN INFRASTRUCTURE	Initiative #3: FISCAL RESPONSIBILITY	Initiative #4: A MULTI-MODAL CITY	Initiative #5: ECONOMIC DEVELOPMENT	Initiative #6: LIFE CYCLE HOUSING AND HOUSING CHOICES
MOD. INCOME HOUSING	Objective: Support and utilize existing affordable housing resources.			●		●	●
	Objective: Support fair housing practices through education and awareness.			●		●	●
	Objective: Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.			●		●	●
	Objective: Provide financial incentives for affordable housing.			●		●	●
	Objective: Encourage the provision of adaptive re-use and mixed-use.	●		●	●	●	●
	Objective: Adopt new regulatory measures to encourage the development of affordable housing.				●	●	●
ENVIRON. STEWARDSHIP	Objective: Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.		●	●		●	●
	Objective: Protect surface and ground water resources from pollution and depletion.		●	●		●	
	Objective: Retain open spaces and scenic views that contribute to the character of Providence.	●			●	●	●
	Objective: Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.	●		●			●
	Objective: Respect and tolerate deer and small animal populations within the city in an ethically responsible manner.	●					
	Objective: Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5.	●		●			●
	Objective: Protect areas throughout Providence City from the spread of invasive plants.			●			
PUBLIC SERVICES	Objective: Reduce current and future load demands on Providence's storm water, sewer, and water systems.	●	●	●			
	Objective: Maintain an adequate supply of clean culinary water to meet present and future needs and demands.		●			●	
	Objective: Maintain a sewer collection system that is efficient, economical, and sanitary, meeting local, state and federal requirements.			●		●	
	Objective: Provide public services and facilities with consideration of life-cycle costs, including upfront costs and on-going operation and maintenance costs.		●	●	●		
	Objective: Create parks as places of civic open space and centers of community activity.	●			●		●
PUBLIC SAFETY AND EMERGENCY MANAGEMENT	Objective: Provide law enforcement services that protect individuals and businesses in Providence City.					●	
	Objective: Provide animal control services and shelter that meet the needs of Providence City.			●			
	Objective: Provide fire protection services with a reasonable response time for all areas within Providence City boundaries.					●	
	Objective: Provide emergency medical services and transportation with a reasonable response time for all areas within Providence City boundaries.			●			
	Objective: Cooperate with the Utah Division of Forestry, Fire, and State Lands (FFSL) to protect non-federal land from wildland fire.			●			
	Objective: Provide for inspection services to ensure the construction of safe structures in Providence City.			●			●
	Objective: Floodplain and storm water management and mitigation.	●		●		●	●
	Objective: Create an evacuation plan and route.			●			
ANNEXATION POLICY PLAN	Objective: Provide a map of the expansion area.					●	●
	Objective: Identify the need for municipal services in developed and undeveloped unincorporated areas.		●	●			
	Objective: Identify the municipalities plans for extension of municipal services.			●		●	●
	Objective: Identify how the services will be financed.			●		●	
	Objective: Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.			●		●	●
	Objective: Identify the interests of all affected entities.			●		●	
	Objective: Identify certain areas that the City does not want to consider for annexation.			●			



KEY INITIATIVE #1: SENSE OF PLACE

Land Use, Neighborhoods, & Design Review

Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.

Objective: Promote development patterns and conservation development design, that protects Providence's natural environmental and scenic resources and create a network of preserved natural spaces as part of the residential subdivision process.

Objective: Promote development patterns that provide connectivity.

Objective: Use zoning and design standards to provide compatible transitions and/or integration between residential areas and commercial development.

Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.

Objective: Preserve the character-defining historic assets of Providence, including built and natural features.

Transportation Systems

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.

Objective: Improve "walkability" and "bikeability" of City

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Moderate Income Housing

Objective: Encourage the provision of adaptive re-use and mixed-use.

Environmental Stewardship

Objective: Retain open spaces and scenic views that contribute to the character of Providence.

Objective: Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.

Objective: Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5.

Public Services

Objective: Reduce current and future load demands on Providence's storm water, sewer and water systems.

Objective: Create parks as places of open space and centers of community activity.

Public Safety and Emergency Management

Objective: Floodplain and storm water management and mitigation.



KEY INITIATIVE #2: GREEN INFRASTRUCTURE

Land Use, Neighborhoods, & Design Review

Objective: Integrate existing and future development through zoning and infrastructure standards that will offer requirements, solutions, and compatible support options.

Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.

Objective: Promote development patterns and conservation development design, that protects Providence's natural environmental and scenic resources and create a network of preserved natural spaces as part of the residential subdivision process.

Transportation Systems

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Objective: Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.

Environmental Stewardship

Objective: Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.

Objective: Protect surface and ground water resources from pollution and depletion.

Public Services

Objective: Reduce current and future load demands on Providence's storm water, sewer and water systems.

Objective: Maintain an adequate supply of clean water to meet present and future needs and demands.

Objective: Provide public services of water, sewer and parks and recreation facilities with consideration of life-cycle costs, including upfront costs and on-going maintenance costs.

Annexation Policy Plan

Objective: Identify the need for municipal services in developed and undeveloped unincorporated areas.



KEY INITIATIVE #3: FISCAL RESPONSIBILITY

Land Use, Neighborhoods, & Design Review

Objective: Integrate existing and future development through zoning and infrastructure standards that will offer requirements, solutions, and compatible support options.

Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.

Objective: Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.

Objective: Promote development patterns that provide connectivity.

Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.

Transportation Systems

Objective: Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.

Objective: Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Objective: Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.

Moderate Income Housing

Objective: Support and utilize existing affordable housing resources.

Objective: Support fair housing practices through education and awareness.

Objective: Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.

Objective: Provide financial incentives for affordable housing.

Objective: Encourage the provision of adaptive re-use and mixed-use.

Environmental Stewardship

Objective: Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.

Objective: Protect surface and ground water resources from pollution and depletion.

Objective: Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.

Objective: Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5.

Objective: Protect areas throughout Providence City from the spread of invasive plants.

Public Services

Objective: Reduce current and future load demands on Providence's storm water, sewer and water systems.

Objective: Maintain a sewer collection system that is efficient, economical, and sanitary, meeting local, state and federal requirements.

Objective: Provide public services of water, sewer and parks and recreation facilities with consideration of life-cycle costs, including upfront costs and on-going maintenance costs.

Public Safety and Emergency Management

Objective: Provide animal control services and shelter that meet the needs of Providence City.

Objective: Provide emergency medical services with a reasonable response time for all areas within Providence City boundaries.

Objective: Cooperate with the Utah Division of Forestry, Fire, and State Lands (FFSL) to protect non-federal land from wildland fire.

Objective: Provide for inspection services to ensure the construction of safe structures in Providence City.

Objective: Floodplain and storm water management and mitigation.

Objective: Create an evacutation plan and route.

Annexation Policy Plan

Objective: Identify the need for municipal services in developed and undeveloped unincorporated areas.

Objective: Identify the municipalities plans for extension of municipal services.

Objective: Identify how the services will be financed.

Objective: Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

Objective: Identify the interests of all affected entities.

Objective: Identify certain areas that the City does not want to consider for annexation.



KEY INITIATIVE #4: A MULTI-MODAL CITY

Land Use, Neighborhoods, & Design Review

Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.

Objective: Promote development patterns that provide connectivity.

Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.

Transportation Systems

Objective: Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems.

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Objective: Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.

Moderate Income Housing

Objective: Encourage the provision of adaptive re-use and mixed-use.

Objective: Adopt new regulatory measures to encourage the development of affordable housing.

Environmental Stewardship

Objective: Retain open spaces and scenic views that contribute to the character of Providence.

Public Services

Objective: Provide public services and facilities with consideration of life-cycle costs, including upfront costs and on-going operation and maintenance costs.

Objective: Create parks as places of civic open space and centers of community activity.



KEY INITIATIVE #5: ECONOMIC DEVELOPMENT

Land Use, Neighborhoods, & Design Review

Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.

Objective: Use zoning and design standards to provide compatible transitions and/or integration between residential areas and commercial development.

Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.

Transportation Systems

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.

Objective: Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems.

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Objective: Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.

Moderate Income Housing

Objective: Support and utilize existing affordable housing resources.

Objective: Support fair housing practices through education and awareness.

Objective: Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.

Objective: Provide financial incentives for affordable housing.

Objective: Encourage the provision of adaptive re-use and mixed-use.

Objective: Adopt new regulatory measures to encourage the development of affordable housing.

Environmental Stewardship

Objective: Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.

Objective: Protect surface and ground water resources from pollution and depletion.

Objective: Retain open spaces and scenic views that contribute to the character of Providence.

Public Services

Objective: Maintain an adequate supply of clean water to meet present and future needs and demands.

Objective: Maintain a sewer collection system that is efficient, economical, and sanitary, meeting local, state and federal requirements.

Public Safety and Emergency Management

Objective: Provide law enforcement services that protect individuals and businesses in Providence City.

Objective: Provide fire protection services with a reasonalbe response time for all areas within Providence City boundaries.

Objective: Floodplain and storm water management and mitigation.

Annexation Policy Plan

Objective: Provide a map of the expansion area.

Objective: Identify the municipalities plans for extension of municipal services.

Objective: Identify how the services will be financed.

Objective: Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

Objective: Identify the interests of all affected entities.



KEY INITIATIVE #6: LIFE CYCLE HOUSING AND HOUSING CHOICES

Land Use, Neighborhoods, & Design Review

Objective: Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.

Objective: Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.

Transportation Systems

Objective: Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.

Objective: Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with interconnecting points to adjacent communities.

Objective: Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.

Moderate Income Housing

Objective: Support and utilize existing affordable housing resources.

Objective: Support fair housing practices through education and awareness.

Objective: Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.

Objective: Provide financial incentives for affordable housing.

Objective: Encourage the provision of adaptive re-use and mixed-use.

Objective: Adopt new regulatory measures to encourage the development of affordable housing.

Environmental Stewardship

Objective: Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.

Objective: Retain open spaces and scenic views that contribute to the character of Providence.

Objective: Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.

Objective: Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5.

Public Services

Objective: Create parks as places of civic open space and centers of community activity.

Public Safety and Emergency Management

Objective: Provide for inspection services to ensure the construction of safe structures in Providence City.

Objective: Floodplain and storm water management and mitigation.

Annexation Policy Plan

Objective: Provide a map of the expansion area.

Objective: Identify the municipalities plans for extension of municipal services.

Objective: Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

CHAPTER 4 – LAND USE, NEIGHBORHOODS, & DESIGN

4.1 WHAT WE KNOW

Providence City is a small community impacted by the growth in Cache Valley during the 17 years since the previous general plan was completed. In that time, the population grew from 4,000 residents in 2000 to 7,075 residents in 2015. Providence is a young community, with nearly 90% of the population under 65 years of age.

Neighborhoods primarily consist of single-family detached dwellings. Design review is felt to be needed for consistency and to maintain the character of these neighborhoods. Providence still has undeveloped open land that is currently zoned for residential development, so more residential growth is expected.

Providence residents desire to retain their existing small town community character. Residents expressed a desire to "stay Providence" with a desire and recognition that they do not want to be like Logan, their larger neighbor to the north. They also do not want to be "just a suburb", but want to retain their own identifiable character, shopping, and business areas.

4.2 HOW DOES THIS HELP US PLAN FOR THE FUTURE

As the expected growth in population and residential units occurs, how land use, neighborhoods and design review are managed will determine the future look and feel of Providence.

Knowing how development patterns in the past 20 years have impacted the neighborhoods of Providence provides perspective on how decisions and strategies can be made for future development. Minimizing negative impacts on traffic flow and pedestrian and bicycle safety are priority issues that can be addressed through attention to the planning and implementation of future development.

4.3 OVERALL GOAL & OBJECTIVES

The following overall goal, objectives, and strategies provide a framework for addressing the concerns and opportunities for land use, neighborhoods, and design. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will oversee existing land use and future growth while fostering a balance of uses and compatibility between uses with respect for the community environment.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for Land Use, Neighborhoods, and Design. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for land use, neighborhoods, and design.

1. Integrate existing and future development through zoning and infrastructure standards that will offer requirements, solutions, and compatible support options.	a. Consider adopting form based code either city-wide or for designated areas that may see a mix of uses in the future to facilitate consistency in development patterns
	b. Review and update development, design and construction standards.
	c. Review and update as needed existing zones for applicability to new standards.
	d. Review existing zones and policy options.
2. Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including a commercial core, neighborhood parks, historic areas, and civic places all inked by streets, sidewalks, pathways, trails, and mass transit routes.	a. Create design guidelines for areas of the city, which would benefit from an area-specific design review process.
3. Accommodate growth and accompanying infrastructure expansion without negative financial impacts to the city.	a. Create and develop operation and maintenance fee structure informed by actual costs of city-provided infrastructure.
	b. Create and develop impact fee structure informed by actual costs of city-provided infrastructure
4. Promote development patterns and conservation development design, that protects Providence's natural environmental and scenic resources and create a network of preserved natural spaces as part of the residential subdivision process.	a. Identify open space, environmentally sensitive land, and utility easements where development is not appropriate.
	b. Identity areas within and bordering the City, such as the foothills, waterways, migration routes, prominent vistas, green-belts, and other natural features.
	c. Develop a plan to preserve these features and incorporate them into the City's land uses.
5. Promote development patterns that provide connectivity.	a. Limit the use of cul-de-sacs.
	b. When cul-de-sacs are deemed necessary, require paths for connectivity.
6. Use zoning and design standards to provide compatible transitions and/or integration between residential areas and commercial development.	a. Integrate design standards and conservation subdivision standards as part of the zoning ordinance and subdivision standards.
	b. Evaluate buffers between zones and setbacks between land uses.
7. Facilitate consistent quality development that is long-lasting and sustainable, while allowing for design flexibility.	a. Review existing areas to improve connectivity with new areas.
	b. Review design standards applicable to each zone

	c. Consider adopting form-based code with city-wide that may see a mix of uses in the future to facilitate consistency in development patterns.
	d. Indicate areas where there is an option between multiple future zones.
8. Preserve the character-defining historic assets of Providence, including built and natural features.	a. Identify the historic assets of Providence.
	b. Consider a regulatory historic district.
	c. Consider methods to protect historic assets of Providence.
9. Maintain and update land use maps	a. Maintain future zoning map and review on an annual basis.
	b. Maintain current zoning map and update changes within 60 days.
	c. Create and update a map that shows the major centers and nodes of the City.

DRAFT

CHAPTER 5 – TRANSPORTATION SYSTEMS

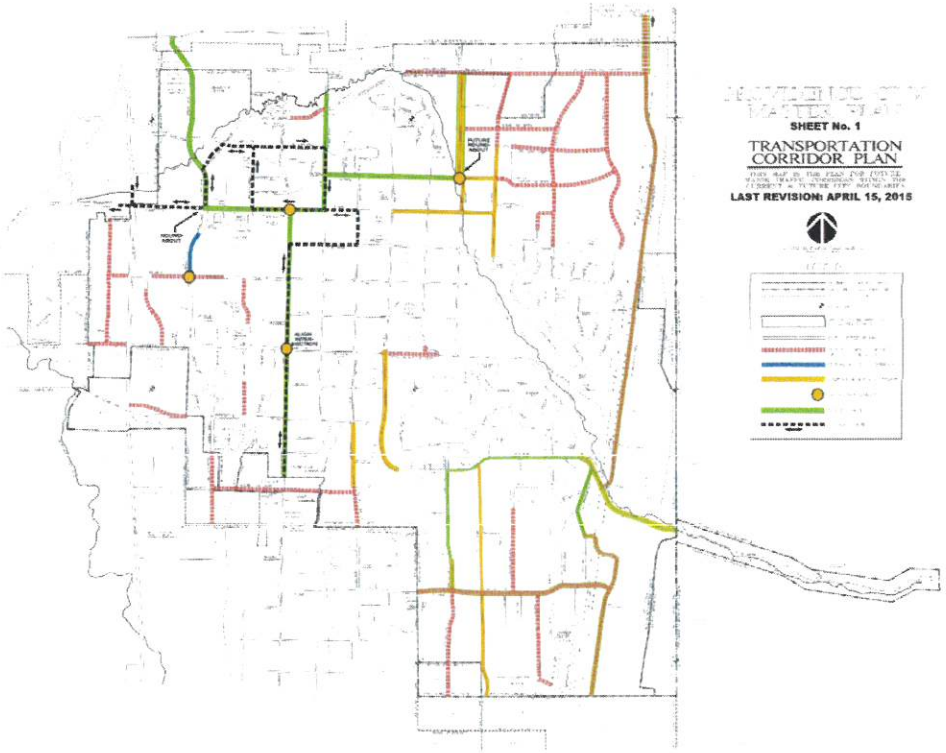
5.1 – WHAT WE KNOW

In April 2015, Providence City finalized an updated Transportation Corridor Plan. This plan is a map showing future major traffic corridors within the current and future planned annexed areas of the City. The map shows the locations of the following:

- Existing roads
- Existing bus routes
- Future roads
- Roads to upgrade in the future
- Future roundabouts
- Future bicycle route

The goals, objectives, and strategies to implement the 2015 Transportation Plan Directive and Map are included as a part of this general plan in recognition of the importance of transportation systems to a city.

During the outreach process, the community expressed a desire for increased walking and biking for leisure and for trip-based transportation (e.g. commuting to work or school, and for daily errands).
Existing mode share
Existing conditions for pedestrians and cyclists
Existing conditions for transit users
Existing conditions for drivers



5.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Knowing the desire for increased pedestrian and bicycle facilities helps the City to focus on identifying gaps in the existing transportation infrastructure that need filled in order to plan for future needs. A successful multi-modal system, particularly the trail system Providence residents express a desire for, must be comfortable, convenient, and connect logical destinations such as residential neighborhoods to schools, parks, and commercial districts. As such, transportation planning must be coordinated with land use planning.

5.3 – OVERALL GOAL & OBJECTIVES

The following overall goal, objectives, and action strategies provide a map for addressing the concerns and opportunities for transportation systems. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies area action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will provide a safe and effective transportation system used by vehicles, pedestrians, bicycles and mass transit affording access within the City and connecting to regional transportation systems.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for Land Use, Neighborhoods, and Design. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for their transportation systems. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).
1. Improve pedestrian safety, walkability and accessibility on City streets, rights of ways and easements.	a. Develop a city-wide inventory and mapping of existing sidewalks, crosswalks, pathways and trails and their location, condition, gaps, access and inter-connecting points.
	b. Implement traffic calming measures where the potential for frequent pedestrian and vehicle conflicts has been identified based on citizen input and available crash data.
	c. Identify compliance with ADA standards, conflicts with vehicular traffic and hazards. d. Determine what improvements are needed, prepare estimates, complete design and secure a budget.
2. Create a network of bicycle and pedestrian sidewalks and pathways throughout Providence with	a. Utilize the Cache Countywide Trail Master Plan and work with the Cache Trails Coordinator to survey and identify bicycle and pedestrian pathways. Involve citizen

interconnecting points to adjacent communities.	input from residential, commercial, educational and seniors. b. Mitigate pedestrian movement limitations throughout the city (e.g. cul-de-sac, dead-end streets, water channel crossings, etc.).
	c. Determine project improvements, estimate, complete design and secure budget.
3. Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public rights of way.	a. Develop and adopt a streetscape design and framework for the City to guide future development patterns and to make functional and aesthetic improvements to existing public rights of way.
	b. Establish standards for landscaping to minimize damage to infrastructure in streets and public right of way.
	c. Evaluate streets lights for energy efficiency, MUTCD compliance and dark-sky compatibility.
4. Providence City transportation system shall have a workable plan coordinating with the FHWA, UDOT, APWA, MUTCD and other agencies to include interconnecting with county and regional road systems.	a. Inventory city streets and identify the Functional Classification of each street with respect to location, use, route and priority. b. Prepare maps showing all City streets, county roads, state highways, private roads, alleys and adjacent neighboring interconnections. c. Coordinate transportation efforts with adjacent cities, Cache County road department, Cache Transit District, Cache County Council of Governments, Cache Metropolitan Planning Organization, Cache County School District Transportation and the Utah Department of Transportation. d. Develop maps showing traffic control, traffic signals, street signs, street paint markings. Assure improvements are in compliance with City standards and the MUTCD. e. Identify maps mass transit and school district routing and stops. f. Develop vehicular and pedestrian 'Public Right of Way Access Plan'. g. Determine appropriate 'restrictive' conditions for approval for Cul-de-Sac improvements.

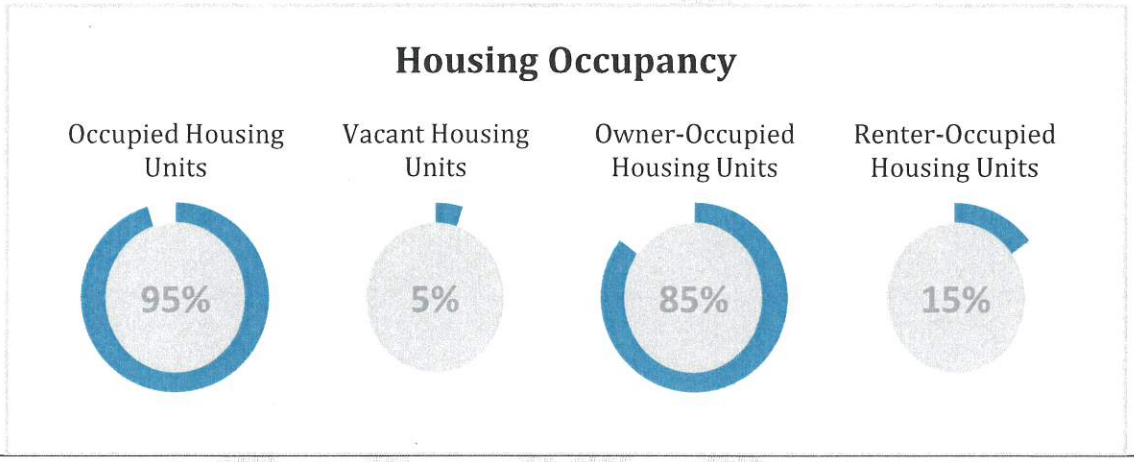
5. Plan and construct transportation improvements within the City of Providence and interconnections to surrounding region.	a. Coordinate with and make application to the Cache Metropolitan Planning Organization (CMPO) for transportation improvements that include streets, sidewalks, pathway and trails.
	b. Determine what improvements are needed, prepare estimates, complete design and secure budget.
6. Identify existing and future Right of Way Corridors within the city and interconnections with neighboring communities and agencies.	a. Determine right of way corridors, that impact transportation right of ways, necessary for the access, setbacks, buffers and the movement of vehicles, pedestrians, utilities and services (above and below ground, pipelines and electronics, etc.) and naturally occurring processes (streams, watershed, wildlife migration, etc.). b. Develop design standard cross sections for said corridors that will systematically accommodate necessary uses and mitigate interference and problematic cross connections. c. Allowable use may include vehicular traffic, pedestrian movement, sidewalks, curb and gutter, ditches, bicycles, crosswalks, vehicle parking, street lighting, traffic lighting, traffic control, curb and gutter, irrigation sidewalks, landscaping, public utility alignments, street intersections, emergency and evacuation routes, etc. d. Prepare maps, dimensions and standard details, directions and diagrams for said corridors. e. Establish standard dimensions and details for 'Easements' with respect to utilities (e.g. Public Utility Easement, PUE) and pathways, etc.

