

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
March 11, 2020 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 February 12, 2020](#).

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.

Public Hearing(s): None

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.

Administrative Action Item(s):

Item No. 1. Amended Final Plat: The Providence Planning Commission will consider for approval an [amended final plat](#) adjusting the lot lines for Lots 22, 23, and 24 Brookside Village Phase 1, in the general area of 320 North 200 East.

Legislative – Action Item(s): None

Study Items(s):

Item No. 1. Development discussion: Kent Dunkley will [discuss development options](#) for property located in the general area of 700 West 300 South, including but not limited to property access and uses..

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 March 6, 2020



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.

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building,**
3 **164 North Gateway Drive, Providence UT 84332**
4 **February 12, 2020 6:00 p.m.**
5

6 **Call to Order:** Kathleen Alder, Vice Chair

7 **Roll Call of Commission Members:** Kathleen Alder, Vice Chair

8 **Attendance:** Kathleen Alder, Rowan Cecil, Michael Fortune (voting alternate), Ruth Ann Holloway

9 **Excused:** Laura Banda, Bob Perry

10 **Absent:** Alex Bearson (alternate)

11 **Pledge of Allegiance:** M Fortune
12

13 **Approval of the Minutes:**

14 **Item No. 1.** The Planning Commission will consider approval of the minutes for January 22, 2020.

15 **Motion to approve the minutes of January 22 2020:** — R Cecil, second — M Fortune

16 **Vote:**

17 **Yea:** K Alder, R Cecil, M Fortune, R Holloway

18 **Nay:**

19 **Abstained:**

20 **Excused:** B Perry, L Banda

21 **Corrections:**

- 22
 - None
23

24 **Public Comments:** Citizens may appear before the Planning Commission to express their views on issues within
25 the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per
26 person. The total time allotted to public comment is 21 minutes. Persons wishing to address the Commission
27 during Public Comments should sign on the public comment sign-in sheet located at the entry to the meeting
28 room.

- 29
 - No public comments
30

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

- 37
 - No public hearings
38

39 **Action Item Note:** Should the Planning Commission not be able to make a decision or take exception to an Action
40 Item(s), then that item will be tabled and revert back to a study category. The applicant will have 15 minutes to
41 introduce and make a brief presentation.
42

43 **Legislative – Action Item(s):**

- 44
 - No action items
45

46 **Study Items(s):**

47 **Item No. 1. Street Cross-Sections:** The Planning Commission will review the street cross-section options and partial
48 streets.

- 49
 - K Alder said that she received an email from City Council member Josh Paulsen. She read from the email. J
50 Paulsen felt that most of the added cost to the developer comes from the curb and gutter and park strip.
51 Requiring them to lay more asphalt width would have minimal cost and would make the road more
52 usable.
 - K Alder asked if there are any comments from city staff.
 - Mayor Drew said that he recommends that the Commission hear from the City Engineer.
54

