

**Providence City  
Administrative Land Use Authority  
Agenda – January 28, 2020 2:00 pm  
Providence City Office Building  
164 North Gateway Drive, Providence UT 84332**

**Item No. 1 – Conditional Use Site Plan:** The Providence City Administrative Land Use Authority will consider for approval a request by Western Trades Construction (Ascentive Homes – Chris Williams) for a conditional use site plan for a single-family residence located at 537 N Sarah St, Providence UT.

**Item No. 2 – Conditional Use Site Plan:** The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a conditional use site plan for a single-family residence located at 173 E 520 N, Providence UT.

Agenda posted on January 27, 2020

Diane Campbell

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 PM on the day of the meeting.

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: January 28, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 537 N Sarah St, Providence UT.

**Item Type:** Conditional Use

**Applicant:** Western Trades Construction  
(Ascentive Homes – Chris Williams)

**Property Address:** 537 N Sarah  
St, Providence UT

**Parcel ID #:** 02-295-0311

**General Plan:** SFT

**Zone:** SFT

**Background Information:**

Complete Application was received January 2, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, January 2, 2020.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 13, 2020

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 Hazard Wildfire 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 Hazard Wildfire area by:
  - a. See Aaron Walker inspection letter dated January 14, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped January 2, 2020.
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 16, 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 –

|              |                   |                                        |
|--------------|-------------------|----------------------------------------|
| <b>Vote:</b> | <b>Yea:</b>       | <b>S Bankhead, M Pierce, R Stapley</b> |
|              | <b>Nay:</b>       | <b>None</b>                            |
|              | <b>Abstained:</b> | <b>None</b>                            |
|              | <b>Excused:</b>   | <b>None</b>                            |

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Skarlet Bankhead, Chair



## Public Works Infrastructure Inspection

Permit #: 2020-0001

Project Address: 537 Sarah St.

Contact Name: Chris Williams (Western Trades Constr.) Ascentive Homes

Phone Number: 435-999-9686

| Inspection                                                                                                                             | Pass/Fail | Notes                               |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------|
| Concrete                                                                                                                               | Pass      | New                                 |
| Curb/Gutter                                                                                                                            | Pass      | New                                 |
| Utilities                                                                                                                              | Pass      | New                                 |
| <input type="checkbox"/> Conditional Use<br>Fire Hydrants:<br>Location<br>Flow                                                         |           |                                     |
| SWPPP Needed: Yes No                                                                                                                   |           | SWPPP Completed: Yes No N/A         |
| NOI Needed: Yes No                                                                                                                     |           | NOI UTR: _____ NOI Issued To: _____ |
| Inspection Completed by <u></u> Date <u>1.13.20</u> |           |                                     |
| Final Inspection                                                                                                                       | Pass/Fail | Notes                               |
| Concrete                                                                                                                               |           |                                     |
| Curb/Gutter                                                                                                                            |           |                                     |
| Utilities                                                                                                                              |           |                                     |
| Inspection Completed by _____ Date _____                                                                                               |           |                                     |



Cache  
County  
1857

## DEVELOPMENT SERVICES DEPARTMENT

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

### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

Generated on 02 Jan. 2020 at 01:59 PM

**Parcel Number:** 02-295-0311

**Property Address:** 537 SARAH STREET  
PROVIDENCE

**Tax Roll Acreage:** 0.29

**Owner Name:** ASCENTIVE HOMES LLC

**Owner Address:** 485 E 500 N  
PROVIDENCE, UT 84332-8803

**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](http://www.cachecounty.org/gis)

**Initial Parcel** Incorporated Area

**Legality Review:** Contact Providence for Applicable Regulations

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

### Areas That May Require Further Analysis

Moderate Slopes  
Landslides

Wildfire Hazard Areas

Ag. Protection Area Buffers

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

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



January 14, 2020

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

RE: Conditional Use Review, 537 N Sarah Street, Providence Ut.

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

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

**This project is being recommended to Providence City for approval.**

**The following comments document the review process:**

Access

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

➤ **Access approved at subdivision review**

Fire Hydrant Locations and number of Hydrants

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

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

### Fire Water Flow

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

- The building appears to be approx. 4,480 sq. ft. in size. According to Table B105.1(1) and B105.1(2), the fire flow for a combined fire area 4,480 sq. ft. of type V-B is 1,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are two fire hydrants within 600 feet of the proposed site.**
- **Hydrant 527 has approximately 2,286GPM at 20PSI.**
- **Fire Flows in the area have proven to be greater than 1,500 GPM. Fire flows are adequate for this size of construction.**

### 2006 Utah Wildland-Urban Interface Code

#### *SECTION 506 Class 3 - Ignition-resistant Construction:*

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

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

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

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. Per phone discussion with Chris Williams, they are planning on using screens on all vents with no greater than 1/8-inch mesh. **Approved.***

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

Property owners are encouraged to implement the following:

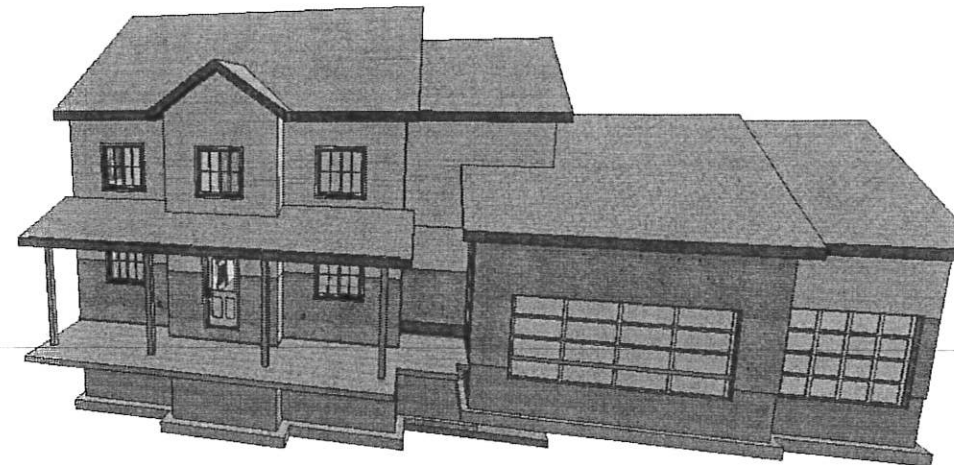
- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation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

If you have any questions, please call me.

