

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: August 20, 2019

Request: Applicant is requesting approval of a conditional use and zoning approval for a site plan for a greenhouse located at 1090 S 300 E, Providence UT.

Item Type: Greenhouse

Applicant: Cheri Murdock – River Bottom Construction

Address: 1090 S 300 E Providence UT

Parcel ID #: 02-115-0020

General Plan: SFT

Zone: SFT

Background Information:

1. Providence City Conditional Use Application
2. Payment of \$100 fee, August 26, 2019
3. A complete Zoning Permit Application
4. Fire Inspection approval – see email from Aaron Walker dated Sept 4, 2019
5. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure 8/26/2019
6. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.
5. Official Zoning Map Revised October 2018

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in Wildfire Hazard area with moderate to steep slopes.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinance.
2. This conditional use is for the greenhouse only as shown on the site plan submitted August 29, 2019.
3. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their

agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on September 11, 2019

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented to the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – , , second –

Vote: Yea: Skarlet Bankhead, Max Pierce, Rob Stapley

Nay: None

Abstained: None

Excused: None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2019-0103 Murdock Greenhouse

Project Address: 1090 S 300 E

Contact Name: River Bottom Constr./Wayne Ruud

Phone Number: 435-764-2229

Inspection	Pass/Fail	Notes
Concrete	Pass	fairly new (some spalling ... no cracks)
Curb/Gutter	Pass	↑ same took pics
Utilities	Pass	
☒ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	No	SWPPP Completed: Yes No N/A
NOI Needed: Yes No	No	NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <u>Rik Stangley</u> Date <u>8.26.19</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Diane Campbell <dcampbell@providence.utah.gov>