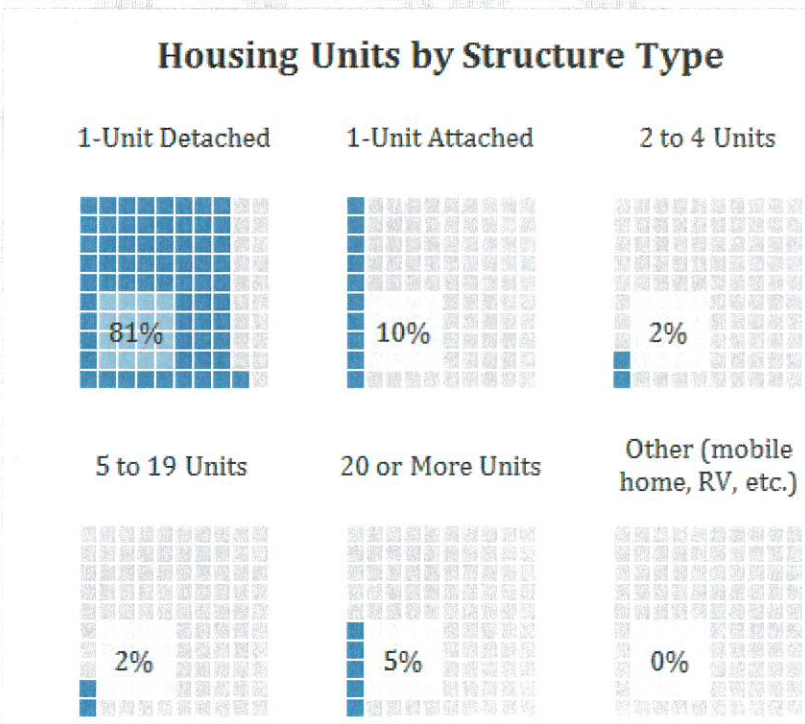
6.1 – WHAT WE KNOW

A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

Housing Stock

As of the 2010 U.S. Census, there were 2282 housing units in Providence. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.

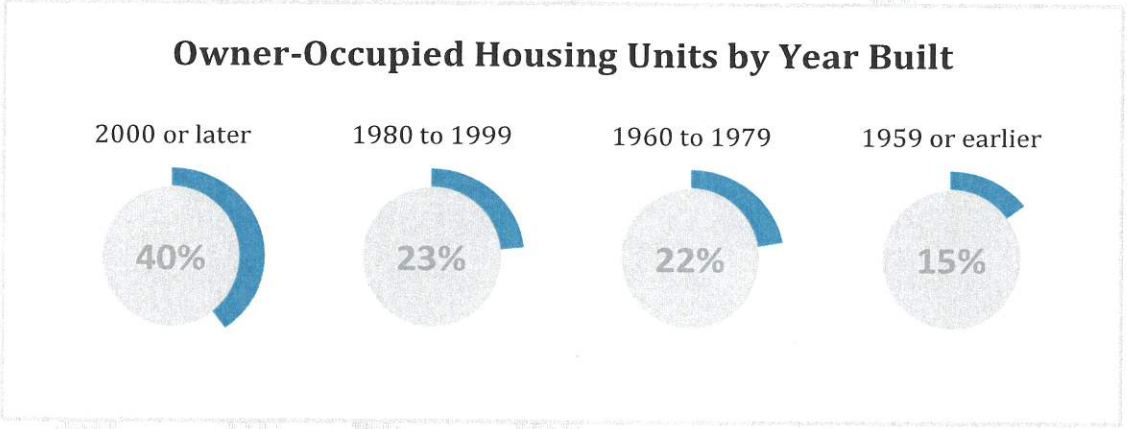


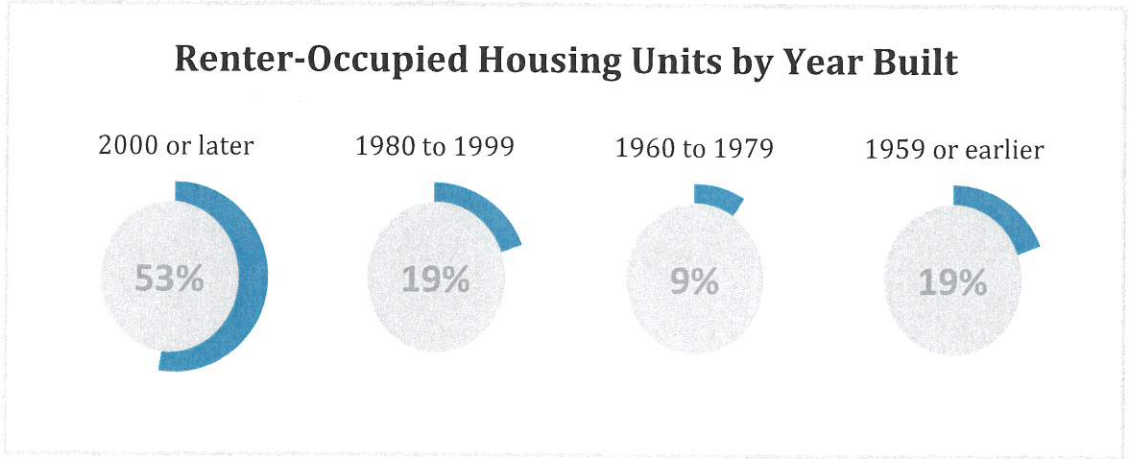


Providence's housing stock consists of 1774 (81.4 percent) single-unit detached homes, 211 (9.7 percent) single-unit attached homes, 42 (1.9 percent) two- to four-unit structures, 35 (1.6 percent) five- to nineteen-unit structures, 113 (5.2 percent) structures with twenty or more units, and 4 (0.2 percent) other structure types, such as RVs and mobile homes. Given that 81.4 percent of the city's housing stock is made up of single-unit detached homes, Providence may want to consider whether a more diversified housing stock would benefit current and future residents.

In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 50 units with one bedroom, 754 units with two or three bedrooms, and 1375 units with four or more bedrooms.

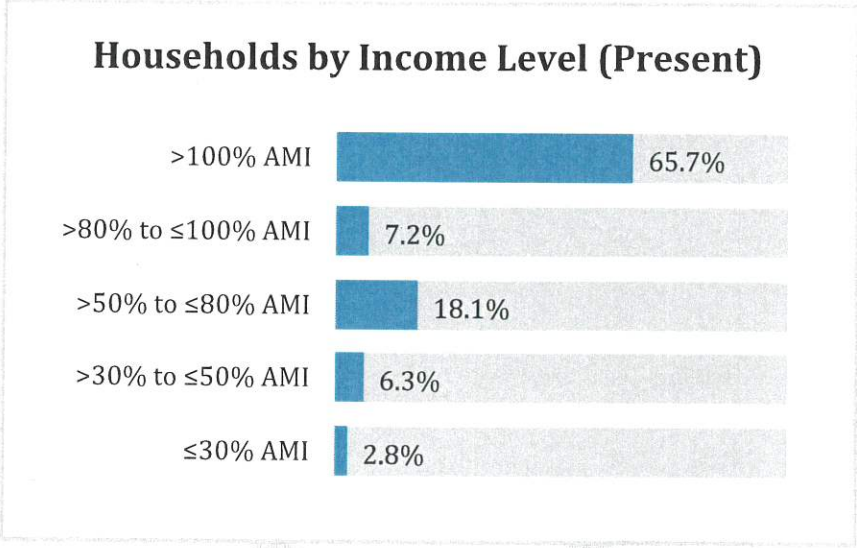
An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 15.4 percent of residential structures were built in 1959 or earlier, 19.8 percent were built between 1960 and 1979, 22.5 percent were built between 1980 and 1999, and 42.4 percent were built in the year 2000 or later. With 35.1 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.





Household Income & Needs

The median household income in Providence is $62,335, which is $11,838 above the area median income (AMI) for Cache County County ($50,497). Given these figures, 2.8 percent of the households in Providence earn less than or equal to 30 percent of AMI, 6.3 percent earn between 30 and 50 percent of AMI, 18.1 percent earn between 51 and 80 percent of AMI, 7.2 percent earn between 81 and 100 percent of AMI, and 65.7 percent earn more than 100 percent of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 27.1 percent of Providence's population.



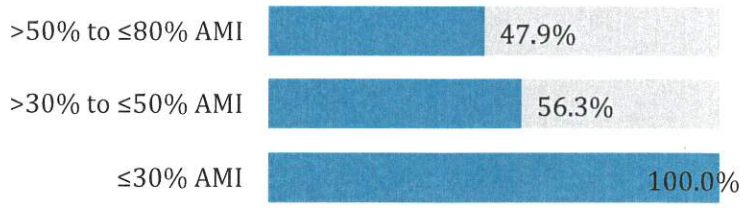
Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$379	-$427
>30% to ≤50% AMI	$631	$66,876
>50% to ≤80% AMI	$1,010	$167,830
>80% to ≤100% AMI	$1,262	$235,133

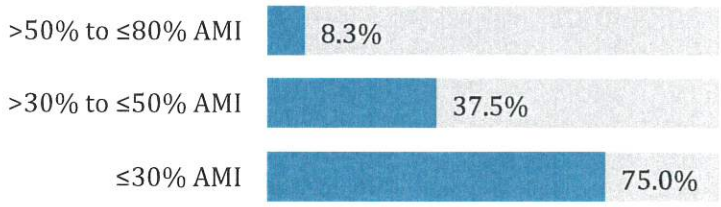
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 82.2 percent of Providence's renter households that earn a moderate income or less and 55.6 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Providence's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

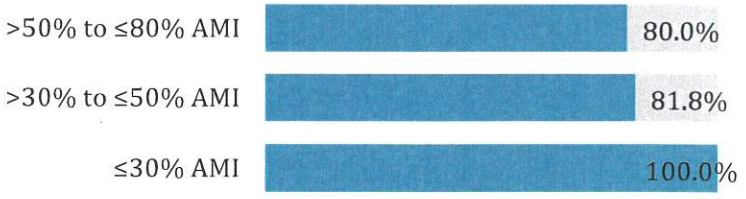


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

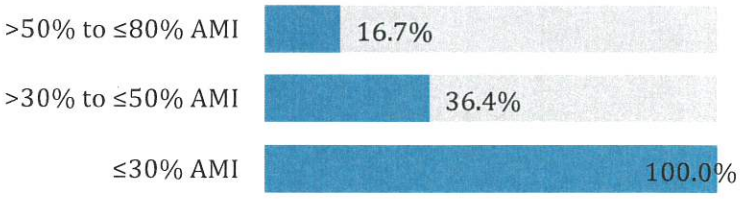


Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)



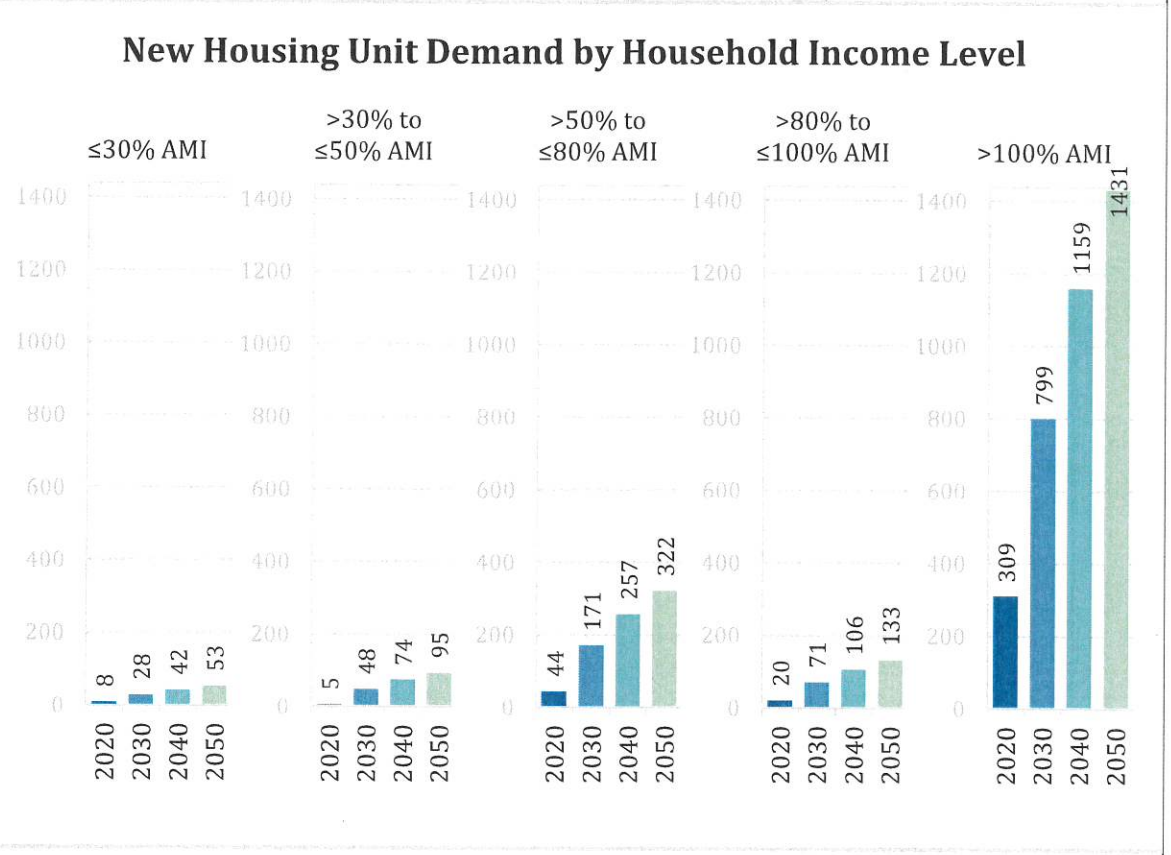
6.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Population Change and Affordable Housing Demand

The population of Providence is expected to increase from 7,075 in 2010 to 8,684 by 2020 and 11,117 by 2030. These additional residents amount to an additional 495.1 households by 2020 and an additional 1243.7 households by 2030, based on the city's current average household size (3.25).

Based on population change, observed income levels, and existing vacancies, it is projected that Providence will need an additional 387 housing units by 2020. Of those 387 units, 8 will need to be affordable to extremely low-income (≤30% AMI) households, 5 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 44 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

By 2030, Providence will need an additional 1117.7 housing units. Of those 1117.7 units, 28 will need to be affordable to extremely low-income (≤30% AMI) households, 48 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 171 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.



Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Providence residents with disabilities is comparable to national figures, approximately 521 Providence residents under the age of 65 and 295 Providence residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.3 percent of Providence's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to decrease to 9.8 percent by the year 2020 and 9.5 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Providence may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Providence, which is approximately 39. Given this estimate, Providence should consider developing or promoting programs designed to help these individuals become stably housed.

6.3 – OVERALL GOALS & OBJECTIVES

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for Moderate Income Housing. The overall goal provides the vision, and the objectives represent what Providence City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Planning housing opportunities for all people, regardless of income level, while maintain the aesthetic qualities and public service levels Providence residents currently enjoy. Improve access to housing opportunities for low and moderate income residents. Improve fair housing practices. Encourage and support the provision of affordable housing units.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for Moderate Income Housing. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Moderate Income Housing. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).
1. Support and utilize existing affordable housing resources.	a. Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.
	b. Support and promote First-Time Homebuyer Program administered by BRAG.
	c. Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency
	d. Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing

	development on land acquired for such purposes.
	e. Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.
2. Support fair housing practices through education and awareness.	a. Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.
	b. Sponsor and support presentations and information dissemination by non-profit and government agencies.
	c. Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of having diversified housing choices in our community.
	d. Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.
	e. Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.
3. Modify existing regulatory measures to encourage the development of affordable housing and reduce production cost.	a. Support non-profit and private affordable housing with affordable project with in the City limits.
	b. Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.
	c. Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.
	d. Streamline the local administrative development review and permitting process to allow for cost reductions.
	e. Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.

4. Provide financial incentives for affordable housing.	a. Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.
	b. Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.
	c. Support Local Community Housing Trusts that support new or existing financial assistance programs.
	d. Provide new density bonuses or other benefits to developer willing to incorporate a portion of affordable housing in a project.
5. Encourage the provision of adaptive re-use and mixed-use.	a. Encourage adaptive re-use and missed-use project to stimulate affordable housing and economic development.
6. Adopt new regulatory measures to encourage the development of affordable housing.	a. Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.
	b. Have no more restrictions for manufactured housing than for regular housing.
	c. Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.
	d. Adopt quality standards to help erase negative attitudes and increase acceptance of affordable housing.
	e. Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.
	f. Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.
	g. Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.
	h. Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.
	i. Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.

	j. Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.

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Chapter 7 – Environmental Stewardship

7.1 – WHAT WE KNOW

The agricultural heritage of Providence provides residents and City leaders with firsthand experience and knowledge of the vital role water plays in the economics and environment of the Valley. Providing the City with the tools needed to better manage and conserve its water resources will be vital to the future of the City.

The presence of deer within the City has been, and will continue to be a long topic of discussion. While many enjoy the deer, the animals do have implications on residential gardens, agriculture, and safety. Beyond the aging deer fence erected some 50 years ago, there is not a current solution or set management strategy in place.

The City uses mapping information from Cache County's website and has a current Sensitive Areas ordinance in place regarding development in relation to hazard zones of flood, slope, water table, earthquake primary fault, and wildlife. The City will continue to monitor these areas as development continues and must work to protect these areas not only for the purposes of health and safety, but for conservation and ecological sustainability.

The 2009 *Envision Cache Valley Report and Toolkit*, prepared by the Cache Valley Regional Council, identifies through public workshops and surveys, the desire of residents to preserve and protect the water quality, mountain recreation, and the many ecological resources of the area. Residents pointed to cities providing better codes and ordinances for development as the best means to achieve conservation goals. The Toolkit provides Providence with the implementation strategies necessary to achieve these goals.

7.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Logan City's public works department has prepared a Water Conservation that identifies strategies and actions the City can take to further reduce waste and overuse of water. Providence will need to consider developing a similar Water Conservation Plan which will identify current water rights, sources, and statistical water demand in the City to better meet future water demands and prepare regulating ordinances to enforce these conservation strategies.

Continued collaboration with the Division of Wildlife Resources will provide the City with potential solutions and management strategies for the deer population.

Knowing where the areas are that would benefit from environmental stewardship will help the City in making decisions on how far up the hillside to allow development.

7.3 – OVERALL GOAL & OBJECTIVE

The following overall goal, objectives, and action strategies provide a map for addressing the concerns and opportunities for Environmental Stewardship. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies area action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence City will have a plan that proactively mitigates negative impact on natural and environmental resources such as open space, clean air, water quality, and wildlife habitat.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?

The following objectives represent what Providence would like to achieve over the next 15 to 20 years in regard to Environmental Stewardship. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Environmental Stewardship.
1. Minimize negative impacts to watershed, ground water, canals, springs, streams, rivers and other aquatic systems.	a. Prepare and update a watershed protection plan above and within the City
	b. Prepare and update a water source protection plans for all culinary water sources.
	c. Require and enforce storm water pollution prevention plans for all new construction.
	d. Implement plan and enforcement code preventing the inappropriate and illegal discharge of solid or fluids onto the land, into waterways or into the sewer system or ground water aquafers
2. Protect surface and ground water resources from pollution and depletion.	a. Develop a water conservation plan that includes public education for using water wisely preventing runoff and contamination.
3. Retain open spaces and scenic views that contribute to the character of Providence.	a. Select and plan for areas ~~for~~ to preserve open space, parks, trails, scenic views, etc.
	b. Identify naturally occurring areas on hillsides (steep), unbuildable sites (wetlands, under power lines, rocky outcrop), protected water sheds, waterways, canals, pathways.
	c. Utilize development to incorporate open space such as athletic fields, churches, cemeteries, schools, river walkways, setbacks, buffers, civic gathering places.
	d. Develop an education program that helps the public understand the costs of development and maintenance for open space, bicycle pedestrian trail, parks, river walkways., etc.
	e. Specify a north/south "power line trail" and select scenic views native to our area and create a plan to provide for their enjoyment.
	f. Create a plan and guidelines for placing benches or seating structures to support a multi-modal network and allow for enjoyment of scenic views.

4. Protect and/or maintain existing wildlife habitat, such as wildlife corridors, in a manner that minimizes conflicts and allows human and animal habitation to coexist.	a. Protect the mountainside area for winter-feeding range.
	b. Develop a public education program that addresses coexistence with both domestic and non-domestic animals
	c. Develop a plan to preserve green space along Spring Creek
5. Respect and tolerate deer and small animal populations within the city in an ethically responsible manner.	a. Work with the Utah Department of Wildlife to evaluate deer management strategies.
	b. Develop a public education program for deer management strategies.
6. Acknowledge Sensitive Areas discussed in Providence City Code Title 10 Chapter 5.	a. Utilize the BRAG Pre-Disaster Mitigation Plan 2015 to identify sensitive areas.
	b. Work with Utah State Engineer and FEMA to mitigate flood hazard areas.
7. Protect areas throughout Providence City from the spread of invasive plants.	a. Work with Cache County Weed Division in their goal to "*Uphold the State Noxious Weed Law, and assist citizens in their noxious weed control efforts*".
	b. Develop a public education program to assist the public in identifying and eradicating Noxious Weeds.

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CHAPTER 8 – PUBLIC SERVICES

8.1 – WHAT WE KNOW

Providence City provides a number of public services that provides a higher quality of life for residents. Several of those services – water, sewer, annexation, parks and recreation facilities – are included in the general plan in order to guide the future of these services.

