

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: October 10, 2019

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 574 N 400 E, Providence UT.

Item Type: Conditional Use

Applicant: Eric Watterson/Cook Homes

Property Address: 574 N 400 E,
Providence UT

Parcel ID #: 02-286-0021

General Plan: SFT

Zone: SFT

Background Information:

Complete Application was received Sept. 18, 2019; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, Sept 18, 2019
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Sept 30, 2019
4. Aaron Walker, Fire Inspector, approval letter dated Oct 3, 2019
5. 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.

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 Moderate 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 regulations 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.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated Oct. 3, 2019
3. This conditional use is for the residence only as shown on the site plan date stamped Sept 18, 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 October 10, 2019

Members present: Skarlet Bankhead, M 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 #: 2019-0119

Project Address: 574 N 520 E Providence

Contact Name: Eric Watterson/Cook Homes (matt@cookhomesutah.com)

Phone Number: 435-764-4779

Inspection	Pass/Fail	Notes
Concrete	Pass	NEW
Curb/Gutter	Pass	NEW
Utilities	Pass	New
Conditional Use Fire Hydrants: Location Flow	Hyd. # 464	Static = 68 psi working = 54 psi Flow = 1200 gpm Logarithmic @ 20 PSI = 2334 gpm
SWPPP Needed: Yes	No	SWPPP Completed: Yes No N/A
NOI Needed: Yes	No	NOI UTR: _____ NOI Issued To: _____

Inspection Completed by Rob S Date 9.30.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____



DEVELOPMENT SERVICES DEPARTMENT

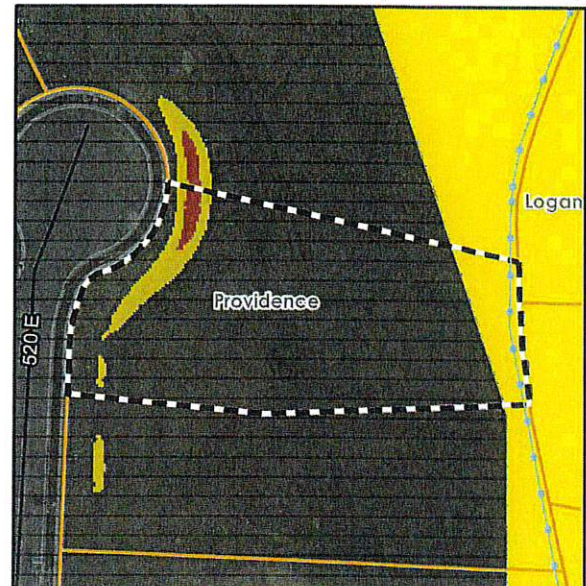
BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-286-0021
Property Address: 574 N 0520 E
PROVIDENCE
Tax Roll Acreage: 0.77
Owner Name: SCOTT R WATTERSON
Owner Address: 560 S 1000 E
LOGAN, UT 84321-6913
Jurisdiction: Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a

Generated on 30 Sep. 2019 at 11:21 AM



*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

Canals
Moderate Slopes

Steep Slopes
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.



October 3, 2019

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

RE: Conditional Use Review, Watterson Home, 574 N 520 E, 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 as submitted.**

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. 7,000 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 7,000 sq. ft. of type V-B is 2,250 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 #464 has approximately 2,330 GPM at 20 PSI and is adequate for this size of construction. Approved.**

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). Home 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) **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. **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