Murdock Greenhouse

Aaron Walker <aaron.walker@loganutah.org>

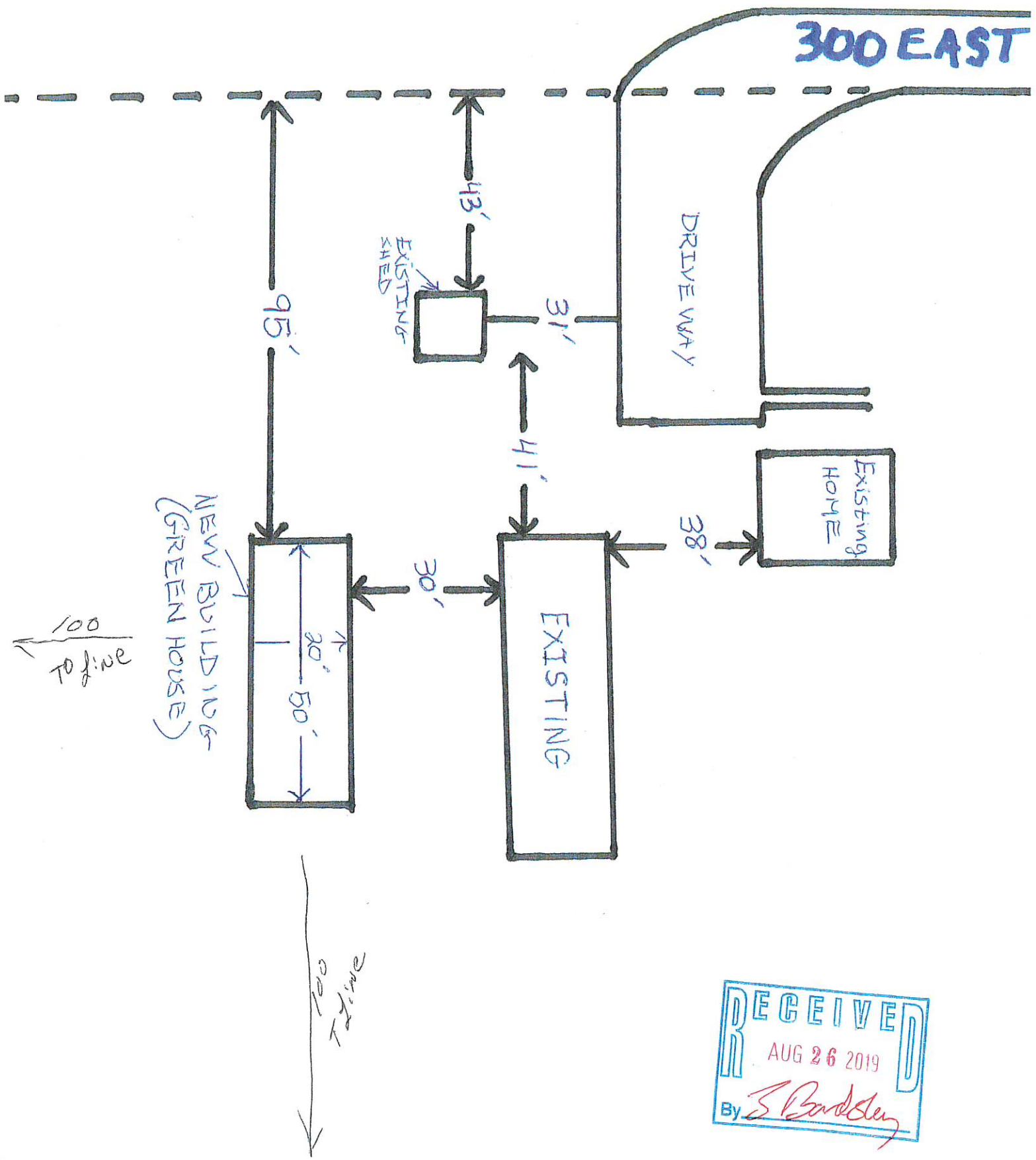
Wed, Sep 4, 2019 at 3:06 PM

To: Diane Campbell <dcampbell@providence.utah.gov>

Given that the structure is a greenhouse (AG use?) and not a residential, and the fact that existing access gets to within 150 feet, and such structures generally don't increase traffic, I have no current concerns with the greenhouse.

Thanks.

[Quoted text hidden]



RECEIVED
AUG 26 2019
By *S. Bondley*



DEVELOPMENT SERVICES DEPARTMENT

BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 29 Jul. 2019 at 02:04 PM

Parcel Number: 02-115-0020
Property Address: 1090 S 0300 E
PROVIDENCE
Tax Roll Acreage: 12.81
Owner Name: SPENDLOVE FAMILY
ENTERPRISES LTD
Owner Address: 1472 N 1800 E
LOGAN, UT 84341-2947
Jurisdiction: Cache County
**Future
Annexation Area:** None Declared
Base Zone: Contact City for Zoning
Overlay Zone: None



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

Initial Parcel Potentially a subdivision lot, verify on plat
Legality Review: Does not appear to match its August 8, 2006 configuration

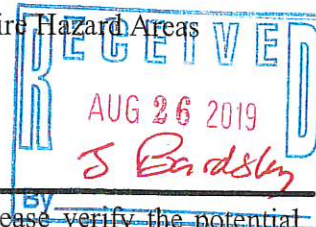
NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process.
All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Canals
Source Water Protection
Zones 1 or 2

Moderate Slopes
Steep Slopes

Wildfire Hazard Areas



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

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 11, 2019

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for 691 E 525 N, Providence UT.

Item Type: Conditional Use

Applicant: Joseph Jenkins/Sierra Homes

Project Address: 691 E 525 S
Providence

Parcel ID #: 02-295-0319

General Plan: SFT

Zone: SFT

Background Information:

1. Providence City Residential Site plan application and \$50 fee received on 8/6/19
2. Conditional Use Application and \$50 fee on 8/27/19
3. A complete Zoning Permit Application
4. Fire Inspection letter received from Aaron Walker 8/28/2019
5. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on 8/27/2019
6. Diane Campbell, Admin. Services Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Wildfire Hazard area and Landslide Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulation as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:



August 28, 2019

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

RE: Conditional Use Review, Jenkins Home, 691 East 525 North, Providence Ut.

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

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

- **Access approved at subdivision review**

Fire Hydrant Locations and number of Hydrants

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

- **Fire hydrant location approved at subdivision review**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- The building appears to be approx. 5,188 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 5,188 sq. ft. of type V-B is 2,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are two fire hydrants within 600 feet of the proposed site.**
- **Hydrant #527 closest to the building site has approximately 2,286 GPM at 20 PSI and is adequate for this size of construction**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

*506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used) Per phone discussion with Mike Burton at Sierra Homes **Builder is planning on a Class A roof covering. Approved.***

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures) Per phone discussion with Mike Burton at Sierra Homes- **Builder is planning on closing all underfloor decks and eaves with soffits. Approved.***

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

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

Property owners are encouraged to implement the following:

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

Hydrant information was received on 09.05.19 and report completed and turned in on the same date.