Water System: Providence City provides staffing and equipment for the operation and maintenance of the Providence City Culinary Water System. As of March 31, 2018, the City had 2,127 connections to the system; 63 commercial, 4 agricultural, 2,012 residential, 19 apartment/PUD, 15 church/school, 13 city owned and 1 miscellaneous. During calendar year ending December 31, 2017, the City delivered 673,621,000 gallons of water. The system is divided into three water pressure zones; and includes a natural spring (Broad Hollow), four reservoirs, and three wells. The City intends to build a fifth reservoir within the next two years to serve Water Pressure Zone 2. The City also has an Exchange Agreement with Spring Creek Water Company (SCWC) and Providence Blacksmith Fork Irrigation Company (BFIC). SCWC also takes water from Broad Hollow Spring. BFIC takes its water from the Blacksmith Fork River. The Exchange Agreement allows the City to pump 1.5 cfs from the BFIC canal system into the SCWC lateral system. The City can then take an additional 1.5 cfs from Broad Hollow Spring from May 1 through September 30 to use in the culinary system.

Sewer System: Providence City provides staffing and equipment for the operation and maintenance of the transmission lines for the Providence City Sewer System. As of March 31, 2018, the City had 2,046 connections to the system and approximately 35 miles of transmission lines. The City contracts with Logan City for wastewater treatment. During calendar year ending December 31, 2017, Logan City treated 282,165,000 gallons of wastewater for the City.

Logan City is constructing a new wastewater treatment facility, which will increase the cost for wastewater treatment. Beginning in 2017, Logan City will increase the rate 10% annually for five years. Treatment costs per connection in the City average $25.05 per month. In anticipation of the Logan City 10% increase, staff recommends increasing the monthly rate per sewer connection from $33.15 to $35.65, a $2.50 increase.

In 2015, in preparation for commercial development, the City extended a sewer mainline west under SR-165 in the area of 49 North. Developers have approached the City regarding commercial development in the area of 300 South SR-165. The budget for fiscal year ending June 30, 2019 includes extending a sewer mainline west under SR-165 in the area of 300 South, estimating the cost for design and installation at $150,000.

Annexation: As the population and demographics grow and change, it is the intent of Providence City to maintain the aesthetics of a "home town" character while expanding the tax base and providing for population growth. The farming life style is diminishing; business, employment, and leisure interests and opportunities are changing. Agricultural land is converting to commercial and residential uses; zoning is changing to meet the new demands.

It is not the intent of Providence City to acquire more land than the City can reasonably service. Providence City has considered the surrounding unincorporated areas and has planned to annex those areas where the City can provide municipal services as demand occurs.

Parks and Recreation Facilities: Providence City provides staffing and equipment for repair and maintenance of 11 parks consisting of approximately 45 acres (Alma H Leonhardt – 310 West 250 North, Braegger – 300 South 300 East, Brookside – 38 East Spring Creek Parkway, Cattle Corral – 150 East 200 South, Hampshire – 650 South 300 West, Hillcrest – 800 South 400 East (being developed), Jay's Well – 400 South Main (being developed), Meadowridge – 251 South 325 West, Uptown – 100 East 100 North, Von Baer – 350 East Center, and Zollinger – 61 North 200 West).

The parks include a variety of features, informal landscapes (natural trees, shrubs, grassed areas), formal landscapes (hardscapes/paved areas, trees, and large turf areas), buildings, and play structures.

The City seeks to continue the development of parks, open spaces, and other recreational opportunities. The City's park and recreation core values and principles include but are not limited to the following:

- Preserve open space and natural visual corridors.
- Beautify and enhance the appearance and environment in Providence City.
- Create an identity for the City through parks and open space.
- Provide adequate facilities for needed recreation programs and activities.
- Encourage and provide increased public access to county, state, and federal lands, parks, and open space.
- Support property values and community growth by providing recreational amenities.
- Design and construct park and recreations facilities that conserve natural resources such as water, and set an example for the community.
- Provide an integrated, connected, and diverse system of parks, and recreation programs, that are economical and accessible to community members.
- Maintain communications between administration, public officials, and residents to ensure that recreation facilities and programs continue to meet the needs of the community.

8.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

Understanding the existing conditions of public services identifies the gaps between where the level of service is and where it is desired to be. From here, projects and funds can be prioritized to meet identified goals.

The following overall goal, objectives, and strategies provide a framework for addressing the concerns and opportunities for Public Services. The overall goal provides the vision and the objectives represent what Providence would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved. Many strategies will work to achieve more than one objective.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will manage public services in a manner that meets the needs of the city residents, businesses and public infrastructure without compromising the City's ability to meet future needs.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for their Public Services. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Public Services. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).
1. Reduce current and future load demands on Providence's storm water, sewer and water systems.	a. Maintain an annexation development policy plan consistent with the city's ability to stay within the capacity of water, sewer and storm drainage systems.
	b. Develop solutions for promoting ground absorption landscaping and on-site storm water retention.

	c. Procedure for the prevention and correction of sewer infiltration of ground water and storm water and unauthorized discharge into the sewer system.
	d. Promote the use of and replacement with low flow water appliances. Peak water use load strategy. Low demand landscaping.
	e. Develop public education program for the instruction of wise water use and water conservation.
	f. Evaluate the feasibility of a secondary pressurized irrigation system
2. Maintain an adequate supply of clean culinary water to meet present and future needs and demands.	a. Increase storage capacity to meet growing culinary water demands, peak flow and fire flow protection supplies.
	b. Review and update the water master plan as needed.
	c. Develop a plan and budget for maintenance, repair, upgrade, and replacement of existing facilities.
	d. Evaluate and protect water shed and point source protections areas.
	e. Maintain water quality through qualified testing and analysis.
	f. Evaluate, develop, inspect and enforce procedures to prevent cross-contamination.
	g. Encourage decreased water demand and use through a public education campaign on wise water use and water conservation.
3. Maintain a sewer collection system that is efficient, economical, and sanitary, meeting local, state and federal requirements.	a. Review and update the current sewer masterplan.
	b. Evaluate the feasibility of options for a wastewater treatment plant.
	c. Continue cleaning and inspection filming of sewer collection system.
	d. Develop plan to monitor the sewerage flows and capacity of sewer pipeline system
	e. Develop a public education program explaining what are unacceptable discharges into the sewer system to include the problems with home sump pumps.

4. Provide public services and facilities with consideration of life-cycle costs, including upfront costs and on-going operation and maintenance costs.	a. Create a maintenance plan including standards and the identification of a maintenance funding stream.
	b. Create a development impact fee schedule that will adequately cover new infrastructure development costs.
5. Create parks as places of civic open space and centers of community activity.	a. Promote open space as a part of new developments. Ensure the locations contributes to a city-wide network of parks and open spaces.
	b. Maintain a current parks master plan identifying locations for new parks and expansion of existing parks or sports facilities to meet current and future demand.
	c. Evaluate current impact fees for property acquisition and construction of new parks and the expansion of existing parks, and sports facilities to meet future demands.
6. Maintain a cemetery that will meet the needs of current and future residents.	a. Develop a masterplan for cemetery improvement and expansion.
7. Maintain a storm water system utility that is efficient and compliant with the local, state and federal requirements	a. Prepare and maintain a Storm Water Master Plan.
	b. Coordinate and work with the Cache County Storm Water Coalition to meet the requirements of the current NPDES and MS4 Permits.
	c. Create an education program for maintenance of private storm water facilities.
	d. Evaluate current user fees to ensure monies for maintenance, repair and replacement of current storm water facilities, and the construction of future storm water facilities.
	e. Evaluate the feasibility of a storm water impact fees.
8. Investigate secondary pressurized irrigation system.	a. Prepare a feasibility study.
	b. Consider source of water supply that might include, stream flow, storm water, snowmelt, connection to neighboring entity or irrigation company.
9. Maintain and promote recreation, cultural, and civic programs and events.	a. Coordinate with the County and surrounding communities to share facilities.
	b. Continue support of the Cache County Library Providence/River Heights Branch.
	c. Continue and improve public information distribution via City Hall, the newsletter, website, Mayor's Town Hall meeting, Providence Pipeline (mass

	communication system), social media, etc.
	d. Sponsor, support and make city facilities available for events, sports and civic engagements.
	e. Expand and promote recreational and cultural activities and opportunities for city residents and visitors.
	f. Expand and promote events that focus on the heritage and diversity of Providence City.
10. Justice Court	a. Maintain adequate space in City Hall for the Justice Court.

DRAFT

CHAPTER 9 – PUBLIC SAFETY AND EMERGENCY MANAGEMENT

9.1 – WHAT WE KNOW

Providence City's intent is to provide for the health, safety, and welfare of its present and future inhabitants. Public safety and emergency management services are important elements of fulfilling that intent. The City currently contracts with outside agencies for the following services:

- Law Enforcement – Cache County Sheriff's Office
- Animal Control – Cache County Sheriff's Office
- Animal Control Shelter – Cache Humane Society
- Building permit review, plan check, and associated inspections – Cache County
- Fire Services, including but not limited to: suppression, prevention, and public education – Logan City
- Emergency Medical Service and Transportation – Logan City

The City has a Cooperative Agreement with the Utah Division of Forestry, Fire, and State Lands to cooperatively discharge our joint responsibilities for protecting non-federal land from wildland fire.

The Administrative Land Use Authority is the designated Floodplain Manager. It is the responsibility of the Floodplain Manager to administer and implement the provisions of Providence City Code Title 10 Chapter 16, and ensure that the City Records Officer maintains and holds open for public inspection a record of all records pertaining to the provisions of Title 10 Chapter 16; review permit applications to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding; and review, approve or deny all applications for development permits required by Title 10 Chapter 16.

9.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

As Providence City continues to grow and evolve, rules and regulations must change to account for anticipated needs. The demands on public safety and emergency management must also be evaluated and adapted to meet the anticipated needs of the City as it grows and evolves.

Working with outside agencies has allowed the City to control costs by utilizing economies of scale, while also providing a quality level of service. Knowing past and projected call volume and incident locations, and understanding educational and certification requirements provides insight for planning for future demand.

9.3 – OVERALL GOAL AND OBJECTIVES

The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for public safety and emergency management. The overall goal provides the vision, and the objectives represent what Providence City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

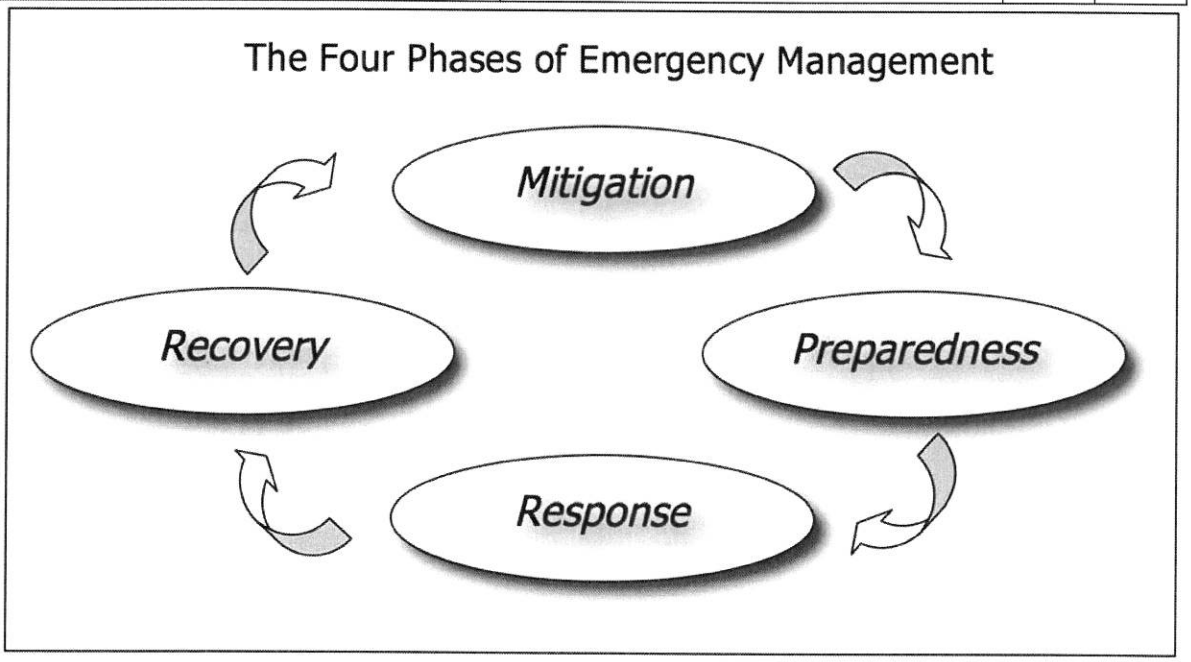
OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will provide for the health, safety, and welfare of its present and future inhabitants.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?	1-5 Years	5-15 Years
The following objectives represent what Providence City would like to achieve over the next 15 to 20 years for its Public Safety	The following action-based strategies will help Providence achieve the overall goal and objectives for Public Safety and Emergency		

and Emergency Management Services. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	Management Services. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Provide law enforcement services that protect individuals and businesses in Providence City.	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for law enforcement services.		
2. Provide animal control services and shelter that meet the needs of Providence City.	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for animal control and animal shelter services.		
3. Provide fire protection services with a reasonable response time for all areas within Providence City boundaries.	a. Evaluate the feasibility of options for fire protection services including but not limited to: volunteers, contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.		
	b. Prepare a master plan for capital facilities needed		
	c. Evaluate the possibility of a public safety impact fee.		
	d. Feasibility of building a fire station with either a full time fire chief over volunteers or a full time fire department staff		
4. Provide emergency medical services and transportation with a reasonable response time for all areas within Providence City boundaries.	a. Evaluate emergency medical services and transportation every 5 years to see if options have changed.		
5. Cooperate with the Utah Division of Forestry, Fire, and State Lands (FFSL) to protect non-federal land from wildland fire.	a. Adopt and update a Community Wildfire Preparedness Plan (CWPP).		
	b. Ensure that the City's fire service provider meets minimum standards for wildland fire training, certification, and equipment based on nationally accepted standards as specified by FFSL in Utah Admin. Code R652-122-1400 (2017).		
	c. Annually review and approve the Annual Participation Commitment Statement before the start of each fiscal year.		
	d. Implement prevention, preparedness, and mitigation actions which are identified in the CWPP and lead to the reduction of wildfire risk, in accordance with the Annual Participation Commitment Statement.		
	e. Publish fire risk map		
	f. Annually review the fireworks policy and restrictions.		
	a. Evaluate outsourcing vs. in-house revenue/expenses and efficiency for		

6. Provide for inspection services to ensure the construction of safe structures in Providence City.	building permit and associated inspection management.		
	b. Evaluate and work with contracting agency or with authorized city staff to provide for annual fire inspections.		
	c. Work with Cache County Emergency Management to enhance emergency response and preparedness capabilities.		
	d. Develop an education program discussing what to do in an emergency		
	e. Develop and encourage resident participation in a city-wide notification system.		
	f. Investigate and evaluation options for resilient structures.		
	g. Evaluate city staff positions and necessary training for emergency management.		
7. Floodplain and storm water management and mitigation.	a. Maintain flood plain maps		
	b. Master plan of waterways: Logan River, Spring Creek, irrigation canal and ditches, storm drain pipes, catch basins, detention basins and private systems.		
8. Create an evacuation plan and route.	a. Vehicle route, foot path, traffic control, Refuge centers/Incident Operations Center		



CHAPTER 10 – Annexation Policy Plan

10.1 – WHAT WE KNOW

Annexation Policy Plan Requirements:

Utah Code Ann. § 10-2-401.5(1): After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.

Utah Code Ann. § 10-2-401.5(3): Each annexation policy plan shall include:

(a) a map of the expansion area

(b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria

(c) justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary; and

(d) a statement addressing any comments made by affected entities at or within 10 days after the public meeting to allow affected entities to examine the proposed annexation policy plan and provide input on it.

Utah Code Ann. § 10-2-401.5(4): In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

(a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;

(b) consider population growth projections for the municipality and adjoining areas for the next 20 years;

(c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:

(i) to facilitate full development of the area within the municipality; and

(ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;

(d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;

(e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and

(f) be guided by the principles set forth in Subsection 10-2-403(5)

Background.

- Providence City is a municipality located in Cache County in Northern Utah. The City is bounded on the north by Logan City and River Heights City, on the south by the City of Millville, on the west by Nibley City and on the east by the Wasatch Cache Uintah National Forest. The city is a growing residential community, with a growing commercial area, and thriving cottage industry, within the greater small metropolitan area that is rapidly transitioning from historically agricultural roots.
- Providence City is a 5th Class city (a municipality with a population of 1,000 or more but less than 10,000) located in the regional Logan Metropolitan Statistical Area. The estimated population is 7,270.
- Providence City operates under the 6-member council (one of which is the mayor) form of government.

Expansion Area.

- As Providence City considers areas of expansion, it is the intent to avoid gaps between or overlaps with the expansion or areas of other municipalities. However, in discussions with neighboring cities, it may be in the best interest of both entities to have some overlap areas.

Demographics and Population

- The following 2016 demographic information was taken from Data USA (datausa.io/profile/geo/providence-ut/) and US Census Bureau American FactFinder.
    - The population of Providence City is 94.3% White, 3.73% Hispanic, and 0.84% other. 98.2% percent are US citizens, and 6.09% speak a non-English language.

- The median age is 31.6. The median household income is $70,645. The median property value is $244,400 and the homeownership rate is 82.2%. 6.9% of individuals are below poverty level. Providence City has an estimated 2,209 housing units.
- Most people in Providence City commute by driving alone, and the average commute time is 16.2 minutes. The average car ownership is 2 cars per household.

- The following population projections, taken from the Governor's Office of Management and Budget, use the 2012 Baseline.
  As of June 2018 Utah State Tax Commission estimates the City's population at 7,411.
  *This population amount was calculated using an annual growth percentage of 1.0058 per year.
  **These estimates used the adjusted 2020 estimate multiplied by the percentages from the 2012 Baseline.

	Census	Projections			
Entity	2010	2020	2030	2040	2050
Cache County	112,656	139,228	168,136	196,559	232,468
Providence City*	7,075	7,564*	9,837**	11,499**	13,600**
River Heights City	1,734	2,088	2,152	2,258	2,557
Logan City	48,174	57,057	63,943	76,685	92,987
Millville City	1,829	2,196	2,593	2,951	3,834
Nibley City	5,438	8,796	14,136	15,725	18,597

Public Services and Infrastructure:

- Providence City has developed and maintained the following public services associated with infrastructure throughout the community.
  - Providence City provides repair and maintenance of approximately 36 miles of city streets and sidewalks. Operations include pavement surface maintenance, pedestrian facility (sidewalks, crosswalks, etc.) maintenance, street sweeping, and snow removal.
  - Providence City maintains 11 parks consisting of approximately 45 acres (Alma H Leonhardt – 310 West 250 North, Braegger – 300 South 300 East, Brookside – 38 East Spring Creek Parkway, Cattle Corral – 150 East 200 South, Hampshire – 650 South 300 West, Hillcrest – 800 South 400 East (being developed), Jay's Well – 400 South Main (being developed), Meadowridge – 251 South 325 West, Uptown – 100 East 100 North, Von Baer – 350 East Center, and Zollinger – 61 North 200 West). The parks include a variety of features, informal landscapes (natural trees, shrubs, grassed areas), formal landscapes (hardscapes/paved areas, trees, and large turf areas), buildings, and play structures.
  - Providence City operates and maintains the Providence City Culinary Water System. As of March 31, 2018, the City had 2,127 connections to the system; 63 commercial, 4 agricultural, 2,012 residential, 19 apartment/PUD, 15 church/school, 13 City owned and 1 miscellaneous. During calendar year ending December 31, 2017, the City delivered 673,621,000 gallons of water. The system is divided into three water pressure zones; and includes a natural spring (Broad Hollow), four reservoirs, and three wells.
  - Providence City operates and maintains the collection lines for the Providence City Sewer System. As of March 31, 2018, the City had 2,046 connections to the system and approximately 35 miles of collection lines. The City contracts with Logan City for wastewater treatment. During calendar year ending December 31, 2017, Logan City treated 282,165,000 gallons of wastewater for the City.
  - Providence City operates and maintains the storm water drainage system. As of March 31, 2018 there were 2,439 units in the service area.
  - Providence City operates and maintains the Providence City Cemetery. The Cemetery is located at 925 River Heights Blvd, River Heights UT and consist of 14.71-acres (+/-).
  - Providence City owns stock in several irrigation companies. It is the largest shareholder in both Spring Creek Water Company and Blacksmith Fork Irrigation Company. An Exchange Agreement with both irrigation companies allows Providence City to use additional water from Broad Hollow Spring for culinary use. Providence City also uses its shares to water Braegger Park and Hampshire

Park. Providence City also sells excess water from its irrigation shares to area residents, reducing the summer demand on the culinary system.

- Providence City also contracts for municipal services such as fire protection, emergency medical service and transportation, garbage/recycling/green waste collection, wastewater treatment, law enforcement, animal control, animal shelter, and building permit review and associated inspections. Providence City works with the Utah Division of Wildlife Resources for problems involving wildlife.
- Providence City has a Justice Court that also serves the cities of Millville and River Heights. Justice Courts are certified in four-year terms. On January 5, 2016, the Judicial Council re-certified the Providence Justice Court for a four-year term effective February 8, 2016. The State of Utah requires that certain standards be met in the operation of a Justice Court. In establishing minimum requirements, the Judicial Council has determined that Justice Courts with higher case filings require greater support services. Justice Courts within the state are divided into four classes based upon the average monthly cases filed in that court. A Class IV Court has the lowest case volume. Courts which have an average of more than 60 but less than 201 cases filed each month are classified as Class III Courts. During Fiscal Year ending June 30, 2017, the Providence Justice Court had 84 Criminal cases filed, 50 General Civil cases filed, and 611 Traffic/Parking cases filed for a total of 745 cases filed; an average of 62 cases per month. The Providence Justice Court meets the required standards for a Class III Court.
- Providence City works with volunteers and other entities to operate successful recreational opportunities and programs such as organized sports, playground program, and the non-motorized trail in Providence Canyon. Other recreation programs and activities include Oktoberkraut (City Celebration and Car Show), Miss Providence Pageant, tennis and pickleball clinics, and kickball. Providence City also has a disk golf course and a splash pad.
- Providence City is home to the Cache County Library – Providence/River Heights Branch. Providence City currently contracts with Cache County and River Heights City for library services.
- Providence City is in the Cache County School District. Providence City is home to Providence Elementary (grades K – 6) and Spring Creek Middle School (grades 7 – 8). Students in grades 9 – 12 attend Ridgeline High School in Millville. Providence City is also home to the Center for Creativity, Innovation & Discovery, a charter school that opened its doors for the 2017/2018 school year (grades K – 8).
- Providence City is fortunate in that its east boundary is adjacent to Providence Canyon and property owned by the State of Utah Department of Natural Resources, and used as a wildlife management area. Natural springs in Providence Canyon are the headwaters for Spring Creek, a natural waterway that runs northwest throughout Providence City adding to the charm and character of Providence City. Also approximately one mile east of the east boundary is the Wasatch-Cache National Forest, a 533,840-acre area of National Forest System land in Utah and Idaho that the U.S. Forest Service established on July 1, 1908.

10.2 – HOW DOES THIS HELP US PLAN FOR THE FUTURE

As the population and demographics grow and change, it is the intent of Providence City to maintain the aesthetics of a "home town" character while expanding the tax base and providing for population growth. The farming life style is diminishing; business, employment, and leisure interests and opportunities are changing. Agricultural land is converting to commercial and residential uses; zoning is changing to meet the new demands.

Providence City has developed commercial business areas including designated zoning districts with the intent of providing place for businesses that provide sales tax revenue for Providence City, and place for a mix of commercial and residential uses. Providence City also has a strong cottage industry and continues to evaluate uses that promote cottage industry while maintaining compatibility with residential neighborhoods.

Along with traditional single-family neighborhoods. Providence City is also developing neighborhoods with a mix of residential housing types in efforts to provide housing for a variety of income levels, life styles, and densities.

The infrastructure and public services that Providence City operates and maintains have been designed to expand and/or extend into neighboring areas that are currently in the adjacent unincorporated areas of the County and areas currently within Millville City boundaries. Providence City and Millville City have discussed the possibility of boundary line adjustments between the two cities. Chapter 9 of the General Plan Update May 2018 lists the goals, objectives, and strategies for future operations, maintenance, and expansion of each service.

It is not the intent of Providence City to acquire more land than the City can reasonably service. Providence City has considered the surrounding unincorporated areas and has planned to annex those areas where the City can provide municipal services as demand occurs.

In determining whether or not to grant the annexation petition, the City will use the following specific criteria and matters relevant to these criteria to guide the decision.

1. Public Services (Utility). Existing public utility services such as culinary water, sewer, and storm water facilities have the capacity to service the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense.
2. Public Services (Emergency, Law Enforcement, Fire, Environmental, Etc.). The City and/or agencies have the ability to maintain the current level of service provided to the City for the proposed annexation area with existing personnel and facilities.
3. Transportation Services. Streets connect to and have the capacity to service the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense. This includes the incorporation of multi-modal transportation: pedestrians, bicycles, mass transit, etc. where appropriate.
4. Tax Base and/or Economic Benefit. The City will consider the impacts of the proposed annexation area on the existing tax base and/or economic base.
5. Control of Development in the Area. The City will consider the importance of controlling the development of the proposed annexation area.
6. Sensitive Areas, Natural Hazards, and Geotechnical Information. Consider site conditions, mitigation strategies, and design and construction recommendations for the proposed annexation area.
7. Recreation, Parks, Trails. Existing parks, trails, and recreation areas currently have the capacity and/or are designed to extend into the proposed annexation area; or the applicant agrees to construct the necessary facilities, as approved by the City, at the applicant's expense.
8. Education System. The City is located in the Cache County School District (CCSD). CCSD establishes individual school boundaries and student population. Providence City provides information to CCSD as requested.

In determining not to include property in the annexation policy plan, the City considered the following criteria and matters relevant to these criteria to guide the decision.

1. Non-developable sensitive areas. The following non-developable sensitive areas are further defined in Providence City Code Title 10 Chapter 5 Section 2: Jurisdictional Wetlands, Steep Slopes, Natural Waterways or Open Water. In as much as none of the acreage encumbered by non-developable sensitive areas can be considered for development density and none of the areas may be built upon or within except for required public utility and facilities, the City chose to exclude properties containing a significant amount of non-developable sensitive areas.
2. Utility Services. The City chose to exclude properties that would require the extension of services underneath Blacksmith Fork River. The City also chose to exclude higher elevation properties that would require an additional water pressure zone. The City also chose to exclude properties that could not install gravity flow sewer, if the potential for commercial use was low.

10.3 – OVERALL GOAL AND OBJECTIVES

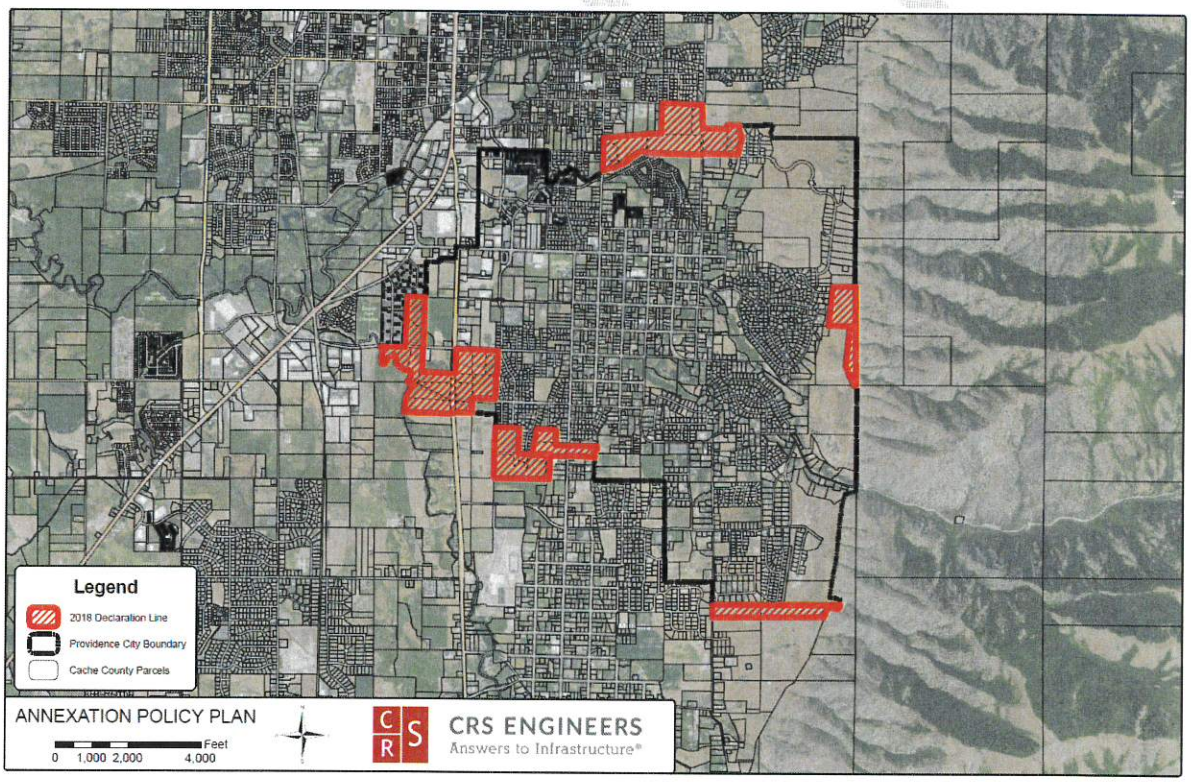
The following goal, objectives, and action strategies provide a framework for addressing the concerns and opportunities for annexing areas into Providence City. The overall goal provides the vision and the objectives represent what the City would like to achieve. The strategies are action items that direct how the overall goal and objectives will be achieved.

OVERALL GOAL FOR THE CHAPTER – THE GUIDING VISION & INTENT

Providence will plan for and provide services to areas proposed for future annexations.

OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?	STRATEGIES – HOW DO WE MAKE IT HAPPEN?	1-5 Years	5-15 Years
The following objectives represent what Providence would like to achieve over the next 15 to 20 years for their Annexation Policy Plan. The means for how Providence will work toward these objectives is captured in the Action Plan Strategies.	The following action-based strategies will help Providence achieve the overall goal and objectives for Annexation Policy Plan. Strategies are categorized as short-term (1-5 years) or long-term (5 – 15 years).		
1. Provide a map of the expansion area.	a. The map of the expansion area is included in the General Plan Update May 2018 Appendix		
2. Identify the need for municipal services in developed and undeveloped unincorporated areas.	a. Consider the capacity and location of existing services in the unincorporated areas. Document the factor(s) considered by the planning commission.		
3. Identify the municipalities plans for extension of municipal services.	a. Consider the feasibility of options for fire protection services including but not limited to: contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.		
	b. Prepare a master plan for capital facilities.		
	c. Continue to evaluate and update the capital facilities plan as needed.		
4. Identify how the services will be financed.	a. Review and update as needed current service fees, connection fees, impact fees, and tax rates.		
	b. Review development requirements for infrastructure expansion and installation and servicing.		
5. Provide an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.	a. Require applicants to prepare an analysis of tax consequences within the city boundary and the expansion area.		
6. Identify the interests of all affected entities.	a. Consider and continue work with affected entities, including Cache County, the school district, neighboring communities, utility providers and contract service providers to have		

	services available as property owners in the proposed annexation areas petition the City for annexation.		
	b. Review and update the City's master plans as growth and life styles change to include redevelopment of facilities and services as they begin to deteriorate.		
	c. Continue to place a high priority on keeping good working relationships with all neighboring entities.		
7. Identify certain areas that the City does not want to consider for annexation.	a. Document the factor(s) considered for each area and the justification for not including the area.		
	b. If developer(s) request the area to be included in the annexation policy plan, the City has the expectation the developer(s) will provide solutions and compensation for mitigation strategies.		

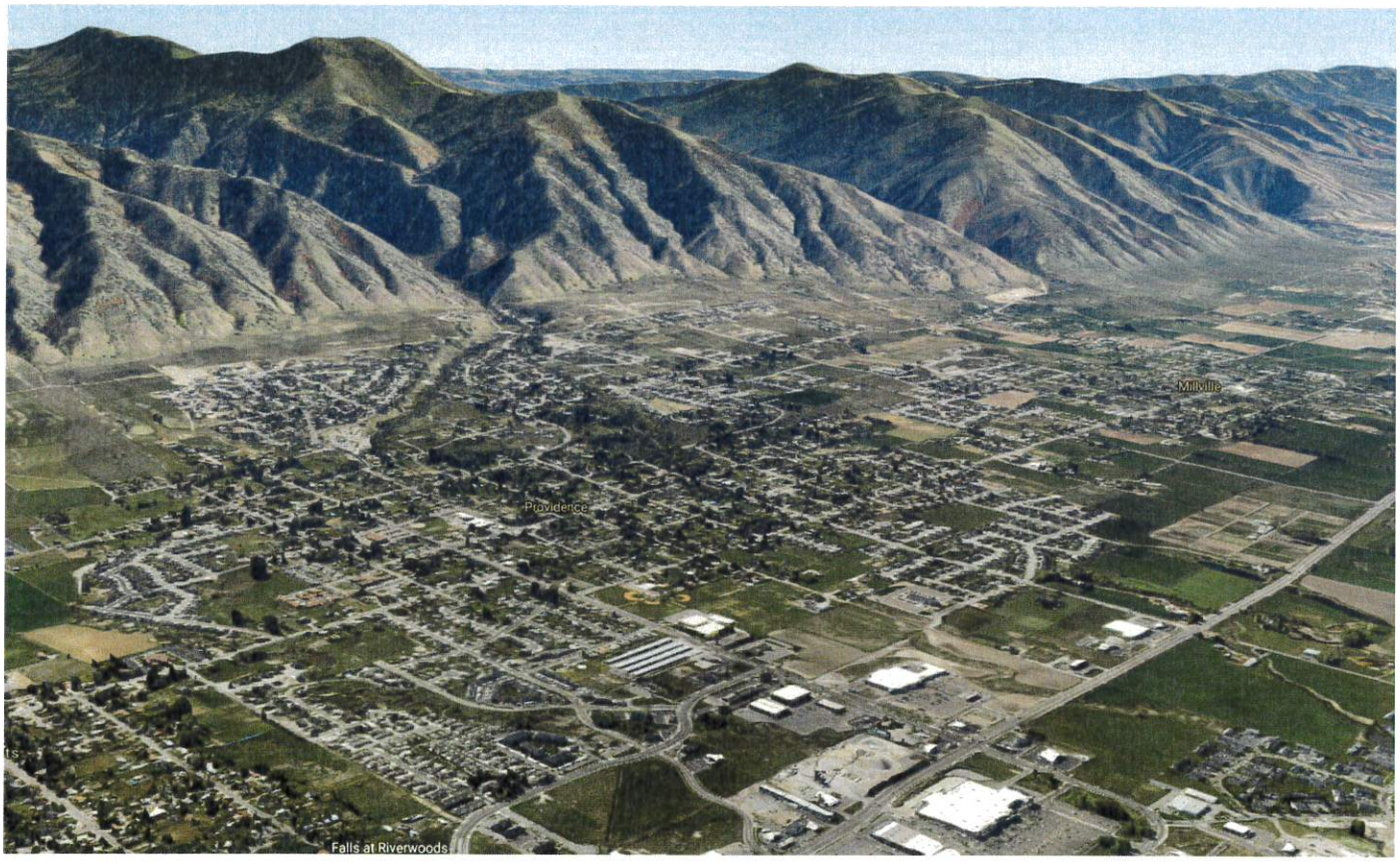


Resources & References

BEST PRACTICES

This chapter provides best practice references that are intended to be used as resources for the implementation. They support both the big picture ideas of the Framework for the Future and Key Initiatives in Chapter 3, as well as the more specific goals, objectives, and action strategies in the plan elements address in Part Two of the General Plan document.

In general, the Best Practices included are a specific representative reference intended to be just one of several resources for a more comprehensive topic. While many of the Best Practices are applicable to many different contexts, others have been included for the specific context and associated opportunities, as well as potential challenges, of Providence City.



SUSTAINABLE URBAN DEVELOPMENT TOOLKIT



Urban Development: Sustainable, livable communities are built on the principles of interconnected green space, multi-modal transportation, and mixed-use development. Connections are made through an integrated network of sidewalks, trails, bike lanes, transit stops, and streets. A variety building uses including, commercial, institutional, educational, and housing are readily accessible. Following these practices creates not only an environmentally sustainable city, but a healthier population, both physically and socially.

More information found at: ***www.asla.org/sustainableurbandevelopment.aspx***

HEALTHY + LIVABLE COMMUNITIES TOOLKITS



The American Society of Landscape Architects (ASLA) offers several toolkits on how to create a better built environment. Toolkits are how theories are put into practice. Each "tool" in a toolkit is a best practice. Three of their toolkits—Sustainable Transportation, Healthy and Livable Communities, and Sustainable Urban Development—are applicable for Providence. Each toolkit is divided into the following sections:

- Organizations
- Resources
- Research
- Projects

More information found at: ***www.asla.org/livable.aspx***

SUSTAINABLE TRANSPORTATION TOOLKIT



Transportation: The character of transportation corridors determines the form, pattern and sense of place in communities. Transportation infrastructure, such as roads, intersections, alleys, and parking lots, together account for 20-40% of urban land. Sustainable transportation follows best practices for transportation that integrates driving, biking, and walking with the natural environment to create multi-modal systems that are safe, beautiful, and comfortable.

More information found at: ***www.asla.org/sustainabletransportation.aspx***

CONSERVATION SUBDIVISION



Conservation subdivisions are a method of managing development in such a way to preserve open space within and around a residential subdivision. Sometimes equated as "golf course communities without the golf course", conservation subdivisions cluster home developments in a more compact arrangement. The developer is able to maintain the same number of parcels, but at a smaller scale, thus allowing communal open space for the residents. Ideally conservation subdivisions should be designed to complement a larger network of green infrastructure. A well-designed conservation subdivision will maintain contiguous blocks of open space that connect to open space on adjacent parcels. There are a number of short term and long term benefits to this method of development. These include:

- Shorter runs of utilities
- Less roads to construct and maintain
- Reduce pavement area/reduce stormwater runoff
- Improved marketability/more desirable for future homeowners with guarantee that open space will remain undeveloped
- Homes appreciate faster and sell for higher prices than traditional subdivisions
- Environmental benefits: reduces runoff and pollution, habitat protection, preservation of wildlife corridors, biodiversity

More information found at:
http://conservationtools.org/library_items/349-Conservation-Subdivision-Design-Handbook
www.landchoices.org/conservationsubs/consubs_pdfs/ggbrochure2009.pdf

WALKABLE AND LIVABLE COMMUNITIES



The success of creating a walkable, pedestrian focused community is significantly affected by building placement. Failure to do so often results in the post 1950s standard of suburban sprawl, where the automobile is given precedent, creating vast landscapes of parking lots dotted by disconnected box store development. By identifying five crucial areas of the urban form, proper treatment to these components can result in an attractive, accessible, and desirable city environment. Best practices for building placement identify the following components for consideration:

Edges: Well-designed edges, such as buildings that line the sidewalk, provide a sense of enclosure and define the space for the pedestrian. Street trees along edges are an important component in created a satisfying experience for pedestrians.

- Sidewalks: Sidewalk width should accommodate a variety of uses, including strolling, standing, sitting, as well as quick moving pedestrians.
- Parking: Place parking on the street, or in lots that are discreetly screened through careful building placement.
- Buildings: Quality building design, including not only form, but material selection and visibility from within and outside the building enliven the street edge and create an attractive urban environment.
- Character: Buildings should create an identity and sense of place for the location it is found in.

More information found at: ***www.walklive.org/walkability/***

SMART GROWTH IN SMALL TOWNS & COMMUNITIES



Not every small town is alike; some are small communities struggling to maintain a healthy population or economy, while other small towns experience the opposite problem of too much growth too quickly, therefore losing the "small town" qualities that were the initial appeal for many of the community. The Environmental Protection Agency has created a library of resources and strategies for small down development that will help regulate growth and maintain character. Included in these guidelines are:

- Land use planning to focus growth in town centers and achieve a walkable community
- Natural landscape protection, enhancements for recreation, and environmental protection
- Walking, biking, and public transit alternatives appropriate to a small community

More information found at: ***www.epa.gov/smartgrowth/smart-growth-self-assessment-rural-communities***

GREEN INFRASTRUCTURE



In response to the unique climate conditions of the semi-arid west, the Environmental Protection Agency has created a series of guidelines for low-impact development and green infrastructure that responds to Utah's water needs. The principles of Low Impact Development (LID) include methods of building design and community development in a way of keeping storm water runnoff as uncontaminated as possible. This is done to slow storm water to mitigate erosion and flooding, while also allowing the stormwater to soak in and require aquifers. Additionally these practices treat polluted stormwater and prevent contamination in nearby aquifers, streams, and waterways. This is achieved through the development of green infrastructure in the community. The methods and implementation guidelines for the various green infrastructure alternatives include:

- Green Roofs (more appropriately known as living roofs or eco-roofs)
- Rain Gardens
- Bioswales/Bioretention Cells
- Detention/Retention Ponds
- Porous Pavements
- Rainwater Harvesting

More information found at: ***www.epa.gov/region8/green-infrastructure***

FORM-BASED CODE



Form-Based Code provides an alternative solution to the standard, yet not necessarily effective model of zoning, by integrating uses, allowing for more efficient and vibrant community design. Manuals have been created for the use of city leaders as a means of implementing a Form-Based Code, appropriate to their municipality. Some elements of a Form-Based Code include:

- Regulating Plan: A plan that defines the locations for which different building standards apply
- Public Standards: Defines the standards of design for components found in the public realm such as, sidewalks, street trees, furniture, etc.
- Building Standards: Sets out the expectations as related to configurations, building function, and features.

Additional parameters that would be incorporated in the document include architectural, landscape, environmental resource, and signage standards.

More information found at: ***www.formbasedcodes.org/***

NEIGHBORHOOD DEVELOPMENT CERTIFICATION



Leadership in Energy and Environmental Design (LEED) Certification has extended beyond sustainable building design to now include standards for better neighborhood development (LEED-ND). These standards award sustainable practices that promote better overall health, quality of life, and enhance the natural environment. LEED standards can be utilized when revising new codes and regulations for cities. Some categories eligible for credit include:

- Smart Location and Linkage: Diminish the impact of sprawl on the natural environment by consideration of location of development and available access to alternative transportation
- Neighborhood Pattern and Design: Creating more efficient, vibrant, and healthy communities by creating walkable, mixed-use neighborhoods
- Green Infrastructure and Buildings: Creating buildings and infrastructure in such a way that reduces energy and water use, reuses existing structures, and utilizes more sustainable materials in the construction of new or repurposed buildings

More information found at: ***www.usgbc.org/guide/nd***

LIFECYCLE HOUSING



The practice of Lifecycle Housing involves reintroducing the model of providing a mix of housing types in a more centralized location. Typical suburban development tends to segregate people based on their stages in life. By creating a variety of choice for living, ranging from the retired empty nesters, to the fixed-income student, to the aging grandmother, a wide variety of individuals and families live in close proximity to each other, creating a more dynamic social environment.

- Accessory Dwelling Units: are units that are either attached to or exist of the same property as the single family home. These homes provide alternative housing options for those wishing to live in a neighborhood with homes that may be otherwise too large or expensive.
- "Missing Middle" Housing Types: a term created to identify the housing types that are frequently left out of new development. These housing types include duplexes, courtyard apartments, townhouses, and live/work housing. These models are necessary in providing homes that are compatible in scale with single family homes, but still allow for walkable communities.
- Mixed housing types in one 'neighborhood' provide the opportunity for people to remain in the same area, where they are familiar with the people and services nearby.

More information found at: ***www.missingmiddlehousing.com/***

MODEL SMART GROWTH CODES



The American Planning Association (APA) report provides planners and policy makers with a tool to make better land development decisions that ultimately result in more compact, walkable, mixed-use cities. The report enables policy makers with a means of updating and creating new regulations for smarter community growth. Multiple models of smart growth ordinances are explored in the document, providing users with several options for framing desired growth. Some of these ordinances include: Mixed-Use Zoning, Town Center Zoning, Affordable Housing Density, Transfer Development Rights, Transit Oriented Development, and Form Based Code Overview.