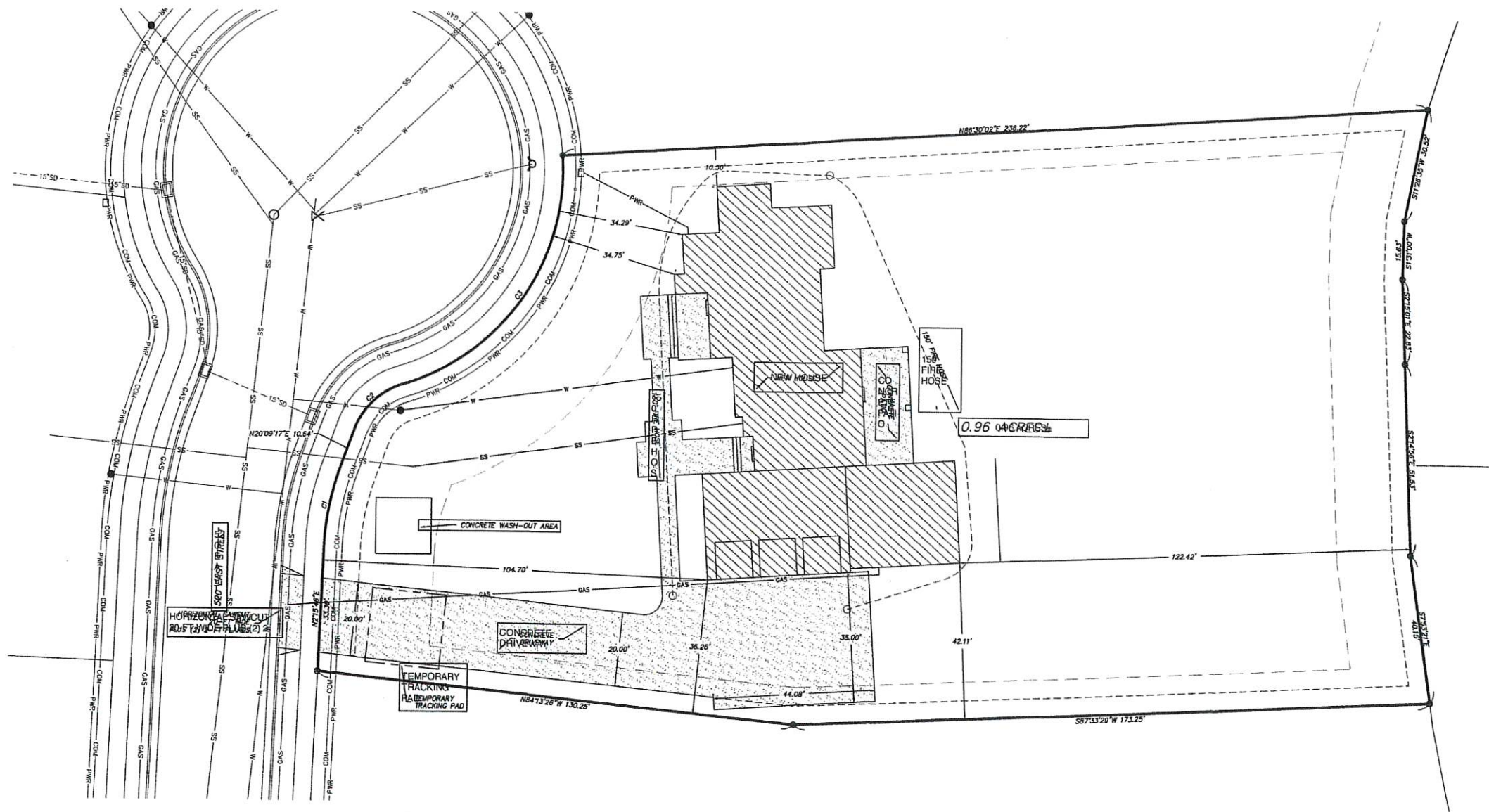
Property owners are encouraged to implement the following:

- 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.

If you have any questions, please call me.

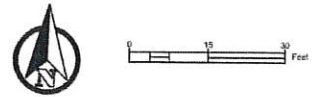
Respectfully,

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



LEGAL DESCRIPTION
 PART OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE
 SUBDIVISION, CROFT & GILBERT, UTAH, PROVIDENCE, SALT LAKE
 MERIDIAN, LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF CACHE, STATE OF UTAH,
 0.96 ACRES, MORE OR LESS, BEING THE SAME AS SHOWN ON THE PLAT OF THE
 CONTAINING 0.96 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	22.49'	72.00'	175°3'36"	N11°12'34"E	22.39'
C2	18.85'	20.00'	53°07'48"	N46°43'11"E	17.89'
C3	81.16'	60.00'	77°30'19"	N34°31'56"E	75.12'



- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - BARCEL LINE
 - BOUNDARY RIGHT-OF-WAY
 - MINIMUM SETBACK
 - MINIMUM SETBACK
 - SS — SETBACK SEWER
 - SW — PIPELINE STORM DRAIN
 - SD — PIPELINE BURIED GAS
 - GAS — BURIED GAS
 - UGP — BURIED UTILITY
 - COM — BURIED COMMUNICATIONS
 - FOUND SURVEY MONUMENT

WATSON RESIDENCE
 574 N. 520 E.
 PROVIDENCE, UTAH 84332

PLOT PLAN

Cache • Landmark
 Engineers
 Surveyors
 Planners
 95 Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

DATE: 16 SEPTEMBER 2019
 SCALE: 1" = 15'
 DESIGN BY: S. EARL
 CHECKED BY: S. EARL
 APPROVED BY: S. EARL
 PROJECT NUMBER: 15004WAT
 SHEET: C-1

SEP 18 2019

The map displays two adjacent lots with their respective dimensions and easements:

- LOT 20A**: 106801 SF. Located at the top center.
- LOT 21A**: 41807 SF. Located below Lot 20A.

Easements and Encumbrances:

- Storm Drain Easement**: 30.00' wide, located along the western boundary of Lot 20A.
- Irrigation/Drainage Easement**: 20.00' wide, located along the eastern boundary of Lot 20A.
- Utility Easements**: Various easements for utilities are shown, including one labeled "NEW ADJUSTED LOT LINE NEW ADDRESS PER LOT LINE & PUE HEREBY".
- Other Encumbrances**: Several areas are identified by deed or trust references, such as "DEED OF TRUST FOR THE BENEFIT OF THE BANK OF AMERICA NATIONAL ASSOCIATION" and "TRUST AGREEMENT FOR THE BENEFIT OF THE BANK OF AMERICA NATIONAL ASSOCIATION".

Boundary Details:

- North Boundary**: Bounded by bearings and distances such as N17°55'E 22.49', N89°56'12"E 184.60', and S89°51'42"E 292.20'.
- East Boundary**: Bounded by bearings and distances such as S63°37'22"W 29.66', S18°25'09"W 21.79', and S11°26'35"W 30.52'.
- South Boundary**: Bounded by bearings and distances such as S87°33'29"W 171.25' and N84°13'26"W 130.25'.
- West Boundary**: Bounded by bearings and distances such as N20°09'17"E 10.64' and N21°54'48"E 213.37'.

Additional Features:

- A curved road or driveway is shown between the two lots, with a bearing of N20°09'17"E 10.64'.
- Various survey points and markers are indicated throughout the map.

[illegible]

BOUNDARY
SECTION LINE
LOT LINE
LOT LINE HEREBY VACATED
BOUNDARY SECTION LINE LOT LINE LOT LINE
HEREBY VACATED PUBLIC UTILITY
EASEMENT 16 FEET WIDE, EXCEPTION
NOTED PUBLIC UTILITY EASEMENT
HEREBY VACATED RIGHT OF WAY LINE
STREET ADDRESS SET REBAR W/CAP
FOUND REBAR W/AAH HUDSON CAP
FOUND LEAD PLUG IN CURB
STREET ADDRESS
17241
● SET
● AAH
● CP
SET REBAR W/CAP
FOUND REBAR W/AAH HUDSON CAP
FOUND LEAD PLUG IN CURB

[illegible]

PRESENTED TO THE EXPERIENCE CIVIL AND AGRICULTURAL
SUBDIVISION WAS APPROVED AND THE DATE IS 20 AT WHICH TIME

(LAND USE AUTHORITY)

UTAH COUNTY RECORDERS NO.

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

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT
THE REQUEST OF DATE _____ TIME _____ FEE _____

ABSTRACTED INDEX FILED IN: FILE OF PLATS

INDEX
FILED IN: FILE OF PLATS _____

(MICHAEL GLEED, COUNTY RECORDER)

PRESIDENT OF THE PROBATION, CULINARY WATER AND SANITARY SEWER
 AUTHORITY OF THE DAY OF _____ 20____ AT _____
 THAT THIS SUBMISSION WAS APPROVED AND ACCEPTED.