If you have any questions, please call me.

Respectfully,

Aaron Walker
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant will mitigate Hazard Wildfire area by:
 - a. See letter from Aaron Walker dated 8/28/2019.
3. The applicant will mitigate Hazard Landslide area by:
 - a. Creating a berm around the perimeter to prevent run-off and soil erosion.
 - b. Placing silt fencing on steeper downhill grade. (See notes on site plan.)
4. This conditional use is for the residence only as shown on the site plan date stamped 8/27/2019.
5. Payment of fees listed on the Providence City Zoning Permit.
6. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on September 11, 2019

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions –, second –

Vote: Yea: S Bankhead, M Pierce, R Stapley

Nay: None

Abstained: None

Excused: None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2019-0095

Project Address: 691 E 535 N

Contact Name: Joseph Jenkins/Sierra Homes

Phone Number: 435-994-4792(Mike Burton)

Inspection	Pass/Fail	Notes
Concrete	Pass	New
Curb/Gutter	Pass	New
Utilities	Pass	New
☐ Conditional Use Fire Hydrants: Location Flow	Hyd. # 527	Static = 146 psi Residual = 89 psi Flow = 1490 gpm Logarithmic = 2286 gpm
SWPPP Needed: Yes	No	SWPPP Completed: Yes No N/A
NOI Needed: Yes	No	NOI UTR: _____ NOI Issued To: _____

Inspection Completed by [Signature] Date 8.27.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____



DEVELOPMENT SERVICES DEPARTMENT

BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0319

Property Address: 691 E 0525 N
PROVIDENCE

Tax Roll Acreage: 0.28

Owner Name: JOSEPH JENKINS

Owner Address: 36 CANTERBURY LN
LOGAN, UT 84321-6713

Jurisdiction: Providence

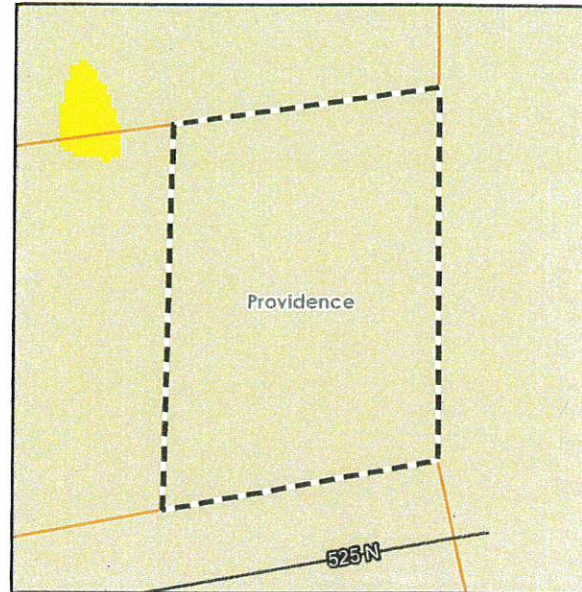
Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Generated on 23 Aug. 2019 at 04:05 PM