More information found at: ***www.planning.org/research/smartgrowth/***

BIKEWAY DESIGN GUIDE



Similar to the Urban Street Design Guidelines, the Bikeway Design Guide provides municipalities a clear and efficient manual for creating safe and enjoyable streets for bicyclists. Given the recognized value of building accessible roads for cyclists, this manual provides an effective strategy for such implementation. The manual seeks to overcome the deficiencies of standard practices set out by American Society of State Highway and Transportation Officials and invite cities to create context appropriate solutions for their city. The guide sets out design guidelines based on three levels: Required, Recommended, and Optional. Understanding the complex nature of individual locations, these guides provided planners, engineers, and designers with a malleable framework, allowing them to create a bicycle friendly environment that is appropriate to their residents' needs.

More information found at: ***www.sustainablesites.org/***

SUSTAINABLE SITES INITIATIVE



The Sustainable Sites Initiative (SITES) is a is an interdisciplinary effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices.

Similar to LEED, SITES is a rating system for sustainable landscapes. As urbanization and development continue, that growth "profoundly impacts ecological systems as well as the health, safety, and welfare of our communities." Buildings, infrastructure and other components of a city should not be built without regard to their impacts on ecologically resources and the quality of life of a community. The SITES rating system consists of 10 areas. Pre-requites are required in 9 of the 10 areas before a project is eligible for certification. Certification levels vary depending on how many points a project achieves. Like LEED, SITES is administered by Green Business Certification Inc. (GBCI).

More information found at: ***www.sustainablesites.org/***

STREET DESIGN GUIDELINES



The Urban Street Design Guide is a manual created for municipalities to utilize as a blueprint for higher quality and efficient street design. Given the prolific number of streets in most American cities, the guide seeks to outline a clear vision for street development and how to best implement quality design practices. Given the principle that each city is different and presented with its own unique challenges and opportunities related to their streets, the manual provides three levels of guidance: Critical Features, Recommended Features, and Optional Features. Critical Features consist of design elements that are mutually agreed upon as unquestionably necessary for success. Recommended Features suggest implementation of elements that provide added value and are seen a certainly beneficial, though not absolutely necessary. The final level of guidance, Optional Features, set out situational dependent suggestions that could enhance the street network, provided they are utilized in the appropriate scenario.

More information found at: ***www.nacto.org/publication/urban-street-design-guide/***

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PROVIDENCE GENERAL PLAN UPDATE - 2017

KEY GOALS – MASTER PLAN 2000

In the Master Plan 2000, the following were identified as key goals for each of the categories.

Which goals have been achieved or had progress made towards achievement? Which goals are still relevant today?

Read through each section and then mark the boxes that apply to each of the key goals:

- Goal Achieved
- Progress Made
- Still Relevant

Design Review	Goal Achieved	Progress Made	Still Relevant
• **Commercial development consistent with residential character**			X
• **Design standards that are flexible, yet consistent**			X current standards are too flexible
• **Preserve historical assets**			X

Residential Development	Goal Achieved	Progress Made	Still Relevant
• **Develop based on density and include mixed residential uses. Open space shall be included as part of overall density.**			X
• **Residential development should be limited in sensitive areas**		X Hazardous zones designated	
• **New residential development should increase mobility and connectivity of the City's transportation system and provide design for pedestrian friendly development.**			X Need to coordinate with other jurisdictions where sidewalks connect
• **Residential development should not be encouraged within the major utilities easement on the east bench of the City.**			X
• **Safety and aesthetics are important objectives in any new**			X

residential development.

Open Spaces	Goal Achieved	Progress Made	Still Relevant
• Flexible planning concepts and adherence to the stated principles. Encourage planning and management.			X Consistency is important
• Retain the feel of open space continuing the community's rural character.			X Note: rural is not the same as ag
• Create civic open spaces and safe, pedestrian friendly streets. Develop schools, city center, and parks as centers of open space.		X Two new parks	

Urban Trails	Goal Achieved	Progress Made	Still Relevant
• Preserve rural character by providing trails for walking and biking			X
• Assist the needs of transportation systems by enhancing the use of urban trails. Integrate trails into natural settings.			X

Parks and Recreation	Goal Achieved	Progress Made	Still Relevant
• The city should actively pursue continued development of parks as places of open space and centers of community activity.		X Make sure impact fees are refunded	X

Transportation Corridors	Goal Achieved	Progress Made	Still Relevant
• Provide safe, flexible, efficient, accessible, and aesthetically valuable transportation corridors throughout the City.		X	X
• Integrate alternative means of transportation.			X
• Current vehicular routing problems must be resolved.		X Roundabouts Road plan	

ANNUAL REVIEW TEMPLATE		
Check when complete	Strategies: One Time Tasks	Accomplishments
	Chapter 5	
	5.1a Consider adopting form based code either city-wide or for designated areas that may see a mix of uses in the future to facilitate consistency in development patterns	
	5.1b Review and update development, design and construction standards.	
	5.1d Review existing zones and policy options.	
	5.2a Create design guidelines for areas of the city, which would benefit from an area-specific design review process.	
	5.3a Create and develop operation and maintenance fee structure informed by actual costs of city-provided infrastructure.	
	5.3b Create and develop impact fee structure informed by actual costs of city-provided infrastructure	
	5.4a Identify open space, environmentally sensitive land, and utility easements where development is not appropriate.	
	5.4b Identity areas within and bordering the City, such as the foothills, waterways, migration routes, prominent vistas, green-belts, and other natural features.	
	5.4c Develop a plan to preserve these features and incorporate them into the City's land uses.	
	5.6a Integrate design standards and conservation subdivision standards as part of the zoning ordinance and subdivision standards.	
	5.6b Evaluate buffers between zones and setbacks between land uses.	
	5.7a Review existing areas to improve connectivity with new areas.	
	5.7b Review design standards applicable to each zone	
	5.7c Consider adopting form-based code with city-wide that may see a mix of uses in the future to facilitate consistency in development patterns.	
	5.7d Indicate areas where there is an option between multiple future zones.	
	5.8a Identify the historic assets of Providence.	
	5.8b Consider a regulatory historic district.	
	5.8c Consider methods to protect historic assets of Providence.	
	5.9a Maintain future zoning map and review on an annual basis.	

	5.9c Create and update a map that shows the major centers and nodes of the City.	
	Chapter 6	
	6.1a Develop a city-wide inventory and mapping of existing sidewalks, crosswalks, pathways and trails and their location, condition, gaps, access and inter-connecting points.	
	6.1c Identify compliance with ADA standards, conflicts with vehicular traffic and hazards.	
	6.1d Determine what improvements are needed, prepare estimates, complete design and secure a budget.	
	6.2a Utilize the Cache Countywide Trail Master Plan and work with the Cache Trails Coordinator to survey and identify bicycle and pedestrian pathways. Involve citizen input from residential, commercial, educational and seniors.	
	6.3a Develop and adopt a streetscape design and framework for the City to guide future development patterns and to make functional and aesthetic improvements to existing public rights of way.	
	6.3b Establish standards for landscaping to minimize damage to infrastructure in streets and public right of way.	
	6.3c Evaluate streets lights for energy efficiency, MUTCD compliance and dark-sky compatibility.	
	6.4a Inventory city streets and identify the Functional Classification of each street with respect to location, use, route and priority.	
	6.4b Prepare maps showing all City streets, county roads, state highways, private roads, alleys and adjacent neighboring interconnections.	
	6.4d Develop maps showing traffic control, traffic signals, street signs, street paint markings. Assure improvements are in compliance with City standards and the MUTCD.	
	6.4e Identify maps mass transit and school district routing and stops.	
	6.4f Develop vehicular and pedestrian 'Public Right of Way Access Plan'	
	6.4g Determine appropriate 'restrictive' conditions for approval for Cul-de-Sac improvements.	
	6.6a Determine right of way corridors, that impact transportation right of ways, necessary for the access, setbacks, buffers and the movement of vehicles, pedestrians, utilities and services (above and below ground, pipelines and electronics, etc.) and naturally occurring	

	processes (streams, watershed, wildlife migration, etc.).	
	6.6b Develop design standard cross sections for said corridors that will systematically accommodate necessary uses and mitigate interference and problematic cross connections.	
	6.6d Prepare maps, dimensions and standard details, directions and diagrams for said corridors.	
	6.6e Establish standard dimensions and details for 'Easements' with respect to utilities (e.g. Public Utility Easement, PUE) and pathways, etc.	
	6.5a Coordinate with and make application to the Cache Metropolitan Planning Organization (CMPO) for transportation improvements that include streets, sidewalks, pathway and trails.	
	6.5b Determine what improvements are needed, prepare estimates, complete design and secure budget.	
	6.2b Mitigate pedestrian movement limitations throughout the city (e.g. cul-de-sac, dead-end streets, water channel crossings, etc.).	
	6.2c Determine project improvements, estimate, complete design, and secure budget. (bicycle and pedestrian network)	
	6.1b Implement traffic calming measures where the potential for frequent pedestrian and vehicle conflicts has been identified based on citizen input and available crash data.	
	Chapter 7	
	7.1d Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing development on land acquired for such purposes.	
	7.3c Increase flexibility in development standards allowing for reduction of site development costs, including allowances for zero lot line and clustering.	
	7.3d Streamline the local administrative development review and permitting process to allow for cost reductions.	
	7.6c Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.	
	7.6d Adopt quality standards to help erase negative attitudes and increase acceptance of affordable housing.	
	7.6e Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.	

	7.6f Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.	
	7.6h Consider amending residential zoning ordinance to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.	
	7.6i Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.	
	7.6j Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.	
	Chapter 8	
	8.1a Prepare and update a watershed protection plan above and within the City	
	8.1b Prepare and update a water source protection plans for all culinary water sources	
	8.1d Implement plan and enforcement code preventing the inappropriate and illegal discharge of solid or fluids onto the land, into waterways or into the sewer system or ground water aquafers	
	8.2a Develop a water conservation plan that includes public education for using water wisely preventing runoff and contamination.	
	8.3a Select and plan for areas for to preserve open space, parks, trails, scenic views, etc.	
	8.3b Identify naturally occurring areas on hillsides (steep), unbuildable sites (wetlands, under power lines, rocky outcrop), protected water sheds, waterways, canals, pathways.	
	8.3c Utilize development to incorporate open space such as athletic fields, churches, cemeteries, schools, river walkways, setbacks, buffers, civic gathering places	
	8.3d Develop an education program that helps the public understand the costs of development and maintenance for open space, bicycle pedestrian trail, parks, river walkways., etc.	
	8.3e Specify a north/south "power line trail" and select scenic views native to our area and create a plan to provide for their enjoyment.	
	8.3f Create a plan and guidelines for placing benches or seating structures to support a multi-modal network and allow for enjoyment of scenic views.	
	8.4a Protect the mountainside area for winter-feeding range.	
	8.4b Develop a public education program that addresses coexistence with both domestic and non-domestic animals	

	8.4c Develop a plan to preserve green space along Spring Creek	
	8.5b Develop a public education program for deer management strategies.	
	8.6a Utilize the BRAG Pre-Disaster Mitigation Plan 2015 to identify sensitive areas.	
	8.7b Develop a public education program to assist the public in identifying and eradicating Noxious Weeds	
	Chapter 9	
	9.1b Develop solutions for promoting ground absorption landscaping and on-site storm water retention	
	9.1e Develop public education program for the instruction of wise water use and water conservation.	
	9.1f Evaluate the feasibility of a secondary pressurized irrigation system	
	9.2a Increase storage capacity to meet growing culinary water demands, peak flow and fire flow protection supplies.	
	9.2c Develop a plan and budget for maintenance, repair, upgrade, and replacement of existing facilities.	
	9.2d Evaluate and protect water shed and point source protections areas.	
	9.3a Review and update the current sewer masterplan	
	9.3b Evaluate the feasibility of options for a wastewater treatment plant.	
	9.3d Develop plan to monitor the sewerage flows and capacity of sewer pipeline system	
	9.3e Develop a public education program explaining what are unacceptable discharges into the sewer system to include the problems with home sump pumps.	
	9.4a Create a maintenance plan including standards and the identification of a maintenance funding stream.	
	9.4b Create a development impact fee schedule that will adequately cover new infrastructure development costs.	
	9.5b Maintain a current parks master plan identifying locations for new parks and expansion of existing parks or sports facilities to meet current and future demand.	
	9.5c Evaluate current impact fees for property acquisition and construction of new parks and the expansion of existing parks, and sports facilities to meet future demands.	
	9.6a Develop a masterplan for cemetery improvement and expansion.	

	9.7a Prepare and maintain a Storm Water Master Plan	
	9.7c Create an education program for maintenance of private storm water facilities.	
	9.7d Evaluate current user fees to ensure monies for maintenance, repair and replacement of current storm water facilities, and the construction of future storm water facilities.	
	9.7e Evaluate the feasibility of a storm water impact fees.	
	9.8a Prepare a feasibility study for a secondary pressurized irrigation system	
	9.8b Consider source of water supply that might include, stream flow, storm water, snowmelt, connection to neighboring entity or irrigation company.	
	10.1a Evaluate outsourcing vs. in-house revenue/expenses and efficiency for law enforcement services.	
	10.2a Evaluate outsourcing vs. in-house revenue/expenses and efficiency for animal control and animal shelter services.	
	10.3a Evaluate the feasibility of options for fire protection services including but not limited to: volunteers, contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.	
	10.3b Prepare a master plan for capital facilities needed	
	10.3c Evaluate the possibility of a public safety impact fee.	
	10.3d Feasibility of building a fire station with either a full time fire chief over volunteers or a full time fire department staff	
	10.5a Adopt and update a Community Wildfire Preparedness Plan (CWPP)	
	10.5d Implement prevention, preparedness, and mitigation actions which are identified in the CWPP and lead to the reduction of wildfire risk, in accordance with the Annual Participation Commitment Statement	
	10.5e Publish fire risk map	
	10.6a Evaluate outsourcing vs. in-house revenue/expenses and efficiency for building permit and associated inspection management	
	10.6b Develop an education program discussing what to do in an emergency	
	10.6c Develop and encourage resident participation in a city-wide notification system.	
	10.6d Investigate and evaluation options for resilient structures.	

	10.6e Evaluate city staff positions and necessary training for emergency management.	
	10.7b Master plan of waterways: Logan River, Spring Creek, irrigation canal and ditches, storm drain pipes, catch basins, detention basins and private systems.	
	10.8a Vehicle route, foot path, traffic control, Refuge centers/Incident Operations Center	
	11.1a The map of the expansion area is included in the General Plan Update May 2018 Appendix	
	11.2a Consider the capacity and location of existing services in the unincorporated areas. Document the factor(s) considered by the planning commission.	
	11.3a Consider the feasibility of options for fire protection services including but not limited to: contracting with Logan City, contracting with Cache County, and participating in the creation of a special service district.	
	11.3b Prepare a master plan for capital facilities.	
	11.4b Review development requirements for infrastructure expansion and installation and servicing.	
	11.7a Document the factor(s) considered for each area and the justification for not including the area for annexation	

ANNUAL REVIEW TEMPLATE		
	Strategies: Reoccurring	Accomplishments
	Chapter 5	
	5.9a Maintain future zoning map and review changes on an annual basis.	
	5.9b Maintain current zoning map and update changes within 60 days.	
	5.1c Review and update as needed existing zones for applicability to new standards.	
	5.5a Limit the use of cul-de-sacs.	
	5.5b When cul-de-sacs are deemed necessary, require paths for connectivity.	
	Chapter 6	
	6.4c Coordinate transportation efforts with adjacent cities, Cache County road department, Cache Transit District, Cache County Council of Governments, Cache Metropolitan Planning Organization, Cache County School District Transportation and the Utah Department of Transportation.	
	Chapter 7	
	7.1a Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Providence.	
	7.1b Support and promote First-Time Homebuyer Program administered by BRAG	
	7.1c Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency	
	7.1e Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.	
	7.2a Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.	
	7.2b Sponsor and support presentations and information dissemination by non-profit and government agencies	
	7.2c Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the economic value of	

	having diversified housing choices in our community.	
	7.2d Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.	
	7.2e Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.	
	7.3a Support non-profit and private affordable housing with affordable project with in the City limits.	
	7.3b Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.	
	7.3d Streamline the local administrative development review and permitting process to allow for cost reductions.	
	7.3e Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.	
	7.4a Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.	
	7.4b Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.	
	7.4c Support Local Community Housing Trusts that support new or existing financial assistance programs	
	7.4d Provide new density bonuses or other benefits to developer willing to incorporate a portion of affordable housing in a project.	
	7.5a Encourage adaptive re-use and missed-use project to stimulate affordable housing and economic development	
	7.6a Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations	
	7.6c Have no more restrictions for manufactured housing than for regular housing.	
	7.6c Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.	
	Chapter 8	
	8.1c Require and enforce storm water pollution prevention plans for all new construction.	

	8.5a Work with the Utah Department of Wildlife to evaluate deer management strategies.	
	8.6b Work with Utah State Engineer and FEMA to mitigate flood hazard areas.	
	8.7a Work with Cache County Weed Division in their goal to "*Uphold the State Noxious Weed Law, and assist citizens in their noxious weed control efforts*".	
	Chapter 9	
	9.1a Maintain an annexation development policy plan consistent with the city's ability to stay within the capacity of water, sewer and storm drainage systems.	
	9.1c Promote the use of and replacement with low flow water appliances. Peak water use load strategy. Low demand landscaping.	
	9.2b Review and update the water master plan as needed.	
	9.2e Maintain water quality through qualified testing and analysis.	
	9.2f Evaluate, develop, inspect and enforce procedures to prevent cross-contamination.	
	9.2g Encourage decreased water demand and use through a public education campaign on wise water use and water conservation.	
	9.3c Continue cleaning and inspection filming of sewer collection system.	
	9.5a Promote open space as a part of new developments. Ensure the locations contributes to a city-wide network of parks and open spaces.	
	9.7a Prepare and maintain a Storm Water Master Plan	
	9.7b Coordinate and work with the Cache County Storm Water Coalition to meet the requirements of the current NPDES and MS4 Permits.	
	9.9a Coordinate with the County and surrounding communities to share facilities.	
	9.9b Continue support of the Cache County Library Providence/River Heights Branch	
	9.9c Continue and improve public information distribution via City Hall, the newsletter, website, Mayor's Town Hall meeting, Providence Pipeline (mass communication system), social media, etc.	
	9.9d Sponsor, support and make city facilities available for events, sports and civic engagements.	
	9.9e Expand and promote recreational and cultural activities and opportunities for city residents and visitors.	
	9.9f Expand and promote events that focus on the heritage and diversity of Providence City.	

	9.10a Maintain adequate space in City Hall for the Justice Court.	
	Chapter 10	
	10.4a Evaluate emergency medical services and transportation every 5 years (2020, 2025, 2030) to see if options have changed.	
	10.5b Ensure that the City's fire service provider meets minimum standards for wildland fire training, certification, and equipment based on nationally accepted standards as specified by FFSL in Utah Admin. Code R652-122-1400 (2017).	
	10.5c Annually review and approve the Annual Participation Commitment Statement before the start of each fiscal year.	
	10.5f Annually review the fireworks policy and restrictions.	
	10.6b Evaluate and work with contracting agency or with authorized city staff to provide for annual fire inspections.	
	10.6c Work with Cache County Emergency Management to enhance emergency response and preparedness capabilities	
	10.7a Maintain flood plain maps	
	Chapter 11	
	11.3c Continue to evaluate and update the capital facilities plan as needed.	
	11.4a Review and update as needed current service fees, connection fees, impact fees, and tax rates.	
	11.5a Require applicants to prepare an analysis of tax consequences within the city boundary and the expansion area.	
	11.6a Consider and continue work with affected entities, including Cache County, the school district, neighboring communities, utility providers and contract service providers to have services available as property owners in the proposed annexation areas petition the City for annexation.	
	11.6b Review and update the City's master plans as growth and life styles change to include redevelopment of facilities and services as they begin to deteriorate.	
	11.6c Continue to place a high priority on keeping good working relationships with all neighboring entities.	
	11.7b If developer(s) request the area to be included in the annexation policy plan, the City has the expectation the developer(s) will provide solutions and compensation for mitigation strategies	

The following maps will be available at the meeting: Future Zoning, Parks and Open Space, Transportation Classification.

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 3

PERMITS, PLANS AND ANNEXATION

(Ordinance No. 003-2011, 03/22/2011)

SECTION:

10-3-1: General Regulations
10-3-2: Building Permit
10-3-3: Plans
10-3-4: Certificate of Compliance and Occupancy
10-3-5: Conditional Use Permits
10-3-6: Annexation
10-3-7: Utility Poles and Facilities

10-3-1: GENERAL REGULATIONS:

A. Permit Issuance; Scope: From the time of the effective date of this Zoning Title, the Building Inspector shall not grant a permit, nor shall and City office, department or agency grant any license or permit for the use of any land or the construction or alteration of any building or structure which was not approved prior to the effective date hereof which would be in violation of any provisions of this Title until said land use, building or structure has been approved as herein required. Any license or permit issued in conflict with such provisions shall be void.

B. Conflicts: Should any permit or license issued after the effective date hereof conflict with the provisions of this Title, such permit or license shall be null and void. (Zon. Ord., 5-8-1991)

10-3-2: BUILDING PERMIT:

A. Required: The construction, alteration, structural repair, removal or placement of any building, structure or part thereof shall not commence or proceed, except after the legal issuance of a written building permit for the same by the City. The signatures of approval of the Planning And Zoning Commission chairperson and the Building Inspector shall be required on the building permit. A building permit fee shall be required of the applicants and paid by the same in an amount as determined by the most recent prevailing fee schedule held in the City office.

B. Compliance: A building permit shall not be issued for any proposed use, construction or action which is not in compliance with the ordinances of the City. (Zon. Ord., 5-8-1991; 1998 Code)

10-3-3 PLANS:

A. Building Plans: Plans for all new construction, remodeling and changes of use shall be submitted to the City in order to obtain approval and a building permit. Plans or drawings shall be complete and shall show that all applicable requirements of this Title have been met. Building plans shall include, but shall not be limited to, the following: floor plans, building elevations, wall and roof sections, electrical, mechanical, building material specifications and site plans as described in subsection C of this Section. Said plans may be circulated to various City departments as is necessary for proper

functioning of said departments.

B. Certification:

1. Plans for commercial, manufacturing or residential buildings of five (5) units or more shall be certified by a licensed architect and structural engineer.

2. Commercial and manufacturing buildings that are of a size not requiring certification of an architect or engineer as per State law shall be exempt from certification required herein.

C. Site Plans:

1. One- Two- and Three-Family: Site plans shall include location of existing and proposed buildings and structures, including fences, walls, etc., location of parking spaces, driveways with dimensions and on-site storm water disposal, if required. Street addresses and adjacent street names shall also be required.