Respectfully,

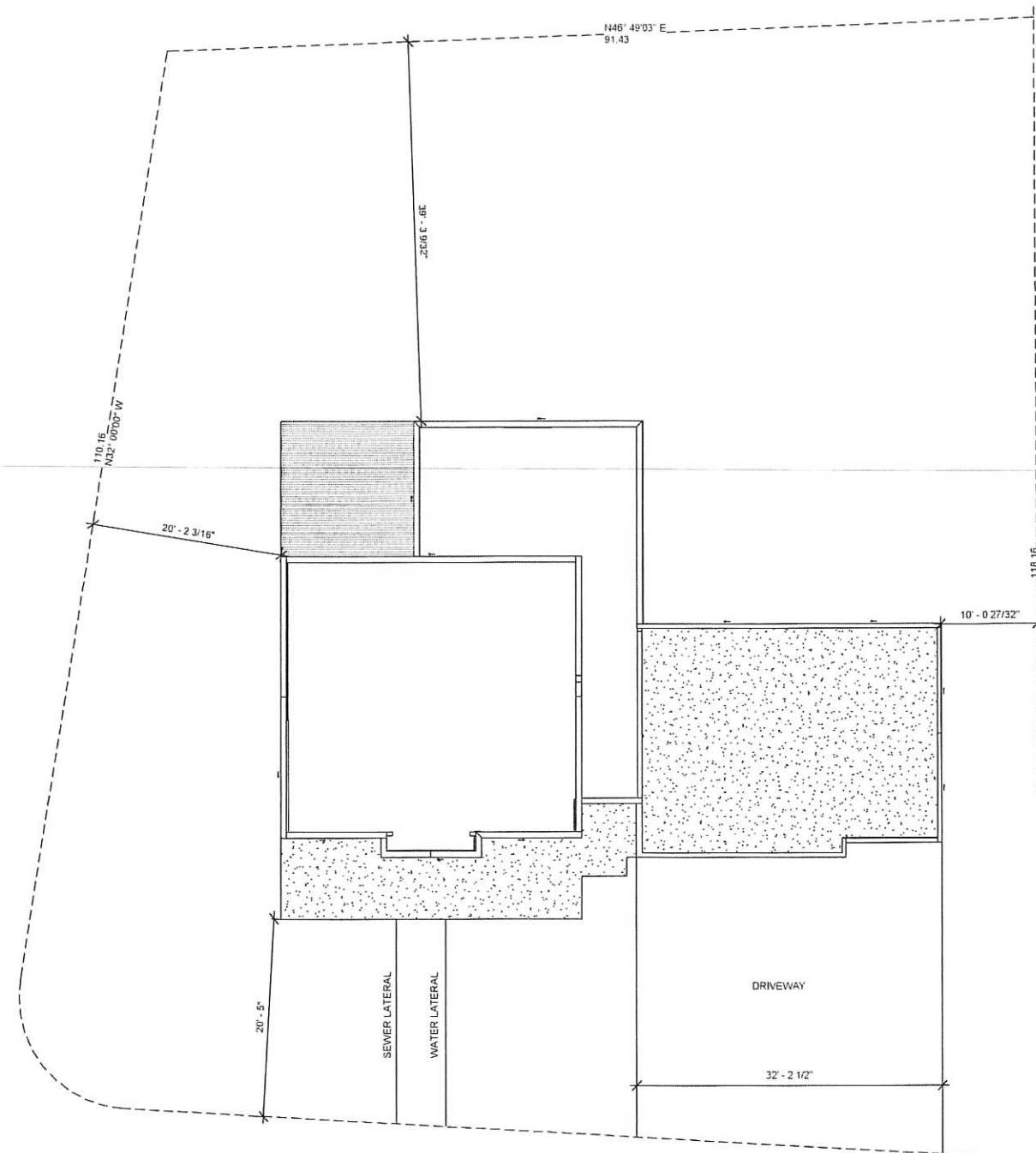
Aaron Walker  
Deputy Fire Marshal/Fire Inspector  
Logan Fire Department  
435-716-9516

Main Level: 1348  
Second: 1085  
Basement: 1340 (unfinished)  
3 Car Garage: 710

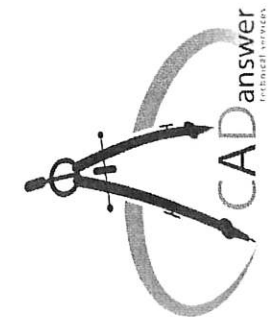


② 3D View 2

| Sheet List               |              |
|--------------------------|--------------|
| Sheet Name               | Sheet Number |
| Basement Floor Plan      | A0           |
| First Floor Plan         | A1           |
| Second Floor Plan        | A2           |
| Roof Plan                | A5           |
| Unnamed                  | A6           |
| Elevations               | AA.1         |
| Elevations               | AA.2         |
| Site Plan                | C1           |
| Basement Electrical Plan | E0           |
| First Floor Electrical   | E1           |
| Second Floor Electrical  | E2           |
| Foundation Plan          | S0           |
| First Floor Framing Plan | S1           |
| Second Floor Framing     | S2           |



① Site Plan  
1/8" = 1'-0"



|            |                |
|------------|----------------|
| Drawn by   | Joseph Leifson |
| Checked by |                |
| Checker    |                |
| Date       | 10/10/2019     |

## Site Plan

Western Trades Construction

PH3-11

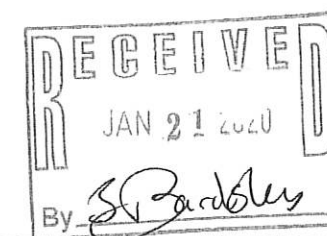


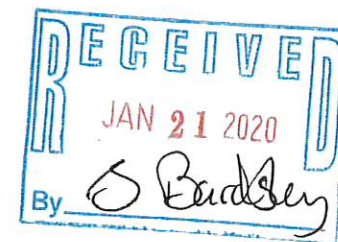
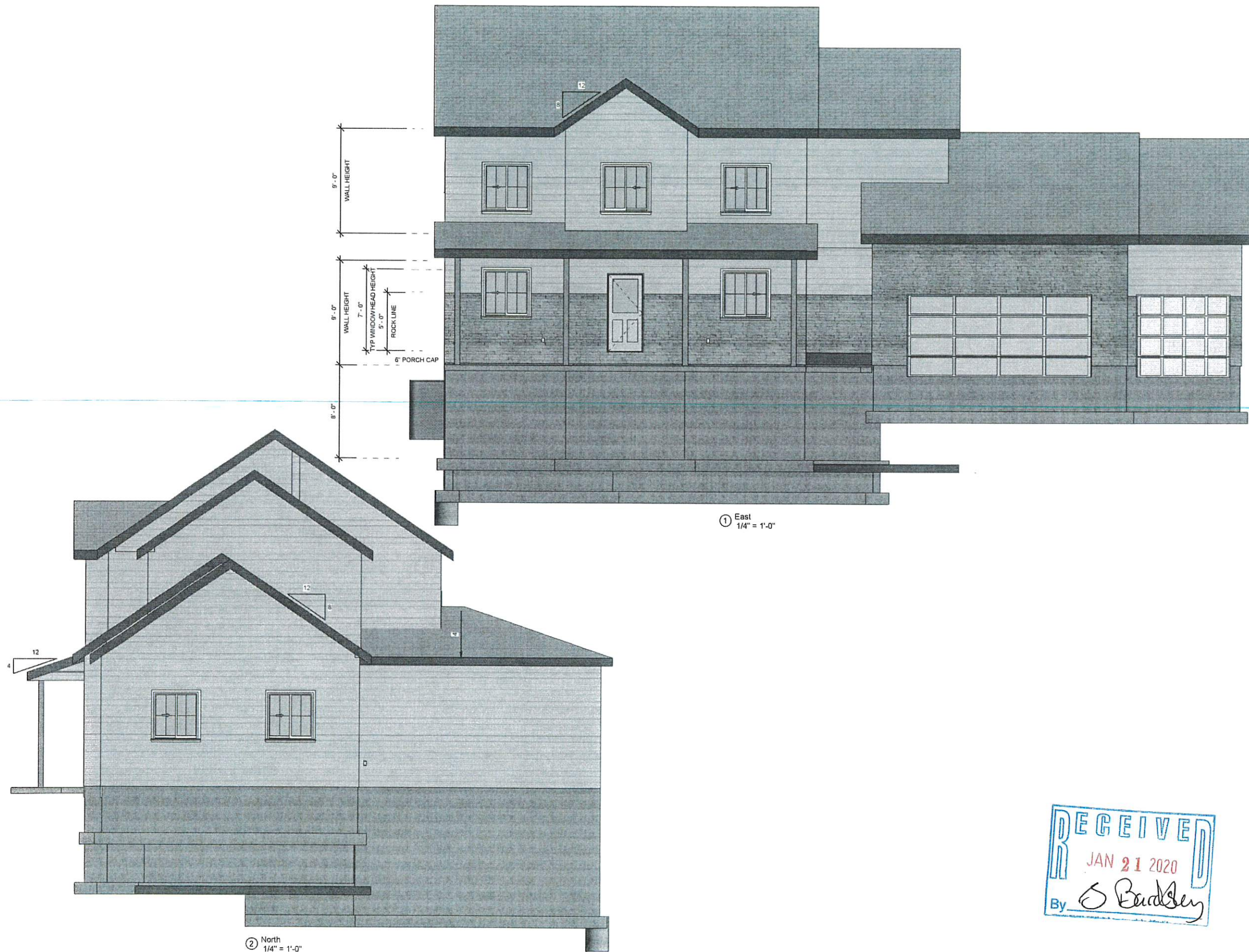
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH B.C. STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND FOR THESE DRAWINGS.

