

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: January 7, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 61 N Sherwood Dr., Providence UT.

Item Type: Conditional Use

Applicant: Duke Building Co. (Mike and Tanya Ford)

Property Address: 61 N Sherwood Dr., Providence UT

Parcel ID #: 02-288-0001

General Plan: SFL

Zone: SFL

Background Information:

Complete Application was received December 17, 2019; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, December 17, 2019
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on December 18, 2019
4. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

2. The applicant will mitigate Landslide Area by:
 - a. See site plan.
3. This conditional use is for the residence only as shown on the site plan date stamped December 17, 2019.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on January 7, 2020

Members present: Skarlet Bankhead, M Pierce, Rob Stapley

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

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

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

Skarlet Bankhead, Chair



Address, ...
Sherwood Dr.

Public Works Infrastructure Inspection

Permit #: 2019-0139

Project Address: 61 N 800 E

Contact Name: Mike Ford (Duke Building Co.)

Phone Number: 435-890-7274 (Riley Duke) riley@dukebuildingco.com

Inspection	Pass/Fail	Notes
Concrete	Pass ?	New - buried under snow & ice
Curb/Gutter	Pass	New
Utilities	Pass Fail	appears will be located in driveway - must be relocated - Berm/Ditch Functionality..... impaired
Conditional Use Fire Hydrants: Location Flow	Hyd. # 366 → Hyd. 483	static - 111 psi dynamic - 76 psi Flow - 1400 gpm Logarithmic - 2345 gpm Hyd. 483 Static = 106 psi dynamic = 55 psi Flow = 1250 gpm Logarithmic = 1657 gpm
SWPPP Needed: Yes	No	SWPPP Completed: Yes No N/A
NOI Needed: Yes	No	NOI UTR: _____ NOI Issued To: _____

Inspection Completed by R. H. Taylor Date 12.18.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____



DEVELOPMENT SERVICES DEPARTMENT

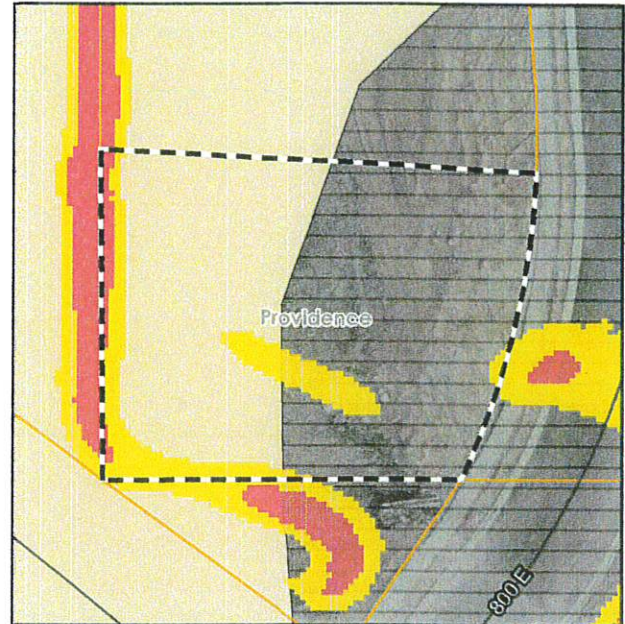
BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 17 Dec. 2019 at 11:37 AM

Parcel Number: 02-288-0001
Property Address: 61 N 0800 E
PROVIDENCE
Tax Roll Acreage: 0.28
Owner Name: MICHAEL & TONYA FORD
Owner Address: 1008 S 220 W
LOGAN, UT 84321-6936
Jurisdiction: Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a



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

Initial Parcel Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Moderate Slopes