APPROVAL AS TO FORM

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

CITY ATTORNEY

PRESENTED TO THE ENGINEER, CITY MAYOR, THIS _____ DAY OF _____
 2ND DIVISION, WHICH TIME THIS SUBDIVISION WAS
 APPROVED AND ACCEPTED.

 MAYOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, HAVE EXAMINED THE PLAN AND FOUND IT TO BE CORRECT
 AND IN ACCORDANCE WITH THE CITY ORDINANCE, THIS _____ DAY OF _____
 THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____

 CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THE PLAT AND FOUND IT TO BE CORRECT AND IN ACCORDANCE WITH THE CITY ORDINANCE AND THE INFORMATION ON FILE IN THE CITY ENGINEER'S OFFICE. THIS DAY OF _____, 2015.

CITY ENGINEER _____

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	22.49'	72.00'	1753°38'	N117°34'E	22.3'
C2	18.55'	20.00'	53°07'48"	N46°43'11"E	17.8'
C3	190.89'	60.00'	1821°7'02"	N175°12'5"W	119.5'
C4	109.72'	60.00'	104°46'43"	N56°38'35"W	95.0'
C5	81.15'	60.00'	72°07'19"	N43°31'56"E	76.1'

[illegible][illegible][illegible]

SIGNATURE OF COMMISSIONER STATE OF UTAH _____ \$ COUNTY OF CACHE
ON THIS DAY OF _____ IN THE YEAR 1990, BEFORE DAY OF _____ IN THE
COUNTY OF CACHE, IN THE YEAR 1990, BEFORE ME, _____ A NOTARY
PUBLIC, PERSONALLY APPEARED, A NOTARY PUBLIC, PERSONALLY
APPEARED SCOTT F. WATTERSON, BEING ONE OF THE ASSIGNS, BEFORE
ME, THE PUBLIC, AND I, THE PUBLIC, BOTH OF US, BEING SOBERED AND OF SOUND MIND,
AND KNOWING THE CONTENTS OF THE FOREGOING, RECITED THE FOREGOING AND
ADMONISHED THE FOREGOING TO BE SOBERED AND OF SOUND MIND, AND
PUBLIC SIGNATURE: _____ NOTARY PUBLIC FULL NAME: _____ COMMISSION
NUMBER: _____ PUBLIC EXPIRATION DATE: _____ A NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

WATER PUMP TO ADJUST THE PARCEL BOUNDARY BETWEEN LOTS 20 & 21. PARCELS 20 AND 21 WERE REDEVELOPED AND THE EXISTING BARRICADE WAS REMOVED. THERE WERE NO SIGNIFICANT DISCREPANCIES FOUND AND ADJUSTED AS SHOWN. THE ORIGINAL SURVEY WAS SHOWN TO THE PLANNING AND FINANCE STAFFS FOR CORROBORATION AND WAS APPROVED. DISCREPANCIES WERE FOUND. FOUND 22. 2 REBARS WORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE 5/8" X 1/4" X 1/4" REBAR WORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE LOCATIONS INDICATED.

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE REVENUE AND EASEMENT INDICATED THEREON. THIS AGREEMENT IS MADE FOR THE BENEFIT OF THE ROCKY MOUNTAIN POWER COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLAT, AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT. DOMINION ENERGY DATE: DATE: ROCKY MOUNTAIN POWER DATE: DATE: CENTURY LINK DATE: DATE: COMCAST CORPORATION DATE: DATE: IRRIG. CO. DATE: IRRIG. CO. DATE: DATE: COMCAST CORPORATION DATE: DATE: IRRIG. CO. DATE: DATE: COMCAST CORPORATION DATE: DATE:



S2 T11N R1E SLM

FINAL PLAT

SHEET DESCRIPTION:

PROVIDENCE HOLLOW SUBDIVISION
AMENDED PLAT OF LOTS 20 & 21



Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 16 SEPTEMBER 2019
SCALE: 1" = 50'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 18004WAT

1 / 1