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

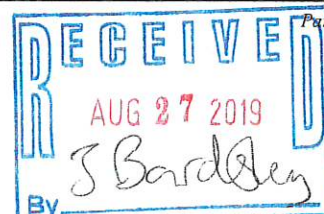
Moderate Slopes

Landslides

Wildfire Hazard Areas

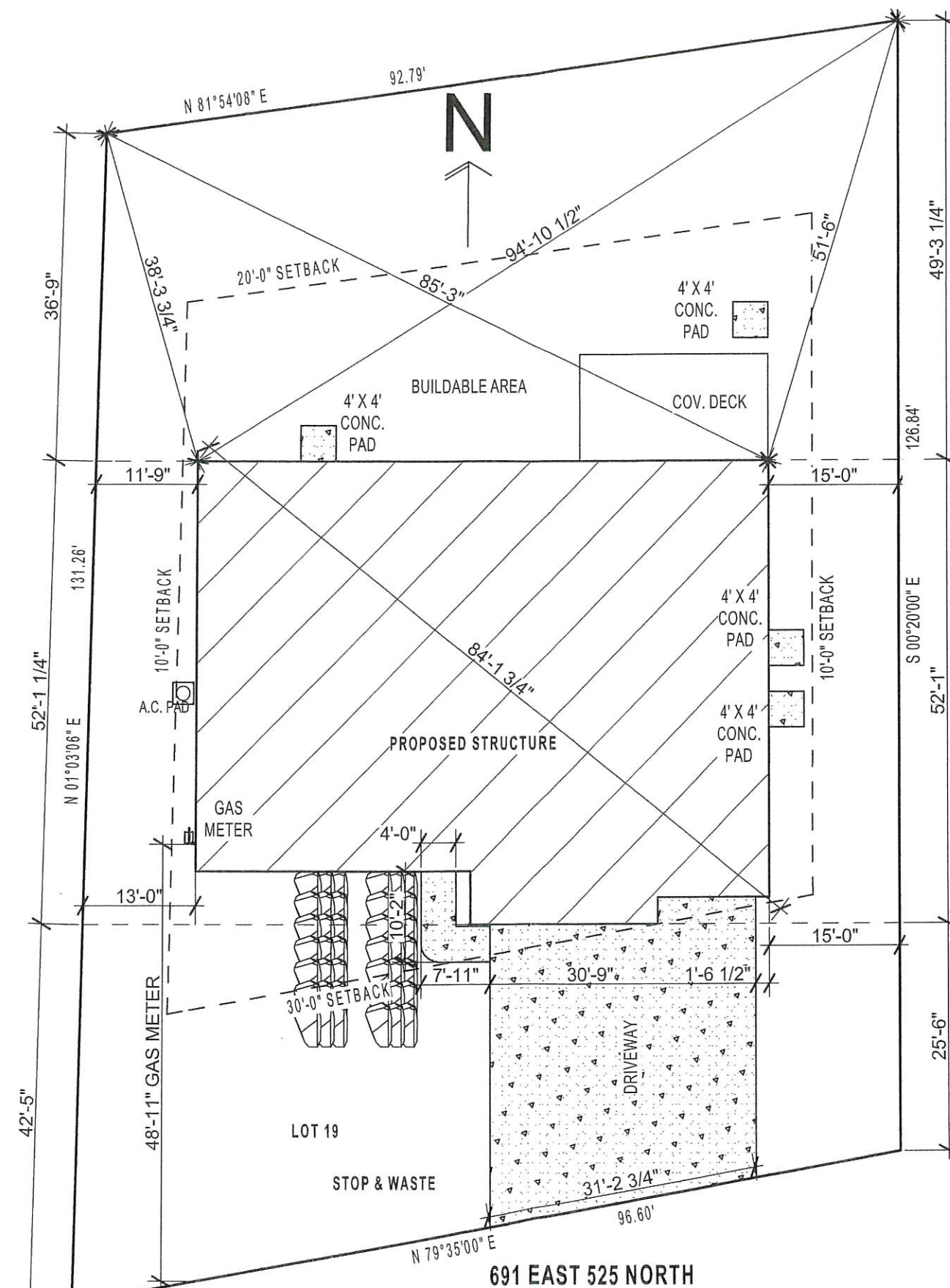
This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated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

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



Parcel Summary v.2

- Mitigation strategies to address sensitive areas:
- Create berm around the perimeter to prevent run-off and soil erosion.
 - Place silt fencing on steeper downhill grade.



SITE PLAN
1/16" = 1'-0"



THESE DESIGNS AND DRAWINGS ARE
CONFIDENTIAL AND THE EXCLUSIVE
PROPERTY OF SIERRA HOMES
CONSTRUCTION INC. AND ARE NOT TO BE
DISCLOSED WITHOUT EXPRESS
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CONSTRUCTION INC. THEY MAY NOT BE
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CONSTRUCTION INC.
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DISCLAIMER:
ACTUAL SITE CONDITIONS MAY
VARY FROM WHAT PLANS SHOW.
PLANS SUBJECT TO CHANGE ON SITE.

ADDRESS:
PROVIDENCE HOLLOW - LOT 19
691 EAST 525 NORTH
PROVIDENCE, UTAH 84332

**JENKINS - CUSTOM
(CARMEN) - PROVIDENCE**

SIERRA HOMES
470 NORTH 2450 WEST
TREMONTON UT, 84337
CONTACT: SIERRA HOMES
(435) 257-4963

8/6/2019

REVISION: R-2E

SITE PLAN

A04
JAKE

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 11, 2019

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for 384 N Sarah St, Providence UT.