C1

Scale  $1/8" = 1'-0"$

1/16/2020 7:11:25 PM





Drawn by  
Joseph Leifson  
Checked by  
Jason Petersen  
Date  
10/10/2019

Elevations

Western Trades Construction

PH3-11



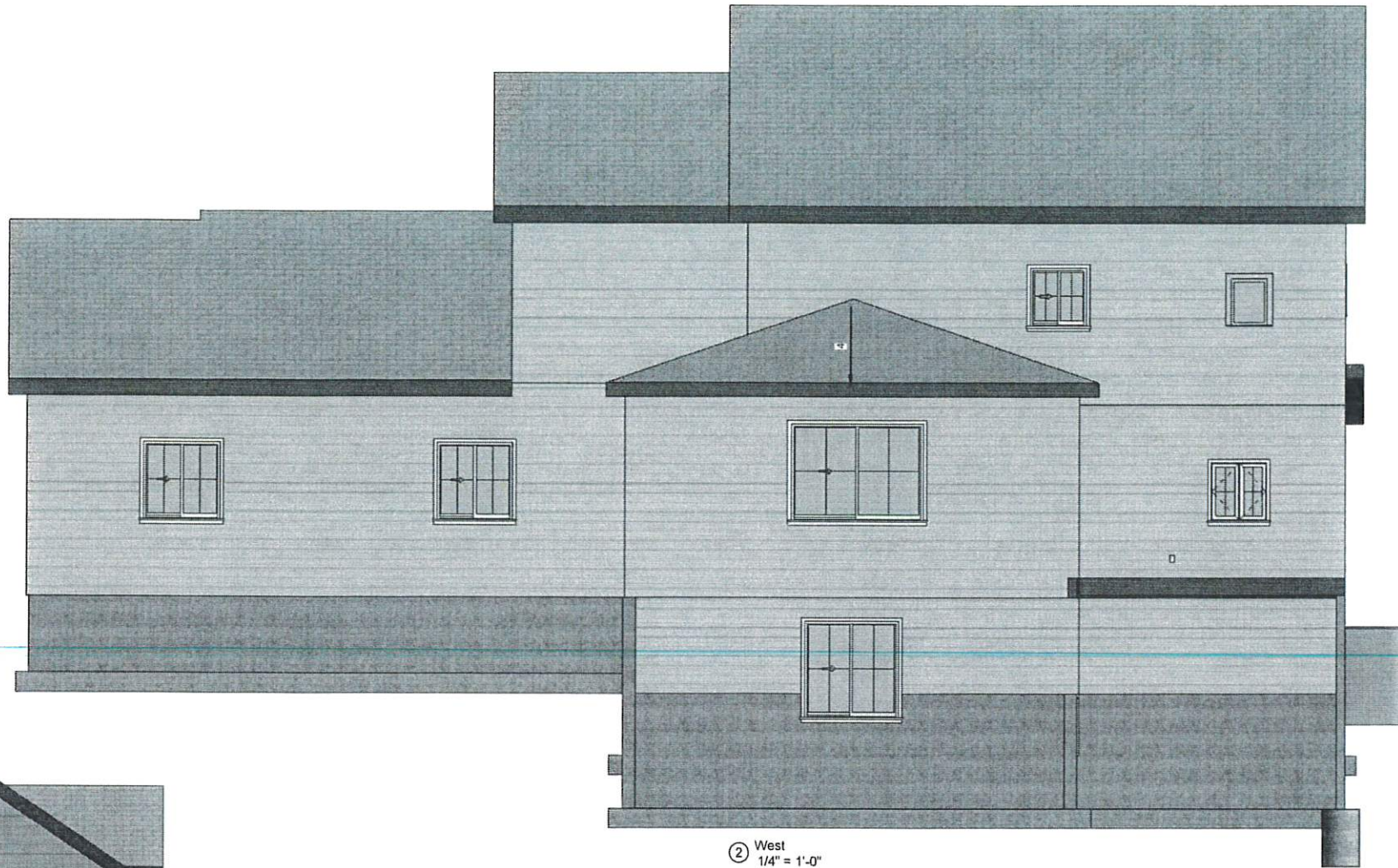
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR INJURIES TO PERSONS OR PROPERTY CAUSED BY OMISSIONS OR ERRORS IN THE DESIGN AND/OR THESE DRAWINGS.

AA.1

Scale 1/4" = 1'-0"



① South  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

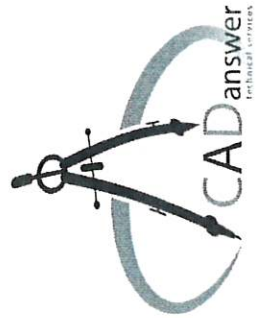


ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS IN THE DESIGN AND OR THESE DRAWINGS.

Elevations

Western Trades Construction

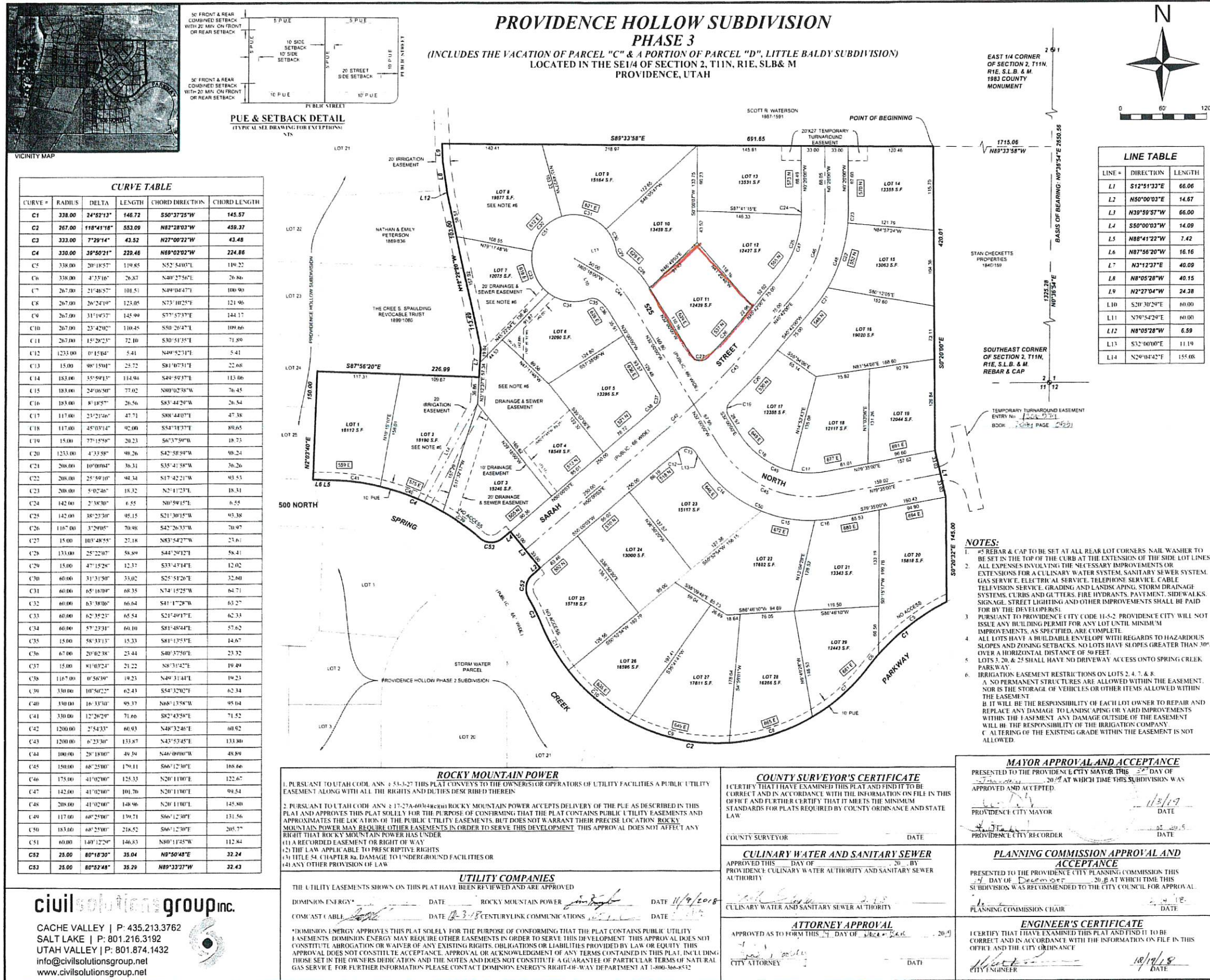
PH3-11



Drawn by  
Joseph Leifson  
Checked by  
Checker  
Date  
10/10/2019

AA.2

Scale 1/4" = 1'-0"



**SURVEYOR'S CERTIFICATE**  
 I DENNIS P. CARLISL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTIONS 17-25-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.  
 DENNIS P. CARLISL  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 172675  
 Nov. 5, 2018 DATE

**BOUNDARY DESCRIPTION**  
 A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:  
 Beginning at a point located N0°36'54"E along the Section line 1,325.28 feet and N89°33'58"W along the 40-acre (1.641 Section) line 1,715.06 feet from the Southeast Corner of Section 2, T11N, R1E, S.L.B. & M., thence S0°20'00"E 420.01 feet, thence S12°51'33"E 66.06 feet, thence S0°20'32"E 145.00 feet to the northerly right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLAT Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, thence along said right-of-way the following 9 (nine) courses and distances Southwesterly along the arc of a 338.00 foot radius non-tangent curve (radius bears S26°50'28"E) to the left 146°72 feet through a central angle of 24°52'13" (chord S50°37'25"W 146.72 feet) to a point of reverse curvature, thence along the arc of a 267.00 foot radius curve to the right 553.09 feet through a central angle of 118°41'18" (chord N82°28'03"W 459.37 feet) to a point of reverse curvature, thence along the arc of a 333.00 foot radius curve to the left 43.52 feet through a central angle of 7°29'14" (chord N27°00'22"W 43.48 feet) to a point of reverse curvature, thence along the arc of a 25.00 foot radius curve to the right 35.04 feet through a central angle of 80°18'57" (chord S52°54'03"E 35.29 feet), thence N50°00'03"E 14.09 feet, thence N39°59'57"W 66.00 feet, thence S50°00'03"W 14.09 feet, thence along the arc of a 25.00 foot radius curve to the right 35.29 feet through a central angle of 80°52'48" (chord N87°56'20"W 32.43 feet) to a point of reverse curvature, thence along the arc of a 330.00 foot radius curve to the left 229.46 feet through a central angle of 39°50'21" (chord N69°02'02"W 224.86 feet), thence N88°41'22"W 7.42 feet, thence N87°56'20"W 16.16 feet to the southeast corner of Lot 25, PROVIDENCE HOLLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, thence N2°03'40"E along said Plat 150.00 feet to the southwest corner of that Real Property described in Deed Book 1899 Page 1080 of the Official Records of Cache County, thence along said deed the following 3 (three) courses and distances: S87°50'20"E 226.99 feet, thence N3°12'37"E 40.09 feet, thence N12°22'28"W 113.49 feet to the southeast corner of that Real Property described in Deed Book 1869 Page 836 of the Official Records of Cache County, thence N12°22'28"W along said deed 103.00 feet, thence N8°05'28"W along said deed 6.59 feet to the southeast corner of Lot 21 of said Subdivision, thence N8°05'28"W along said Subdivision 40.15 feet, thence N2°27'04"W along said Subdivision 24.38 feet to the north line of the South 1/2 of said SE1/4, thence S89°33'58"E along the 40-acre (1.641 Section) line 691.65 feet to the point of beginning.  
 Contains: 12.03+/- acres

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:  
**PROVIDENCE HOLLOW SUBDIVISION**  
**PHASE 3**  
 AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES HEREON.  
 (SIGNATURE)  
 SARAH STREET LLC  
 BY: [Signature] (PRINTED NAME)  
 ITS: [Signature]

**LIMITED LIABILITY ACKNOWLEDGMENT**  
 ON THIS 7 DAY OF 2019, I, PERSONALLY APPEARED BEFORE ME, [Signature], WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE [Signature] OF SARAH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
 MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC (SIGNATURE)  
 MY COMMISSION No. [Signature] RESIDING IN [Signature] COUNTY  
 PRINTED FULL NAME OF NOTARY

**PROVIDENCE HOLLOW SUBDIVISION**  
**PHASE 3**  
 (INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)  
 LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, S.L.B. & M. PROVIDENCE, UTAH  
 RECORDED # 1211207  
 STATE OF UTAH COUNTY OF CACHE RECORDED AND FILED 11/19/18  
 OF [Signature] OWNER  
 DATE 11/19/18 TIME 10:47 AM BOOK 2019 PAGE 3204  
 [Signature] Michael J. [Signature]  
 [Signature] Michael J. [Signature]  
 [Signature] Michael J. [Signature]

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: January 28, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 173 E 520 N, Providence UT.

**Item Type:** Conditional Use

**Applicant:** Visionary Homes

**Property Address:** 173 E 520 N.,  
Providence UT

**Parcel ID #:** 02-301-0018

**General Plan:** LCR

**Zone:** LCR

**Background Information:**

Complete Application was received January 8, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, January 8, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 13, 2020  
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 Hazard Water Table 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 Hazard Water Table by:
  - a. See submitted mitigation letter.
  - b. See Window Well Drain Detail
3. This conditional use is for the residence only as shown on the site plan date stamped January 23, 2020.
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 28, 2020

