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

Call to Order: Bob Perry, 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 November 13, 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): Remarks during the hearing are limited to 5 minutes per person. The total time allotted to hearing comment is 50 minutes. Persons wishing to address the Commission during public hearing should sign on the sign-in sheet for the public hearing located at the entry to the meeting room. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

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.

Public Hearing(s): None

Administrative - Action Item(s):
Item No. 1. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 2, a life-cycle residential development containing 15 single-family detached lots and 24 single-family attached units (townhomes), located in the general area of Spring Creek Parkway and 300 East.

Item No. 2. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 3, a life-cycle residential development containing 6 single-family detached lots, 15 single-family attached units (townhomes), and 40 single-family attached units (condominiums), located in the general area of 170 East Spring Creek Parkway.

Item No. 3. Final Plat: The Providence Planning Commission will consider for approval of the final plat for South Cache Commercial Condominiums Building 8, a three unit commercial condominium building located at 550 West 465 N, Providence UT.

Item No. 4. Planning Commission Bylaws Proposed Amendment: The Providence Planning Commission will consider for recommendation to City Council a proposed amendment adding training requirements to the Planning Commission Bylaws.

Study Items(s):
Item No. 4. PCC 10-8-1, 2, & 3 Set Backs: Proposed amendments make changes to the setback requirements.

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 December 6, 2019

Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 164 North Gateway Drive, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building,
164 North Gateway Drive, Providence UT 84332
November 13, 2019 6:00 p.m.

Call to Order: Bob Perry, Acting Chair
Roll Call of Commission Members: Laura Banda, Ruth Ann Holloway, Rowan Cecil, Josh Paulsen
Pledge of Allegiance: Josh Paulsen
Attendance: Laura Banda, Rowan Cecil, Ruth Ann Holloway, Bob Perry, Josh Paulsen (voting alternate)

Special Election of Chair and Vice Chair: In accordance with the Providence City Planning Commission Bylaws 3.3, the Planning Commission will elect a chair and vice chair.
Nomination to appoint B Perry as chair: — R Cecil, second — L Banda
Vote:
Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry
Nay:
Abstained
Excused:
Nomination to appoint Kathleen Alder as vice chair: — R Cecil, second — R Holloway
Vote:
Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry
Nay:
Abstained:
Excused:
Nomination to appoint Laura Banda as vice chair: — J Paulsen
Died for lack of second.

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for October 23, 2019.
Motion to approve the minutes of October 23, 2019: — R Cecil, second — R Holloway
Vote:
Yea: R Cecil, R Holloway, B Perry
Nay:
Abstained: J Paulsen, L Banda
Corrections:

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 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.

- No public comments

Public Hearing(s): Remarks during the hearing are limited to 5 minutes per person. The total time allotted to hearing comment is 50 minutes. Persons wishing to address the Commission during public hearing should sign on the sign-in sheet for the public hearing located at the entry to the meeting room. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

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.

Public Hearing Item No. 1. 6:10 PM – Proposed Rezone: Prior to making a recommendation on the proposed rezone for Parcel No. 02-162-0015; a 1.47-acre parcel located at 220 N Spring Creek Parkway, Providence UT, the Planning Commission is holding a public hearing. The property is currently zoned Commercial General District (CGD). The applicant is requesting Multi-Family High (MFH). The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- Gene Ashton, representing Danny MacFarlane, asked if the Commission had any questions about the proposed rezone. The intention is to put 24 townhomes on this parcel. G Ashton read from the packet he passed out to the Commission about design standards, traffic, etc. The townhomes will help the traffic issue, because the alternative would be to build a commercial building that would generate more traffic. The owner had previously proposed a 13,000 square foot office building. The estimated number of daily vehicular trips from the offices would be 470, and from the townhomes 93.
- G Ashton said that there could be a problem with the dumpsters, but they are a problem everywhere.
- G Ashton said that the property rezone will not devalue the surrounding properties. D Macfarlane is paying the commercial land price for the parcel.
- G Ashton said that the current parking area [for the mini golf] will be used for the proposed town homes. He said that this would not be a spot zone because there is multi-family next to it. He also said that the area is not very good for retail, because there is not enough traffic going by. The average daily traffic is 9,600 trips per day. The traffic in front of Macey's is 21,000 trips per day
- G Ashton said that more taxes would be collected by the city from the proposed multi-family housing than from an office building.
- R Holloway asked if each townhome will have its own parking spot in addition to the parking that is in the current parking lot. If they do not, she is concerned that there will not be enough parking.
- G Ashton said that he believes that each townhome will have a garage.
- S Bankhead said that this is the time to consider the rezone, not the design standards. They will have to meet city code as far as parking.
- J Paulsen asked about the tax comparison. He was concerned that the paper that G Ashton passed out does not have a proper comparison between the property tax generated by the office building and the tax generated by the proposed townhomes.
- Linda Christensen is a part owner in the property just south of the proposed rezone. She was interested in knowing what the plans are for the parcel. She also asked about the city's [access easement] into the park property.
- S Bankhead said that the developer intends to put townhomes there. The city intends to use the access easement. We have worked with the developer to make sure that it will be available.
- L Christensen asked if it will be open between the new townhomes and the surrounding businesses or if there will be a buffer.
- S Bankhead said that currently, we are considering the rezone. Later on, the developer will have to get specific with meeting city code and design standards. She is not sure what type of buffering there will be yet.
- L Christensen asked if she will have to have a buffer between her property and the townhomes.
- S Bankhead said she will have to find out.
- J Paulsen said that L Christensen would probably have vested rights as an existing property owner [so that she would not have to put in a buffer].
- L Christensen said that she doesn't necessarily have any objections to multi-family housing there. She came so that she could be informed about what was happening.

Legislative Recommendation - Action Item No. 1 – Proposed Rezone: The Planning Commission will consider for recommendation to the City Council a rezone request by Danny Macfarlane, agent for DLMAC LLC, for Parcel No. 02-162-0015; a 1.47-acre parcel located at 220 N Spring Creek Parkway, Providence UT. The property is currently zoned Commercial General District (CGD). The applicant is requesting Multi-Family High (MFH).

Motion to recommend that the city council rezone parcel number 02-162-0015 located at 220 N Spring Creek Parkway: — R Cecil, second — J Paulsen
Vote:
Yea: R Cecil, B Perry
Nay: R Holloway, J Paulsen, L Banda
Abstained:
Excused:
Comments:

- L Banda said that she has two concerns about this property. One is about losing commercial area along a main street, and the other is about traffic with so many multi-family homes.
- J Paulsen said that he fears a domino effect in this area. We are justifying adding more multi family housing because of what was previously approved to the north. He is an advocate of preserving our commercial core.
- S Bankhead reviewed the history of the lot to the north. The Planning Commission recommended to keep the lot to the north as commercial, but the City Council decided to rezone it to multi-family.
- B Perry said that the lot in question is near services, a commercial area, and a bus stop.
- R Cecil said that the golf course is losing money. It is no longer a viable entity.
- J Paulsen said that he understands that the golf course is no longer viable, but felt that business profitability issues should have no bearing on his decision. If they were proposing mixed use, he might consider it. But he can't see multi-family. He felt that the multi-family in this area will continue to expand.
- R Holloway said that it is hard to get more land for commercial. Also, a mixed use might yield more taxes. Maybe we should discuss this.
- J Paulsen said that the state may end up taxing services, and therefore we may get more taxes from offices than we do now.

Public Hearing Item No. 2. 6:15 PM – Proposed Code Amendment: Prior to making a recommendation on the proposed code amendment to Providence City Code Title 10 Zoning Regulations-Chapter 14-Section 1 Cluster and Inner Block Development, by clarifying hearing notice requirements and expanding the area where inner block development can occur; and Section 2 Planned Unit Development by adding requirements for a storm water system, allowing home businesses, clarifying public and private right-of-ways, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comments.

Legislative Recommendation - Action Item No. 2 – Proposed Code Amendment: The Planning Commission will consider for recommendation to the City Council proposed amendments to Providence City Code Title 10 Zoning Regulations-Chapter 14-Section 1 Cluster and Inner Block Development, by clarifying hearing notice requirements and expanding the area where inner block development can occur; and Section 2 Planned Unit Development by adding requirements for a storm water system, allowing home businesses, clarifying public and private right-of-ways.

Motion to recommend approval to the City Council for Proposed Code Amendment Chapter 14 Special Developments: — J Paulsen, second — R Cecil
Vote:
Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry
Nay:
Abstained:
Excused:

- S Bankhead said that we received a formal request to allow inner-block development [in the downtown area] and private roads in a Planned Unit Development.

- S Bankhead explained some of the changes to private road requirements. Currently, developers do not have a reason to do a Planned Unit development because they have to adhere to the same infrastructure standards as a normal subdivision while also providing open space.
- S Bankhead read from the staff report. The staff recommends that these amendments be recommended for approval.
- S Bankhead said that she did not receive any emailed public comments about either of the public hearings tonight.
- J Paulsen asked if Max Pierce, City Engineer, had reviewed the varied street profiles. He thought that M Pierce was a proponent of consistent streets widths.
- S Bankhead said that he has reviewed it. S Bankhead explained that the members of the executive staff committee reviewed this together.
- J Paulsen asked about the expansion of inner-block development. Are we just making changes that make it easier or are we changing the map [of where it is allowed]?
- S Bankhead said that there are some areas of the city where we allow inner block development already [outside of the downtown area]. We are not creating something new, but rather expanding the area where it is allowed.
- L Banda asked about the section that is struck out in 10-14-1 D. Are these areas that inner block development will now be allowed?
- S Bankhead said that they are.

Administrative - Action Item(s):

Item No. 1. Final Plat: The Providence Planning Commission will consider for approval the final plat for Providence Highlands Subdivision Phase 4, a 12-lot residential subdivision, located at approximately 1170 South 800 East.

Motion to approve the final plat for Providence Highlands Subdivision phase 4 located at 1170 South 800 East: — R Cecil, second — R Holloway:

Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry

Nay:

Abstained:

Excused:

Discussion:

- S Bankhead explained that this plat was approved in 2016. If an applicant doesn't record a plat within one year of approval, the developer has to go back through the final plat approval process. Since the time the original plat was submitted, our code has become stricter. This new plat has "R" on some lots to indicate that they are restricted. These lots must obtain a conditional use permit before building. This will be the final number of lots that the developer can put on the south side of 1000 south because there is a limit on the number of homes that can use a single access.
- S Bankhead said that this plat was redone with current standards in mind, including sensitive areas.
- S Bankhead explained that there will be a temporary turnaround. The previous one will be vacated. The new temporary turnaround is outside of Providence City limits, but it is on the developer's property.
- S Bankhead said that the lots meet the standards for lots in the Single Family Large zone.
- B Perry asked if all the lots are restricted.
- S Bankhead said that they are. Some of them are in a wildfire hazard area, some are in slope hazard areas, etc. According to a geotechnical study that was done, all the lots are far enough away from the fault line that they will not be more significantly affected than other areas in the city.
- J Paulsen asked if the lot lines are the same as the plat that was originally approved. S Bankhead said that they are. He was concerned about the lots that go under the power line easement.
- S Bankhead said that Rocky Mountain Power puts limitations on what can be done there. We tell the applicants about these restrictions when they come in for a conditional use permit.
- J Paulsen asked if any of the lots intrude on the Highlands Homeowner's Association park. S Bankhead said that they do not.
- R Holloway asked if the development will have public or private roads. S Bankhead said that they will be public.
- J Paulsen asked about water pressure for the homes.
- S Bankhead said that the state standard is 40 PSI. All of the homes will meet that standard.

- J Paulsen asked if these homes will affect the water pressure of existing homeowners in the Highlands Area.
- S Bankhead said that it should not affect the water pressure of existing homeowners in the Highlands.
- S Bankhead said that it is good if the homeowners get their landscapers to design [sprinkling systems] for the appropriate pressure.
- S Bankhead said that the Administrative Land Use Authority, which consists of S Bankhead, Max Pierce, (City Engineer), and Rob Stapley (Public Works Director) reviews the conditional uses for these homes. They also get input from Aaron Walker from Logan City Fire Department.
- R Holloway said that the state has suggestions and requirements for landscaping in wildfire areas. Perhaps we could suggest these guidelines for the subdivision.
- S Bankhead said that we recommend that the homeowner maintain a 30 ft or 50 ft fire break. This is a recommendation, not a requirement. We go through these as part of the conditional use application.

Item No. 2. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 2, a life-cycle residential development containing 15 single-family detached lots and 24 single-family attached units (townhomes), located in the general area of Spring Creek Parkway and 300 East.