- R Stapley said that this topic is a big topic. There are many different situations you could find yourself in. There are also differences in different parts of town. There are also some legal issues involved, such as requiring too much of developers.
- R Holloway asked about the shoulder of the unfinished side of the road. Last meeting, we said it would be leveled off. The city would have to maintain that. The runoff could cause erosion there. She asked what R Stapley has seen with regards to water problems.
- R Stapley said that currently, our partial street cross section tapers to the side with the curb and gutter. There is no crown in the road. If we changed the cross section to add more asphalt, we might end up with a crown. The specifications would then need to address the water issue on that side of the road.
- R Holloway asked if the code could be written in such a way that each individual road had to go through a city engineering process so that we could take into account the unique factors of each situation.
- R Stapley said that we try to give the developer flexibility while also keeping to the city's vision. The road designation (collector, arterial, etc., with their respective widths) comes into play [with how we would look at a partial road].
- R Stapley said that if we make a developer do more than their share, we may have to help with the cost. Or, we may have to adjust things within the development so that they are not negatively impacted.
- R Holloway asked if the city has liability if something happens to someone due to the incomplete nature of the road. This could be a problem. On the other hand, we don't want code language that doesn't give us enough flexibility.
- R Stapley said that sometimes we have had to adjust the crown when completing the unfinished section of partial roads. This costs us a bit of money.
- M Fortune said that while it would be nice to require the first developer to put in more asphalt, it will create an issue if we create a road wide enough to require a crown. We would then create a drainage issue on the [incomplete] side.
- R Stapley said that it would also require the first developer to shift the road onto his/her property so as to make room for a swale or other drainage mitigation. We might get into legal issues with requiring a developer to do this unless we are willing to pay for part of it.
- Mayor Drew said that 300 East used to be a dirt road. The city finished the road and put curb and gutter on one side. This is a partial road according to our current partial road profile. The road slopes to the [curb and gutter side].
- R Holloway asked what would happen if the other side of the road didn't develop for a long time. Would it create an issue for half of the road to have more wear and tear on it?
- M Pierce said that sometimes, if the asphalt has already lived its life, the city would probably pay to repave that section of the street when the other side develops. If the city doesn't have the money, they could just have old asphalt on one side and new asphalt on the other.
- R Holloway asked if we have situations where part of the road is private and part is public.
- M Pierce said that this happens in some places where roads were built a long time ago. Sometimes roads were built on private property. It doesn't happen that often anymore.
- K Alder asked what other cities in Cache Valley do about partial roads.
- M Pierce said that most cities do have some type of partial street cross section.
- R Holloway said that L Banda emailed a suggestion. L Banda thought that we could have them put the asphalt on both sides, but the undeveloped side wouldn't have curb and gutter. This might actually be a good thing because the next developer wouldn't be crossing over the curb and gutter. This was the same as J Paulsen's suggestion.
- R Cecil said that this would require the first developer to pay for all of the asphalt.
- M Fortune said that we had come to a consensus that this was the best way of doing it. The main expense is the curb and gutter and sidewalk. However, having the entire asphalt width might create a drainage issue because of the crown that would be required with that width. He felt that requiring the asphalt would benefit the city, but we don't want to require something that will create legal issues.
- R Holloway said that having the full width of asphalt benefits the neighborhood. It makes it so cars can turn around, etc., and it might raise the value of the real estate.
- R Cecil suggested that the next developer compensate the original developer for the extra cost of laying the extra asphalt.
- K Alder asked how much extra cost we are talking about.

- M Pierce said that the expense of laying the asphalt depends on the width and how well it fits with a lay-down machine. The amount of asphalt we require from the first developer will also impact how much right-of-way he has to give to the city and will increase his/her costs.
- R Holloway said that the next developer will have to cut the existing asphalt and clean up the edge before they put in the sidewalk and curb and gutter. This will be an extra expense [that might make up for some of the difference in cost to the first and second developer].
- R Holloway said that we are considering several factors related to the partial street: the liability to the city, the effect on the neighborhood, the aesthetics, the unfinished edge, etc.
- K Alder said that another issue is property ownership. The developer would have to reduce the size of their lots if we require them to put down more asphalt.
- R Cecil asked if M Pierce participated in developing the current [partial road] cross section. M Pierce said that he did.
- R Holloway said that if the first developer put down the asphalt, that would be an advantage for the second developer. She said that we should think about various scenarios and which developer would be getting the advantage in each scenario. We don't want to be too loose-ended in our code, but we also don't want to have too little flexibility. Perhaps certain situations should require that the situation be discussed and approved by the city [on a case-by-case basis].
- R Cecil brought up the partial street cross section drawing.
- M Pierce said that section F is about the unfinished side of the road.
- K Alder noted that a crown is shown in the partial street cross-section drawing. M Pierce noted that the drawing indicates that the crown needs to be approved by the city. In some situations the city would allow it, but in some situations it would not.
- R Cecil felt that our current partial street cross-section is well done.
- K Alder asked for M Pierce's recommendation.
- M Pierce felt that the current street cross section has been working well. He doesn't feel that it needs to be changed.
- R Cecil asked if we need a public hearing for this.
- S Bankhead said that we do not need a public hearing to change our standards and specifications. The City Council can change this by resolution. However, if we got rid of the partial streets entirely, then a public hearing would be required because we would need to change Title 11 Chapter 4 Section 3 of our city code, which mentions partial streets.
- K Alder felt that we probably don't need to make any changes.
- M Fortune thanked the staff for the explanations. He felt that the City's ability to decide the crown in the road addresses the drainage issue. M Fortune felt that we don't need to change our current cross section.

Motion to accept the [partial street cross section] as it exists and that we send it back to the city council with our recommendation that it be accepted as is: — M Fortune, second — R Cecil

Vote:

Yea: K Alder, R Cecil, M Fortune, R Holloway

Nay:

Abstained:

Excused: B Perry, L Banda

Reports:

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

Ryan Snow, City Manager

- R Snow appreciated the work that the Commission has done on this issue. A good planning commission makes a lot of difference.