Item Type: Conditional Use

Applicant: Brad and Janelle Winward

Project Address: 384 N Sarah St.
Providence

Parcel ID #: 02-295-0009

General Plan: SFT

Zone: SFT

Background Information:

1. A complete Conditional Use Application and \$100 fee received on 8/28/19
2. Fire Inspection letter received from Aaron Walker 9/4/2019
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on 9/3/2019
4. Diane Campbell, Admin. Services Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulation as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.



September 4, 2019

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

RE: 384 North Sarah Street, Providence UT

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code, Title 10 Chapter 5 for Hazard Wildfire Area.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

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

- **Access approved at subdivision review.**

Fire Hydrant Locations and number of Hydrants

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

- **Fire hydrant location approved at subdivision review.**

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- **The building appears to be approximately 5,404 square feet in size. According to Table B105.1 the fire flow for a combined fire area 5,404 sq. ft. of type V-B is 2,000 GPM. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.**
- **There are two hydrants within 600 feet of the structure**
- **Hydrant #507 has approximately 2,242 GPM at 20 PSI and is adequate for this size of construction.**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

*506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used) **Homeowner/Builder is planning on a Class A roof covering. Approved***

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures) **Homeowner/Builder is planning on closing all underfloor decks and eaves with soffits. Approved.***

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

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

Property owners are encouraged to implement the following:

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

If you have any questions, please call me. Thanks
Regards,

Aaron Walker
Deputy Fire Marshal / Fire Inspector
Logan Fire Department
435-716-9516

FIRE DEPARTMENT

2. The applicant will mitigate Hazard Wildfire area by:
 - a. See letter from Aaron Walker dated 9/4/2019.
3. This conditional use is for the residence only as shown on the site plan date stamped 8/28/2019.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on September 11, 2019

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – , second –

Vote:	Yea:	S Bankhead, M Pierce, R Stapley
	Nay:	None
	Abstained:	None
	Excused:	None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2019-0104
Contact Name: Brad Winward

Project Address: 384 N Sarah St.
Phone Number: 435-363-5582

Inspection	Pass/Fail	Notes
Concrete	Pass	New - Flawless
Curb/Gutter	Pass	new
Utilities	Pass	new
☐ Conditional Use Fire Hydrants: Location Flow	Hyd. 507	static - 166 psi Logarithmic @ 20 psi - 2258 gpm dynamic - 105 psi Flow - 1410 gpm
SWPPP Needed: Yes No		SWPPP Completed: Yes No N/A
NOI Needed: Yes No		NOI UTR: _____ NOI Issued To: _____

Inspection Completed by Date 9.3.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____



DEVELOPMENT SERVICES DEPARTMENT

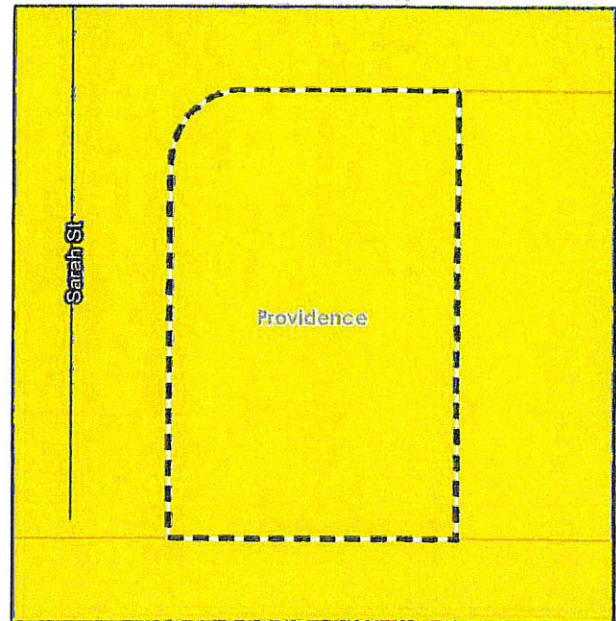
BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0009
Property Address: 384 N SARAH ST
PROVIDENCE
Tax Roll Acreage: 0.35
Owner Name: BRAD & JANELLE WINWARD
Owner Address: PO BOX 415
PROVIDENCE, UT 84332-0415
Jurisdiction: Providence
Future Annexation Area: n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a
Initial Parcel: Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