Motion to postpone a decision on Item No 2 Final Plat for the Life Cycle Residential Development: — J Paulsen, second — R Cecil

Vote:

Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry

Nay:

Abstained:

Excused:

Discussion:

- S Bankhead that the overall development is proposing 149 lots. Phase 1 proposed 48 lots. Phase 2 is proposing 39 lots.
- S Bankhead read from the staff report. This phase follows the preliminary plat approved by the Planning Commission.
- S Bankhead noted that although the code mentions apartments, there are no apartments in this development.
- S Bankhead noted an error in the staff report under "Conclusions of Law: Transportation Corridors." The temporary road will be constructed in Phase 2, not Phase 1.
- S Bankhead said that staff is recommending that we work a little deeper into the construction drawings and the development agreement before approving the final plat.
- B Perry asked if the things that we need to look into involve the turnaround and the bridge issue.
- S Bankhead said that they do, but we also want to make sure that everyone is onboard with the maintenance agreement. She also said that we had originally intended to make a single development agreement for phases 2 and 3, but then during the process of the review, we felt that they should have separate agreements.
- J Paulsen asked if the requirements for snow removal for the trail that is replacing the sidewalk are the same as for a sidewalk on a city street. S Bankhead said that this will go into the development agreement.
- R Holloway asked when the homeowners' association has to be filed. S Bankhead said that it needs to be in place before the recording. S Bankhead said that she believes that this is already in place.
- J Paulsen asked where the emergency access road will sit.
- S Bankhead said that it will sit on the parcel that is under referendum. It doesn't violate any county zoning ordinance as far as she knows, but she will have to check again.
- Correction: J Paulsen noted that the groundwater was found at 8 ft, not 11 ft.
- J Paulsen noted that our code says that [in hazard water table areas buildings or paved surfaces] may not cover more than 40% of the lot, parcel or site. He said that this code was designed to prevent contamination, not just to prevent basement flooding. If we did this calculation based on the site as a whole, someone could put all the buildings in one area, and all the green space in another area. This could create a runoff issue that could lead to contamination. He said that to avoid contamination, we would need to read this code as "lot, parcel and site."

- S Bankhead said that this may be true, but if the code says "or" we have to interpret it that way.
- J Paulsen said that the issue may be that our code says "or" rather than "and." He felt that we need to update the sensitive area language in our code.
- S Bankhead said that once the Commission approves the plat, the applicants don't have to come back in to get a conditional use from the Administrative Land Use Authority. The Commission's approval grants the conditional use.

Item No. 3. Final Plat: The Providence Planning Commission will consider for approval the final plat for Vineyard Phase 3, a life-cycle residential development containing 6 single-family detached lots, 15 single-family attached units (townhomes), and 40 single-family attached units (condominiums), located in the general area of 170 East Spring Creek Parkway.

Motion to postpone the final plat for Vineyard Phase 3: — L Banda, second — R Holloway

Vote:

Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry

Nay:

Abstained:

Excused:

Discussion:

- S Bankhead said that she will not read the entire staff report because much of it is the same as the staff report for the previous phase.
- S Bankhead said that this phase will complete all the phases for this project.
- Correction: S Bankhead said that we will make the same "8 ft" correction that we did for phase 2 regarding the depth at which groundwater was found.
- S Bankhead said that the wetland area only impacts the future extension of Spring Creek Parkway, not any future lots.
- S Bankhead said that we received an email from FEMA. They have received the application relative to the Spring Creek Crossing, and they will try to get that back to us within 90 days.
- Correction: As part of Phase 2 (page 4) the developer will construct a temporary emergency access.
- B Perry asked about the retention area. S Bankhead said that it is across the street (off-site). It was dealt with in Phase 1.
- S Bankhead read from the conditions in the staff report.
- S Bankhead said that even though we are approving further phases, the developer is still required to construct the Spring Creek Crossing as part of Phase 1.

Item No. 4. Final Plat: The Providence Planning Commission will consider for approval of the Final Plat of Providence Gateway Condominiums Phase G; located in the general area of 470 W 15 S, Providence UT.

Motion to approve the final plat of Providence Gateway Condominiums Phase G: — L Banda, second — R Cecil

Vote:

Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry

Nay:

Abstained:

Excused:

Discussion:

- S Bankhead explained that this phase includes one 10-unit condominium building, parking, and an area retained for a club house.
- S Bankhead explained that the original plat had apartments. The developer later decided that they wanted to do condominiums instead of apartments. The preliminary plat was amended.
- S Bankhead read from the staff report. The executive staff recommends that the Planning Commission approve the final plat.
- S Bankhead explained that the developer proposed to do a secondary water system for this development. There are some off-site improvements that they do not have control over. They are waiting, and putting the water rights in escrow, so that if they are not able to use the secondary water system, the city will take the shares as a fee-in-lieu. S Bankhead noted that the original water calculations were done for the apartments, so we will check to make sure they still apply to the condominiums.

Item No. 5. Planning Commission Bylaws Proposed Amendment: The Providence Planning Commission will consider for approval a proposed amendment adding training requirements to the Planning Commission Bylaws.
Motion to postpone Item No 5 Planning Commission Bylaws Proposed Amendment and refer the amendment to the City Attorney to verify the language: — J Paulsen, second — R Cecil
Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry
Nay:
Abstained:
Excused:
Discussion:

- B Perry read from the proposed bylaws amendment. He added a section about newly appointed Commission members starting out as alternates until they complete a training requirement.
- J Paulsen asked if we can dictate that someone starts as an alternate before moving up to a full member. The mayor appoints people to be Commission Members or Alternates.
- S Bankhead said that we will have to check with the City Attorney about that. However, we do need there to be a quorum. Therefore, if we didn't have a quorum of voting members, the alternates would have to be allowed to vote regardless of their training status.
- S Bankhead said that we want to make sure everyone has the opportunity to get training. Everyone is supposed to go through Open Meetings Act training. We want the Commission members to have enough training to be comfortable when they have to make unpopular decisions.
- B Perry felt that the proposed time frame of one year is enough time for new Commission members to complete the trainings we are requiring.
- S Bankhead said that the City Council will have to approve any change in the bylaws. The Commission is only recommending the changes.
- R Cecil said that alternate voting members are members of the Commission. They don't need to be reappointed as a voting member.
- S Bankhead said that they are members of the Planning Commission serving as alternates. We will have to check with the attorney as far as the training requirements that are being proposed. We don't want to jeopardize the ability of an alternate to act as a voting member in the case that they are needed to form a quorum.
- J Paulsen asked if alternate members of the Commission move up to voting member status when a vacancy opens among the regular members of the Commission. S Bankhead said that this is how we have traditionally done it.
- R Holloway felt that the proposed wording changes need some work. We need to look into the legalities of the time frames, making sure alternates can still act as voting members, etc.

Study Items(s):
Item No. 4. PCC 10-8-1, 2, & 3 Set Backs: Proposed amendments make changes to the setback requirements.

- S Bankhead said that [staff] has changed the proposed rear yard setback from the last time we looked at this.
- S Bankhead explained said that the Planning Commission wanted different setbacks for different zones, but staff felt that consistency was important. If the Planning Commission would like, they can recommend different setbacks.
- J Paulsen said that he is frustrated by the back and forth between the Commission and city staff on this issue. It is not working to have city staff guess what the Planning Commission wants. We will probably have to go through the setbacks line-by-line and recommend numbers.
- S Bankhead said that she would welcome specific guidance.
- J Paulsen said that the biggest challenge has been with the rear setbacks. The Commission members should probably decide what they each feel comfortable with for a rear yard setback for each zone.
- R Holloway suggested that we go through each type of land use [zone] and discuss all of its setbacks.
- The commission discussed the Agricultural Zone.
- J Paulsen felt that it should feel the most open of all the zones. With the 5 acre minimum lot size, there is no reason that they would need to put their home close to another home. The larger the lot size, the

larger the setback numbers should be. He would like to increase all of the setbacks for the Agricultural Zone.

- R Cecil said that someone who bought agricultural land might want to maximize the agricultural space in the back by putting their house close to the front.
- J Paulsen felt that with 5 acre lots, they probably wouldn't notice 5 more feet of setback requirement.
- R Holloway felt that we should go back to 25 feet across the board for the AGR zone. L Banda agreed. J Paulsen agreed.
- R Holloway said that maybe the rear yard setback should be less, such as 20 ft. Some people might want their home at the back of their agricultural lot.
- J Paulsen said that with that size of a lot, 5 feet doesn't make a difference.
- B Perry asked what our minimum setback is for fire code issues.
- S Bankhead said that you can meet fire code with a zero lot line if you use the proper building techniques. Staff's goal was to make sure that a fire fighter could get around the home. Staff decided that 10 feet was the minimum that they wanted for a setback.
- R Cecil said that his father-in-law wanted his house as close to the road as possible to maximize the agricultural area. Farmers want to maximize their profitable area.
- R Holloway said that if we gave a lower setback for the rear yard, it would give them flexibility. J Paulsen and L Banda liked the consistency of 25 ft for all sides of the lot.
- J Paulsen felt that the setbacks should get smaller as the lots get smaller.
- B Perry suggested using the same setbacks for Agricultural, Single Family Estate, and Single Family Large.
- J Paulsen suggested 20 ft for all sides in the SFE zone.
- L Banda suggested 20 ft for all sides in the SFL zone.
- S Bankhead said that there will be a large amount of pushback from [landowners in the SFL zone] against that setback distance. Currently, homes in the SFL zone are often extending from one 10 ft side setback to the other. She is fine if the Commission wants to do this, but she wants them to know that we will get a lot of pushback from contractors and [landowners].
- J Paulsen said that we could also write different setbacks into the code for Accessory Dwelling Units.
- J Paulsen said that maybe we should just deal with the pushback on the SFL lots. Those are large lots, and they should feel more open.
- James Holloway of Providence asked if we have had input from the Fire Department.
- S Bankhead said that Aaron Walker of the Fire Department participated in staff's discussion about setbacks. We came up with 10 ft as our minimum [for most zones]. Some lots in the Single Family High zone or Single Mobile Home zone are only 60 or 50 feet wide respectively. When you get down that low, even 5 feet makes a difference. For this reason, we allowed a 5 ft side setback in these zones on one side of the lot, and 10 feet on the other side.
- Decision: S Bankhead noted that the commission decided to propose 25 ft setbacks across the board for the Agricultural Zone, and 20 ft across the board for the Single Family Estate zone.
- The Commission discussed the SFL zone.
- B Perry said that we should keep in mind that a house on a corner lot would have two front yards.
- J Paulsen felt that we should consider reducing the side setback for an SFL lot. A large side yard setback really collapses what you can do with that lot. Some lots are narrow and deep.
- S Bankhead agreed. She said that some of those lots are 100 ft wide. With a 20 ft side setback, you could only build a house 60 ft wide.
- J Paulsen asked if we can create separate setbacks for ADUs. S Bankhead said that we could. J Paulsen said that we could be more flexible for new homes, but require people who want to add an ADU to an existing neighborhood to meet a higher standard.
- L Banda said that setbacks also set the tone of the neighborhood.
- R Holloway said that we should discuss each zone, including all of the different uses such as accessory uses, before proceeding to the next zone. Or, we could each go home, think about it, and come back next time with notes.
- S Bankhead said that it would be better to take the time to do it right than to make a decision under pressure. This is a quieter time of year when we are not receiving as many building permits.

- S Bankhead said that the way the detached Accessory Dwelling Unit ordinance reads, they have to meet the same setbacks as the primary structure.
- J Paulsen said that we need to decouple them.
- S Bankhead said that we could create an Accessory Dwelling Unit category in the Area Regulations.
- R Holloway agreed with J Paulsen. She said that tiny houses are a trend that will not be going away.
- R Cecil said that we should consider the SFH zone. Similar developments in Logan have a 10 ft front setback.
- B Perry said that the commission should prepare thoughts about setback numbers for Accessory Dwelling Units for the next meeting on December 11. If they have time, the Commission could also come up with numbers for the other setbacks within each zone. They could come up with a range of what they would be willing to accept.
- J Paulsen asked if we could send the Commission members an editable chart so that they can play with it.
- B Perry asked if there is any reason that we need to have another meeting in November. S Bankhead said that it is up to the Commission.

Reports:

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead said that the City Council approved the election results. Josh Paulsen will be on the Council, along with Brent Speth, Jeanell Seally, and Carrie Kirk. The Oath of Office will be done on the first Monday in January.
- The City Council approved the Development Agreement for The Corner lot amendment. They also approved the Development Agreement for Providence Highlands Phase 4.
- The Council appointed Sharon Johnson to the Historic Preservation Commission.
- The City Council approved amendments to the Council bylaws including rules about conflict of interest.
- The Council changed their meeting times to the 1st and 3rd Wednesdays.
- The City Council approved the ordinance allowing for Bed and Breakfast in multi-family zones as a conditional use.
- The City Council approved the code amendment for annexations that the Commission recommended.
- The City Council approved the Moderate Income Housing plan as was recommended by the Commission. S Bankhead updated the demographic information and changed the look of the charts.
- The Council has finished the review of the General Plan draft. We are working on getting all of the recommendations to the consultants. Then they can provide a final draft that the Council can approve.
- B Perry asked if there will be an open house when the Plan is complete. S Bankhead said that we could do something like that, but we wouldn't entertain public comment to make more changes to it.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- B Perry said that we had a great turnout at the land use training and the Cache Summit.

Motion to adjourn: — R Cecil, second — R Holloway
Yea: L Banda, R Cecil, R Holloway, J Paulsen, B Perry
Nay:
Abstained:
Excused:

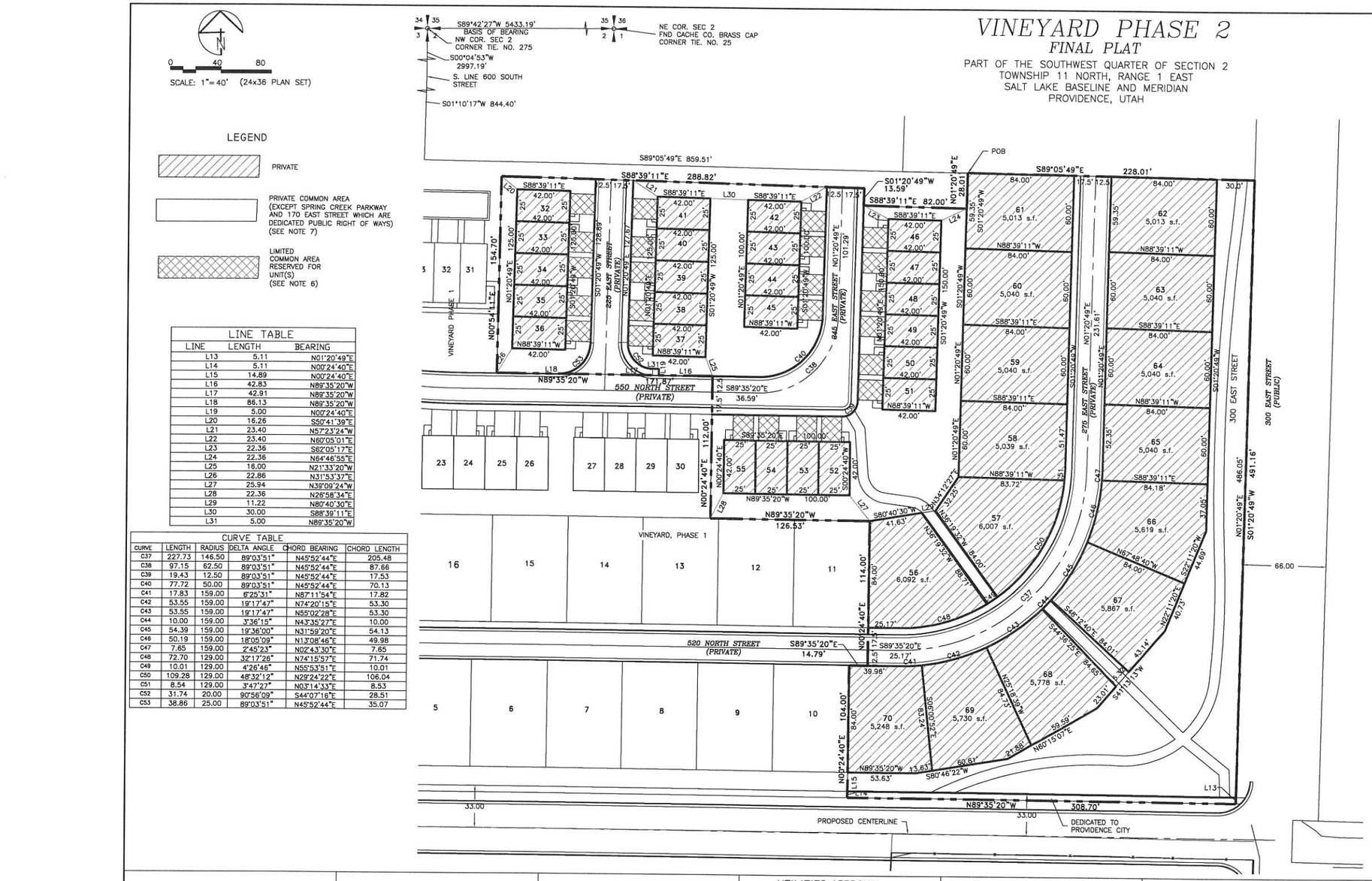
Meeting adjourned at 8:57 PM
Minutes prepared by Jesse Bardsley

_____ _____

Robert Perry, Chair Skarlet Bankhead, City Recorder

VINEYARD PHASE 2
FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH



LINE TABLE

LINE	LENGTH	BEARING
L13	5.11	N01°20'49"E
L14	5.11	N00°24'40"E
L15	14.89	N00°24'40"E
L16	42.83	N89°35'20"W
L17	42.91	N89°35'20"W
L18	86.13	N89°35'20"W
L19	5.00	N00°24'40"E
L20	16.26	S50°41'39"E
L21	23.40	N57°23'24"W
L22	23.40	N60°05'01"E
L23	22.36	S62°05'17"E
L24	22.36	N64°46'55"E
L25	16.00	N21°33'20"W
L26	22.86	N31°53'37"E
L27	25.94	N39°09'24"W
L28	22.36	N26°58'34"E
L29	11.22	N80°40'30"E
L30	30.00	S88°39'11"E
L31	5.00	N89°35'20"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	227.73	146.50	89°03'51"	N45°52'44"E	205.48
C38	97.15	62.50	89°03'51"	N45°52'44"E	87.66
C39	19.43	12.50	89°03'51"	N45°52'44"E	17.53
C40	77.72	50.00	89°03'51"	N45°52'44"E	70.13
C41	17.83	159.00	6°25'31"	N87°11'54"E	17.82
C42	53.55	159.00	19°17'47"	N74°20'15"E	53.30
C43	53.55	159.00	19°17'47"	N55°02'28"E	53.30
C44	10.00	159.00	3°36'15"	N43°35'27"E	10.00
C45	54.39	159.00	19°36'00"	N31°59'20"E	54.13
C46	50.19	159.00	18°05'09"	N13°08'46"E	49.98
C47	7.65	159.00	2°45'23"	N02°43'30"E	7.65
C48	72.70	129.00	32°17'26"	N74°15'57"E	71.74
C49	10.01	129.00	4°26'46"	N55°53'51"E	10.01
C50	109.28	129.00	48°32'12"	N29°24'22"E	106.04
C51	8.54	129.00	3°47'27"	N03°14'33"E	8.53
C52	31.74	20.00	90°56'09"	S44°07'16"E	28.51
C53	38.86	25.00	89°03'51"	N45°52'44"E	35.07

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 2019.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
10-17-19
STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 39 Residences x 0.45 ac-ft = 17.55 ac-ft
   Outdoor use: 2.66 acres x 64% x 4 = 6.81 ac-ft
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10-5-2.
6. All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
7. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
8. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
9. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.
12. The detention pond will be owned and maintained by the Home Owners Association.
13. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision; thence S89°05'49" E 859.51 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 228.01 feet to the west right of way line of 300 East Street;
thence S 01°20'49" W 491.16 feet along said right of way line;
thence N 89°35'20" W 308.70 feet to the boundary of Vineyard, Phase 1;
thence along the boundary of Vineyard, Phase 1 the next seven courses:
1) thence N 00°24'40" E 104.00 feet;
2) thence S 89°35'20" E 14.79 feet;
3) thence N 00°24'40" E 114.00 feet;
4) thence N 89°35'20" W 126.53 feet;
5) thence N 00°24'40" E 112.00 feet;
6) thence N 89°35'20" W 171.87 feet;
7) thence N 00°54'11" E 154.70 feet;
thence S 88°39'11" E 288.82 feet;
thence S 01°20'49" W 13.59 feet;
thence S 88°39'11" E 82.00 feet;
thence N 01°20'49" E 28.01 feet to the point of beginning, containing 4.72 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 2, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat ; subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

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

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

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

_____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

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

Notary Public Signature_____
Notary Public Full Name_____
Commission Number_____
My Commission Expires_____
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____, 2019
BY THE PROVIDENCE LAND USE AUTHORITY

MAYOR APPROVAL

APPROVED THIS _____DAY OF _____,
2019 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____,
2019 BY THE PROVIDENCE CITY ENGINEER

_____
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

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

_____
CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE

_____
ROCKY MNTN POWER REPRESENATIVE

_____
DOMINION ENERGY REPRESENTATIVE

_____
COMCAST CABLE REPRESENTATIVE

_____
CENTURY LINK REPRESENTATIVE

Groundwater Note:
A geotechnical study was performed on this parcel by A Cache Corp. prior to the development of this subdivision. In that report, areas of potential high ground water were encountered. The full geotechnical report is available in the Providence City Public Works office. The report suggested installing a land drain to mitigate the high water in order to make installing basements feasible in this development. A land drain will be installed with the utility improvements prior to any home construction as suggested in the report, and as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage access): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

COUNTY RECORDER'S NO.

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

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS _____DAY OF _____, 2019, A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____,
2019 BY THE PROVIDENCE CITY ATTORNEY

_____
PROVIDENCE CITY ATTORNEY

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)753-5151
allianceglen@yahoo.com

OWNER:
RIDGEVIEW PARK, LLC
50 EAST 600 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

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

DRAWING TITLE
FINAL PLAT

DATE : AUG2,2019
DRAWING No.

PROVIDENCE CITY
Final Plat Phase 2 Analysis
Life Cycle Residential (LCR) Development

Item Type: Final Plat	**Applicant:** Ridgeview Park LLC	**Agent**: Craig Winder
Prepared by: S Bankhead	**General Plan**:	**Zone**: LCR
Parcel ID: 02-004-0003 **Address**: general area of 170 East Spring Creek Parkway	**Acres:** 4.72 (+/-) **Density per acre:** **Code**: 4 units/acre min. 12 units/acre max.	**All Phases: No. of Properties:** 1 **Proposed Lots:** 149 Phase 1: Proposed Lots: 48 Phase 2: Proposed Lots: 39

	Project Totals		Phases No Units		
Type	**Units**	**%**	**1**	**2**	**3**
Single-family detached (SF)	39	26	18	15	
Townhomes	60	40	20	24	
Condominiums	50	34	10	0	

Background Information:

1. This is a review of the Vineyard Final Plat for Phase 2, received by the City on November 6, 2019.
2. 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.
3. The Planning Commission approved the preliminary plat for Vineyard Subdivision on April 10, 2019.
4. The Planning Commission approved the final plat for Vineyard Phase 1 on July 10, 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.
- Provide safe, flexible, and accessible transportation corridors thought the City. Integrate alternative means of transportation, including public transportation pedestrian travel, and bicycle friendly routes.
- Future Needs – Northeast Area:

- Connecting the area of 500 North to Spring Creek Parkway will help with east/west traffic flow concerns.
- Upgrade and build Spring Creek Parkway from Gateway Drive

City Code – Zoning Regulations:

- 10-4-6: LIFE CYCLE RESIDENTIAL:
  - Intent:
    It is the intent of this zone to guide development in accordance with the following goals: (1) Providence attractively landscaped neighborhoods with a mix of single-family, two-family, and multi-family residential lots, structures, and associated uses . . . (2) Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements . . . (3) Maintain a residential character compatible with surrounding traditional single-family neighborhoods. (4) . . . The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.
  - Lot Regulations:
    SF Detached: minimum lot size – 5,000 sq ft; minimum lot width – 60 feet; maximum structure height – 35 ft; front yard (street garage) 20 ft minimum/35 ft maximum front yard (alley garage) 10 ft minimum, rear yard – 10 ft minimum, side yard – 7.5 ft minimum, corner lot – 15 ft minimum on side adjacent to street; parking – 4 per dwelling unit.
    SF Attached: minimum dwelling size – 800 sq ft/dwelling unit; lot width – 16 ft minimum/20 ft average. No front or rear building setback is in the place for single-family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single-family attached dwelling units and each building of apartments has a minimum of 10' of landscaped open space on all sides, said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plane faces the front plane of another building shall have a minimum of 20' separation between the buildings' front planes.
- 10-5: SENSITIVE AREAS:
  All requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title.
- 10-8-9: Design Standards for Attached and Multi-Family Residential Development:
  D.1. Submittals: Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:
  c. Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property.
- 11-3-3: Final Plat:
  A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.
  B. Description And Delineation:
     1. The final plat shall show:

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

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

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat for Phase 2 is based on the approved preliminary plat that included mixed residential uses (single-family detached, single-family attached townhomes and condominiums) with a density of 7.9 units/acre that is within the range allowed by the LCR zone.
- The proposed final plat for Phase 2 increases transportation mobility or connectivity. The streets are designed to allow traffic circulation through the development and provide for emergency equipment mobility as well.
- The proposed final plat for Phase 2 includes pedestrian connectivity the will continue throughout the entire development as other phases are completed.
- The proposed final plat for Phase 2 includes the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- As part of the construction of Phase 1, the Developer will construct a temporary emergency access on the north side of the development from 170 East to 300 East. The Developer is obtaining permits from Cache County for ingress/egress.
- The street layout on the proposed final plat for Phase 2 provides for connectivity with 520 North as it extends into 275 East and continues north to the temporary emergency access across the north side of the development. The interior streets are private and will be maintained by a HOA.

City Code 10-4-6 Life Cycle Residential:

- The proposed final plat for Phase 2 contains landscaped areas, includes a variety of housing types, and provides open space and sidewalk/trail for public use. In lieu of a sidewalk on 300 East, the Developer will provide connectivity to the trail that runs along the east side of the development. This section of the trail will be an easement dedicated to Providence City, but maintained by the HOA.
- The setback regulations stated in city code are listed on the proposed final plat for Phase 2.
- The phasing of an LCR project shall follow Providence City Code 11-3-2-B-4, with the exception of 11-3-2-B-4-D, which requires each phase to be a stand-along phase. However, no more than two phases of an LCR project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

City Code 10-5 Sensitive Areas:

- The Developer includes a site feasibility study with the annexation application; and a submitted a second study in June 2019. The feasibility study discusses sensitive areas. The second report prepared by ACache Corp. concluded/recommended the following:
    - *Fault and Seismicity. The site is located in a seismically active region. It is within 1.0 mile west of a mapped location of the Utah East Cache Fault, as depicted on the Surficial Geologic Map of the East Cache Fault Zone (James McCalpin, 1989). During the life of the project seismic activity caused by active faults in the area, have the potential of causing moderate to strong shaking. According the findings of our subsurface investigation and given the proposed structure we recommend using a Site Class D (by calculation testing the CPT data)(ASCE7, Section 20) of the*

International Building Code (IBC, 2015).

- *Liquefaction. According to the analysis, the site soils have a low susceptibility to liquefaction during a large seismic event.*
- *Groundwater. Ground water was observed in each of the borings as depicted in the attached table and map. It is apparent that the groundwater fluctuates some during the year according to rainfall and other climatic and manmade (irrigation) influences. We would not recommend basements be placed in this development without a drain system to protect it from flooding.*

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

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

- The Developer provided the general site plan required with the concept plan, and preliminary architectural plans, a preliminary landscaping plan (includes the general location and type of plants to be used, and preliminary calculations demonstrating that the landscaping requirements have been met), and a preliminary site plan for the overall development of the property.
- The Developer provided the final plans for architectural, landscaping, and the overall site development with the preliminary plat. In addition the Developer has provided the elevations for the single-family attached buildings used in Phase 2.

City Code 11-3-3: Final Plat:

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

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

- Utilities extend to the boundary line of the development.

CONDITIONS:

1. The development agreement for Phase 2 shall be approved by the City Council. The following will be addressed in the development agreement:
   a. Water dedication
   b. Water line maintenance agreement
   c. Sidewalk/trail deviation.
2. As part of the Annexation Agreement for this property, the Developer agreed to install the Spring Creek Crossing as part of the first phase of the development process. The approval of the final plat for Phase 2 does not change the requirement that Spring Creek Crossing be installed as part of the first phase of the development process.
3. The construction drawings shall be approved by the Public Works Director and City Engineer; and signed by the City Engineer.
4. All required fees will be paid and bonds in place prior to recording the final plat for Phase .2
5. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
6. Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.
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.

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

3.7 Ground Water

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

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

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

P.O. Box 393 ● 89 South 100 East ● Mendon, Utah 84325
Tele. (435) 760-3103 ● Fax (614) 883-9419 ● email: acachecorp@yahoo.com



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ACache Corp.
Engineering a Firm Foundation

89 S. 100 E. P.O.Box 393 Mendon, Utah 84325
Voice: (435) 760-3103 www.acachecorp.com
email: acachecorp@yahoo.com

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Ridgeview Park

800 S. 1000 E. River Heights, UT

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

FIGURE 2





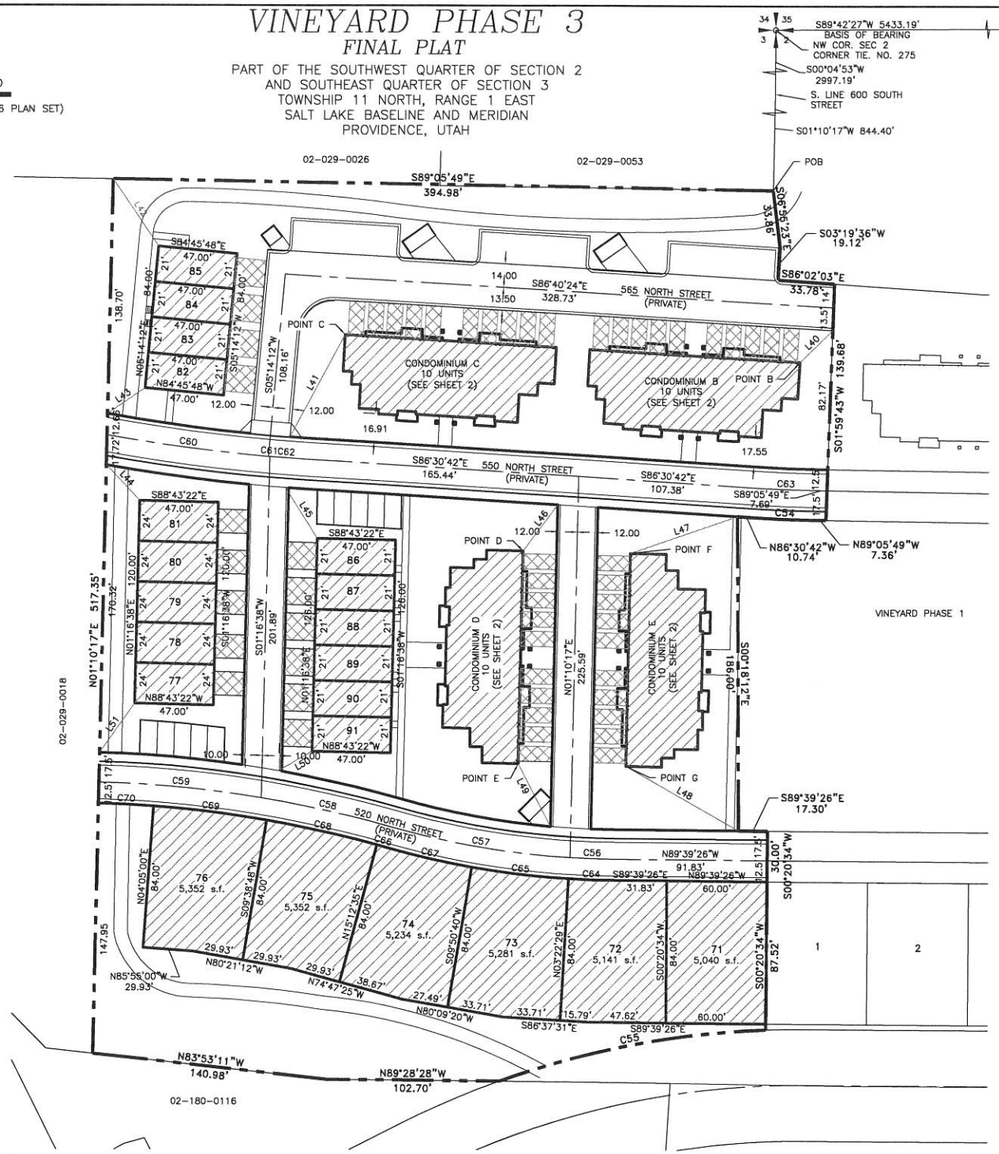




VINEYARD PHASE 3
FINAL PLAT

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

SCALE: 1"=40' (24x36 PLAN SET)



LEGEND

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY AND 170 EAST STREET WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- EASEMENT AS NOTED

LINE TABLE

LINE	LENGTH	BEARING
L40	27.27	S46°09'01"W
L41	69.01	N28°47'10"E
L42	48.19	S34°13'44"E
L43	26.96	N55°43'28"E
L44	28.91	S43°13'24"E
L45	35.77	S32°43'11"E
L46	34.17	S37°00'00"W
L47	67.98	S71°05'38"W
L48	77.78	N60°45'43"W
L49	41.81	N27°24'14"W
L50	23.30	S60°25'34"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	34.63	767.50	2°35'07"	S87°48'15"E	34.63
C55	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C56	26.37	500.00	3°01'19"	S88°08'47"E	26.37
C57	107.60	500.00	12°19'47"	S80°28'14"E	107.39
C58	80.64	712.50	6°29'04"	N77°32'52"W	80.59
C59	97.23	712.50	7°49'08"	N84°41'58"W	97.15
C60	97.01	1000.00	5°33'30"	S82°33'26"E	96.97
C61	0.89	1000.00	0°03'03"	S85°21'42"E	0.89
C62	19.63	1000.00	1°07'28"	S85°56'57"E	19.63
C63	33.84	750.00	2°35'07"	S87°48'15"E	33.84
C64	27.12	512.50	3°01'55"	S88°08'29"E	27.12
C65	57.87	512.50	6°28'11"	S83°23'26"E	57.84
C66	5.92	700.00	0°29'05"	N74°32'52"W	5.92
C67	52.33	512.50	5°51'00"	S77°13'50"E	52.30
C68	67.97	700.00	5°33'48"	N77°34'19"W	67.94
C69	67.97	700.00	5°33'48"	N83°08'06"W	67.94
C70	32.84	700.00	2°41'17"	N87°15'39"W	32.84

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 3, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____day of _____ 2019.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
10-17-19
STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 67 Residences x 0.45 ac-ft = 30.15 ac-ft
   Outdoor use: 2.20 acres x 64% x 4 = 5.63 ac-ft
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10-5-2.
6. All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
7. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
8. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
9. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.
12. The detention pond will be owned and maintained by the Home Owners Association.
13. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2 and Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision to the POINT OF BEGINNING and running

thence S 06°55'23" E 33.86 feet; thence S 03°19'36" W 19.12 feet;
thence S 86°02'03" E 33.78 feet to the boundary of Vineyard, Phase 1;
thence along the boundary of Vineyard, Phase 1 the next nine courses:
1) thence S 01°59'43" W 139.68 feet; 2) thence N 89°05'49" W 7.36 feet;
3) thence Westerly, 34.63 feet along a curve to the right having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears N 87°48'15" W 34.63 feet;
4) thence N 86°30'42" W 10.74 feet; 5) thence S 00°18'12" E 186.00 feet;
6) thence S 89°39'26" E 17.30 feet; 7) thence S 00°20'34" W 30.00 feet to the south right of way line of 565 South Street;
8) thence S 00°30'24" W 87.52 feet;
9) thence Westerly, a distance of 162.93 feet along a non tangent curve to the left of which the radius point lies S 02°11'21" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears S 79°03'13" W 162.29 feet;
thence N 89°28'28" W 102.70 feet; thence N 83°53'11" W 140.98 feet;
thence N 01°10'17" E 517.35 feet; thence S 89°05'49" E 394.98 feet to the point of beginning, containing 4.789 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter know as VINEYARD, PHASE 3, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat , subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

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

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

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

_____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

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

Notary Public Signature_____
Notary Public Full Name_____
Commission Number_____
My Commission Expires_____
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____, 2019 BY THE PROVIDENCE LAND USE AUTHORITY

_____

MAYOR APPROVAL

APPROVED THIS _____DAY OF _____, 2019 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _____DAY OF _____, 2019 BY THE PROVIDENCE CITY ENGINEER

_____
PROVIDENCE CITY ENGINEER

UTILITIES APPROVAL

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

_____
CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE

_____
ROCKY MNTN POWER REPRESENTATIVE

_____
DOMINION ENERGY REPRESENTATIVE

_____
COMCAST CABLE REPRESENTATIVE

_____
CENTURY LINK REPRESENTATIVE

COUNTY RECORDER'S NO.

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

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS _____DAY OF _____, 2019, A.D.

_____ _____

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY ATTORNEY

_____
PROVIDENCE CITY ATTORNEY

Groundwater Note:
A geotechnical study was performed on this parcel by A Cache Corp. prior to the development of this subdivision. In that report, areas of potential high ground water were encountered. The full geotechnical report is available in the Providence City Public Works office. The report suggested installing a land drain to mitigate the high water in order to make installing basements feasible in this development. A land drain will be installed with the utility improvements prior to any home construction as suggested in the report, and as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage acces): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

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

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

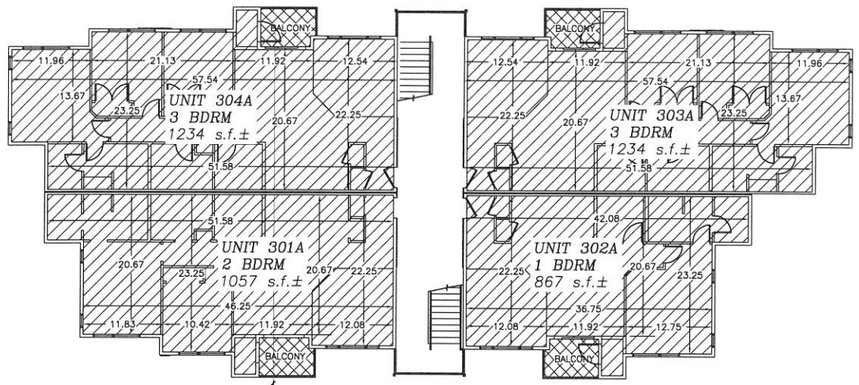
No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

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

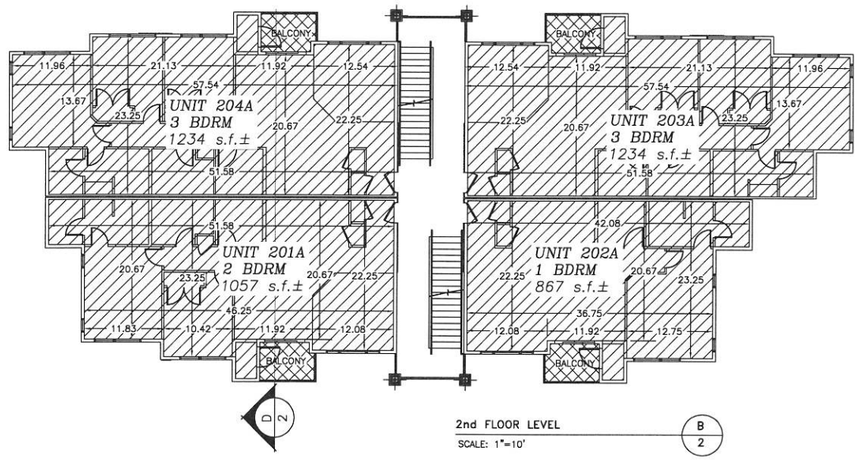
DRAWING TITLE
FINAL PLAT

DATE : OCT,2019
DRAWING No.



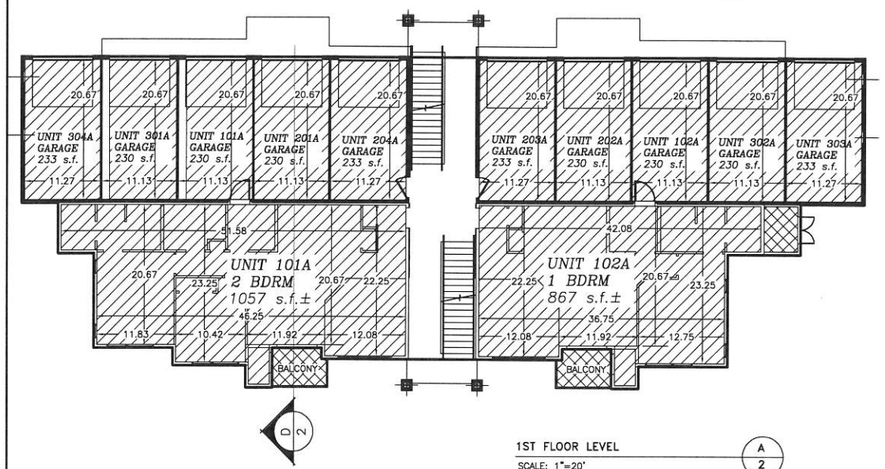
D 2

3nd FLOOR LEVEL — C 2
SCALE: 1"=10'



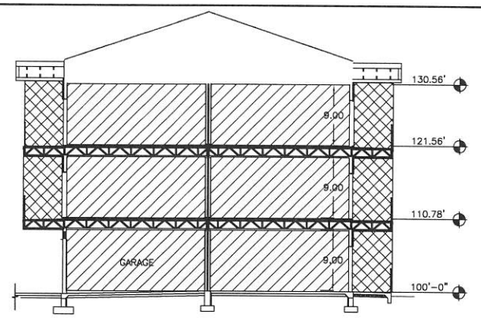
D 2

2nd FLOOR LEVEL — B 2
SCALE: 1"=10'

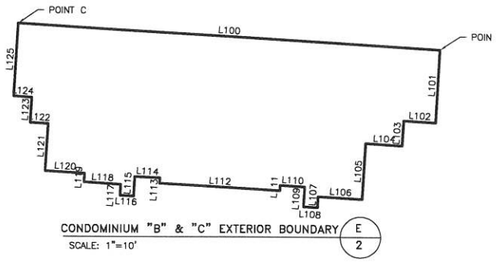


D 2

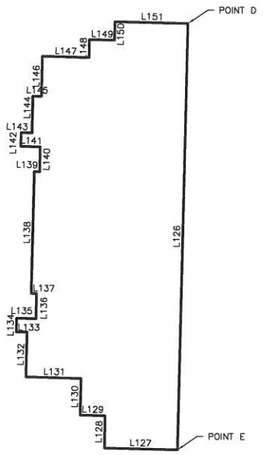
1ST FLOOR LEVEL — A 2
SCALE: 1"=20'



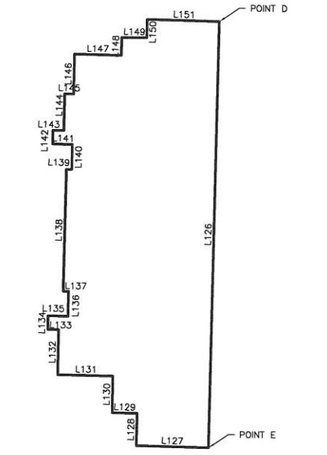
CROSS SECTION — D 2
SCALE: 1"=10'



CONDOMINIUM "B" & "C" EXTERIOR BOUNDARY — E 2
SCALE: 1"=10'



CONDOMINIUM "D" EXTERIOR BOUNDARY — F 2
SCALE: 1"=10'



CONDOMINIUM "E" EXTERIOR BOUNDARY — F 2
SCALE: 1"=10'

LEGEND

BUILDING (PRIVATE/UNIT)

BUILDING (LIMITED COMMON)

DOMINION ENERGY/ROCKY MOUNTAIN POWER NOTES

1. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-8532.
2. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
3. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

LINE TABLE

LINE	LENGTH	BEARING
L100	126.00	S86°40'24"E
L101	21.58	S03°19'36"W
L102	9.54	N86°40'24"W
L103	7.46	S03°19'36"W
L104	10.79	N86°40'24"W
L105	16.54	S03°19'36"W
L106	13.21	N86°40'24"W
L107	3.25	S03°19'36"W
L108	4.08	N86°40'24"W
L109	5.83	N03°19'36"E
L110	7.37	N86°40'24"W
L111	1.58	S03°19'36"W
L112	36.00	N86°40'24"W
L113	1.58	N03°19'36"E
L114	7.38	N86°40'24"W
L115	5.83	S03°19'36"W
L116	4.08	N86°40'24"W
L117	3.25	N03°19'36"E
L118	10.87	N86°40'24"W
L119	2.58	N03°19'36"E
L120	11.83	N86°40'24"W
L121	13.96	N03°19'36"E
L122	5.33	N86°40'24"W
L123	7.46	N03°19'36"E
L124	5.50	N86°40'24"W
L125	21.58	N03°19'36"E
L126	126.00	S01°10'17"W
L127	21.58	N88°49'43"W
L128	9.54	N01°10'17"E
L129	7.46	N88°49'43"W
L130	10.79	N01°10'17"E
L131	16.54	N88°49'43"W
L132	13.21	N01°10'17"E
L133	3.25	N88°49'43"W
L134	4.08	N01°10'17"E
L135	5.83	S88°49'43"E
L136	7.37	N01°10'17"E
L137	1.58	N88°49'43"W
L138	36.00	N01°10'17"E
L139	1.58	S88°49'43"E
L140	7.38	N01°10'17"E
L141	5.83	N88°49'43"W
L142	4.08	N01°10'17"E
L143	3.25	S88°49'43"E
L144	10.87	N01°10'17"E
L145	2.58	S88°49'43"E
L146	11.83	N01°10'17"E
L147	13.96	S88°49'43"E
L148	5.33	N01°10'17"E
L149	7.46	S88°49'43"E
L150	5.50	N01°10'17"E
L151	21.58	S88°49'43"E
L152	126.00	S01°10'17"W
L153	21.58	S88°49'43"E
L154	9.54	N01°10'17"E
L155	7.46	S88°49'43"E
L156	10.79	N01°10'17"E
L157	16.54	S88°49'43"E
L158	13.21	N01°10'17"E
L159	3.25	S88°49'43"E
L160	4.08	N01°10'17"E
L161	5.83	N88°49'43"W
L162	7.37	N01°10'17"E
L163	1.58	S88°49'43"E
L164	36.00	N01°10'17"E
L165	1.58	N88°49'43"W
L166	7.38	N01°10'17"E
L167	5.83	S88°49'43"E
L168	4.08	N01°10'17"E
L169	3.25	N88°49'43"W
L170	10.87	N01°10'17"E
L171	2.58	N88°49'43"W
L172	11.83	N01°10'17"E
L173	13.96	N88°49'43"W
L174	5.33	N01°10'17"E
L175	7.46	N88°49'43"W
L176	5.50	N01°10'17"E
L177	21.58	N88°49'43"W

ALLIANCE CONSULTING ENGINEERS
1434 EAST 1200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

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

No.	REVISIONS / SUBMISSIONS	DATE

DRAWN :
PROJECT NO. :
REVIEWED :
CAD FILE :

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

DRAWING TITLE
FINAL PLAT

DATE : OCT,2019

DRAWING No.
2
2 of 2

PROVIDENCE CITY
Final Plat Phase 3 Analysis
Life Cycle Residential (LCR) Development

Item Type: Final Plat	**Applicant:** Ridgeview Park LLC	**Agent**: Craig Winder
Prepared by: S Bankhead	**General Plan**:	**Zone**: LCR
Parcel ID: 02-004-0003 **Address**: general area of 170 East Spring Creek Parkway	**Acres:** 4.789 (+/-) **Density per acre:** **Code**: 4 units/acre min. 12 units/acre max.	**All Phases: No. of Properties:** 1 **Proposed Lots:** 149 Phase 1: Proposed Lots: 48 Phase 2: Proposed Lots: 39 Phase 3: Proposed Lots: 61

	Project Totals		Phases No Units		
Type	**Units**	**%**	**1**	**2**	**3**
Single-family detached (SF)	39	26	18	15	6
Townhomes	60	40	20	24	15
Condominiums	50	34	10	0	40

Background Information:

1. This is a review of the Vineyard Final Plat, received by the City on November 6, 2019.
2. 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.
3. The Planning Commission approved the preliminary plat for Vineyard Subdivision on April 10, 2019.
4. The Planning Commission approved the final plat for Vineyard Phase 1 on July 10, 2019.
5. The Planning Commission continued discussion for approval the final plat for Vineyard Phase 2 on November 13, 2019.
6. The Planning Commission considered for approval the final plat for Vineyard Phase 3 on December 11, 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.
- Provide safe, flexible, and accessible transportation corridors thought the City. Integrate alternative means of transportation, including public transportation pedestrian travel, and bicycle friendly routes.

- Future Needs – Northeast Area:
    - Connecting the area of 500 North to Spring Creek Parkway will help with east/west traffic flow concerns.
    - Upgrade and build Spring Creek Parkway from Gateway Drive

City Code – Zoning Regulations:

- 10-4-6: LIFE CYCLE RESIDENTIAL:
    - Intent:
      It is the intent of this zone to guide development in accordance with the following goals: (1) Providence attractively landscaped neighborhoods with a mix of single-family, two-family, and multi-family residential lots, structures, and associated uses . . . (2) Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements . . . (3) Maintain a residential character compatible with surrounding traditional single-family neighborhoods. (4) . . . The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.
    - Lot Regulations:
      SF Detached: minimum lot size – 5,000 sq ft; minimum lot width – 60 feet; maximum structure height – 35 ft; front yard (street garage) 20 ft minimum/35 ft maximum front yard (alley garage) 10 ft minimum, rear yard – 10 ft minimum, side yard – 7.5 ft minimum, corner lot – 15 ft minimum on side adjacent to street; parking – 4 per dwelling unit.
      SF Attached: minimum dwelling size – 800 sq ft/dwelling unit; lot width – 16 ft minimum/20 ft average. No front or rear building setback is in the place for single-family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single-family attached dwelling units and each building of apartments has a minimum of 10' of landscaped open space on all sides, said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plane faces the front plane of another building shall have a minimum of 20' separation between the buildings' front planes.
- 10-5: SENSITIVE AREAS:
  All requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title.
- 10-8-9: Design Standards for Attached and Multi-Family Residential Development:
  D.1. Submittals: Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:
  c. Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property.
- 11-3-3: Final Plat:
  A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.
  B. Description And Delineation:

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

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

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat for Phase 3 is based on the approved preliminary plat that included mixed residential uses (single-family detached, single-family attached townhomes and condominiums) with a density of 7.9 units/acre that is within the range allowed by the LCR zone.
- The proposed final plat for Phase 3 increases transportation mobility or connectivity. The streets are designed to allow traffic circulation through the development and provide for emergency equipment mobility as well.
- The proposed final plat for Phase 3 includes pedestrian connectivity the will continue throughout the entire development as other phases are completed.
- The proposed final plat for Phase 3 includes the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- As part of the construction of Phase 1, the Developer will construct a temporary emergency access on the north side of the development from 170 East to 300 East. The Developer is obtaining permits from Cache County for ingress/egress.
- The street layout on the proposed final plat for Phase 3 provides for connectivity with 520 North and 550 North. The interior streets are private and will be maintained by a HOA.

City Code 10-4-6 Life Cycle Residential:

- The proposed final plat for Phase 3 contains landscaped areas, includes a variety of housing types, and provides open space and a sidewalk/trail.
- The setback regulations stated in city code are listed on the proposed final plat for Phase 3.
- The phasing of an LCR project shall follow Providence City Code 11-3-2-B-4, with the exception of 11-3-2-B-4-D, which requires each phase to be a stand-along phase. However, no more than two phases of an LCR project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

City Code 10-5 Sensitive Areas:

- The Developer includes a site feasibility study with the annexation application; and a submitted a second study in June 2019. The feasibility study discusses sensitive areas. The second report prepared by ACache Corp. concluded/recommended the following:
    - *Fault and Seismicity. The site is located in a seismically active region. It is within 1.0 mile west of a mapped location of the Utah East Cache Fault, as depicted on the Surficial Geologic Map of the East Cache Fault Zone (James McCalpin, 1989). During the life of the project seismic activity caused by active faults in the area, have the potential of causing moderate to strong shaking. According the findings of our subsurface investigation and given the proposed structure we recommend using a Site Class D (by calculation testing the CPT data)(ASCE7, Section 20) of the International Building Code (IBC, 2015).*
    - *Liquefaction. According to the analysis, the site soils have a low susceptibility to liquefaction during a large seismic event.*

- *Groundwater. Ground water was observed in each of the borings as depicted in the attached table and map. It is apparent that the groundwater fluctuates some during the year according to rainfall and other climatic and manmade (irrigation) influences. We would not recommend basements be placed in this development without a drain system to protect it from flooding.*

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

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

- The Developer provided the general site plan required with the concept plan, and preliminary architectural plans, a preliminary landscaping plan (includes the general location and type of plants to be used, and preliminary calculations demonstrating that the landscaping requirements have been met), and a preliminary site plan for the overall development of the property.
- The Developer provided the final plans for architectural, landscaping, and the overall site development with the preliminary plat. In addition the Developer has provided the elevations for the single-family attached buildings used in Phase 3.

City Code 11-3-3: Final Plat:

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

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

- Utilities extend to the boundary line of the development.

CONDITIONS:

1. The development agreement for Phase 3 shall be approved by the City Council. The following will be addressed in the development agreement:
   a. Water dedication
   b. Water line maintenance agreement
2. As part of the Annexation Agreement for this property, the Developer agreed to install the Spring Creek Crossing as part of the first phase of the development process. The approval of the final plat for Phase 3 does not change the requirement that Spring Creek Crossing be installed as part of the first phase of the development process.
3. The construction drawings shall be approved by the Public Works Director and City Engineer; and signed by the City Engineer.
4. All required fees will be paid and bonds in place prior to recording the final plat for Phase 3.
5. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
6. Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.
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.

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

3.7 Ground Water

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

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

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

P.O. Box 393 ● 89 South 100 East ● Mendon, Utah 84325
Tele. (435) 760-3103 ● Fax (614) 883-9419 ● email: acachecorp@yahoo.com



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ACache Corp.
Engineering a Firm Foundation

89 S. 100 E. P.O.Box 393 Mendon, Utah 84325
Voice: (435) 760-3103 www.acachecorp.com
email: acachecorp@yahoo.com

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Ridgeview Park

800 S. 1000 E. River Heights, UT

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

FIGURE 2

VINEYARD

PRELIMINARY PLAT

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

0 100 200

SCALE: 1"=80' (24x36 PLAN SET)
SCALE: 1"=160' (11x17 PLAN SET)

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision to the POINT OF BEGINNING and running

thence S 89°05'49" E 1,087.52 feet to the west right of way line of 1000 East Street;
thence S 01°20'49" W 491.16 feet along said west right of way line;
thence N 89°35'20" W 585.11 feet;
thence S 01°10'17" W 27.89 feet;
thence N 89°35'20" W 550.69 feet along an existing fence line;

thence along Brookside Village Phase 3 the next two courses:
1) thence N 89°28'28" W 204.83 feet (S89°11'54"W, By Record);
2) thence N 83°53'11" W 140.98 feet (N85°12'49"W, By Record);

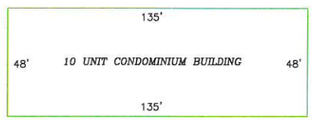
thence N 01°10'17" E 517.35 feet along an existing fence line;
thence S 89°05'49" E 394.98 feet along an existing fence line and the south line of South Fields Subdivision and it's projection thereof to the point of beginning,
containing 17.47 acres, more or less.

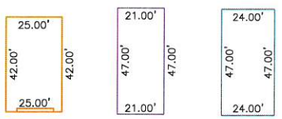
SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage acces): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

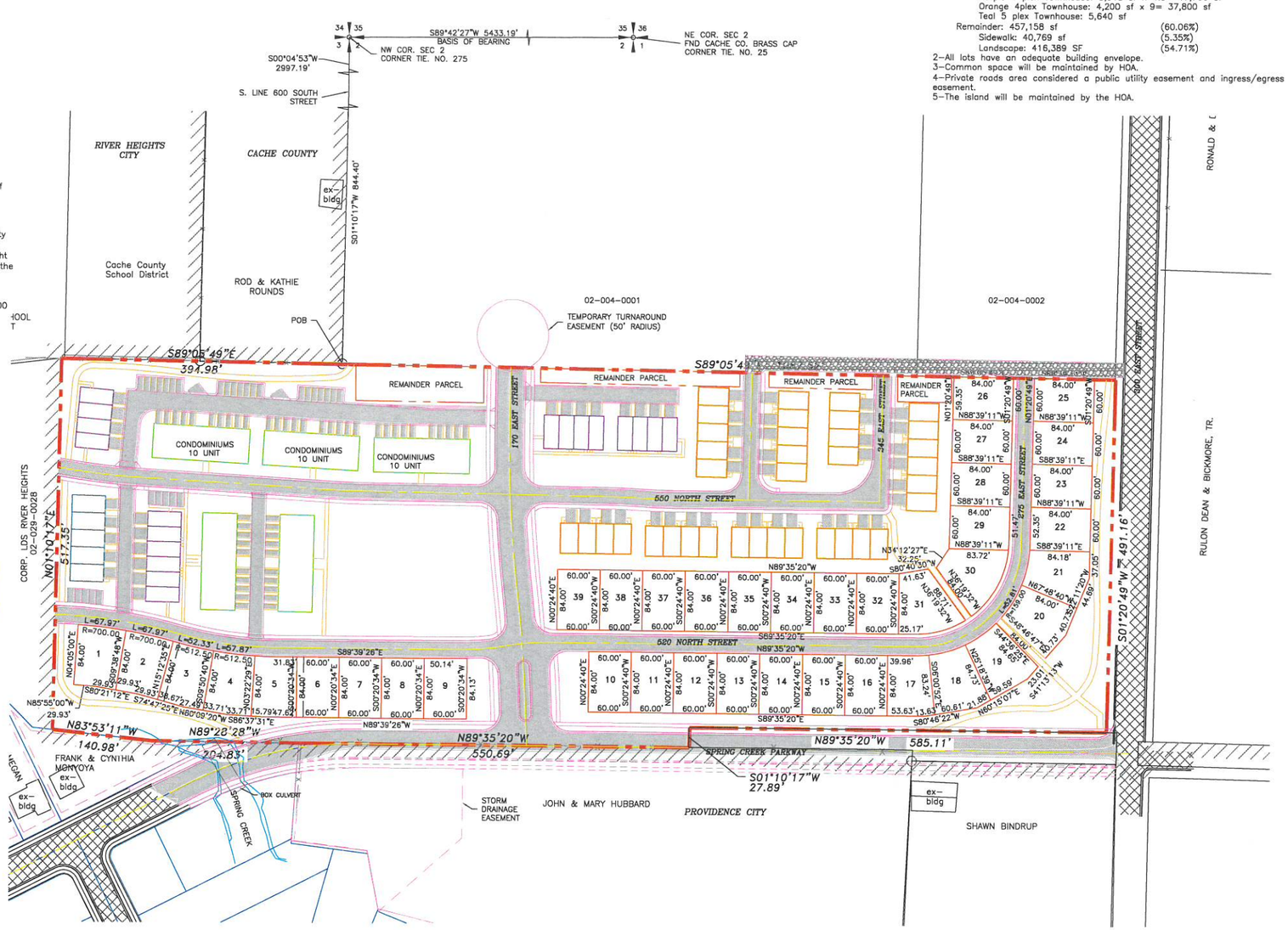
Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

BUILDING SIZE





TOWNHOUSE FRONT LOAD UNIT DIMENSION | TOWNHOUSE REAR LOAD #1 UNIT DIMENSION | TOWNHOUSE REAR LOAD #2 UNIT DIMENSION



NOTES
1-AREA CALCULATION
Total area: 761,079 sf
Asphalt road: 123,211 sf (16.19%)
Parking: 46,544 sf (6.12%)
Buildings: 134,166 sf (17.63%)
House: 1,040 sf x 39= 40,560 sf
Condo: 6,480 sf x 5= 32,400 sf
Purple 4 plex Townhouse: 3,948 sf x 4.5= 17,766 sf
Orange 4plex Townhouse: 4,200 sf x 9= 37,800 sf
Teal 5 plex Townhouse: 5,640 sf
Remainder: 457,158 sf (60.06%)
Sidewalk: 40,769 sf (5.35%)
Landscape: 416,389 SF (54.71%)
2-All lots have an adequate building envelope.
3-Common space will be maintained by HOA.
4-Private roads area considered a public utility easement and ingress/egress easement.
5-The island will be maintained by the HOA.

LOT AREA TABLE	
LOT	LOT AREA
1	5,352 s.f.
2	5,352 s.f.
3	5,234 s.f.
4	5,281 s.f.
5	5,141 s.f.
6	5,040 s.f.
7	5,040 s.f.
8	5,040 s.f.
9	5,040 s.f.
10	5,040 s.f.
11	5,040 s.f.
12	5,040 s.f.
13	5,040 s.f.
14	5,040 s.f.
15	5,040 s.f.
16	5,040 s.f.
17	5,248 s.f.
18	5,730 s.f.
19	5,778 s.f.
20	5,699 s.f.
21	5,619 s.f.
22	5,040 s.f.
23	5,040 s.f.
24	5,040 s.f.
25	5,040 s.f.
26	5,013 s.f.
27	5,040 s.f.
28	5,040 s.f.
29	5,040 s.f.
30	6,007 s.f.
31	6,091 s.f.
32	5,040 s.f.
33	5,040 s.f.
34	5,040 s.f.
35	5,040 s.f.
36	5,040 s.f.
37	5,040 s.f.
38	5,040 s.f.
39	5,040 s.f.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
4-4-2019
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
540 EAST 2500 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceloganl@yahoo.com

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

No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
PROJECT NO. :
REVIEWED :
CAD FILE :

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

DRAWING TITLE
PRELIMINARY PLAT

DATE : FEB.26,2019
DRAWING No.

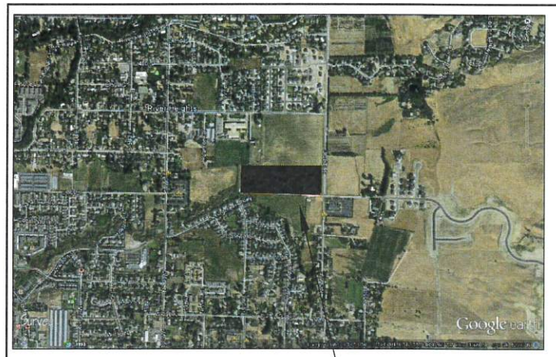
VINEYARD

EXISTING SITE

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

0 60 120

SCALE: 1"= 60' (24x36 PLAN SET)
SCALE: 1"= 120' (11x17 PLAN SET)



PROJECT

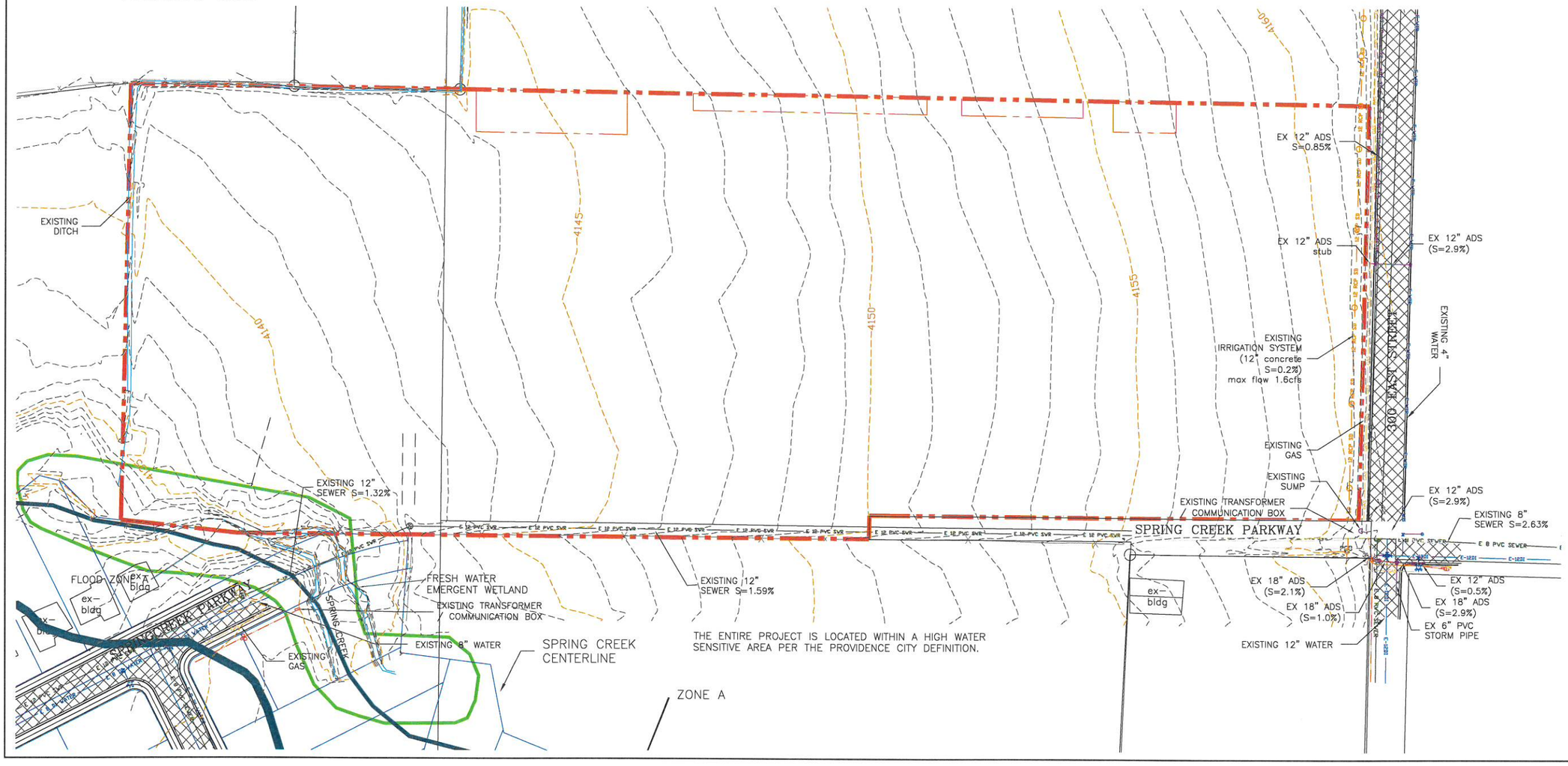
VICINITY MAP

LEGEND:

- BOUNDARY LINE
- EXISTING WETLANDS
- EXISTING FLOOD BOUNDARY
- EXISTING FENCE
- EXISTING GAS
- EXISTING POWER-COMM
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING STORM AS NOTED
- EXISTING IRRIGATION
- EXISTING DITCH
- EXISTING MJR CONTOUR (5')
- EXISTING MNR CONTOUR (1')
- EXISTING ASPHALT

NOTES:

1. The datum for this project is the Providence City GPS monument located in Zollinger Park with an Elevation of 4537.58.
2. Per the Utah Division of Water Rights there are no wells, active or abandoned within the project boundary or within 100' of the boundary.



REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
4-4-2019
STATE OF UTAH

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

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

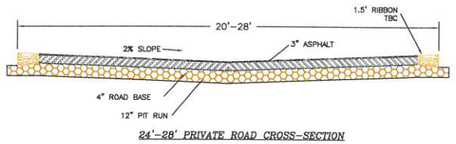
No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :
CAD FILE :
DRAWN :
PROJECT NO. :

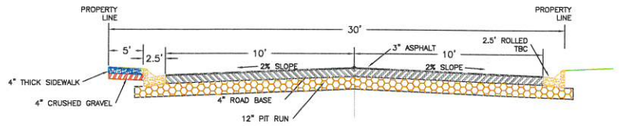
PROJECT TITLE
VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

DRAWING TITLE
EXISTING SITE

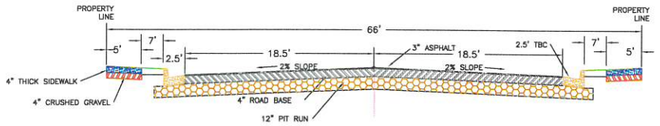
DATE : FEB.26,2019
DRAWING No. 2



24'-28' PRIVATE ROAD CROSS-SECTION



30' PRIVATE ROAD CROSS-SECTION



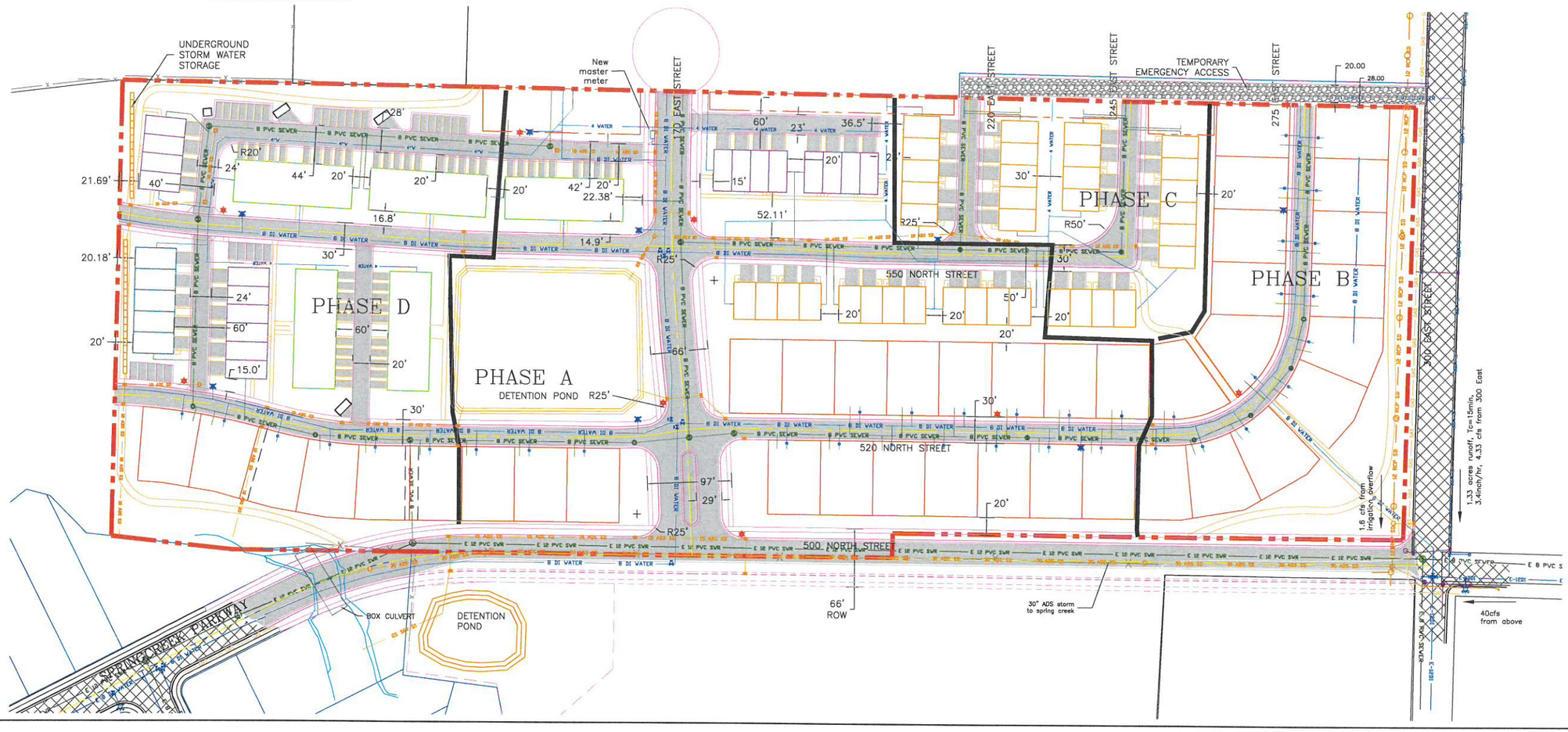
66' ROAD CROSS-SECTION
SEE ALSO PROVIDENCE CITY WORKS DRAWING C-1

VINEYARD
PROPOSED SITE

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

0 60 120

SCALE: 1"= 60' (24x36 PLAN SET)
SCALE: 1"= 120' (11x17 PLAN SET)



LEGEND

- BOUNDARY LINE
- EXISTING FENCE
- EXISTING GAS
- EXISTING POWER-COMM
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING STORM AS NOTED
- EXISTING IRRIGATION
- EXISTING DITCH
- EXISTING MJR CONTOUR (5')
- EXISTING MNR CONTOUR (1')
- EXISTING ASPHALT
- PROPOSED ASPHALT
- NEW WATER AS NOTED
- NEW SEWER AS NOTED
- NEW STORM AS NOTED
- NEW STREET LIGHT

NOTES:

1. The datum for this project is the Providence City GPS monument located in Zollinger Park with an Elevation of 4537.58.
2. Per the Utah Division of Water Rights there are no wells, active or abandoned within the project boundary or within 100' of the boundary.

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
4-4-2019
STATE OF UTAH

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

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

No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
REVIEWED :
CAD FILE :
PROJECT NO. :

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

DRAWING TITLE
PROPOSED SITE

DATE : FEB.26,2019
DRAWING No. 3



STREET VIEW 10-PLEX CONDO FRONT

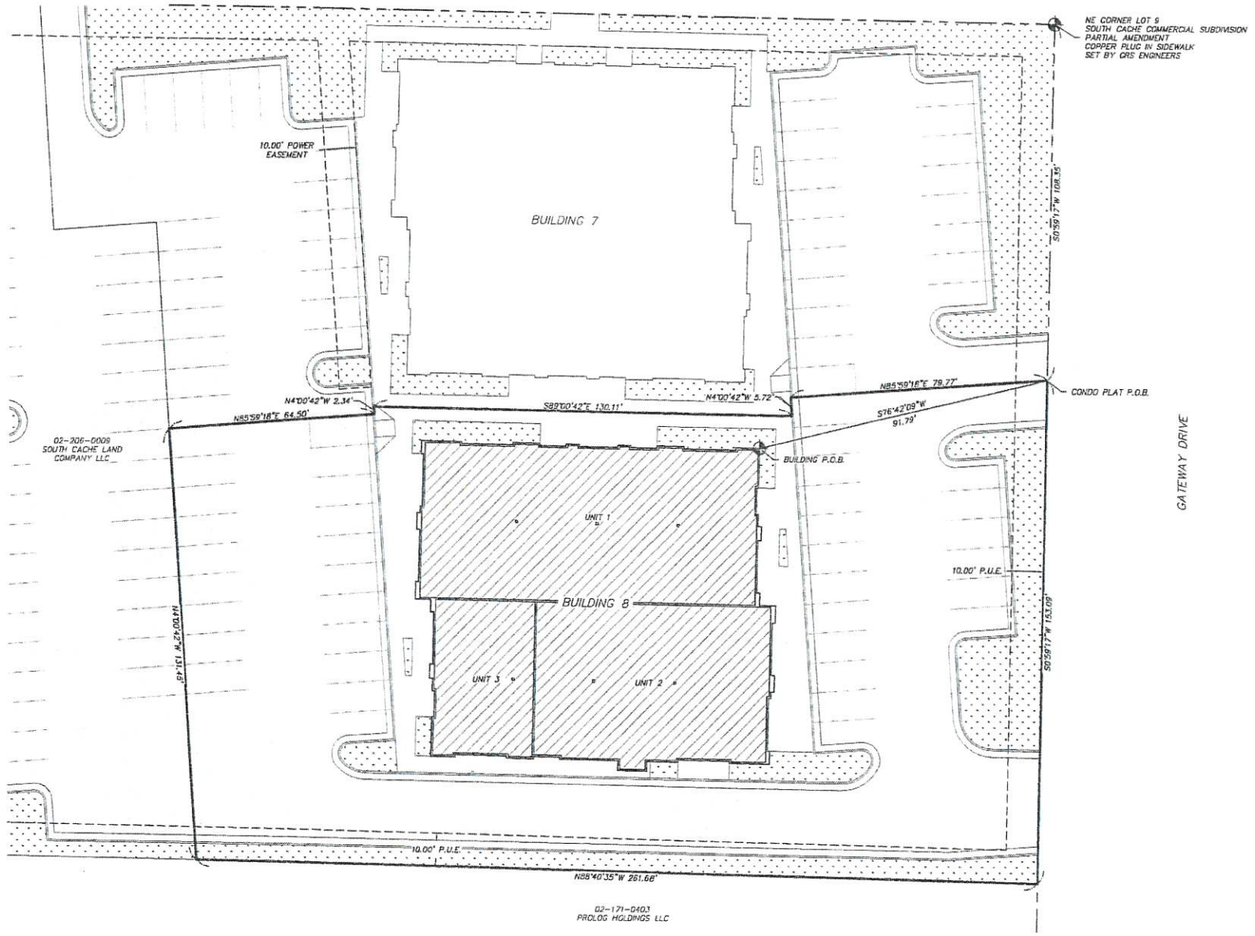


STREET VIEW 10-PLEX CONDO SIDE

SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 8

AN EXPANDABLE CONDOMINIUM PROJECT
PART OF SECTION 3, T11N, R1E, SLM
PART OF LOT 9, SOUTH CACHE COMMERCIAL SUBDIVISION - PARTIAL AMENDMENT

PROVIDENCE CITY, CACHE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- SURVEY MONUMENT
- UNIT
- COMMON AREA
- PROPOSED ASPHALT (COMMON)
- PROPOSED LANDSCAPING (COMMON)

STREET ADDRESS TABLE

UNIT 1	435 NORTH GATEWAY DRIVE SUITE 801
UNIT 2	435 NORTH GATEWAY DRIVE SUITE 802
UNIT 3	435 NORTH GATEWAY DRIVE SUITE 803

RECEIVED
OCT 21 2019
By

POWER NOTE

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF 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 P.U.E. 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:
   (A) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (B) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (III) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
   (IV) ANY OTHER PROVISION OF LAW.

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO CONDOMINIUM UNITS AND COMMON AREA TO BE HEREAFTER KNOWN AS SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 8, AND THAT THE SAME HAS BEEN SURVEYED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO A PART OF LOT 9, SOUTH CACHE COMMERCIAL SUBDIVISION-PARTIAL AMENDMENT, LOCATED IN THE PROVIDENCE CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9;
THENCE S0°59'17"W 108.35 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE POINT OF BEGINNING;
THENCE S0°59'17"W 153.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE N88°40'35"W 261.68 FEET ALONG THE SOUTH LINE OF SAID LOT 9;
THENCE N4°00'42"W 151.45 FEET TO THE SOUTHERLY LINE OF SOUTH CACHE COMMERICAL CONDOMINIUMS BUILDING 7, ENTRY 1198534;
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE COURSES:
1. N85°59'18"E 64.50 FEET;
2. N4°00'42"W 2.34 FEET;
3. S89°00'42"E 130.11 FEET;
4. N4°00'42"W 5.72 FEET;
5. N85°59'18"E 79.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS TO BE HEREAFTER KNOWN AS
SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 8,
AND DO HEREBY DEDICATE ALL COMMON AREAS TO THE SOUTH CACHE COMMERCIAL CONDOMINIUMS LOT 9 OWNERS ASSOCIATION, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT, RECORDED IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, AS ENTRY NUMBER 92444 ON JULY 6, 2006 AND AMENDED AS ENTRY NUMBER 999368 ON JUNE 4, 2008. THE UNDERSIGNED FURTHER CONSENT TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW. WE ALSO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 2019.

BY: SOUTH CACHE LAND COMPANY, LLC

BY: _____
ROD BLOSSOM, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF CACHE } §

ON THIS ____ DAY OF _____, IN THE YEAR 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ROD BLOSSOM, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF SOUTH CACHE LAND COMPANY, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGING MEMBER.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTES & RESTRICTIONS

1. BUILDING UNITS ARE DESIGNATED AS PRIVATE OWNERSHIP AND MAY BE SOLD OR LEASED. ALL OTHER AREAS ARE CONSIDERED COMMON AREA.
2. PUBLIC UTILITY EASEMENTS. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
3. IN INTERPRETING THE CONDOMINIUM PLAT OR ANY DEED OR OTHER INSTRUMENT AFFECTING A BUILDING OR UNIT, THE BOUNDARIES OF THE BUILDING UNIT CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE CONDOMINIUM PLAT, REGARDLESS OF THE SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE CONDOMINIUM PLAT AND THOSE OF THE BUILDING OR UNIT. UNITS ARE INTENDED TO BE AIRSPACE WITHIN ENVELOPES DEFINED.
4. ALL STRUCTURAL MEMBERS ARE INTENDED TO BE COMMON AREA AS THEY ARE NECESSARY FOR THE INTEGRITY OF THE BUILDING.
5. EACH UNIT CONTAINED WITHIN THE PROJECT IS DESIGNATED BY A UNIT NUMBER.
6. SOUTH CACHE COMMERCIAL BUILDING 8 IS AN EXPANDABLE CONDOMINIUM PROJECT PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT.
7. SEE SHEET 1 FOR UTILITY EASEMENT LOCATIONS.
8. AREAS SHOWN AS "UTILITY EASEMENTS" ARE ALSO CONSIDERED TO BE COMMON AREA.

CULINARY WATER AND SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CULINARY WATER AND SANITARY SEWER AUTHORITY THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.

_____

COUNTY RECORDER'S NO. _____

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

INDEX _____
FILED IN: FILE OF PLATS

MICHAEL GLEED, COUNTY RECORDER

APPROVAL AS TO FORM

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

_____
CITY ATTORNEY

ENGINEER'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 THE CITY ORDINANCE, THIS ____ DAY OF _____, 20____.

_____
CITY ENGINEER

MAYOR'S APPROVAL AND ACCEPTANCE

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

_____
MAYOR

LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS ____ DAY OF _____ 20____, AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.

_____
LAND USE AUTHORITY

STEVEN C. EARL
318575-2201
10/14/19
STATE OF UTAH

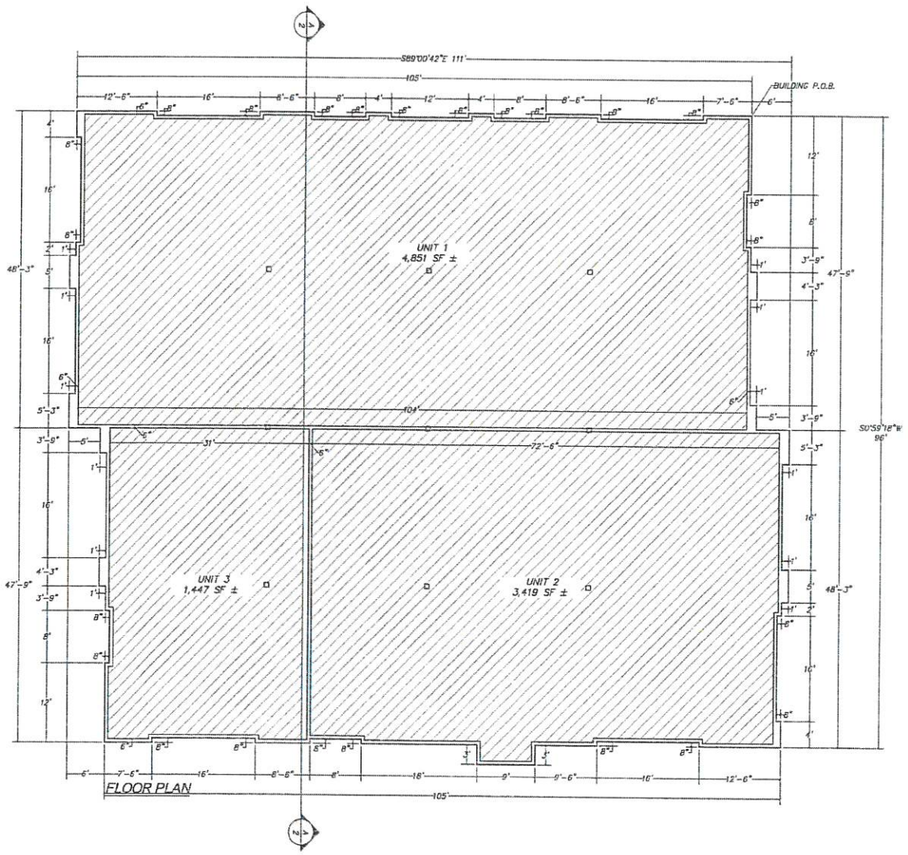
SHEET DESCRIPTION: SITE MAP, LEGAL DESCRIPTION, DEDICATION, CERTIFICATES, LEGEND, ETC.

PROJECT TITLE: SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 8

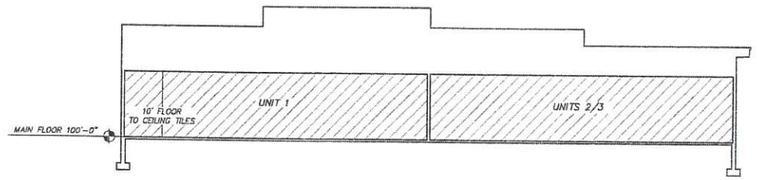
Cache · Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 14 OCTOBER 2019
SCALE: 1" = 20'
CALCULATIONS BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 585-1701
SHEET: 1 of 2

10/14/2019 11:17 AM Z:\2017 PROJECTS\585-1701 SOUTH CACHE BUILDINGS 7 & 8 - PROVIDENCE, UT\ACAD\SURVEY\CONDOMINIUM PLAT\585-1701 SOUTH CACHE COMMERCIAL BUILDING 8



FLOOR PLAN



A/2 BUILDING SECTION

OWNERSHIP LEGEND

UNIT

COMMON AREA

0 5 10 20 Feet
1:120

RECEIVED
OCT 21 2019
By

STEVEN C. EARL
316575-2201
10/14/19
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR

FLOOR PLAN & X-SECTION

SHEET DESCRIPTION

SOUTH CACHE COMMERCIAL CONDOMINIUMS
BUILDING 8

PROJECT TITLE

Cache · Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 14 OCTOBER 2019
SCALE: 1" = 10'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 585-1701
SHEET: 2 of 2

10/14/2019 11:17 AM Z:\2017 PROJECTS\585-1701 SOUTH CACHE BUILDINGS 7 & 8 - PROVIDENCE, UT\ACAD\SURVEY\CONDOMINIUM PLAT\585-1701 SOUTH CACHE

PROVIDENCE CITY Condominium Plat Analysis 12/11/2019		
Item Type: Condominium Plat	**Applicant:** South Cache Land Company LLC	**Agent**: Rod Blossom
Prepared by: Skarlet	**General Plan**: CGD	**Zone**: CGD
Parcel ID: 02-206-0009 **Address**: 550 W 465 North	**Acres:** 0.87	**Number of Properties:** 1 **Proposed Units:** 3

Background Information:
This is a review of the South Cache Commercial Condominiums Building 8, received by the City on October 21, 2019. This is the second building South Commercial Lot 9. The site plan was approved as part of the approval of Building 7.
The general plan principles discussed in the review area taken from the Providence City Master Plan 2000 as Revised. Current and anticipated development and infrastructure placement in the immediate surrounding area were also considered.

FINDINGS OF FACT:

General Plan Principles

- Providence City must continue to be "A livable, sustainable community". Consideration must be given to economic development, including quality businesses and quality commercial development.
- Promote commercial development compatible with Providence's residential character.
- Ensure that significant, quality, sustainable commercial development become a reality.

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

City Code:

- Title 11 Subdivision Regulations, Chapter 6 Condominium Approval

State Code:

- Title 57 Real Estate, Chapter 57 Condominium Ownership Act.

CONCLUSIONS OF LAW:

General Plan Principles

- The proposed condominium plat is consistent with the General Plan Principles.

Transportation Corridors – General Plan Principles

- This development is adjacent to existing streets, 465 N. and Gateway Dr. Both streets were

City Code 10-8-1 Area Regulations.

- The proposed development meets the requirements for commercial development.

City Code 11-6: Condominium Approval.

- The fire inspector has reviewed the proposed development.
- The city attorney has reviewed the declaration of condominium.
- Executive staff reviewed the plans and related documents and feel this development conforms to the applicable requirements.

CONDITIONS:

1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
2. Approval by the City of any application submitter 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.

2.6 Orientation and Training.

Newly appointed commission members will commence orientation and training through reading and study of:

1) Handbook for Planning Commissions and Land Use Authorities published by the Utah League of Cities and Towns;
2) Providence City Code Title 2 Chapter 1 (8/9/16) Planning Commission;
3) Bylaws of the Planning Commission;
4) Conflict of Interest Statement;
5) Meeting schedule for year;
6) Map showing City boundaries and zoning;
7) Current General Plan; and
8) Providence City Zoning Code Title 10 Chapters 1-16.
9) All other related City codes, mapping, information, and documents.

The orientation will be completed within 60 calendar days and reported to the Commission Chair. The Director of Administrative Services will notify Planning Commission members of training opportunities. Commissioners are encouraged to:

1) Study other areas of Providence City government (e.g. subdivision code(s)); and
2) Other publications on planning and zoning to include attending training(s)

.See the Providence City Personnel Policy Section 8. Training and Travel for reimbursement policies.

Newly appointed commission members will initially be appointed Alternates to the Planning Commission. Before moving to a voting member of the Planning Commission, Alternates will be required to attend any and all training held by the City of Providence, Utah League of Cities And Towns, and Office of the Property Rights Ombudsman. Newly appointed commission members will be required to obtain the above training within the first year of their appointment.

Newly appointed Planning Commission members will initially be appointed alternates to the commission. It is advised that within ninety (90) days of the appointment date alternates attend relevant training, scheduled by Providence City, consisting of Land Use 101. Current commission members shall continue annual training while a member of the commission.

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	^^^ 20	^^^ 20	^^^ 20	^^^ 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~~ 15	^^^ ~~10~~ 15	^^^ ~~10~~ 15	^^^ ~~10~~ 15	^^^ ~~10~~ 15	~~20~~ ~~10~~ 15	~~20~~ ~~10~~ 15	10
Accessory Dwelling Unit - Detached								
Front yard, ft.	~~25~~ 25	^^^ 20	^^^ 20	^^^ 20	^^^ 20	~~25~~ 20	20	20
Side yard, interior	~~25~~ 25	~~20~~ 20	10	10	10*	10	5###	5###
Side yard, Street (OM 33-2004)	~~25~~ 25	20	20	20	20	20	15	15
Rear yard	~~25~~ ~~25~~	^^^ 20	^^^ ~~10~~ 15	^^^ ~~10~~ 15	^^^ ~~10~~ 15	~~20~~ ~~10~~ 15	~~20~~ ~~10~~ 15	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

	AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH
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.							
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	80								

	MFR	MFM	MFH	~~CND~~	CGD	CHD	MXD	PUB	REC
(measured at setback line)									
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		#	#
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

	MFR	MFM	MFH	~~CND~~	CGD	CHD	MXD	PUB	REC

*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 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)

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