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

- None

Motion to close the meeting: — R Cecil, second — R Holloway

Vote:

Yea: K Alder, R Cecil, M Fortune, R Holloway

Nay:

Abstained:

Excused: B Perry, L Banda

Kathleen Alder, Vice Chair

Skarlet Bankhead, City Recorder

Administrative Action Item(s):

Item No. 1. Amended Final Plat: The Providence Planning Commission will consider for approval an amended final plat adjusting the lot lines for Lots 22, 23, and 24 Brookside Village Phase 1, in the general area of 320 North 200 East.

PROVIDENCE CITY Amended Final Plat		
Item Type: Amended Final Plat	Applicant: BJ Smith	Agent: NA
Prepared by: Skarlet	General Plan: SFH	Zone: SFH
Parcel ID: 02-180-0022, 02-180-0023 Address:	Acres: 1.04 Density per acre: Code Gross: NA Net: NA	Number of Properties: 2 Proposed Lots: 2
Background Information: This is a review of A Property Survey for BJ Smith, received by the City on 02/14/2020. Reviewed with Executive Staff on 02/19/2020.		

FINDINGS OF FACT:

City Code:

- 10-8-1: Area Regulations: SFH District: Min lot area sq. ft. 6,000; Min lot width (measured at setback line) 60'; Setbacks: side yard-interior 7.5', side yard-street 15, front yard 20', back yard 15'.
- Max units/ac excluding ROW-infrastructure 5.5.
- 11-3-8: Lot Consolidation/Lot Line Adjustment in a Recorded Subdivision: Lot consolidation/lot line adjustment in a recorded subdivision plat is considered a minor revision of the subdivision.

State Code:

- 10-9a-608 Vacating, altering, or amending a subdivision plat.

CONCLUSIONS OF LAW:

City Code 10-8-1 Area Regulations.

- The proposed amendment indicates all lots meet or exceed the minimum lot size of 6,000 square feet.

City Code 11-3-8: Lot Consolidation/Lot Line Adjustment in a Recorded Subdivision.

- The proposed amendment meets the petition requirement in 11-3-8:A.1.
- The Planning Commission is the land use authority for altering or amending a subdivision plat.

State Code 10-9a-608 Vacating, altering, or amending a subdivision plat.

- The Planning Commission is not required to hold a public hearing because the petition seeks to adjust the lot lines of adjoining lots of owners that agree with the petition.

CONDITIONS:

1. Prior to the recording of the amended plat, the Providence City Council must adopt an ordinance vacating and relocating the PUE between Lots 20 and 21. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
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.

RECOMMENDATION:

That the Planning Commission approve the Parcel Boundary Survey for BJ Smith amending the final plat for Brookside Village Phase 1 base on the findings of fact, conclusions of law, and conditions listed in the staff report.



PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A
FINAL/AMENDED SUBDIVISION PLAT

FOR OFFICE USE ONLY

Date 2/14/2020
Payment Form check
Amount \$1000.00
Receipt # 162215
Clerk JLH

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Date 2/14/20

Initial JS Name BJS Smith

SUBMITTAL REQUIREMENTS

- \$600 application fee
- Cache County Recorder's parcel map(s) of areas on the final plat
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat
- Construction Drawings (2-24"x36" copies and 1-11"x17" copy)
- Cost estimates for improvements
- Notice of Intent (filed w/State of Utah)
- Storm Water Pollution Prevention Plan
- An electronic copy of ALL submittals (flash drive or emailed is acceptable)

Staff Check

Applicant (all information must be provided)

Name B.J. Smith
Address 308 Hammond Lane, Providence
Phone 435-753-4656 Email 33bjsmith@gmail.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name _____
Address _____
Phone _____ Email _____

Property (if owner of record is different than applicant, the application must include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval)

Owner of record _____
Address _____
Phone _____ Email _____

Project (all information must be provided)

Project name Smith/Croshaw Lot Lines Adjustment
Project location Brookside Village Parcel Tax ID 02-180-0022
Phase High Acreage of phase _____ Total phases in project _____
Zone Single Family Height 35 Initial JS
Setbacks (front yard) 20' (side yard) 5/10' (rear yard) 20' Initial JS

Architect/Engineer/Surveyor (all information must be provided)

Name Foresight Surveying
Address 2005 North 600 W #D Logan UT 84321

Phone 435-753-1910 Email jeff@foresightsurvey.com

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. Initial [Signature] Name B.S. Smith

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. Initial [Signature]

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant

Printed Name

Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	---	✓	✓ ²	✓	---	---	\$100
Annexation	✓	---	---	---	✓	✓	---	\$150
Rezone	✓	---	✓	✓	✓	---	---	\$100
Conditional Use	✓	✓	---	---	---	---	---	\$100
Subdivision Concept Plan	✓	---	---	---	---	---	---	\$300
Preliminary Subdivision Plat	✓	---	✓	---	---	---	---	\$400
Final/Amended Subdivision Plat ³	✓	---	✓	---	✓ ⁴	---	---	\$600
Site Plan	✓	✓	---	---	---	---	---	\$50
Lot Consolidation ⁵	✓	---	✓	---	---	---	---	\$50
Exception to Title ⁶	✓	---	✓	---	✓	---	---	\$100
General Plan Amendment	✓	---	✓	✓	✓	---	---	\$100
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---	\$100
Variance/ Appeal	---	---	---	---	---	---	✓	\$100

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

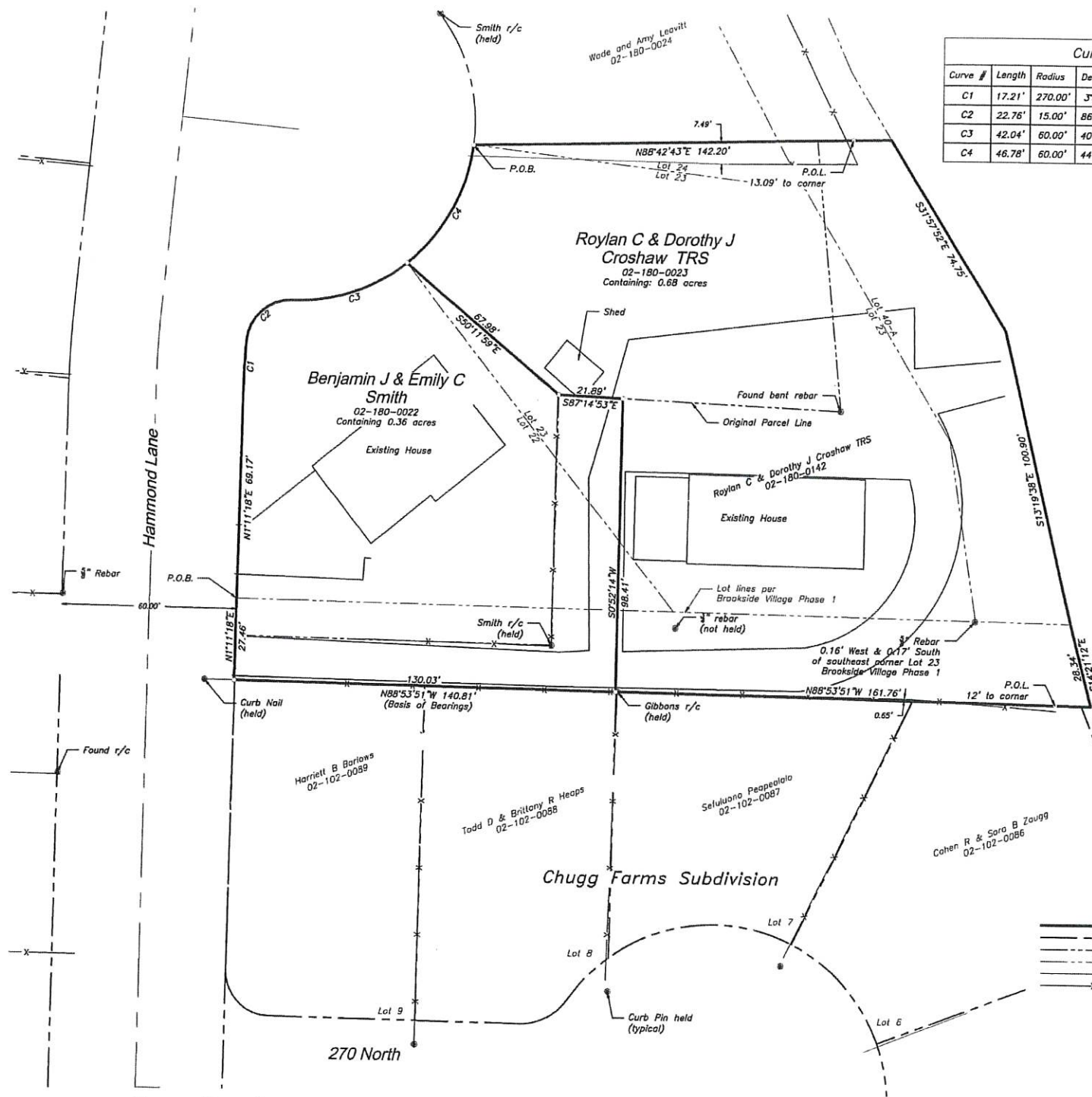
² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