2. Four-Family and Over: Site plans shall include location of existing and proposed buildings and structures, including fences, walls, etc., location of parking spaces, driveways, open spaces and associated landscaping, courts, etc., with dimensions, maximum occupancy (persons within units), existing and proposed spot elevations adequate to determine any sloping areas, on site storm water disposal, if required, and waste disposal facilities, etc. A boundary survey and plat containing the site plan shall be certified by a licensed land surveyor or engineer.

3. Commercial and Manufacturing Buildings: Site plans shall contain location of existing and proposed buildings and structures, fences, entrances and exits and parking spaces, all with dimensions, the location of loading points, ramps and/or docks, location and sizes of sewer and water lines, fire-protection facilities, etc., on-site storm water disposal facilities and landscaping as required in Section 10-8-5 of this Title. All plans shall be certified by a licensed architect, engineer and/or landscape architect as required. (Zon. Ord., 5-8-1991)

10-3-4: **CERTIFICATE OF COMPLIANCE AND OCCUPANCY:** No land or building hereafter structurally altered or constructed shall be used, changed in use or occupied until a certificate of occupancy shall have been issued by the City. The certificate shall state that the building or the proposed use of land complies with the provisions of this Title and that in the case of a nonconforming use that the degree of nonconformity is not increased in any way. A certificate of occupancy for the whole or a portion of a building or structure shall be applied for simultaneously with the application for a building permit and shall be issued within ten (10) days after the building or structure shall have been completed in conformance with the provisions of this Title. (Zon. Ord., 5-8-1991)

10-3-5: **CONDITIONAL USE PERMITS[1]:**

[1] See also Title 3, Chapter 4 of this Code for conditional businesses.

A. Referral: All requests for permits in districts which involve uses listed as a conditional use in Sections 10-5-1 and 10-6-1 shall be referred to the City Land Use Authority. (Ordinance No. 004-2007 01/23/2007)

B. Fees: The City Land Use Authority chairperson may collect a fee to cover the costs of advertising and/or mailing of announcements to property owners warranting notification as deemed necessary by the City Land Use Authority. (Ordinance No. 004-2007 01/23/2007)

C. Public Hearing: Applicants shall supply suitable plans and information concerning the location, function and characteristics of any use proposed to the City Land Use Authority chairperson prior to the scheduling of any public meeting or hearing. The decision of whether or not to hold a public hearing shall be at the discretion of the City Land Use Authority. (Ordinance No. 004-2007 01/23/2007)

D. Approval; Rejection: The City Land Use Authority may approve, conditionally approve or reject the request. If approval is granted, the City Land Use Authority chairperson shall issue the conditional use permit. If approval is conditional, then said conditions shall be attached to the permit to assure compliance with the intent and purposes of this Title. (Zon. Ord., 5-8-1991)(Ordinance No. 004-2007 01/23/2007)

E. Standards: A conditional use permit shall be approved if reasonable conditions can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the following standards:

1. Conditions may be imposed on a proposed conditional use:
    a. To mitigate the effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity;
    b. To mitigate injury to property in the vicinity;
    c. To mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
    d. To mitigate unreasonable interference with the lawful use of surrounding property;
    e. To mitigate the need for essential municipal services which cannot be reasonably met;
    f. To mitigate the exposure of minors to activities appropriately restricted to adults; and
    g. To better conform the proposed use to the principles and objectives of the zoning regulations and general plan.

2. Conditions may be imposed on a conditional use permit including, but not limited to, limitations on the size and shape of buildings; the dedication, rededication and/or development of streets; installation and upsizing of utility mains; screening or landscaping to protect adjacent properties; the elimination or relocation of windows or doors to protect the public and adjacent property from the detrimental features of the proposed use; restrictions in signage, lighting, and on-premise advertising, including the number, location, color size, height, lighting, and landscaping of signs; increased set-back distances; appropriate design, construction, and location of structures, buildings, and facilities in relation to an earthquake fault which may exist on the property, and limitations and/or restrictions to use and /or location of use due to special site conditions, including but not limited to geologically hazardous areas, flood plains, fault zones, and landslide areas; limitation and/or restrictions on the use and/or locations of uses in sensitive areas due to soils capabilities, wildlife, and plant life; processes for the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and the control of objectionable odors and noise; the planting of ground cover or other surfacing to prevent dust and erosion; or the requirement of additional parking or other changes.

3. The City Land Use Authority may require that the applicant prepare and record covenants running with the land which under the conditions are binding upon the applicant and their successors.

4. A conditional use permit may be denied if the proposed use cannot be substantially mitigated by reasonable conditions imposed in accordance with these standards. A conditional use permit may not be denied, however, if the denial violates state or federal law.

5. A conditional use permit for an adult-oriented business shall be denied if any portion of the parcel of land upon which the proposed adult-oriented business is to be located within 600 feet of any parcel of land upon which is located a church, park, school, establishment licensed to sell or dispense beer or alcohol, or another adult-oriented business, or within 600 feet of any parcel of land zoned for any residential use.

10-3-6: **ANNEXATION:**

A. Classification: New area annexed to the City shall be annexed into the City as agricultural, unless otherwise approved by the City Council as provided in Utah Code Annotated, as may be amended. Any annexation shall be accomplished in accordance with State law. Notification must be delivered to each landowner involved or to any person owning land adjacent to the land involved by the petitioner. (Zon. Ord., 5-8-1991; 1998 Code) (Ordinance Modification 003-02 03/26/02) (Ordinance Modification 014-2003 11/25/03)

B. Application; Fee: Formal application for annexation will require the payment of an application fee which will be applied to administrative costs including but not limited to publication fees, staff review fees, postage, etc. Professional fees such as legal and engineering fees incurred by the City will be billed, as billed by the professional firm, to the contact sponsor. The application fee will be

set by a resolution of the City Council. (Ordinance Modification 003-02)

C. Petition: The annexing parties must provide an annexation petition and plat in accordance with State law.

1. In addition to the petition and plat, the applicant shall provide the following information:
   a. A list, including the mailing address, of each affected entity as defined in Utah Code 10-2-401.
   b. A list, including the mailing address, of each adjacent property owner. As defined in Providence City Code 10-1-6:B.2.
   c. Feasibility Study showing how all utilities, including but not limited to, water, sewer, storm drain, gas, power, and communication services will be provided to this area. Address any sensitive areas including, but not limited to, Providence City Code Title 10 Chapter 5 and the Disaster Mitigation Plan Bear River Region Utah.

D. Repealed (Ordinance Modification 003-02)

10-3-7: **Utility and Communication Facilities:**

A. Definitions:

Utility and communications facility - above ground, major	A structure or improvement built or installed above ground for the purpose of providing utility services or communications services to more than one lot. Included in this definition for purposes of this title are electrical substations (typically substations and large transmission lines that are 230,000 volts and higher); water storage reservoirs or tanks or pumping stations; telephone exchanges; manmade regional drainage detention or retention facilities; natural gas regulating facilities (bird cages, dog houses, stations, etc) greater than four feet in height; sewer lift stations; wireless communications facilities including personal wireless service facilities; television or radio transmission or reception towers, antennas; and other ancillary or similar facilities or structures housing utility or communications equipment or improvements as determined by the the City. This term shall not apply to equipment and vehicle storage yards, offices and buildings used to support the operations of utility or communication service providers.
Utility and communications facility - Above ground, minor	Means fire hydrants; amateur radio antennas or towers and television reception dishes (less than 36") or antennas for private residential use; utility poles, not exceeding 42' above ground or a diameter of 18", carrying electrical transmission lines (typically transmission lines 138,000 volts and lower, and distribution facilities 12,500 volts and lower), pad-mounted switches and transformers; telephone or television cables;

	utility structures less than four feet in height above grade, minor above ground equipment associated with underground utility facilities, or other such similar facilities as determined by the City. This term shall not apply to equipment and vehicle storage yards, offices and buildings used to support the operations of utility or communication service providers
Utility Pole	A pole used to support overhead power lines and various other public utilities, such as cable, fibre optic cable, and related equipment such as transformers and street lights. Utility poles can be made of wood, metal, concrete, or composites like fiberglass; but finished to give the appearance of wood or rust. Exception: Flag poles, street sign poles, and street light poles do not need to have the wood or rust finish.

B. Permit Required:

1. Zoning clearance shall be required for all utility and communications facilities - above ground, major.
2. Building permits shall be required for all utility and communications facilities - above ground, major in accordance with the building code adopted by the City.
3. Zoning clearance shall be required for all utility and communications facilities - Above ground, minor with the following exception:
    a. Companies that have entered into a franchise agreement with Providence City. However, facilities must be placed in accordance with Chapter 9 Section 2 of this Title. In addition, facilities must not block or limit use of a sidewalk, walking path, trail, etc.

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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	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	
2	Single family, attached					P	P	P		P	P	P			P	
3	Dwelling, two family									P	P	P			P	
4	Dwelling, three family									P	P	P			P	
5	Dwelling, four family									P	P	P			P	
6	Dwelling, multi-family											P			P	
7	Manufactured/modular	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	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		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			C	
17	Residential facility for the aged		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	
2	Accessory apartment unit															
3	Accessory dwelling unit	P	P	P	P	P	P	P							P	
4	Accessory farm building	P	P	P	P	P										
5	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	
6	Private swimming pool	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				
2	Ministers, rabbis, priests, and other similar ordained religious work	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			
4	Day care nursery	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	
6	Public Park		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				
8	Public building	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				
4	Gas meter station	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
6	Utility distribution lines	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
9	Telephone utilities	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
11	Utility shop, storage and bldgs	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
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	**Professional Services**															
1	Business office,	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
	medium impact															
2	Business office, low impact	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^			P	
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^	P	I or C*	P	
8	Licensed professional	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^	P	I or C*	P	
11	Pharmacy	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^	C^	C^	C^	C^				
13	Private school, teaching	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^	C^	C^	C^	C^				
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	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^	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^	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^	P	P	P	C
3	Bakery/Confectionery sales	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^	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^		P		
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
12	Hardware store												p	p	P	
13	Home & Garden store												p	p	P	
14	Laundry/dry cleaning store												p	p	P	
15	Laundry services	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^	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^	p	p	P	
22	Small appliance repair	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^				
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^					P	P	P	
14	Recreation/Entertainment												P	I or C*		
15	Research facilities	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															

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CGD	CHD	MXD	PUB
7	Furniture Manufacturer															
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^							
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^^
1A	Beekeeping More than 4 colonies	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^^	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	
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^							
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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CHAPTER 8

AREA REGULATIONS AND PARKING REQUIREMENTS

SECTION:

10-8-1: Area Regulations
10-8-2: Lot Size
10-8-3: Setbacks
10-8-4: Height
10-8-5: Commercial Zoned Districts; Site Development
10-8-6: Parking Regulations
10-8-7: Site Requirements for Seasonal, Semi-Permanent, and Temporary Business Facilities
10-8-8: Low Power Towers and Antennas for Radio Communications
10-8-9: Design Standards for Attached and Multi-Family Residential Development:

10-8-1: **AREA REGULATIONS:** Except as herein provided, no building, structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformance with all of the minimum regulations specified on the space requirement chart show below.

SPACE REQUIREMENT CHART

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH
Min. lot area, square feet	5 ac	1 ac	20,500	12,000	~~10,000~~	8,000	6,000	5,000
Min. lot width (measured at setback line)	~~150~~	120	100	~~95~~	80	70	60	50
Min. lot area increase ea. add'l unit, square feet	~~5 ac~~	~~1 ac~~	~~No add'l units~~	~~No add'l units~~	~~2,000~~	~~4,000~~	See 10-13 Accessory Dwelling Units	
Max. unites / ac excluding ROW, infrastructure^	0.2	1	2.13	3.75	4.5	5.5	5.5	8.5
Max. lot area per ea. twin home, square feet^^					6,000	6,000		
Min. lot width, each unit (measured at setback line)					47.5'	47.5'		
Setbacks								
Principal uses								
Front yard, ft.	~~25~~ 20	ΔΔΔ 20	ΔΔΔ 20	ΔΔΔ 20	ΔΔΔ 20	~~25~~ 20	20	20
Side yard, interior	~~25~~ 10	~~20~~ 10	10	10	10*	10	5###	5###
Side yard, Street (OM 33-2004)	~~25~~ 10	20	20	20	20	20	15	15
Rear yard	~~25~~ 10	ΔΔΔ 10	ΔΔΔ 10	ΔΔΔ 10	ΔΔΔ 10	~~20~~ 10	~~20~~ 10	10
Detached Accessory Uses								
Front yard, ft.	~~25~~	30	30	30	30	25	25	20
Side yard, interior	10	5	5	5	5	5	5	5
Side yard, street	20	20	20	20	20	20	20	20
Rear yard	10	5	5	5	5	5	5	5
Detached Accessory Building (Small)								
Front yard, ft.	25	30	30	30	30	25	25	20
Side yard, interior	MUST be placed in such a manner that runoff from the roof does not spill onto adjacent property.							
Side yard, street	20	20	20	20	20	20	20	20
Rear yard	MUST be placed in such a manner that runoff from the roof does not spill onto adjacent property.							

Amended (OM 033-2004 11/23/04; OM 004-2005 01/18/05; 011-2009 12/08/2009; Ord. No. 007-2010 08/10/2010; Ord. No.006-2011 07/26/2011; Ord. No. 014-2012 09/25/2012; Ord. No. 015-2013 11/07/2013; Ord. No. 005-2014 09/23/2014; Ord. No. 2015-015 06/09/2015; 2015-016, 07/14/2015); Ord. No.023-2016 10/11/2016; Ord No. 2018-004 04/24/2018; Ord. No. 2018-011, 10-23-2018) DRAFT 6/11/2019

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH
Distance between residential structures on same lot	20	10		10				
Height								
Principal Use, Max. hgt. ft.	35	35	35	35	35	35	35	35
Accessory Use, ft. max.	35	35	35	35	35	35	35	35
Principal Use, ft. min.	10	10	10	10	10	10	10	10
Accessory Bldg (Small)	15	15	15	15	15	15	15	15
Fences – non-game (max. height)								
Front yard, ft.	4	4	4	4	4	4	4	4
Side yard, interior	8	6	6	6	6	6	6	8
Side yard, street	6^^^^	6^^^^	6^^^^	6^^^^	6^^^^	6^^^^	6^^^^	6^^^^
Rear yard	8	6	6	6	6	6	6	8
Fences – game								
Front yard, ft.	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed
Side yard, interior	8	8	8	8	8	8	8	8
Side yard, street	8^^^^	8^^^^	8^^^^	8^^^^	8^^^^	8^^^^	8^^^^	8^^^^
Rear yard	8	8	8	8	8	8	8	8

*See subsection 10-8-3:B.5 of this Chapter for further regulation and explanation.

**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.

***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.

#See subsection 10-8-3B4 of this Chapter for further regulation and explanation.

##See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.

###See subsection 10-8-3:B.10 of this Chapter for further regulation and explanation.

^Infrastructure is defined to include rights-of-way, PUB and REC districts within development.

^^Lots of record for twin homes are limited to 20% of total lots in development.

^^^Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.

^^^^See subsection 10-9-2

	MFR	MFM	MFH	~~CND~~	CGD	CHD	MXD	PUB	REC
Min. lot area, square feet	10,000								
Min. lot width (measured at setback line)	80								
Min. lot area increase ea. add't unit, square feet)									
Max. units / ac excluding ROW, infrastructure^	7.25	12	18						
Max. lot area per ea. twin home, square feet^^	5,000								
Min. lot width, each unit (measured at setback line)	40.0'								
Setbacks									
Principal uses									
Front yard, ft.	25	25	25	~~30~~	35	35			
Side yard, interior	10**	10**	10**	~~10~~	#	#		#	#
Side yard, street	20**	20**	20**	~~20~~	#	#		#	#
Rear yard	20***	10***	10***	~~20~~	#	#		##	##
Detached Accessory Uses									
Front yard, ft.	25	25	25	~~30~~	35	35			
Side yard, interior	5	5	10	~~5~~	10	10		#	#

	MFR	MFM	MFH	~~CND~~	CGD	CHD	MXD	PUB	REC
Side yard, street	20	20	25	~~20~~	10	10		#	#
Rear yard	5	5	5	~~5~~	10	10		##	##
Distance between residential structures on same lot									
Height:									
Principal use, Max, hgt. ft.	35	~~IBC~~ 50	~~IBC~~ 50	~~IBC 50~~	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50
Accessory use, ft. max	35	~~IBC~~ 35	~~IBC~~ 35	~~IBC 35~~	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50	~~IBC~~ 50
Principal use, ft. min.	10	10	10	~~10~~	10	10	10	10	10
Fences (max. height)									
Front yard, ft.	6^^^^	6^^^^	8^^^^	~~6^^^^~~	C^^^^	C^^^^	6^^^^	8^^^^	8^^^^
Side yard, interior	8^^^^	8^^^^	8^^^^	~~8^^^^~~	8^^^^	8^^^^	8^^^^	8^^^^	8^^^^
Side yard, street	20**	20**	20**	~~6^^^^~~	C^^^^	C^^^^	8^^^^	8^^^^	8^^^^
Rear yard	20***	10***	10***	~~6~~	8	8		8	8

*See subsection 10-8-3:~~B~~ C.5 of this Chapter for further regulation and explanation.
**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.
***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.
#See subsection 10-8-3B4 of this Chapter for further regulation and explanation.
##See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.
###See subsection 10-8-3:B.10 of this Chapter for further regulation and explanation.
^Infrastructure is defined to include rights-of-way, PUB and REC districts within development.
^^Lots of record for twin homes are limited to 20% of total lots in development.
^^^Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.
^^^^See subsection 10-9-2

10-8-2: **LOT SIZE:**

A. Lot Areas – Flexibility Exception:

1. The individual lot size must meet the minimum square footage requirements as indicated in the space requirement chart, as set forth in Section 10-8-1 of this Chapter. The following exception applies in a subdivision of six (6) lots or more in SFE, SFL and SFT Zones.
   a. Purpose: To provide a means for desirable development, utilizing public facility space and open space, through the use of variations in lot size and frontage width. This is not intended to increase density.
   b. The average of all lots must be equal to or greater than the minimum lot size for the zone, excluding non-residential uses such as schools, churches, etc.
   c. The number of lots cannot exceed the maximum units for the zone.
   d. A limit of ten percent (10%) of the lots can be less than the minimum lot size and/or reduced frontage width, but no lot can be less than twelve thousand (12,000) square feet in the subdivision and the frontage requirement at the setback line must be a minimum of eighty feet (80').
   i. In areas that contain sensitive areas and hazard zoned (see Chapter 5 of this Title) thirty percent (30%) of the lots can be less than the minimum lot size and/or reduced frontage width, but no lot can be less than twelve thousand

(12,000) square feet in the subdivision and the frontage requirement at the setback line must be the minimum for the zone.

2. Lots having less area than required, which were officially recorded with the Cache County Recorder's office at the effective date hereof, may continue to be used; provided, that all other requirements set forth herein are satisfied. No lot may hereafter be reduced in area below the minimum requirements set forth, except for the provisions of averaging listed in subsection A1 of this Section. (Zon. Ord., 5-8-1991; 1998 Code)

3. A twin home lot size must meet the minimum square footage requirements as indicated in the space requirement chart, as set forth in this Chapter, with the following exceptions:
   a. Lot size average may be used as listed in subsection A1 of this Section.
   b. Two adjacent lots with combined area meeting the minimum lot area shown in 10-8-1 plus the minimum lot area for one additional unit may be used to build a single family attached dwelling on each lot. The dwellings area joined at the boundary between the two lots. This applies to zones where single family attached dwellings are permitted. (Ordinance Modification 98-021 10/13/98)

B. Lot Width: The minimum lot width for uses in each of the zoning districts shall be in accordance with the information indicated on the space requirement chart shown in Section 10-8-1 of this Chapter. A lot having less width than herein required which was a lot officially on record in the office of the Cache County Recorder at the effective date hereof shall be acceptable; provided, that all other requirements set forth herein are satisfied. No lot may hereafter be reduced in width below the minimum requirements set forth.

1. Where an allowed side yard setback of a dwelling occurs five (5) feet from the property line, the adjacent dwelling shall maintain a minimum side yard of ten (10) feet, for a cumulative total dwelling separation of fifteen (15) feet. Each residential lot allowing five (5) foot side yard setback shall be required to have one side yard setback of ten (10) feet. (Ordinance Modification 011-99 04/13/99)

C. Restricted Lots:

1. A restricted lot which meets all the requirements of this Title for a lot, but the creation of which has caused any adjacent lot, from which it was severed, to be insufficient in area, width, setback, yard, space or other requirements may be considered otherwise by adding or designating sufficient acreage to the adjacent lot to meet all the requirements of this Title for a lot. The added or designated land must be duly recorded in the Cache County Recorder's Office before a building permit may be issued.

2. Building permits will not be issued for construction on restricted lots. (Zon. Ord., 5-8-1991)

10-8-3: **SETBACKS:** Required setbacks describe areas on lots where no buildings, structures, or additions to them may be located, and which thereby become yard areas. Setbacks may be required between buildings, structures and property lines; between structures and road easements; between buildings and structures themselves; between buildings, structures and natural features such as watercourses; or between other features of site development. The setback requirements of this title are listed for each zone district in the Space Requirements Chart found in PCC 10-8-1.

A. General Setback Requirements:

1. Subdivision Setbacks. Where a setback line is called for or shown on a recorded subdivision plat or on a recorded development plan, the required setback shall be the setback line shown on the subdivision plat or development plan.
2. Setbacks adjacent to Alley. See PCC 10-4-6:F.3. Setbacks for Single Family Attached and Apartment Housing.
3. Lots Reduced by Road Widening or One or More Land Use Ordinance Changes. See PCC 10-1-4: Definitions for Nonconforming Building or Structure, Nonconforming Lot, and/or Nonconforming Use.
4. Use of Setbacks. Every part of a setback shall be unobstructed from the ground to the sky, except as otherwise provided in PCC Title 10; and except for the ordinary projections of sills, buttresses, cornices, chimneys, eaves, and ~~ornamental features~~ window wells; but in no case shall such projections exceed the distance restrictions for each yard type. In all cases, if a public utility easement (PUE) is included in the setback, projections cannot extend into the PUE.
5. Projections into Rights-of-Way. In any area where a building can be legally constructed on or closely adjacent to the right-of-way line of a public street, eaves and roof overhangs, sills, belt courses, fire escapes, balconies, and unroofed and unenclosed porches my project into a street right-of-way not more than thirty inches (30"); provided that all such encroachments shall be at least eight feet above any area used by pedestrians, and at least fourteen feet above any area used for vehicular traffic; and provided further, an encroachment permit for such projections is obtained from the city engineer.
6. Porches, Stoops, Stairs that are Thirty Inches in Height or Greater. A porch, stoop or stairs which are thirty inches (30") or greater in height shall be regarded as part of the building. Such porch, stoop or stairs requires a railing of not less than thirty inches (30") in height. This requirement applies to front, side, and rear yards.
7. Window Wells.
   a. Window Wells may encroach up to a maximum three (3) feet into the required rear yard and may encroach up to a maximum of two (2) feet into a required side yard.
   b. The maximum amount of all window wells located along any wall may not exceed forty percent (40%) of the length of that wall.

c. When more than one window well is installed along a wall, each shall be separated at least three feet from one another.

d. Window wells used for egress shall comply with the provisions of the building code for an emergency escape window.