Steep Slopes

Landslides

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

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

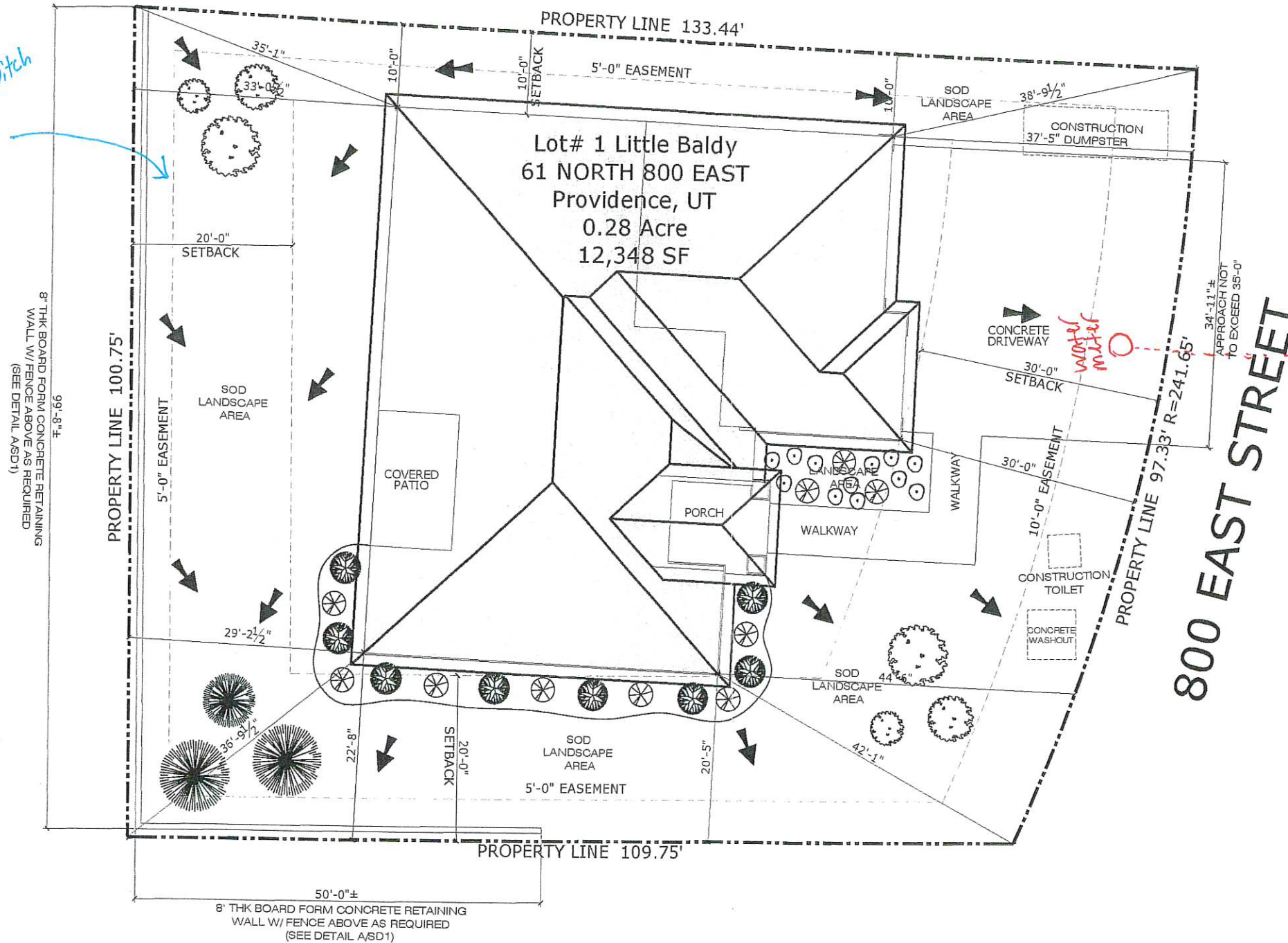
SITE PLAN GENERAL NOTES

1. NO PROPERTY LINES WERE LOCATED. ALL SITE MEASUREMENTS HAVE BEEN TAKEN FROM EXISTING LANDMARKS SUCH AS FENCES, SIDEWALKS, ETC. ALL PLAT DIMENSIONS HAVE BEEN TAKEN FROM COUNTY PLAT MAPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
4. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES.
5. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.
6. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS, APPROACHES, SIDEWALKS
7. BUILDINGS CANNOT BE LOCATED ON ANY EASEMENTS OR RIGHT OF WAYS.
8. SITE SHALL BE GRADED SUCH THAT THE GROUND SLOPES AWAY FROM THE FOUNDATION AT LEAST 6" IN THE FIRST 10' OF THE FOUNDATION. R401.3
9. ANY RETAINING WALL OVER 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE AN APPROVED DESIGN WITH ENGINEERS DETAILS INCLUDED. R404.5
10. ADDRESS NUMBERS SHALL BE INSTALLED WHICH ARE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF 6" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2". R319
11. EACH LOT SHALL HAVE A SOILS REPORT FROM A STATE LICENSED ENGINEER AFTER THE HOLE IS DUG. THE REPORT AND RECOMMENDATIONS FROM THE ENGINEER MUST BE ON SITE AT THE TIME OF THE FOOTING INSPECTION.
12. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED WELL OUTSIDE OF THE BACKFILL LIMITS, AND AT LEAST 10' FROM THE STRUCTURE
13. HOMES LOCATED IN POTENTIAL FLOOD AREAS WILL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF CONSTRUCTION. R106.1.3
14. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW INTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER
15. LOT IS TO BE LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES
16. PROVIDE 3/4" WATER LINE TO HOUSE. NEW WATER LINE TO TIE INTO EXISTING WATER LINE / METER
17. STORM DRAINAGE TO FLOW TO EXISTING STORM DRAIN SYSTEM

LOT COVERAGE CALCULATION

HOUSE (FOOTPRINT)	2,374 SQ. FT.
GARAGE	1,058 SQ. FT.
PORCH	126 SQ. FT.
COVERED PATIO	165 SQ. FT.
DRIVEWAY & WALK	1,410 SQ. FT.
TOTAL	5,133 SQ. FT.
LOT AREA	12,348 SQ. FT.
$5,133 / 12,348 = 41.5\%$ LOT COVERAGE	

Bump Ditch



LEGEND

- PROPERTY LINE
- - - EASEMENT
- ➔ DRAINAGE FLOW



SITE PLAN

SCALE 1/16" = 1'-0" (11 X 17 PAPER) OR
1/8" = 1'-0" (22 X 34 PAPER)

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Duke
Building Co.
(435) 890-7274

Ford Residence
Lot #1 Little Baldy
61 North 800 East
Providence, Utah

CONTRACTOR & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

Michael & Tonya Ford
928.377.2116 (Mike)
928.530.9826 (Tonya)
mirkford@gmail.com

Client: Michael & Tonya Ford
Project Info: Ford Residence

ABIR
ENGINEERING
Professional Engineer
No. 123456789
Utah State License

Drawing Information:
Project Number: 0748-001-15
Project Manager: DGD
Project Engineer: ABG Engineering
Date: 02-06-2019

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		

Sheet Title:

AS1.0

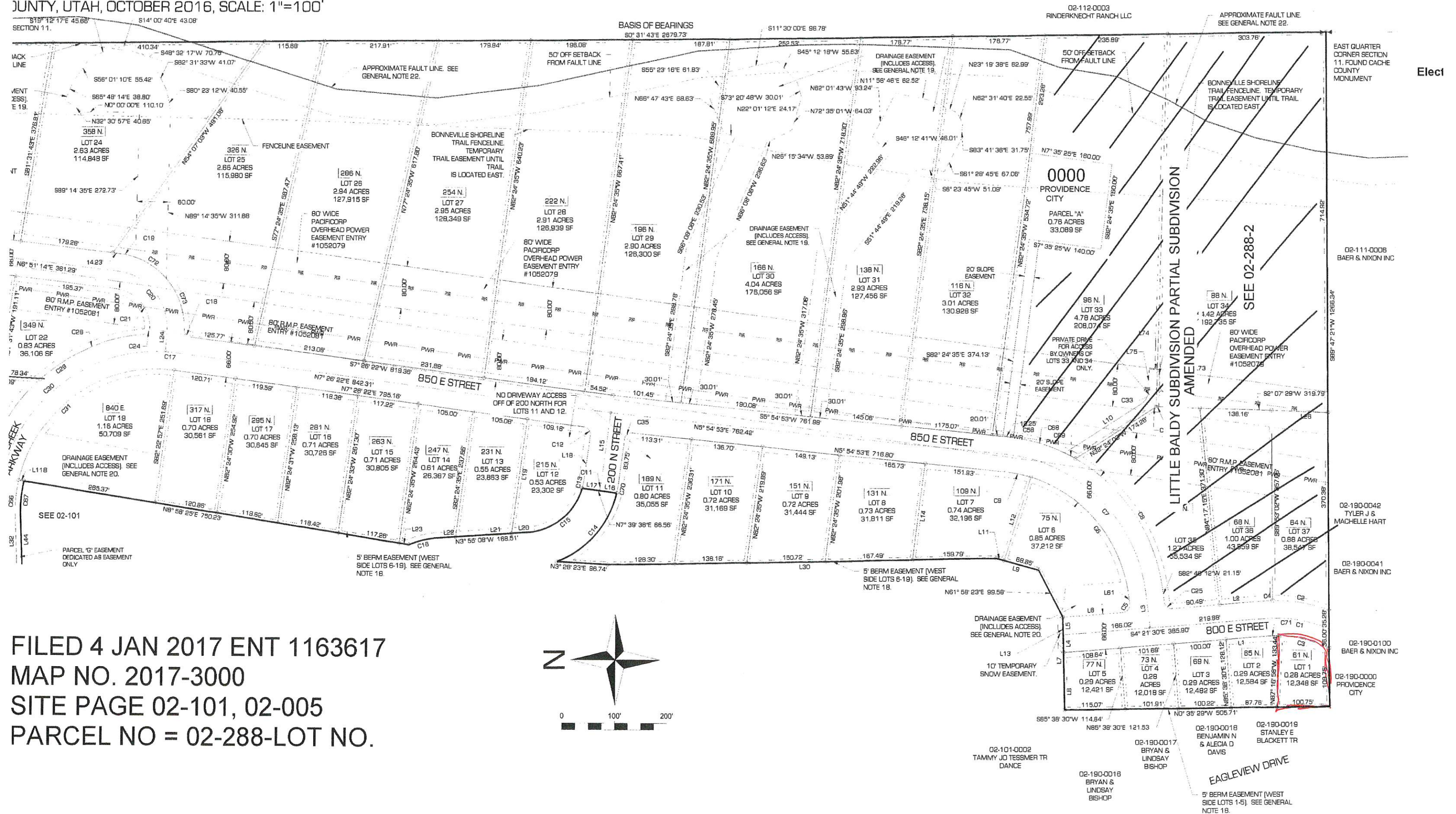
LITTLE BALDY PLACE SUBDIVISION

02-288

TAX UNIT

1/4 QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'



FILED 4 JAN 2017 ENT 1163617
MAP NO. 2017-3000
SITE PAGE 02-101, 02-005
PARCEL NO = 02-288-LOT NO.