Generated on 15 Aug. 2019 at 10:28 AM



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

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

Areas That May Require Further Analysis

Wildfire Hazard Areas

Ag. Protection Area Buffers

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

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

North Sarah Street



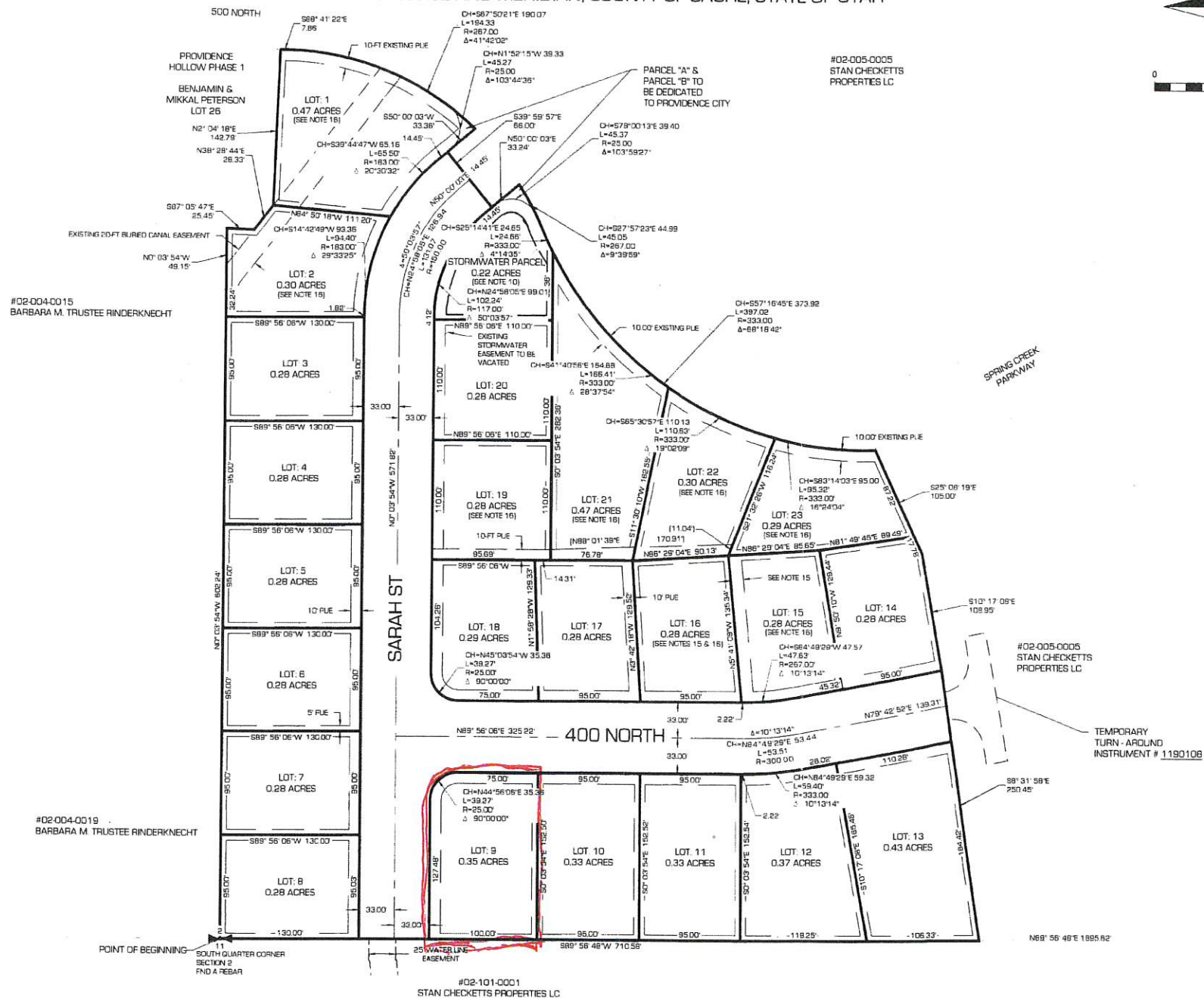
A PORTION OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF CACHE, STATE OF UTAH

THE BASIS OF BEARING IS FROM THE SOUTH QUARTER CORNER OF SECTION 2 TO THE SOUTHEAST CORNER OF SECTION 2, BEARING N89°56'48"E 2,606.20 FEET.