8. Retaining Walls.

a. Less than three feet (3') in height. Retaining walls less than three feet (3') in height are exempt from setback requirements.

b. Three feet (3') to six feet (6') in height. Retaining walls from three feet (3') to six feet (6') in height may be located within a required non-street side or rear setback area in residential zones and any setback area in nonresidential zones provided the exposed side of the wall faces into the subject parcel.

c. Greater than six feet (6') in height. Rear and non-street side setbacks for retaining walls greater that six feet (6') in height, or where the exposed side of the wall faces out from the subject parcel without regard to height, shall be subject to the same requirements as the main structure in the applicable zoning district.

9. Elements that are placed directly upon the finish grade.

a. Elements that are placed directly upon the finish grade that do not exceed thirty inches (30") in height at any point above the surrounding finish grade in front and street side setbacks areas are exempt as follows:

1. Driveways, walks, and steps. The driveway shall be limited to the area necessary to provide safe and efficient ingress and egress from the required off-street parking spaces located behind a setback area.
2. Decks, patios, and terraces. See 10-8-3.D.5
3. One (1) flagpole that does not exceed fifteen feet (15') in height and is set at least five feet (5') from the property line.
4. Lampposts adjacent to walkways, stairways, and driveways that do not exceed six feet (6') in height.
5. Landscape accent lighting that does not exceed eighteen inches (18") in height.
6. Public utility vaults, including footings, if completely underground. Any mechanical or electrical equipment shall be subject to the setback requirements.

B. Front Yard:

~~1.~~ ~~The minimum required front yard for uses in each of the zoning districts shall be in accordance with information provided on the space requirement chart shown in Section 10-8-1 of this Chapter.~~

~~2.~~ 1. The front yard shall be measured from the property line to the front face of the building, attached accessory building, accessory building, covered porch or covered terrace.

Steps, uncovered porches, eaves and roof extensions may project into the required front yard for a distance not to exceed four feet (4'); and placed so as to not obstruct light or ventilation of building or ready use of the yards for ingress or egress, and where allowed by the Building Code.

a. For existing homes, that do not meet the building code for entry landings:
   i. A covered, unenclosed, entry may extend further than four feet (4') into the required front yard; but shall not extend further than the minimum to meet the requirements in the building code for entry landings.
   ii. Ramps that are added to allow for ADA access may extend into the required front yard; but shall not extend further than the minimum to meet the grade and landing requirements for ADA access.
   iii. A site plan shall be submitted for zoning approval.

The above section was adopted on 11/17/2015 Ordinance No. 2015-020

~~3. Where a building line has been established by a plat or covenant and such line requires a greater setback than is required by this Title, the building line established by plat or covenant shall prevail.~~

~~4.~~2 Gasoline service station pump islands may not be located closer than fifty feet (50') to the front property line ~~(see subsection 10-8-6:C.7 of this Chapter)~~.

~~5. A porch, stoop or stairs which are thirty inches (30") or greater in height shall be regarded as part of the building. Such porch, stoop or stairs requires a railing of not less than thirty inches (30") in height. This requirement applies to side and rear yards as well.~~

~~6. In residential districts, accessory buildings may be placed no closer than twenty five feet (25') to the property line, except in the SMH District which shall require only twenty feet (20').~~

~~B~~ C. Side Yard:

~~1. The minimum required side yard for uses in each of the zoning districts shall be in accordance with information provided on the space requirement chart shown in Section 10-8-1 of this Chapter. Where a lawfully existing building at the effective date hereof has a smaller side yard than required herein, said side yard may be altered if said alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied. No side yard may hereafter be reduced below the minimum requirement set forth.~~

~~2.~~ 1. Every part of the required side yard shall be open and unobstructed, except for normal projections of window sills, belt courses, cornices, chimneys and other architectural features projecting no more than twenty four inches (24") into the required side yard, roof eaves projecting no more than thirty six inches (36") into the required side yard and accessory buildings occupying no more space of any principal use side yard than that permitted in Section 10-9-6 of this Title.

~~3.~~ 2. Where a fire wall of a dwelling, garage or carport is located on a property line, the roof shall be so designed and constructed so as not to drain water onto the adjoining lot and except for properties located in the Mixed Use District abutting other properties also located in the Mixed Use District, there shall be one side yard of at least twenty feet (20').

~~4.~~ 3. Whenever any use or district not normally requiring a side yard adjoins a use or district requiring a side yard, a minimum ten foot (10') side yard shall be maintained.

5. A single family attached dwelling unit separated by a fire or party wall need not provide a side yard on the fire or party wall side, except that no complex of attached dwelling units shall exceed three hundred feet (300') in length. A minimum side yard of ten feet (10') on the separated side of any attached dwelling unit shall be required so that the end of any two (2) building complexes shall be at least twenty feet (20') apart. (Ordinance Modification 98-021 10/13/1998)

6. A complex of multiple-family dwelling units shall maintain a minimum side yard of ten feet (10') so that any two (2) adjacent complexes shall be at least twenty feet (20') apart and maintain an open corridor for fire and other emergency vehicle access.

7. In residential districts, accessory buildings may be placed no closer than five feet (5') to the side property line if adjacent to a separate lot of record, nor less than twenty feet (20') if adjacent to a public street or road.

8. Gasoline service station pump islands shall be located no closer than twenty feet (20') from the side yard line if adjacent to a separate lot of record, nor less than fifty feet (50') if adjacent to a public street or road.

9. Residential ~~S~~structures ~~containing four family units or more~~ exceeding forty-five feet (45') in height as determined in PCC 10-8-4:B shall maintain a minimum side yard of equal to fifty percent (50%) of the building height, ~~but in no case less than ten feet (10') if adjacent to a separate lot of record nor less than twenty feet (20') if adjacent to a public street or road.~~

10. Where an allowed side yard setback of a dwelling occurs five (5) feet from the property line, the adjacent dwelling shall maintain a minimum side yard of ten (10) feet, for a cumulative total dwelling separation of fifteen (15) feet. Each residential lot allowing five (5) foot side yard setback shall be required to have one side yard setback of ten (10) feet. (Ordinance Modification 011-99 04/13/99)

11. Property in a Mixed Use District may have lots which contain no side yards when the buildings on the adjoining lots utilize shared party walls. If the adjoining properties do not share party walls than a minimum of thirty (30) feet is required between adjoining buildings (15 foot side yard on each property.) In the Mixed Use District a thirty (30) foot alley is required a minimum of every 500 feet for access to parking located behind the buildings.

D. Rear Yard:

~~1. The minimum required rear yard for uses in each of the zoning districts shall be in accordance with information provided on the space requirement chart shown in Section 10-8-1 of this Chapter. Where a lawfully existing building at the effective date hereof has a smaller rear yard than required herein, said rear yard may be altered if said alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied. No rear yard may hereafter be reduced below the minimum requirement set forth.~~

~~2.~~ 1. Nonresidential uses which have a rear lot line adjacent to an alley or other public right of way that is at least twenty feet (20') in width requires no minimum rear yard.

~~3.~~ 2. Nonresidential uses which have a rear lot line adjacent or contiguous to another nonresidential use requires no minimum rear yard, provided the rear wall satisfies fire wall standards.

~~4.~~ 3. Nonresidential uses abutting or adjacent to a residential district shall maintain a minimum rear yard of twenty feet (20').

~~5.~~ 4. Normal projections of window sills, belt courses, cornices, chimneys and ~~other architectural features~~ may project no more than twenty four inches (24") into the required rear yard and roof eaves projecting no more than thirty six inches (36") into the required rear yard.

~~6.~~ 5. A deck is considered as an exterior floor system supported on at least two opposing sides by adjoining structures and/or posts, piers or other independent supports.

a. A deck which is less than 120 square feet and less than 30 inches above adjacent grade, and independently supported, will not require a building permit and is not considered part of the main structure.

b. An attached covered deck is considered part of the main dwelling and required to meet the associated setbacks.

c. A portion of an attached uncovered deck may project into the required rear yard no more than ½ of the distance of the required rear yard (ie: required rear yard is 20 feet, the deck can project no more than 10 feet into the required yard); and, the projection may take up no more than 50% the required rear yard. The projection of the deck is included in the overall 25% limitation in Chapter 9 Section 6 of this Title.

d. Detached decks (designed and constructed having no physical connection to the

primary structure) are considered an accessory use; and must be a minimum of five feet (5') from the primary structure.

e. No portion of any deck is permitted to be located within an easement or within 5 feet of a property line.

~~7.~~ 6. Accessory buildings may be placed no closer than five feet (5') to the rear property line in residential districts (see Section 10-9-6of this Title) and no closer than ten feet (10') in nonresidential districts.

~~8.~~ 7. Structures containing four-family dwelling units or more shall maintain a minimum rear yard equal to fifty percent (50%) of the building height, but in no case less than twenty feet (20'). Zon. Ord., 5-8-1991)

E. Double Frontage, Interior, and Odd-Shaped Lots.

1. Double Frontage Lots. Rather than a front and rear yard, there shall be two front yard setbacks for the purpose of computing setbacks.
2. Interior Lots. The setback requirements for the applicable zone district shall apply. The setback shall be measured from the property lines of the interior lot for the respective yards. If the access to the property is included in the property (not an easement through adjacent property), the access property lines are not considered for setback determination.
3. Odd-Shaped Lots. In the case of odd-shaped lots, the Administrative Land Use Authority (ALUA) shall determine the required setbacks, which widths and depths shall approximate as closely as possible the required widths and depths of corresponding setbacks on rectangular lots in the applicable zone district. In determining the required setbacks for odd-shaped lots, the ALUA shall consider the following:
   a. The setback(s) will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
   b. The setback(s) conform with other applicable provisions of the PCC Title 10 Zoning Regulations.
   c. The setback(s) will not conflict with any easements required for public access through, or the public use of, a portion of the property.

10-8-4: **HEIGHT:**

A. Established: The maximum and minimum heights for principal (or main) structures and the maximum height for accessory structures in each of the zoning districts shall be in accordance with information provided on the space requirement chart shown in Section 10-8-1 of this Chapter. There shall be no minimum height required of accessory structures. Where a lawfully existing building at the effective date hereof has a greater or lesser height than allowed herein, said height may be altered if said alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied.

B. Determination: The height of a building or structure shall be determined as the vertical distance as measured from the highest point of the roof of the building or structure down to a point

representative of the average finished grade of the land around the perimeter of the building or structure. (Zon. Ord., 5-8-1991)

10-8-5: **COMMERCIAL ZONED DISTRICTS; SITE DEVELOPMENT:** All site development and landscaping in the commercial zoned districts shall conform to the minimum regulations specified herein: (Zon. Ord., 5-8-1991; 1998 Code).

A. Site Plan Required. A site plan is an architectural plan, landscape architecture document, and a detailed engineering drawing of proposed improvements to a given lot. A site plan shows a building footprint, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping and garden elements. Commercial site plans must include:
   1. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
   2. Show all existing fire hydrants within 300 feet.
   3. Show parking/loading computations for proposed use.
   4. Show connectivity with adjacent parking lots and interior private roadways.
   5. Show landscaping computations for proposed use.
   6. Provide elevations with rendered elevations for all elevations. Include color renderings of design concept or intent, site elements, and building facades.
   7. Provide floor plans; include the proposed low floor elevation.
   8. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
   9. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application.
   10. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
   11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
   12. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

B. Parking / Parking lots. Private parking lots within any development shall provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing businesses the project shall join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped areas, the new developments shall construct connections which will allow joining of future roads or parking lots. All accesses between interior lots and roads shall be open to the public for customer parking and access.
   1. Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.
   2. Parking will not be permitted closer than 15 feet to the property line unless it is decided by the Land Use Authority to be in the best interest of the City to permit parking to be closer than 15 feet. (Ordinance Modification 019-99 07/27/99) A business that locates the parking in the rear of

the building rather than the front will be allowed a front yard setback of 15 feet. The standard front yard setback will be used when a business locates the parking in the front of the building. When parking is allowed on the street adjacent to the building the standard front yard setback applies. (Ordinance Modification 009-2002 06/11/02)

3. Parking aisles shall not exceed forty (40) cars in a row. Total parking area shall be broken down into sections not to exceed one hundred (100) cars. Each section shall be separated by internal drives to improve traffic circulation.
4. All parking spaces must be designated properly by painter lines or other City-approved methods.
5. Minimum aisle dimensions (from face of curb to face of curb) shall be: 90° parking – 64 feet; 60° parking – 60 feet; 45° parking – 53 feet
6. One access shall be allowed per lot, as exists on the effective date hereof, or one access shall be allowed for each one hundred fifty feet (150') of frontage with a maximum of two (2) accesses per street frontage. Minimum distance between accesses shall be one hundred feet (100') and the minimum distance from the street intersection shall be one hundred feet (100'), except for service stations which are approved conditional uses where only two (2) accesses are allowed per lot with one frontage. A third access shall be allowed for the other street frontage on corner lots as long as it meets the frontage and distance requirements above. (OM 006-2005 02/08/05)
7. Handicap Parking: All private, public and City parking lots shall provide accessible handicap parking. Minimum design, sign and identification of handicap parking spaces shall be as specified in the Utah State Building Board Planning and Design Criteria to Prevent Architectural Barriers for the Aged and Physically Handicapped. (Zon. Ord., 5-8-1991)

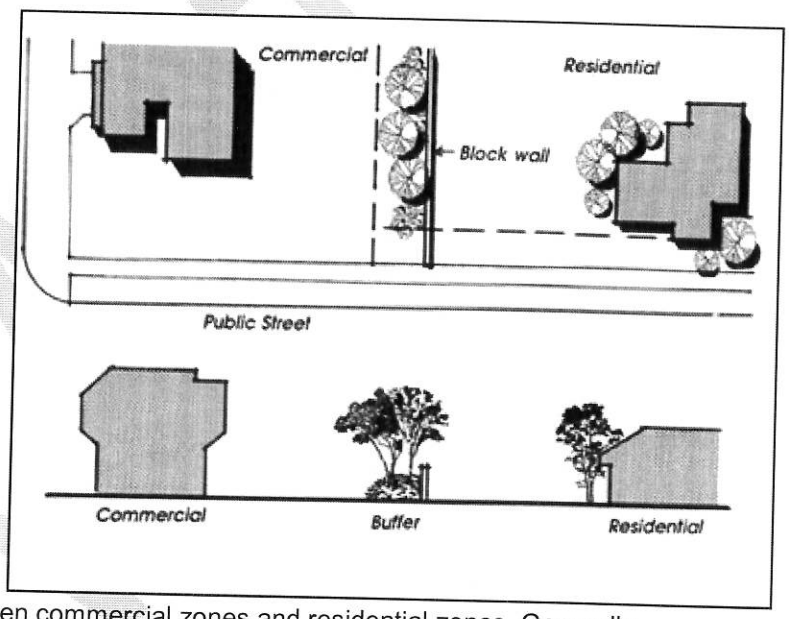
C. Landscaping: All landscaped area shall be planted with live plant material and include a permanent automatic irrigation system. The owner, tenant and agent shall be jointly and individually responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance. The landscaped public area between the curb, gutter, and sidewalk is not used to meet the landscape requirements. See Title 7 Chapter 1 Section 8 of this code for park strip requirements.

1. Design initiatives.
   a. To establish landscape themes that include street trees and streetscape designs throughout the City to promote and overall character and identity to the community.
   b. Promote innovative and cost-conscious approaches to the design, installation, and maintenance of landscaping while encouraging water and energy conservation.
   c. Promote planting techniques that ensure long term health of plant materials.
   d. Screen unsightly building structures, equipment or materials from the view of persons on public streets or adjoining properties of incompatible land uses.
2. Definitions:
   a. Buffering: plants placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
   b. Landscaping: vegetative plantings such as grass, trees, shrubs, vines and related improvements such as pools, walkways, rockwork and sculpture which is of a design that will beautify and enhance a property, control erosion and reduce glare.
   c. Screening: masonry wall, fence, hedge, berm, or vegetative planning or combination thereof which is of a design (height, width, material, etc.) that will provide a visual and audible barrier between land uses having different intensities of use.

3. Large retail buildings (15,000 square feet and larger): shall require at least ten percent (10%) of the total lot be landscaped.
4. Retail buildings (detached - less than 15,000 square feet): shall require at least ten percent (10%) of the total lot be landscaped.
    a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
5. Professional / Office buildings: shall require at least fifteen percent (15%) of the total lot be landscaped.
    a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
6. Industrial / warehouse buildings: shall require at least ten percent (10%) of the total lot be landscaped.
    a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
7. Parking Areas: Landscaping in parking area shall be designed to provide the following:
    a. Incorporate appropriate plantings that are in scale with their surroundings.
    b. Separate roadways, travel paths, pedestrian paths etc. using landscaped islands and /or planter strips.
        (1) Define area where pedestrians are safely separated from the travel path / roads.
        (2) Reinforce way-finding by emphasizing entrances and circulations patterns.
    c. Add aesthetic value, provide canopy shade, reduce radiant hear from the surface, reduce headlight glare, and add seasonal interest.
    d. When possible, preserve mature trees and other significant landscape features which help define the character of the City.
    e. When planted parking medians are used, they shall be a minimum of ~~10~~ 6 feet (~~10~~' 6') wide.
    f. Planted islands shall be a minimum of twenty-five (25) square feet.
8. Xeriscape. Xeriscape is landscaping that reduces or eliminates the need for supplemental water from irrigation. It is different from natural landscaping, because the emphasis is on selection of plants for water conservation, not necessarily selecting native plants. Xeriscape landscaping can work well in Utah's desert climate. Xeriscape landscape is not zero-scape; it is an area filled with color, scent and variety. Trees can be used effectively in xeriscape and with property planning, planting, and care, they will thrive in low-water landscape.
9. Low Impact Development (LID). LID is a stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed

decentralized micro-scale controls. LID's goal is to mimic a sites predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Developments are encouraged to implement LID's.

10. Trees. One tree (minimum two inch (2") caliper, minimum 10 feet in height) shall be planted and maintained for each one thousand (1,000) square feet of landscaped area. Trees in portable planters shall not qualify to meet the tree requirements.
    a. Trees within overhead utility easements shall be of a type that customarily grows to a height not exceeding fifteen feet.
11. Plants. The selection of plant materials should consider public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns. The ultimate form and height of plantings as they mature should be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists.
    a. Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.
12. Landscaped buffer. A landscaped buffer is defined as a landscaped area whereby trees and other plan materials are used to create a wide, landscaped park- or garden-like area around the perimeter, or in the side and/or rear yard, of a property in order to physically and visually separate and mitigate undesirable environmental impacts (such as: noise, dust, stormwater, etc.) between commercial zones and residential zones. Generally accepted scale for landscape buffers. The following minimum and maximum width of transitional yards and screening should be used between commercial and residential uses:



    a. Minimum width: 10 feet
    b. Maximum width: 50 feet
    c. Where commercial buildings are less than 5,000 square feet in area, a minimum 10 feet buffer is substantial. Otherwise if the building area is greater than 5,000 square feet in area, a landscape buffer should be a minimum 25 feet.
13. Planting materials in the landscape buffer.
    a. Choose plants that will naturally grow to the desired form or height to reduce maintenance. No limbing up (this will lessen the life and strength of the tree).
    b. Tree canopies should have a natural growth height of at least 8 feet from the ground when located around areas in the clear-view area (see Chapter 9 of this Title). Tree canopies should have a natural growth height of at least 4 feet from the ground when located around parking areas, walkways, etc.
    c. New trees and shrubs should be evenly spaced at planting, with trees having an 8-foot minimum installed height, and shrubs having a 36-inch minimum installed height.

d. Landscaping in the landscape buffer should consist of a minimum of 6 large maturing trees (minimum 50% evergreen) and 40 medium shrubs (minimum 75% evergreen) for each 100 linear feet, to provide continuous coverage. For dimensions of less than 100 feet, plantings and spacing will be in proportion to the basic ratio.

14. Snow storage. Landscape materials surrounding parking lots and in islands and medians should be able to tolerate large quantities of snow stored during winter months. Delicate plant material should not be used in area where they are likely to be damaged by snow.
15. Lighting. The intent of lighting is to provide the necessary lighting to ensure pedestrian safety, night vision for pedestrians and automobiles, add aesthetic value to the city appearance, and not create or cause excessive glare onto adjacent properties.
    a. Lighting height and location shall be designed to illuminate the site only. Light cutoffs are required to prevent spillover of direct light.
    b. Pedestrian street lights or lampposts located within the public right-of-way are required in all commercial zones.
    c. Pedestrian street lights or lampposts located within the public right-of-way shall be mounted between 8' to 16' above grade to provide illumination of street sidewalks.
    d. Pedestrian street lights or lampposts shall reflect the architectural design characteristic of the surrounding area.
    e. Up-lighting is not permitted, except as approved through the site plan review for highlighting signature landscape features or building elements.
    f. HID or fluorescent tube lights (except compact fluorescent bulbs) are not permitted as exterior building lights.
    g. Floodlights or directional lights permitted for the lighting of alleys, parking garages and outdoor working areas must be shielded or directed to prevent the source of light (bulb or lamp) from being seen from adjacent properties or public rights-of-way.

16. All landscape plans submitted for approval shall contain the following information unless specifically waived by the City. At the discretion of the City a final landscaped plan may require a stamp from a Utah Licensed Landscape Architect.
    a. The location and dimensions of all existing and proposed structures, property lines easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, bicycle parking areas, fences, freestanding electrical equipment, tot lots, and other recreation facilities.
    b. The location, quantity, size and name, both botanical and common names, of all proposed plants.
    c. The location, size and common names, of all existing plants including trees and other plants in the parkway, and indicating plants to be retained and removed.
    d. The locations of existing buildings and structures on adjacent property within twenty feet (20') of the site.
    e. Location and heights of fences and retaining walls proposed on the site.
    f. At the discretion of the City a final irrigation plan may require a stamp from a Utah Licensed Landscape Architect.