Members present: Skarlet Bankhead, M Pierce, Rob Stapley

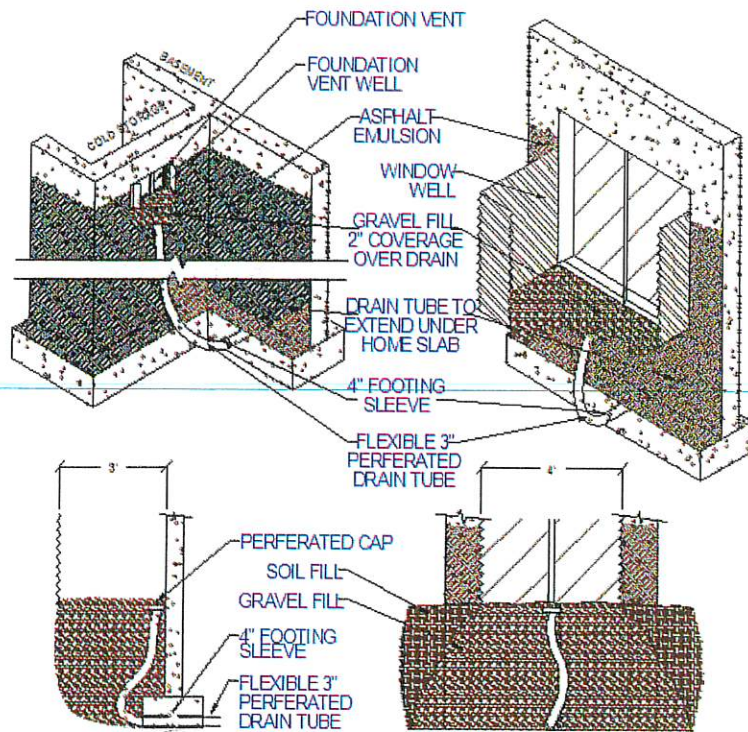
The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

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

|              |                   |                                        |
|--------------|-------------------|----------------------------------------|
| <b>Vote:</b> | <b>Yea:</b>       | <b>S Bankhead, M Pierce, R Stapley</b> |
|              | <b>Nay:</b>       | <b>None</b>                            |
|              | <b>Abstained:</b> | <b>None</b>                            |
|              | <b>Excused:</b>   | <b>None</b>                            |

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Skarlet Bankhead, Chair

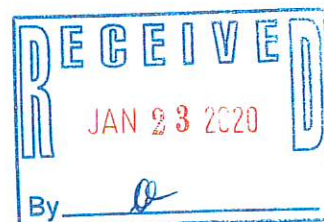


DRAIN TUBES TO EXTEND THROUGH FOOTING UNDER HOME SLAB  
DO NOT EXTEND DRAIN UNDER COLD STORAGE  
IF FRENCH DRAIN SYSTEM IS INSTALLED DRAIN TUBE TO EMPTY AT  
PUMP LOCATION

9

## WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.





## Public Works Infrastructure Inspection

Permit #: 2020-0004

Project Address: 173 E. 520 N.

Contact Name: VHD, LLC

Phone Number: 435-752-1480

| Inspection                                                                     | Pass/Fail | Notes                                                                               |
|--------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|
| Concrete                                                                       | Pass      | walk not yet installed                                                              |
| Curb/Gutter                                                                    | Pass      | New                                                                                 |
| Utilities                                                                      | Pass      | New - Meter Barrel Cannot be located in driveway... must be 18" min. from concrete. |
| <input type="checkbox"/> Conditional Use<br>Fire Hydrants:<br>Location<br>Flow |           |                                                                                     |
| SWPPP Needed: Yes No                                                           |           | SWPPP Completed: Yes No N/A                                                         |
| NOI Needed: Yes No                                                             |           | NOI UTR: _____ NOI Issued To: _____                                                 |
| Inspection Completed by <u>[Signature]</u> Date <u>1.13.20</u>                 |           |                                                                                     |
| Final Inspection                                                               | Pass/Fail | Notes                                                                               |
| Concrete                                                                       |           |                                                                                     |
| Curb/Gutter                                                                    |           |                                                                                     |
| Utilities                                                                      |           |                                                                                     |
| Inspection Completed by _____ Date _____                                       |           |                                                                                     |

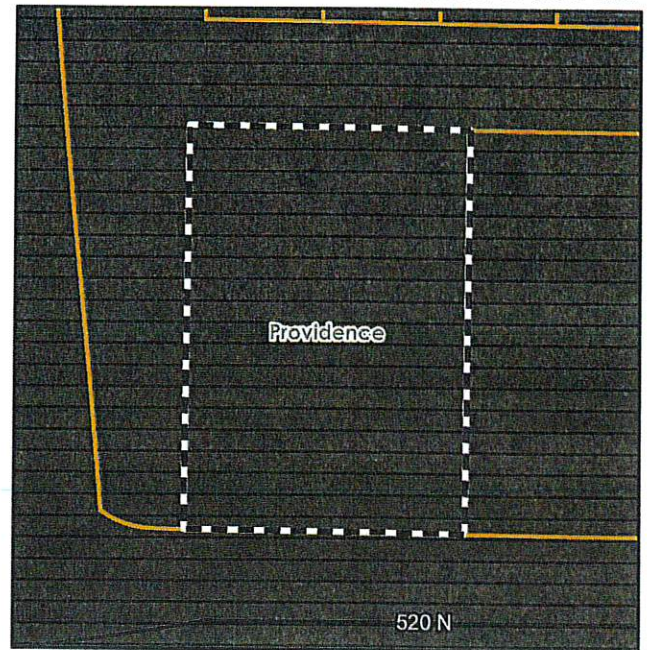


### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

Generated on 09 Jan. 2020 at 09:07 AM

**Parcel Number:** 02-301-0018  
**Property Address:** 173 E 0520 N  
PROVIDENCE  
**Tax Roll Acreage:** 0.12  
**Owner Name:** RIDGEVIEW PARK LLC  
**Owner Address:** 50 E 2500 N STE 101  
NORTH LOGAN, UT 84341-3090  
**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](http://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

No areas requiring further analysis were found on, or within 100 feet of, parcel 02-301-0018.

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

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



Providence City  
164 North Gateway Drive  
Providence, UT 84332

January 9, 2020

RE: Vineyard Subdivision, Single Family Lot conditional use permit hazard mitigation narrative

Skarlet,

As was discussed in depth during the entitlement process for the Vineyard subdivision, the water table in certain areas of this development are relatively shallow, which qualifies this property as a hazard area per Providence city ordinance.

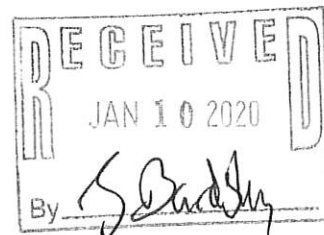
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a part of the subdivision improvements. Each single-family residence in this development, that is planned to have a basement, will install a footing drain that connects to the provided land drain. A detail of the footing drain design will be submitted to the city as a part of each building permit application.

If additional information is needed related to this mitigation strategy, please contact me with any questions.

Thank you,

Dallas Nicoll, PE, PLS

Development Manager  
(435)999-9032  
dnicoll@visionaryhomes.com





VISIONARY HOMES

50 E 2500 N, Ste 101  
North Logan, UT 84341  
(435) 752-1480

VIN18 WELLINGTON

SITE PLAN

173 East 520 North  
Providence, UT 84332

The Vineyards Subdivision  
Phase #1, Lot #18, 5,227 SF  
Parcel #02-301-0018

SCALE

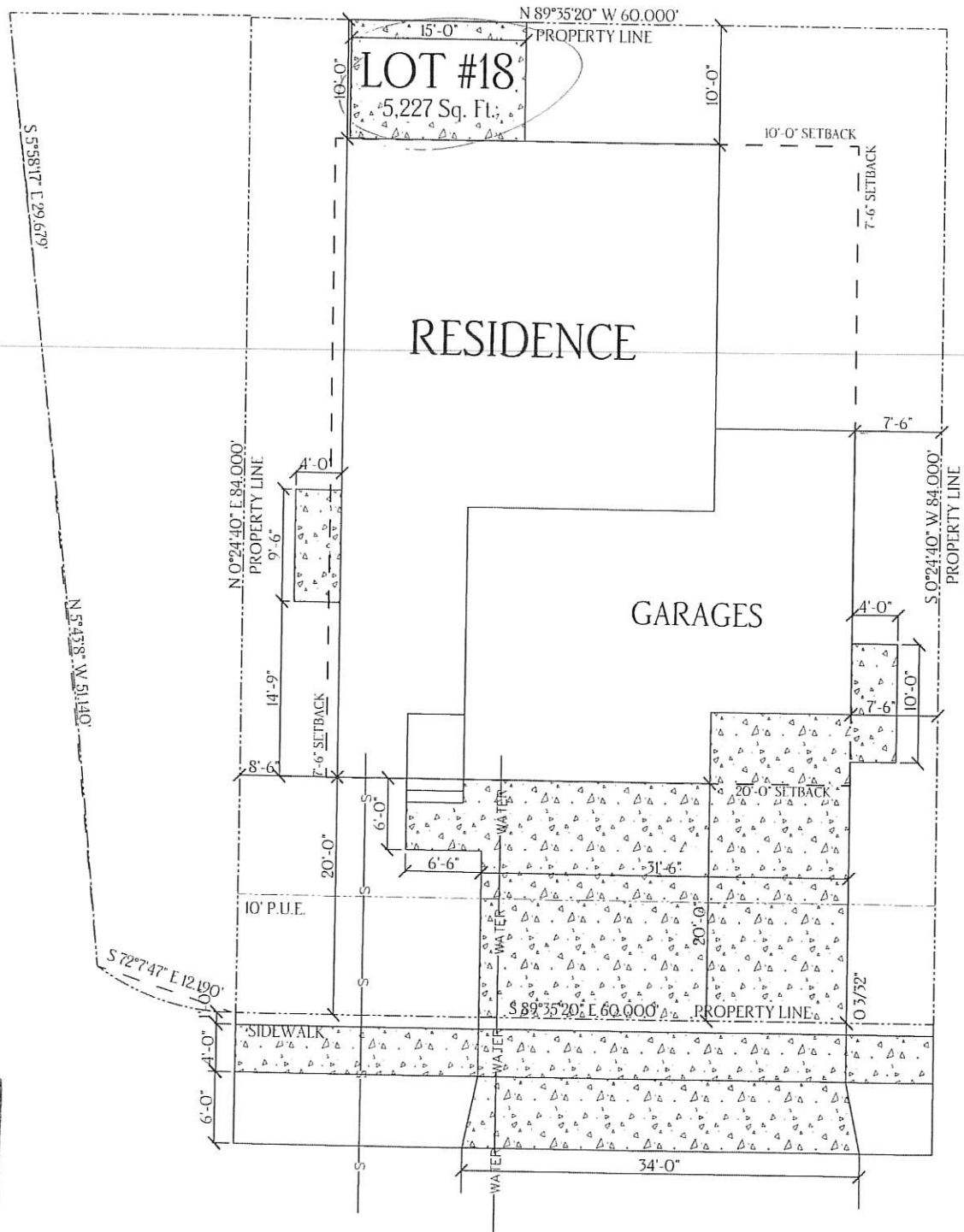
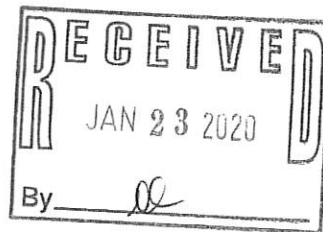
36" X 24" Sheet : 1"=10'  
17" X 11" Sheet : 1"=20'  
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU
3. Gas Range - 60,000 BTU
4. Gas Fireplace - 20,000 BTU

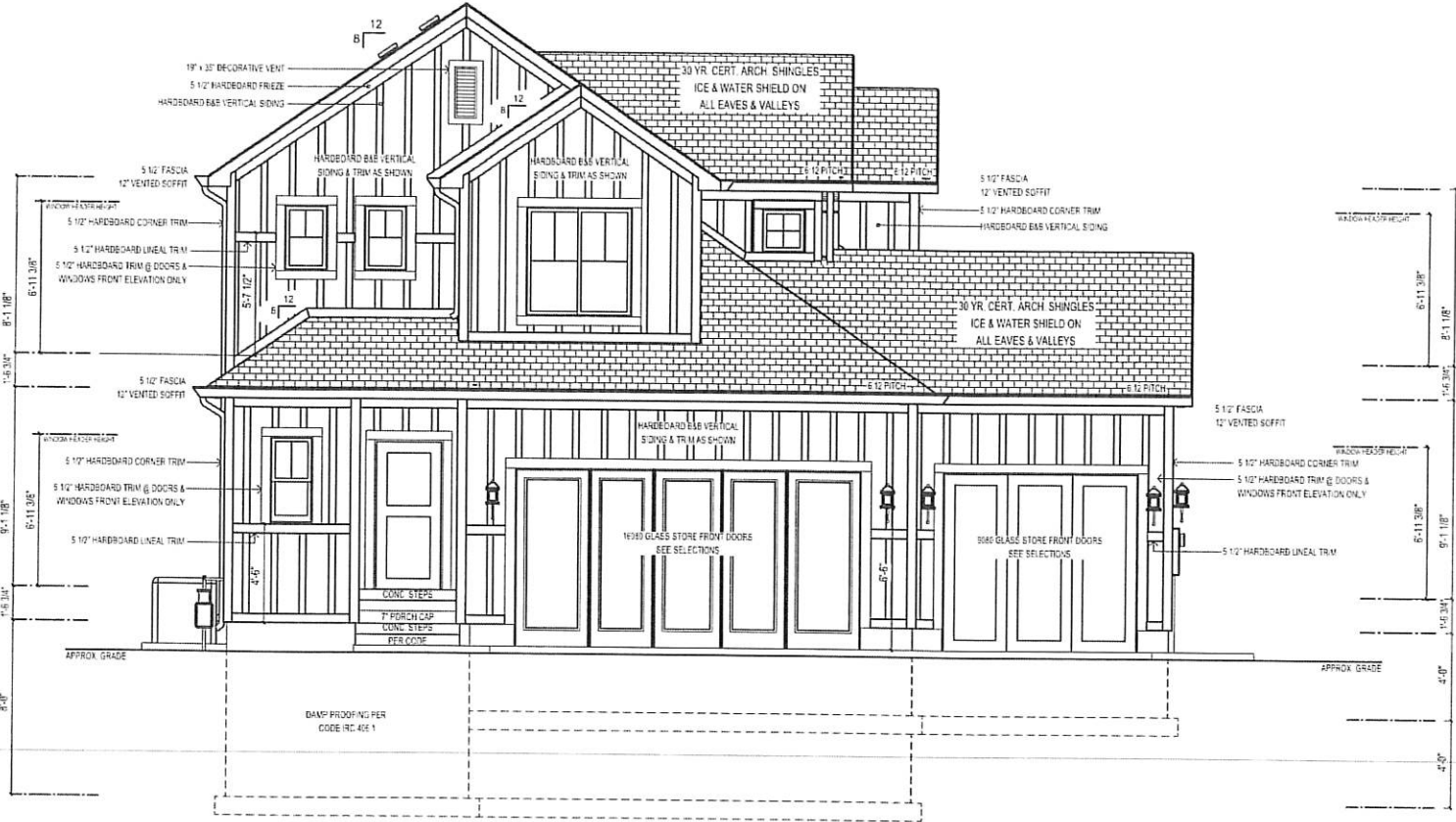
TOTAL BTU LOAD - 215,000 BTU

4oz. Pressure Required

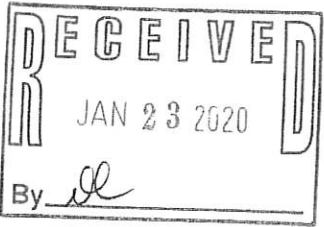
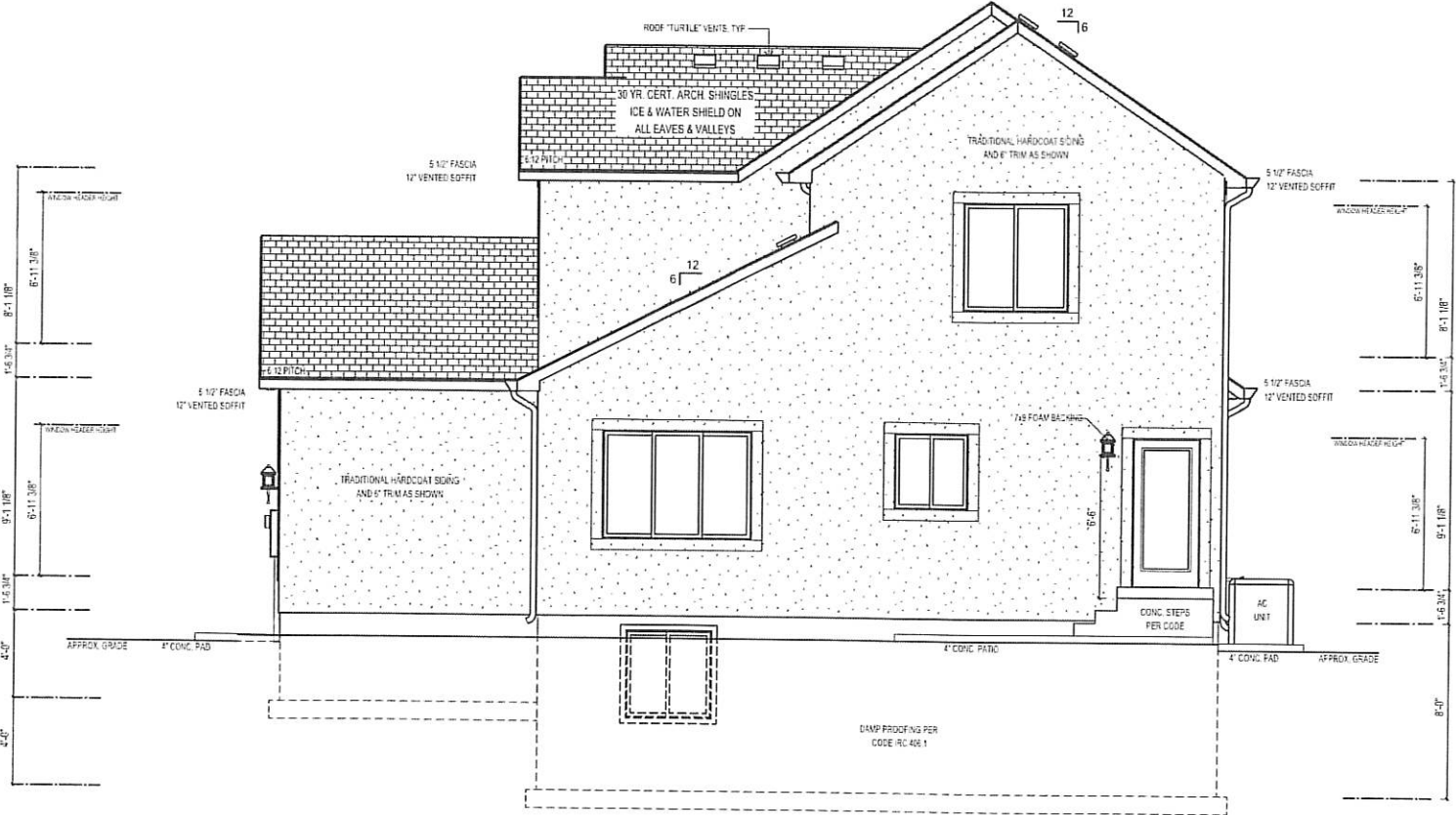


520 NORTH STREET

FRONT ELEVATION



REAR ELEVATION



PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.



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North Logan, UT, 84341  
(435) 752-1480

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: The Vineyards - 18  
Client: Wellington Showcase

WELLINGTON  
FRONT & REAR  
ELEVATIONS

Date: 01/02/2020

Drawn By: TDS  
Checked by: B. Hyer

SCALE: 1/4" = 1'-0"

SHEET:

2

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Plan current up to:  
Addendum 1

Proj: The Vineyards - 18  
Client: Wellington Showcase

**WELLINGTON**  
RIGHT & LEFT  
ELEVATIONS

Date: 01/02/2020

Drawn By: TDS  
Checked by: B. Hyer

SCALE: 1/4" = 1'-0"

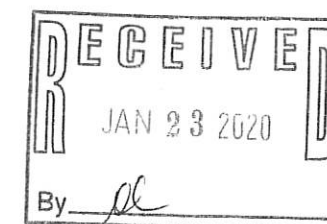
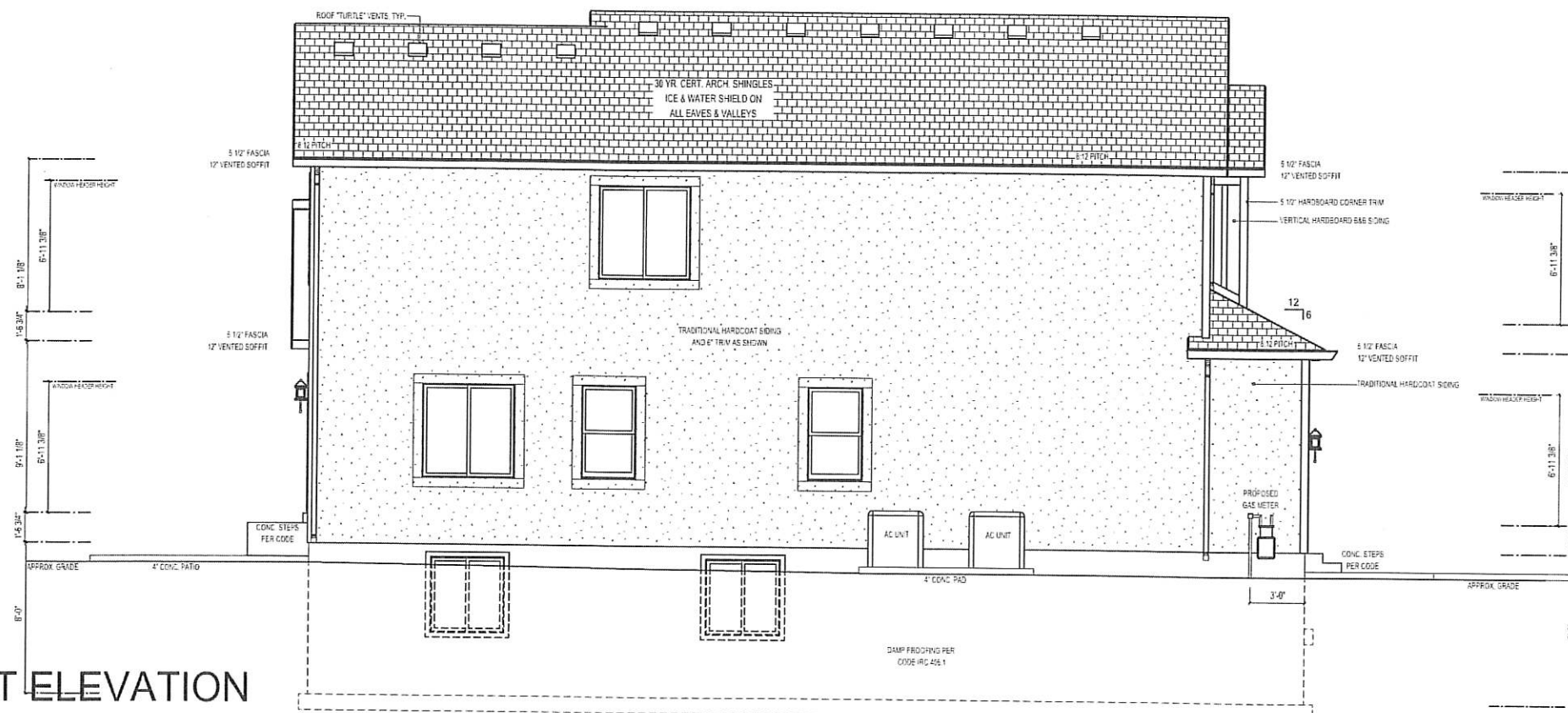
SHEET:

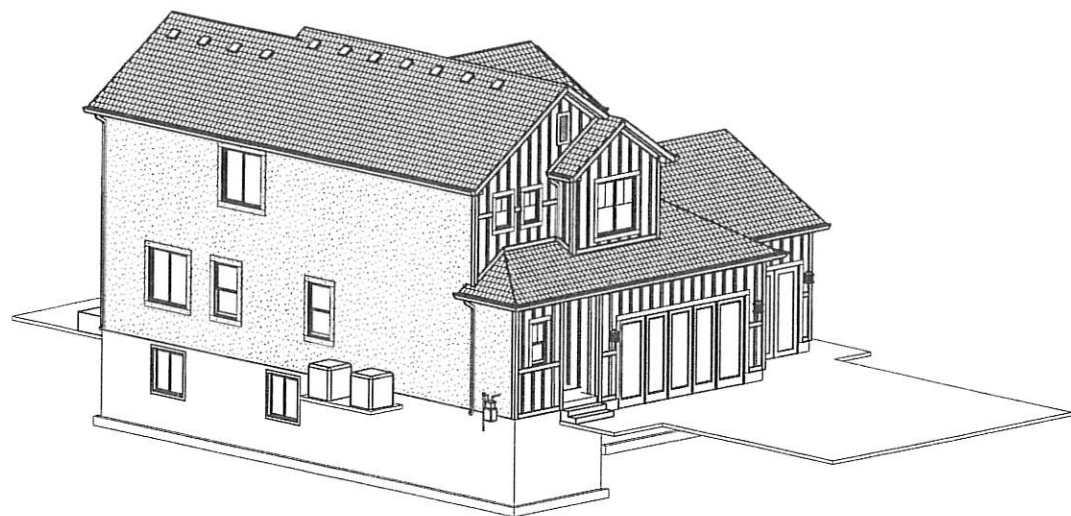
**3**

**RIGHT ELEVATION**

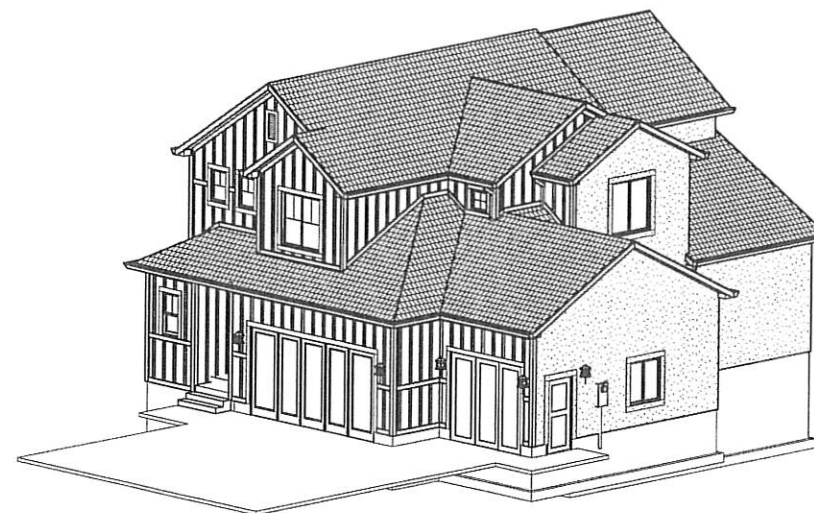


**LEFT ELEVATION**

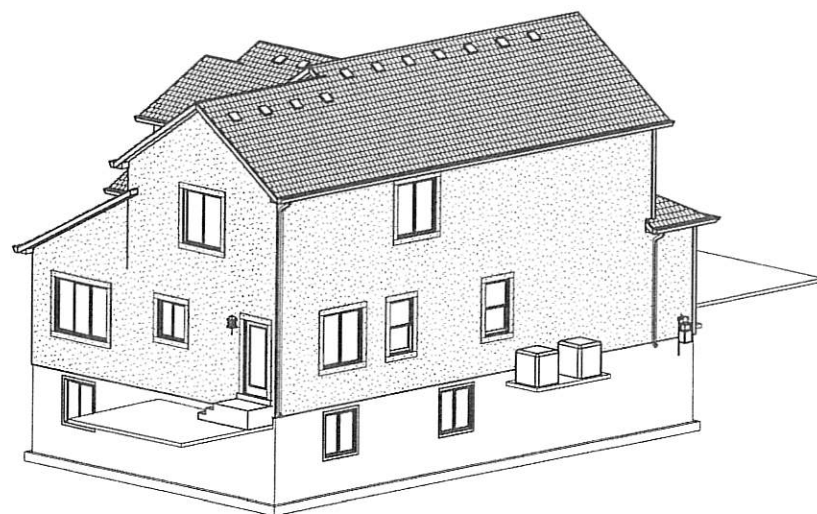




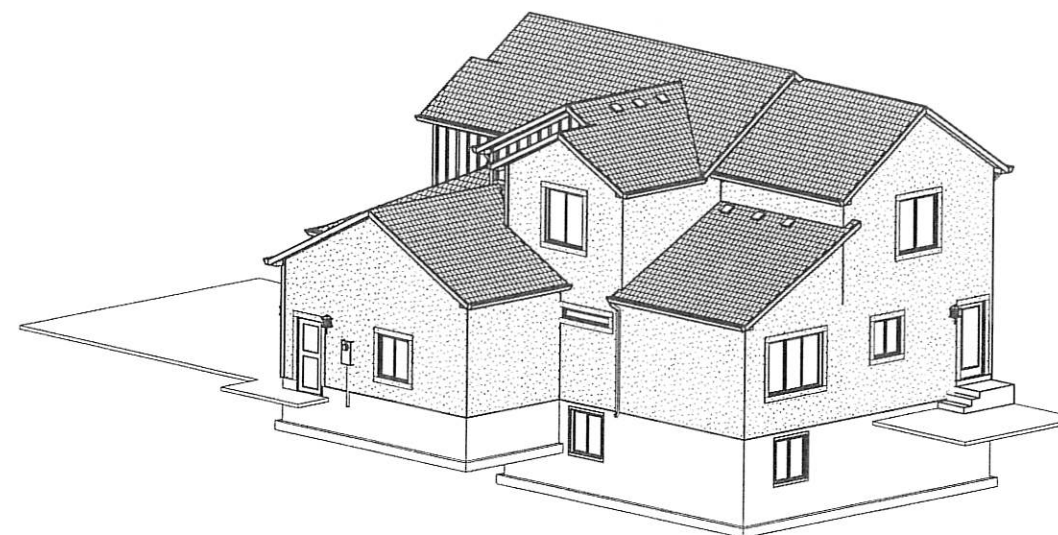
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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Proj: The Vineyards 18  
Client: Wellington Showcase

# WELLINGTON

PERSPECTIVE VIEWS

Date: 01/02/2020

Drawn By: TDS  
Checked by: B. Hyer

SCALE: 1/4" = 1'-0"

SHEET:

4