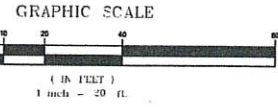
⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.21'	270.00'	3°39'07"	N2° 59' 55"E	17.21'
C2	22.76'	15.00'	86°56'12"	N48° 17' 34"E	20.64'
C3	42.04'	60.00'	40°08'58"	N71° 41' 11"E	41.19'
C4	46.78'	60.00'	44°40'02"	N29° 16' 41"E	45.60'



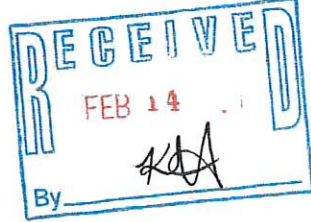
Survey Description

Parcel 02-180-0022
A PART OF LOTS 22 AND 23, OF BROOKSIDE VILLAGE PHASE 1, AND PART OF BLOCK 35, PLAT "A", PROVIDENCE FARM SURVEY, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 22, BROOKSIDE VILLAGE PHASE 1 AND THE EAST LINE OF HAMMOND LANE AND RUNNING THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES:
(1) NORTH 01°11'18" EAST, A DISTANCE OF 69.17 FEET;
(2) NORTHERLY, A DISTANCE OF 17.21 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES SOUTH 88°49'39" EAST A RADIUS OF 270.00 FEET, AND HAVING A CENTRAL ANGLE OF 03°39'07";
(3) NORTHEASTERLY, A DISTANCE OF 22.76 FEET ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 86°56'12";
(4) EASTERLY, A DISTANCE OF 42.04 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 40°08'58";
THENCE LEAVING SAID EAST LINE SOUTH 50°11'59" EAST, A DISTANCE OF 67.98 FEET; THENCE SOUTH 87°14'53" EAST, A DISTANCE OF 21.89 FEET; THENCE SOUTH 00°52'14" WEST, A DISTANCE OF 98.41 FEET TO THE NORTH LINE OF CHUGG FARMS SUBDIVISION, SAID POINT BEING SOUTH 88°53'51" EAST, A DISTANCE OF 140.07 FEET FROM A CURB NAIL MARKING THE NORTH LINE OF SAID CHUGG FARMS SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH 88°53'51" WEST, A DISTANCE OF 130.03 FEET TO THE EAST LINE OF HAMMOND LANE; THENCE ALONG SAID EAST LINE NORTH 01°11'18" EAST, A DISTANCE OF 27.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.36 ACRES

Parcel 02-180-0023
A PART OF LOTS 22, 23, 24, AND 40-A OF BROOKSIDE VILLAGE PHASE 1, AND PART OF BLOCK 35, PLAT "A", PROVIDENCE FARM SURVEY, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 23, BROOKSIDE VILLAGE PHASE 1 AND RUNNING THENCE NORTH 88°42'43" EAST, A DISTANCE OF 142.20 FEET; THENCE SOUTH 31°57'52" EAST, A DISTANCE OF 74.75 FEET; THENCE SOUTH 13°19'38" EAST, A DISTANCE OF 100.90 FEET; THENCE SOUTH 14°21'12" EAST, A DISTANCE OF 28.34 FEET TO THE NORTH LINE OF THE CHUGG FARMS SUBDIVISION AND ITS EXTENSION; THENCE ALONG SAID NORTH LINE AND ITS EXTENSION NORTH 88°53'51" WEST, A DISTANCE OF 161.76 FEET TO A POINT WHICH IS LOCATED SOUTH 88°53'51" EAST, A DISTANCE OF 140.07 FEET FROM A CURB NAIL MARKING THE NORTH LINE OF SAID CHUGG FARMS SUBDIVISION; THENCE NORTH 00°52'14" EAST, A DISTANCE OF 98.41 FEET; THENCE NORTH 87°14'53" WEST, A DISTANCE OF 21.89 FEET; THENCE NORTH 50°11'59" WEST, A DISTANCE OF 67.98 FEET TO THE EAST LINE OF HAMMOND LANE; THENCE ALONG SAID EAST LINE NORTHEASTERLY, A DISTANCE OF 46.78 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES NORTH 38°23'18" WEST A RADIUS OF 60.00 FEET, AND HAVING A CENTRAL ANGLE OF 44°40'02" TO THE POINT OF BEGINNING.
CONTAINING 0.68 ACRES

Survey Narrative
The purpose of this survey was to adjust the boundaries for parcels 02-180-0022 and 02-180-0023 and to combine parcels 02-180-0023 and 02-180-0142. The Survey was ordered by BJ Smith. The control used were found survey markers in the Brookside Village Phase 1 Subdivision and the Chugg Farms Subdivision, as well as occupation lines in the area. The Basis of Bearings is the line between a Gibbons rebar and cap marking the Northeast corner of Lot 8 and a curb nail west of the northwest corner of lot 9 of the Chugg Farms Subdivision, and is assumed to bear North 88°53'51" West.

- LEGEND:
- PROPERTY LINE
 - SECONDARY PROPERTY LINES
 - ORIGINAL PARCEL LINES
 - LOT LINES PER BROOKSIDE VILLAGE PH1
 - CENTERLINE
 - FENCE LINE
 - Section Corner Monument
 - Found Survey Marker
 - Set 3" Rebar w/ Cap



SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

Jeff Nielsen, R.L.S. No. 5152661 Date

FORESIGHT SURVEYING
2005 North 600 West Suite D
Salt Lake City, Utah 84143
(435) 753-1910 Office
(435) 753-3213 Fax

A PROPERTY SURVEY FOR:
BJ Smith
308 Hammond Lane
Providence, Cache County, Utah
A PART OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B. & M.

Job Number:	19-189
Drawn By:	HN
Date:	11/20/19
Scale:	1"=20'
File:	19-189.dwg

Parcel Map



7/19/2019, 11:28:07 AM

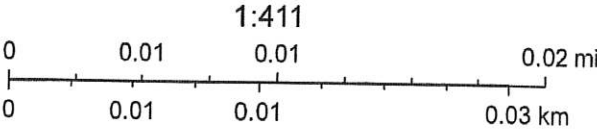
- Parcel Tax ID Label

County Centerline

County Boundary
- State Roads

Municipal Boundaries

Cache Parcels



B.J. Smith
308 North Hammond Lane
Providence, UT 84332

Providence City Corp
Providence City Planning Commission,
164 North Gateway Drive
Providence, UT 84332

To Whom It May Concern,

This letter is to inform the parties involved the I do not want to alter or move the utility easement at this time on the north side of my parcel 02-180-0022.

Regards,


Benjamin J. Smith 2/14/20



1/25/2020

Roylan & Dorothy Croshaw
5 River Park Drive
Logan, UT 84321

Providence City Corp
Providence City Planning Commission
164 North Gateway Drive
Providence, UT 84332

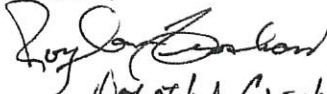
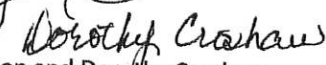
To Whom It May Concern,

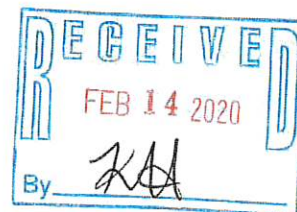
This letter is to provide documentation for a written statement consenting to Benjamin J. and Emily C. Smith in pursuit and application for an adjusted plat in Providence City effecting lines for properties with the parcel numbers of:

- 02-180-0022
- 02-180-0023
- 02-180-0024

We own parcel number 02-180-0023 and give consent to this final plat approval.

Regards,



Roylan and Dorothy Croshaw



1/25/2020

Wade and Amy Leavitt
328 North Hammond Lane
Providence, UT 84332

Providence City Corp
Providence City Planning Commission,
164 North Gateway Drive
Providence, UT 84332

To Whom It May Concern,

This letter is to provide documentation for a written statement consenting to Benjamin J. and Emily C. Smith in pursuit and application for an adjusted plat in Providence City effecting lines for properties with the parcel numbers of:

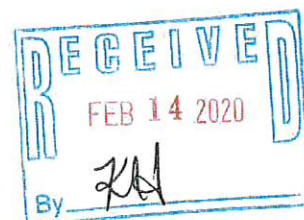
- 02-180-0022
- 02-180-0023
- 02-180-0024

I/We own parcel number 02-180-0024 and give consent to this final plat approval.

Regards,

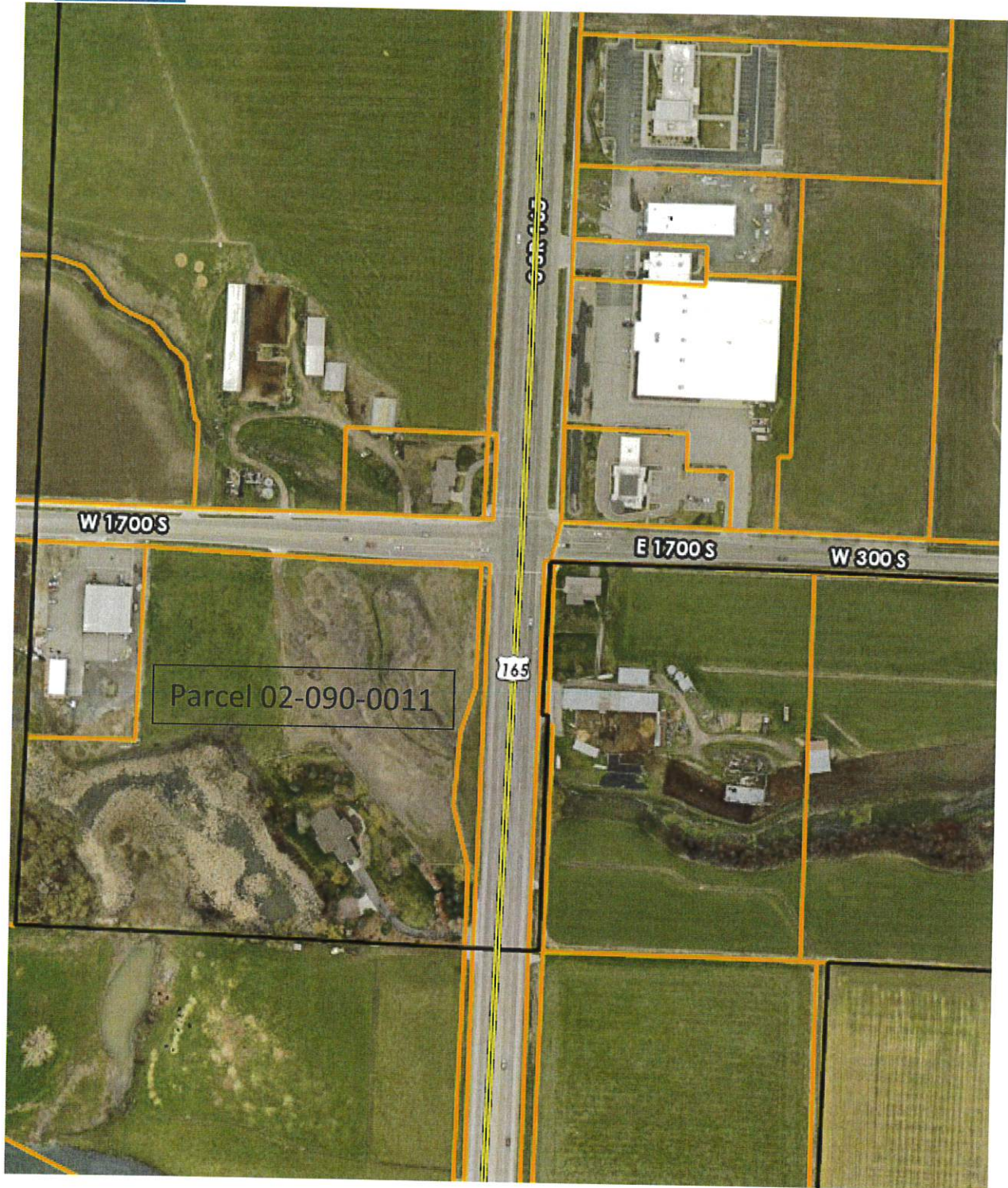


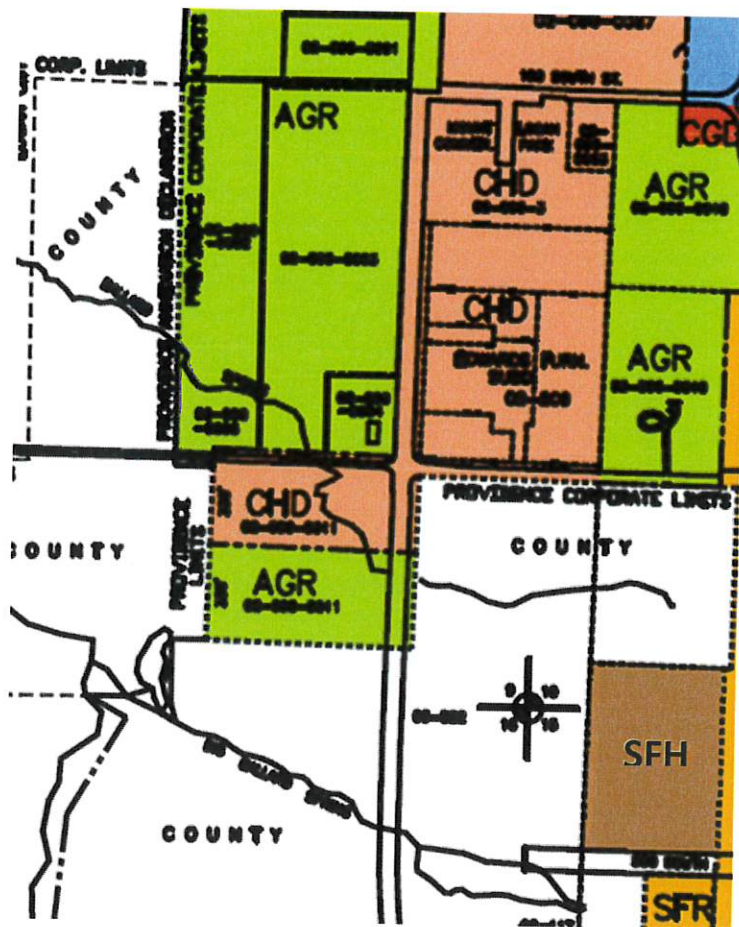
Wade and Amy Leavitt



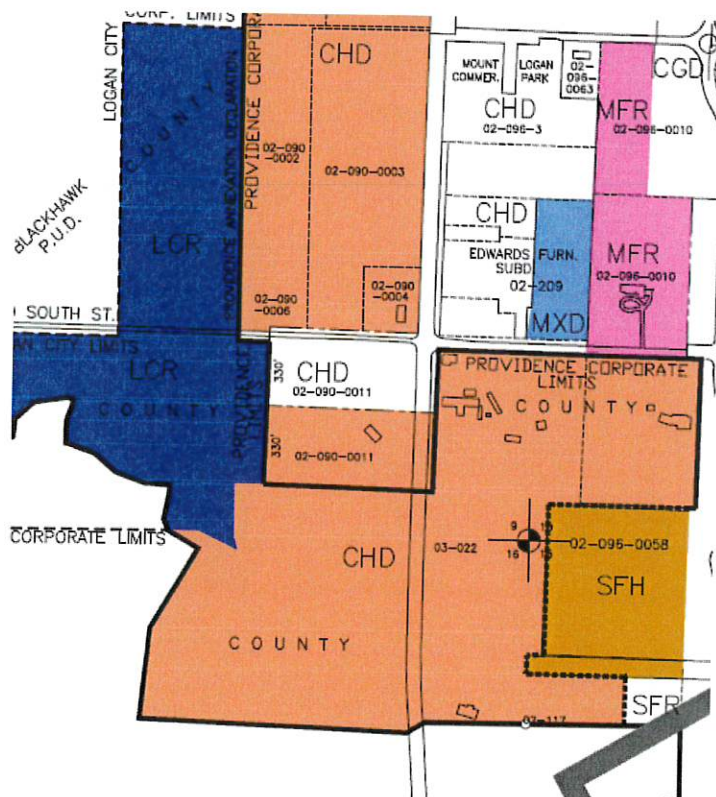
Study Items(s):

Item No. 1. Development discussion: Kent Dunkley will discuss development options for property located in the general area of 700 West 300 South, including but not limited to property access and uses..





Current Zoning



Proposed future zoning map