17. Completion; Performance Security. No requests for any building, structure or other improvements shall be approved until site and landscape plans have been approved by the Administrative Land Use Authority; and a preconstruction meeting held (Ord. No. 2018-011, 10-23-2018).

a. Preconstruction Meeting. A Pre-Construction Meeting will be held with the developer, general contractor for the Development, and City Staff prior to beginning any construction in the Development, including grading and trenching.
   i. It is the developer's responsibility to notify the general contractor and all appropriate subcontractors for the Development of their required attendance at the Pre Construction Meeting and that no construction can commence until after that meeting.
   ii. The Storm Water Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) must be in place prior to the preconstruction meeting.

b. Landscaping and site developments in accordance with the approved plans shall be installed within thirty (30) days following occupancy of the building.

c. If said completion date is impossible due to adverse weather conditions, a mutually agreed upon completion date shall be determined by the City and the applicant, but in no case shall the completion date be more than one hundred fifty (150) days from the date of occupancy. The developer (or owner) shall hereby deposit a security of performance as specified in subsections 11-5-7B through C of the Subdivision Title as security to assure compliance with all landscaping and site requirements. If the developer or an agent of the developer fails to comply with the above installation and time requirements, the security of performance may be foreclosed upon by the City to cover costs of installing, repairing or replacing said landscaping and site developments.

D. Undeveloped Area. All areas of the parcel on which development is taking place shall be regulated by this chapter. Land which is not covered by the building(s), parking lots, roads, landscaping or otherwise improved shall, as a minimum, be restored with natural vegetation and maintained so as not to create a weed nuisance (see Title 4 Chapter 2 of this Code), or the area may be maintained in agricultural production.

10-8-6: **PARKING REGULATIONS:** Except as herein provided, no building or structure shall be constructed, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and that all roadways comply with the standards contained herein. The exception being that, an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways be reduced or further reduced below the minimum standards herein required.

1. A. Schedule: In all districts, the following off-street parking schedule shall apply:

1. Dwelling Unit:

a. Two (2) spaces for each unit, except as provided in subsection A1b and A1c of this Section.

b. Dwelling unit occupied by four (4) or more individuals unrelated by blood, marriage or adoption; two (2) spaces per three (3) individuals, plus one additional space for each additional individual exceeding three (3) and up to and including five (5) individuals.

c. Multi unit residences for persons with disabilities and/or residential facility for the aged; when evidence presented by the applicant warrants, the Land Use Authority may allow a number less than two (2) space per dwelling unit; but not

less than 1.5 spaces per dwelling unit to the City Council. (Ordinance Modification 002-02 03/26/02)

2. Clinic or Doctor's Office: Ten (10) spaces per clinic or four (4) spaces per doctor or dentist, plus three (3) additional spaces for each doctor or dentist over three (3).

3. Restaurant or Cafeteria: One space for each four (4) fixed seats and one space for each forty (40) square feet of floor area for moveable seating under maximum seating arrangement.

4. Office, General: One space for each two (2) employees working the shift with the greatest number of employees.

5. Commercial:

   a. Recreation And Amusement: One space for each two hundred fifty (250) square feet in use.

   b. Retail Or Personal Service: One space for each two hundred fifty (250) square feet in use.

6. Churches, Meeting Rooms, Public Assembly: One space for each five (5) fixed seats and one space for each fifty (50) square feet of floor area for moveable seating under maximum seating arrangement.

7. Storage or Warehouse: One space for each five thousand (5,000) square feet or floor area.

8. Manufacturing, Process or Repair: One space for each two (2) employees working the shift with the greatest number of employees.

2. B. General Requirements:

1. Buildings, Developments; Computation: In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements of all of the buildings, structures or uses in the development.

2. Single-Family Dwelling: Single-family dwelling unit (detached or attached) parking shall be provided only in a private garage, driveway, or in an area properly located for a future garage.

3. Plan Approval: Prior to the issuance of any building permit, a plan which clearly and accurately designates parking spaces, access aisles, driveways and the relationship to the use to be served by the off-street parking shall be forwarded to the Land Use Authority for the process of City approval. Approval shall be based on:

   a. Adequate number of spaces, including handicap spaces if required;

   b. Relationship of parking to use;

   c. All parking spaces being usable and accessible by adequate roadway/parking configuration; and

d. Parking stalls being nine feet in width by twenty feet in length (9' x 20') and on a hard paved surface (see subsection D of this Section for parking requirements for individuals with disabilities.). Access to all stalls shall also be of a paved hard surface.

4. Location: Parking space as required above shall be on the same lot with the main building, or in the case of nonresidential buildings, it may be located no further than three hundred feet (300') therefrom. (Zon. Ord., 5-8-1991)

10-8-7: SITE REQUIREMENTS FOR SEASONAL, SEMI-PERMANENT, AND TEMPORARY BUSINESS FACILITIES:

A. Purpose: Provide a variety of business opportunities and increase sales revenue.

B. Approval Authority: The Land Use Authority shall be the approving authority for site approvals for seasonal, semi-permanent, and temporary business facilities.

C. Definitions:

IMPROVED SITE	A lot in an approved subdivision in which utilities, including water and sewer, curb, gutter, and sidewalk, have been installed according to the approved construction drawings. Landscaping requirements may or may not have been met.
SEASONAL BUSINESS FACILITY	A facility for a business that is operated for a period of 120 days or less; generally associated with a season such as Summer or Fall produce sales, snow cone sales, etc.
SEMI-PERMANENT BUSINESS FACILITY	A facility for a business that is operated not more that nine months during a calendar year or nine consecutive months.
TEMPORARY BUSINESS FACILITY	A facility for a business that is operated for a period of forty-five days or less; may be associated with an event, such as fireworks sales, Christmas trees sales, etc.
Unimproved Site	A parcel of property that does not have utilities, culinary water, or sewer (where required) service into the parcel; or A future phase or a remainder parcel in a platted subdivision that does not have utilities, culinary water, or sewer (where required) service into the phase or parcel.

D. Site Plan Agricultural and Residential Zones: Seasonal and temporary businesses in agricultural and residential zones shall comply with the requirements for a home business.

E. Site Plan Commercial Zones: Seasonal and temporary business facilities may be located on improved sites or unimproved sites in CHD, CGD, CND, MXD zones with the following conditions:

1. Improved Site. Utilities (if required); parking must be asphalt; restrooms (may be portable units).

2. Unimproved Site. Utilities (if required); parking and access must be an all weather surface to prevent tracking of mud and debris on the City right-of-way; if restrooms are required, portable units may be used.

3. Must provide a signed statement from the property owner or assigns that the business may occupy the space and has permission to use the amenities listed in1 or 2 above from the existing on-site or adjacent permanent facility.

4. If a parking lot is used to house a temporary or seasonal business, the spaces used must be in excess of those spaces required for the permanent facility.

5. Must comply with applicable City, County, State, and/or Federal codes, rules, and policies (including but not limited to building, fire, health). Zoning codes for setbacks and landscaping may not apply.

6. Tents and temporary signs must be secured in such a manner that they not pose a hazard for buildings, vehicles, and/or pedestrians.

7. If selling from a car, truck, van, trailer, tent, etc., it must not be located in a manner that blocks required building entrances/exits, ingress and egress, pedestrian and/or vehicular flow and visibility.

8. Must not be located in or on City owned property, including parkstrips and right-of-way, without written consent from the City or as part of a City sponsored event.

9. Any facility structures, tents, trailers, vehicles, etc. must be removed within ten calendar days after the site approval expires. Temporary signs must be removed within 24 hours after the site approval expires.

F. Semi-permanent business facilities shall be located on improved sites in CHD, CGD, CND, MXD zones with the following conditions:

1. Must provide a signed statement from the property owner or assigns that the business may occupy the space and has permission to use their utilities (other than culinary water and sewer), storm water facilities, and parking from the existing on-site or adjacent permanent facility. On-site or adjacent permanent facility must have enough parking to meet its requirements and excess to share with the semi-permanent business.

2. Must have a separate culinary water connection as shown on the approved construction drawings for the development or as approved by the Public Works Director. If portable

restroom(s) are used, a separate sewer connection will not be required.

3. Must comply with applicable City, County, State, and/or Federal codes, rules, and policies (including but not limited to building, fire, and health). Must comply with zoning codes for setbacks and landscaping.

4. Tents and temporary signs must be secured in such a manner that they not pose a hazard for buildings, vehicles, and/or pedestrians.

5. Any structures, tents, trailers, debris, etc. must be removed within thirty calendar days after the site approval expires. Temporary signs advertising the business activity must be removed within 24 hours after the site approval expires.

10-8-8: Low Power Towers and Antennas for Radio Communication.

A. This section addresses planning issues resulting from the rapid growth in demand for low-power radio services within the City. It distinguishes low-power radio from other broadcasting type telecommunication technologies and established provision relating to demand, visual mitigation, noise, engineering, residential impact, health, safety and facility siting. The requirements of this Section apply to both commercial and private low power radio services such as cellular or PCS (Personal Communication System) communications and paging systems (hereinafter referred to as "cellular facilities"). All cellular facilities shall comply with the regulations set forth in this Section, other applicable ordinances of the City, and any pertinent State and Federal regulations including Federal Communications Commission and the Federal Aviation Administration.

B. Definitions:

1.	Low-powered Radio Service.	Communication systems which are not used for the broadcasting of information to the public but instead for communication purposes between individuals or entities via radio waves.
2.	Personal Communication System.	All forms of wireless communications which interconnect with the public switched telephone network.

C. All cellular facilities descripted herein shall be allowed as a conditional use subject to the conditions set forth in Section 10-3-5 of the Providence City Code. No other cellular facilities shall be allowed. A site plan is required as part of the conditional use application, see Providence City Code 10-8-5; except that when installing a stealth or monopole structure, the fenced area around the structure shall be considered the building for the ten-foot landscape requirement, not the structure or individual buildings within the fenced area. A minimum of one parking space and access drive will be required.

CHAPTER 12

ACCESSORY APARTMENT UNITS

(OM 002-2006, 01/10/2006)(OM 006-2006, 06/27/2006)

SECTION:

10-12-1: Purpose
10-12-2: Required Conditions
10-12-3: Legalizing Existing AAUs
10-12-4: Permit Regulations
10-12-5: Report to Council

~~10-12-1: **PURPOSE:** The purpose of repealing the ability to grant a temporary conditional use permit for an accessory dwelling unit is to maintain the integrity of single-family residential zones.~~

10-12-1: Purpose and Intent

The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Apartment Units (AAUs). AAUs are separate dwelling units attached to the primary residence. Chapter 13 of this title covers Accessory Dwelling Units (AAU) which are detached from the primary residence.

10-12-2: Definitions

A. Accessory Apartment Unit (AAU) - A second dwelling unit which is a self-contained dwelling unit located within a single family dwelling unit, but has a separate entrance. It is a separate housekeeping unit that can be isolated within the original dwelling unit and conforms to all applicable building codes and standards. An AAU maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen.

B. A. Accessory Dwelling Unit (ADU) - A second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen. See Chapter 13 of this title for the ordinance governing Accessory Dwelling Units.

10-12-2: **REQUIRED CONDITIONS:** ~~A temporary conditional use permit that has been granted prior to October 2005 for a use to be known as an~~ An accessory ~~dwelling unit~~ apartment unit (AAU) ~~in a single-family dwelling unit~~ shall be allowed ~~to continue~~ in all single-family residential zones provided that the conditions and criteria listed below are complied with.

~~A. Separate Unit: The accessory dwelling unit shall be a separate housekeeping unit that can be isolated within the original dwelling unit and conform to all applicable building codes and standards.~~

B. Number Allowed: Only one accessory ~~dwelling unit~~ apartment unit shall be permitted within a

single-family dwelling unit.

C. Occupancy:

1. ~~The owner of the single-family dwelling unit in which the accessory dwelling unit is located shall occupy at least one of the units in the dwelling.~~

An AAU shall only be permitted when the property owner lives on the property within either the principal dwelling or AAU. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Cache County tax assessment rolls, or by any person who is related by blood, marriage or adoption, or a trustor of a family trust that possesses legal ownership of the property.

Within 30 days of securing approval for construction of an AAU, the owner shall record against the deed to the subject property, a deed restriction running in favor of the municipality limiting occupancy of either the principal dwelling unit or the AAU to the owner of the property. Proof that such a restriction has been recorded shall be provided to the City prior to issuance of the occupancy permit for the AAU.

Owner occupancy shall not be required when an owner has a bona fide temporary absence of two (2) years of less for activities such as military service, temporary job assignments, work sabbaticals, or voluntary service.
Neither the primary dwelling unit nor the AAU may be sold or conveyed separately.

2. The accessory ~~dwelling unit~~ apartment unit shall be occupied by a single family or no more than ~~two (2)~~ four 4 individuals unrelated by blood, marriage or adoption.

D. Design; Size:

1. The accessory ~~unit~~ apartment unit shall be designed so that the appearance of the residence remains as that of a single-family dwelling unit. Entrances to the accessory ~~dwelling unit~~ apartment unit shall be located on the side or rear of the dwelling unit whenever possible. If a front entrance is required, it shall be visually screened from all public right of ways.

2. The design and size of the accessory ~~dwelling unit~~ apartment unit shall conform to all applicable health, building and other codes.

3. The total area of the AAU shall be less than fifty percent (50%) of the total square footage of the primary residence, but not more than 1200 square feet.

~~E. Parking: Parking shall be provided as required by Section 10-8-6 of this Zoning Title. (Ord., 2-16-1994)~~ No off-street parking requirement.

3. To maintain the appearance of a single-family dwelling unit, accessory ~~dwelling units~~

apartment units shall not have a separate driveway.

10-12-3: **LEGALIZING EXISTING AAUs**

Any existing illegal AAU will not be subject to any enforcement action if an application to legalize the AAU is submitted within 12 months of the adoption of these regulations.

Owners of illegal AAUs shall be guilty of a Class B misdemeanor and subject to a penalty listed in Providence City Code Title 1 Chapter 4. Any existing illegal AAU will not be subject to any enforcement action if:

A. The AAU owner applies for a permit to legalize the illegal AAU within 12 months of the adoption of these regulations;

B. The AAU complies with the minimum requirements of the International Residential Code within 6 months of the date of applying for a permit under this section.

C. The AAU complies with the minimum housing code standards within 6 months of the date of applying for a permit under this section.

D. The AAU owner supplies the City with certification that the water supply and sewage disposal facilities are adequate for the AAU.

10-12-4: **PERMIT REGULATIONS:**

~~A. Temporary Conditional Use Permit:~~

~~1. Review: Any temporary conditional use permit granted will be reviewed annually by the City. Said permit may, however, be immediately revoked at any time if this Zoning Title or other ordinances or regulations of the City are not continuously complied with.~~

~~2. Sale of Single-Family Dwelling: Any temporary conditional use permit granted for the use of an accessory dwelling unit shall continue upon the sale of the single-family dwelling unit unless the accessory dwelling unit is not occupied as an accessory dwelling unit for one year or more. If use is abandoned for a period of one year, after October 2005 owners will not be able to apply for a temporary conditional use permit. The residence will revert to one single-family unit. (OM 006-2006 06/27/2006)~~

B. Building Permit: A ~~building~~ zoning permit shall be obtained by the homeowner from the City, and a building permit shall be obtained from Cache County, before the commencement of any new construction of an accessory ~~dwelling~~ apartment unit.

C. Occupancy Permit: Prior to anyone occupying ~~as~~ an accessory ~~dwelling~~ apartment unit, a certificate of occupancy shall be obtained by the homeowner from ~~the City~~ Cache County. ~~as specified by Section 10-3-4 of this Title. (Ord., 2-16-1994)~~

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10-12-5: **REPORT TO COUNCIL:**

The mayor and city staff shall report to the council once a year the number of new AAUs permitted during the previous 12 months. This report shall be made to the council no later than 30 days after the end of the calendar year.

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Chapter 13

ACCESSORY DWELLING UNIT ORDINANCE

SECTION:

10-13-1 Purpose and Intent
10-13-2 Definitions
10-13-3 Permitted Use
10-13-4 Owner Occupied Requirement
10-13-5 Number of Accessory Dwelling Units
10-13-6 Accessory Dwelling Unit Size
10-13-7 Rear Yard Limitation
10-13-8 Building Height
10-13-9 Building Setbacks
10-13-10 Design and Materials
10-13-11 Fire, Building and Health Codes
10-13-12 Parking
10-13-13 Utilities
10-13-14 Screening
10-13-15 Legalizing Accessory Dwelling Units
10-13-16 Report to Council

10-13-1: Purpose and Intent

The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate dwelling units detached from the primary residence. Chapter 12 of this title covers Accessory Apartment Units (AAU) which are attached to the primary residence.

It is the policy of Providence City to promote and encourage the creation of legal ADUs in a manner that enhances residential neighborhoods while respecting the existing look and scale of single-family dwellings. The intent of this ordinance is to provide for a broader range of affordable housing options that generate these benefits:

- Provides an alternative for older homeowners who want to remain in their home and would like a family member, caretaker or renter to help make that possible so that elderly can "age in place" rather than inhabit senior living centers.
- Make housing affordable for young people to live in desirable communities where single-family homes are out of their reach.
- Contribute to solving the housing shortage.
- Opens up areas for development potential without threatening the existing character of a neighborhood.
- Adds inexpensive rental units to the housing stock to meet the needs of smaller households, both old and young.
- Develops housing units in single-family neighborhoods to serve the needs of the residents through a variety of stages in the life cycle, thereby lessening fluctuations in neighborhood demand for services.
- Requirement that owner be on the premises decreases the chance of ADU tenants inflicting nuisances on the surrounding neighborhood.
- Provide a extra living space for a growing family.

- Is intended to be a family friendly ordinance allowing for young and old to live together, for grown children to stay in the community that they love.
- Enhance neighborhood stability with owners more likely to remain; allow current neighbors to stay through different stages of life.
- Promotes more efficient use of existing housing stock and City infrastructure.

10-13-2: Definitions

A. *Accessory Dwelling Unit (ADU)* - A second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen. It is also known as:
   - *Granny flat*
   - *Caretaker dwelling*
   - *Mother-in-law suite*
   - *Carriage house*
   - *Guest quarters*
   - *Backyard cottage*
   - *Nanny Suite*
   - *Housekeeping Suite*
   - *Teenagers' Retreat*
   - *In-Law Suite*
   - *Grandparents Suite*
   - *Newly-wed suite saving for permanent housing*
   - *Home office*
   - *Rental income suite*

B. *Accessory Apartment* – a dwelling unit that is an integral part of the primary dwelling unit, but has a separate entrance; see Chapter 12 of this title for the ordinance governing Accessory Apartments.

10-13-3: Permitted Use

ADUs are a permitted use in all residential zones. ADUs must comply with all applicable ordinances.

10-13-4: Owner Occupied Requirement

An ADU shall only be permitted when the property owner lives on the property within either the principal dwelling or ADU. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Cache County tax assessment rolls, or by any person who is related by blood, marriage or adoption, or a trustor of a family trust that possesses legal ownership of the property.

Within 30 days of securing approval for construction of an ADU, the owner shall record against the deed to the subject property, a deed restriction running in favor of the municipality limiting occupancy of either the principal dwelling unit or the ADU to the owner of the property. Proof that such a restriction has been recorded shall be provided to the City prior to issuance of the occupancy permit for the ADU.

Owner occupancy shall not be required when an owner has a bona fide temporary absence of two (2) years of less for activities such as military service, temporary job assignments, sabbaticals or voluntary service.

Neither the primary dwelling unit nor the ADU may be sold or conveyed separately.

10-13-5: Number of Accessory Dwelling Units

A maximum of one ADU shall be allowed on each property associated with a single-family dwelling.

10-13-6: ADU Size

The total area of the ADU shall be less than fifty percent (50%) of the total square footage of the primary residence for a detached accessory dwelling, but not more than 1200 square feet.

10-13-7: Rear Yard Limitation

Accessory buildings of any kind, which are customarily incidental to the permitted uses are limited to twenty-five percent (25%) of the rear lot area. Accessory buildings shall not be located in front of the primary dwelling unit.

10-13-8: Building Height

An ADU shall not exceed the height permitted by the zone assigned to the primary dwelling unit.

10-13-9: Building Setbacks

New ADUs are subject to the same ordinances that apply to the principal dwelling unit as far as zoning and setbacks. Existing structures that do not meet setback requirements may be approved on a conditional basis. Adjacent property owners will be notified and a public hearing will be held before the Administrative Land Use Authority; which will either approve or deny the conditional use.

10-13-10: Design and Materials

An ADU shall be of compatible design and materials and incorporate the same or substantially similar architectural features with respect to roof pitch, building materials, colors and design details of the primary dwelling unit.

10-13-11: Fire, Building, and Health Codes

An ADU shall comply with all building construction, fire codes and municipal codes in effect at the time the ADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.

10-13-12: Parking

No off-street parking requirement.

10-13-13: Utilities

An ADU may utilize the existing utilities (City supplied culinary water and sanitary sewer) of the principal dwelling. An ADU that requires separate utility hookups will be subject to metering and City connection fees.

10-13-14: Screening

The orientation of the proposed ADU shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the ADU, including landscape screening, fencing, and window and door placement.

10-13-15: Legalizing ADUs

Any existing illegal ADU will not be subject to any enforcement action if an application to legalize the ADU is submitted within 12 months of the adoption of these regulations.

Owners of illegal ADUs shall be guilty of a Class B misdemeanor and subject to a penalty listed in Providence City Code Title 1 Chapter 4. Any existing illegal ADU will not be subject to any enforcement action if:

A. The ADU owner applies for a permit to legalize the illegal ADU permit within 12 months of the adoption of these regulations;
B. The ADU complies with the minimum requirements of the International Residential Code within 6 months of the date of applying for a permit under this section.
C. The ADU complies with the minimum housing code standards within 6 months of the date of applying for a permit under this section.
D. The ADU owner supplies the City with certification that the water supply and sewage disposal facilities are adequate for the ADU.

10-13-16: Report to Council

The mayor and city staff shall report to the council once a year the number of new ADUs permitted during the previous 12 months. This report shall be made to the council no later than 30 days after the end of the calendar year.