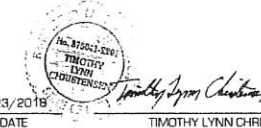
1. CURRENT ZONE: SINGLE FAMILY TRADITIONAL.
2. MINIMUM LOT SIZE: 12,000 SF
3. MINIMUM FRONTAGE (MEASURED AT SETBACK): 85'
4. SETBACKS (EXAMPLE OF CURRENT SETBACKS):
 - a. 1. SIDE: 10'
 - b. 2. FRONT AND REAR COMBINATION: 50' (20' AND 30' COMBINATION)
 - c. 3. SIDE (STREET): 20'
5. ALL DRIVEWAYS SHALL BE 30' APART PER PROVIDENCE CITY STANDARD.
6. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
7. THERE ARE NO WELLS WITHIN 100 FT OF THE PROJECT BOUNDARY.
8. THIS SUBDIVISION WILL BE CONSTRUCTED AS PART OF A SINGLE PHASE.
9. THERE ARE NO COMMON OPEN SPACES BEING PROPOSED AS PART OF THIS PROJECT.
10. THE STORMWATER PARCEL SHALL BE DEDICATED TO AND MAINTAINED BY PROVIDENCE CITY.
11. 10-FT PUBLIC UTILITY EASEMENTS (PUE's) WILL BE PROVIDED ALONG ALL RIGHTS-OF-WAYS TOGETHER WITH SFT PUE's TO BE LOCATED ALONG THE REAR AND SIDE LOT LINES (OTHERWISE NOTED).
12. 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).
13. 5'-8" REBAR AND CAP TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR.
14. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
15. SEWER ACCESS EASEMENT BETWEEN LOTS 15 & 16 IS TO REMAIN CLEAR AND OPEN FROM PERMANENT OR TEMPORARY STRUCTURES AND TREES.
16. FENCES ARE TO BE CONSTRUCTED ON LOTS 1, 2, 15, 19, 21, 22, AND 23. ACCESS GATES WILL BE REQUIRED THAT SPAN THE FULL WIDTH OF THE SEWER, WATER, IRRIGATION EASEMENTS WHERE FENCE CROSSES EASEMENTS.

LOT #	ADDRESS
1	477 N/596 E
2	465 N
3	449 N
4	435 N
5	421 N
6	407 N
7	393 N
8	379 N
9	364 N/610 E
10	626 E
11	640 E
12	554 E
13	568 E
14	569 E
15	555 E
16	641 E
17	627 E
18	611 E/414 N
19	432 N
20	448 N
21	630 E
22	644 E
23	660 E

———— PUE (10' FRONT, 5' SIDES & REAR)



I, TIMOTHY LYNN CHRISTENSEN, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS PROVIDENCE HOLLOW SUBDIVISION PHASE 2, IN CACHE COUNTY, UTAH, THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.



A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 11 NORTH,
RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2,
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND
MERIDIAN, SAID POINT BEING MONUMENTED WITH REBAR AND CAP
STAMPED LK375041, THE BASIS OF BEARING BEING FROM THE
SOUTH QUARTER CORNER OF SECTION 2 TO THE SOUTHEAST CORNER
OF SECTION 2, BEARING N89°55'48"E 2.608 20 FEET. THENCE
N00°03'54"W 602.24 FEET ALONG AN EXISTING FENCE FROM THE
POINT OF BEGINNING TO AN EXISTING REBAR. THENCE N00°03'54"W
49.15 FEET ALONG AN EXISTING FENCE LINE TO A POINT ON THE REAR
LOT LINE OF LT 26 OF PROVIDENCE HOLLOW SUBDIVISION. THENCE
THE FOLLOWING COURSES ALONG LOT 25:

1. S89°50'47"E 25.45 FEET
2. S89°28'44"E 28.33 FEET
3. N02°04'18"E 142.78 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SDC 100' WIDE STREET.
THENCE S88°11'22"E 7.86 FEET ALONG THE SDC NORTH SOUTH RIGHT OF WAY LINE TO THE BEGINNING OF A 267.00 FOOT RADIOUS CURVE TO THE RIGHT; THENCE SOUTH-EASTERLY 194.33 FEET, THROUGH A DELTA ANGLE OF 11°42'32", ALONG SAID RIGHT OF WAY LINE THE ARC OF SAID CURVE (CHORD BEARS S75°52'19"E 190.07 FEET); THENCE S50°00'43"W 37.32 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S39°59'57"E 68.06 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N50°00'03"E 33.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 267.00 FOOT RADIOUS SEMICIRCULAR CURVE TO THE RIGHT; THENCE SOUTH-EASTERLY 194.33 FEET, THROUGH A DELTA ANGLE OF 11°42'32", ALONG SAID RIGHT OF WAY LINE THE ARC OF SAID CURVE (CHORD BEARS S75°52'19"E 190.07 FEET); THENCE SOUTH-EASTERLY 45.05 FEET, THROUGH A DELTA ANGLE OF 9°39'59", ALONG SAID RIGHT OF WAY LINE THE ARC OF SAID CURVE (CHORD BEARS S27°52'39"E 44.99 FEET) TO THE BEGINNING OF A 333.00 FOOT RADIOUS CURVE TO THE LEFT; THENCE S84°58'12"E 37.92 FEET, THROUGH A DELTA ANGLE OF 18°19'05", ALONG SAID RIGHT OF WAY LINE THE ARC OF SAID CURVE (CHORD BEARS S57°14'45"E 37.92 FEET); THENCE S25°05'19"E 105.00 FEET; THENCE S10°17'08"E 108.95 FEET; THENCE S89°31'58"E 250.45 FEET TO A POINT ON THE SOUTH LINE OF SECTION 2; THENCE S56°48'10"E 10.58 FEET ALONG THE SOUTH SECTION LINE OF SECTION 2 TO THE POINT OF BEGINNING.

CONTAINING 9.35 ACRES MORE OR LESS

KNOW ALL MEN BY THESE PRESENTS WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREIN AFTER KNOWN AS PROVIDENCE HOLLOW PHASE 2 SUBDIVISION, DO HEREBY DEDICATE FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE CITY OF PROVIDENCE HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN. PARCEL A, PARCEL B AND STORMWATER PARCEL, WITH THE SAME WARRANTY AS GIVE FOR OTHER DEDICATE PROPERTY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 27
DAY OF FEB 2018.

BRENT SKINNER
500 NORTH LLC MANAGER

STATE OF UTAH
S.S.
COUNTY OF CACHE

ON THE 27 DAY OF FEB. A.D. 2018, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR
THE COUNTY OF CACHE, IN SAID STATE OF UTAH, BRENT SKINNER,
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A
MANAGER OF 500 NORTH LLC, A UTAH LLC, AND THAT HE SIGNED THE
OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF
SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN
MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR
PUBLIC USE.

MY COMMISSION EXPIRES 3/29/2020 
NOTARY PUBLIC
RESIDING IN CACHE
COUNTY
MY COMMISSION No 688196 NATHAN EDWARDS
PRINTED FULL NAME OF
NOTARY

COUNTY RECORDER'S
NO. 1191300
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE
REQUEST owner
DATE 9 MARCH 2010 TIME 3:00 FEE 93.00
ABSTRACTED
INDEX 2010 3/15
FILED IN: FILE OF PLATS
COUNTY RECORDER

civilsolutionsgroup inc.



PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PROVIDENCE HOLLOW PHASE 2

SUBDIVISION FINAL PLAT

PROVIDENCE, UT 84332

[illegible]

PROJECT #:	17139
REVIEWER:	D. MACFARLANE
PROJECT MANAGER:	M. TAYLOR
DESIGNED BY:	C. BOWEN
ISSUED	12.21.2017

FINAL PLAT
SHEET 1 OF 1

1. PURSUANT TO UTAH CODE ANN. § 13-27 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 FUE 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.

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

DOMINION ENERGY Orlando DATE 2-22-18 ROCKY MOUNTAIN POWER Jim Knight DATE 2-22-18
COMCAST CABLE Shane Ford DATE 2-22-18 CENTURYLINK COMMUNICATIONS D. H. C. DATE 2-2-18

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EASEMENTS, RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITABLE. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS' PLAT 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.

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute an approval or acknowledgement of any terms contained in the 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.

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS.

2/23/2018
DATE

Michael E. Taylor
DESIGN ENGINEER

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN
THIS 9 DAY OF March A.D. 2018, AT WHICH TIME
THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

3/2/18
DATE


PLANNING COMMISSION CHAIRMAN

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

DATE 3/1/18 CITY ENGINEER Mark [Signature]

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS 3/19/18 DAY
OF _____ A.D. 2018, AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED

3/9/18
DATE

[Signature]
MAYOR

APPROVED AS TO FORM THIS 07TH DAY OF MARCH, A.D. 2018.

CITY ATTORNEY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND
SANITARY SEWER AUTHORITY.

2.27.18
DATE

[Signature]
CULINARY WATER AND
SANITARY GRADES AUTHORITY

— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING