



Providence City

164 North Gateway Drive
Providence, UT 84332
(435) 752-9441 Fax: (435)753-1586

PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: Rezone
Applicant: Kent S Dunkley
Project Description: Proposed zone change for a portion of Parcel No. 02-090-0011 (approximately 2.82 acres adjacent to the east boundary of Parcel No. 02-090-0018), located in the general area of 750 West 300 South, from Commercial Highway District (CHD) to Multi-Family High Density (MFH).
Hearing Date: May 27, 2020
Hearing Time: 6:00 PM
Hearing Location: Providence City Office Building, 164 North Gateway Drive, Providence UT
Members of the Planning Commission may be attending this meeting electronically. This meeting will live stream on Providence City's YouTube Channel.

Prior to making a recommendation on the proposed zone change, 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. **Persons wishing to comment on the proposed zone change may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

Skarlet Bankhead
City Recorder

Newspaper Publication Date(s): May 16, 2020

Posting Date: May 15, 2020

Posting Locations:

1. Providence City Office Building, 164 North Gateway Drive, Providence UT
2. Providence City website www.providencecity.com
3. Utah Public Notice Website
4. On the property in the general area of 750 West 300 South



PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date:

Request: Proposed rezone for a portion of Parcel No. 02-090-0011 (approximately 2.82 acres adjacent to the east boundary of Parcel No. 02-090-0018), containing approximately 3 acres, in the general area of 750 W 300 South Providence UT.

Item Type: Rezone	Owner of Record: Jerome S Fickas	Agent: Kent Dunkley	
Prepared by: S Bankhead	General Plan: CHD	Current Zone:	Requested Zone:
		CHD	MFH
Parcel ID #: 02-090-0011	Address: general area of 750 W 300 S	Acres: approximately 3 acres	

Background Information:

1. The application and required support documentation was received on April 14, 2021
2. The Planning Commission reviewed the request on April 22, 2021
3. Public Hearing:
 - a. The public hearing is scheduled for May 27, 2020 at 6:00 PM.
 - b. Notice will be posted on the property, on the Utah Public Notice Website, and on Providence City's website on May 15, 2020.
 - c. Notice will publish in the Herald Journal on May, 16, 2020

Staff Report Summary of Key Issues:

1. This property is located on the south side of 300 South, adjacent to the east boundary line of Parcel 02-090-0018 which houses Logan Extermination, and approximately 250-ft west of the 300 S SR165 intersection.
2. The property is legally described as follows:

Part of the Remaining Parcel, as shown on the plat of the FICKAS SUBDIVISION PHASE 1, recorded June 10, 2013 as Filing No. 1089001 in the office of the Recorder of Cache County, Utah, also being a part of Block 4, Plat D, Providence Farm Survey, and being described as follows:

Commencing at a point North 86°05'24" East 3991.48 feet from the Southwest Corner of Section 9, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, said point being the Southwest Corner of the said Remaining Parcel; and running thence North 01°11'51" East 303.02 feet to a corner of said Remaining Parcel; thence South 88°17'40" East 200.00 feet to a corner of said Remaining Parcel and the TRUE POINT OF BEGINNING; and running thence North 01°11'51" East 357.00 feet to the South line of 1700 South Street; thence South 88°17'40" East, along said South line of 1700 South Street, 344.00 feet; thence South 01°11'51" West 357.00 feet; thence North 88°17'40" West 344.00 feet to the point of beginning.

Providence City General Plan 2020

• **Vision:**

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

• **Key Initiatives:**

1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
2. Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices.
3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

1. Utah Code (UCA) 10-9a-505: The legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate to carry out the purposes of Utah Code Title 10 Chapter 9a.
2. UCA 10-9a-302(1)(b)(ii): The planning commission shall review and make a recommendation to the legislative body for amendments to existing land use regulations.
3. Providence City Code (PCC) 10-4-1 established the City's zoning districts.
4. The Providence City General Plan 2020 and current and anticipated development in the immediately surrounding area, were considered in the review of the application.
5. PCC 10-6-1 lists the uses designated in each zone.
6. PCC 10-8-1 lists the area regulations designated in each zone.

CONCLUSIONS OF LAW:

1. Providence City has divided the city into zoning districts.
2. The Planning Commission has met the requirements of Utah Code to review and make a recommendation on this request to amend an existing land use regulation.
3. The City's zoning districts include the Commercial Highway district (CHD) and the Multi-Family High Density district (MFH).
4. The General Plan vision and key initiatives are listed above the Findings of Facts in this report. This property is currently zoned CHD (see Illustration A). The General Plan map Future Re-Zoning of Existing Districts & Annexed Area does not anticipate this property zone changing from CHD (see Illustration B. In this illustration, white represents no change).
5. The abbreviated tables from PCC 10-6-1 and 10-8-1 compare the uses and area regulations for the MFH and CHD districts.

CONDITIONS:

1. The applicant shall meet all applicable City, state and federal laws, codes, rules. 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.

Illustration A – Current Zoning

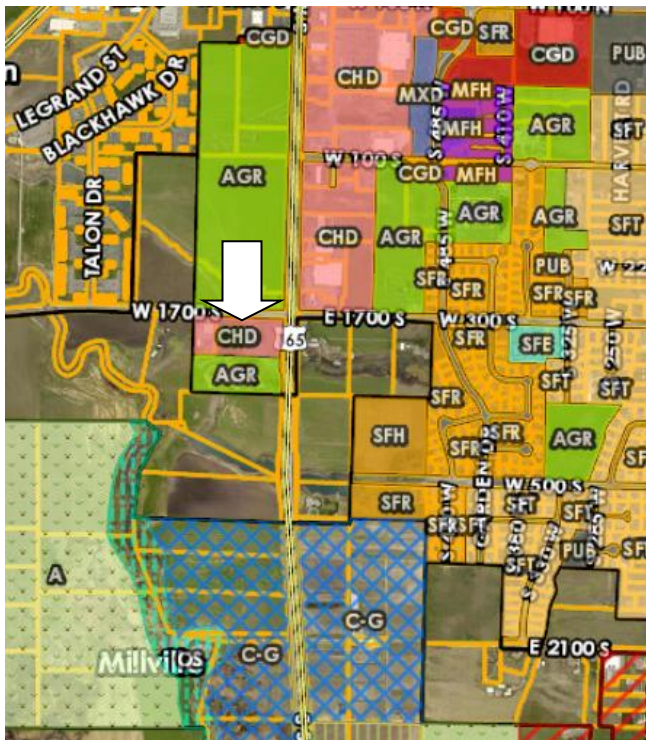
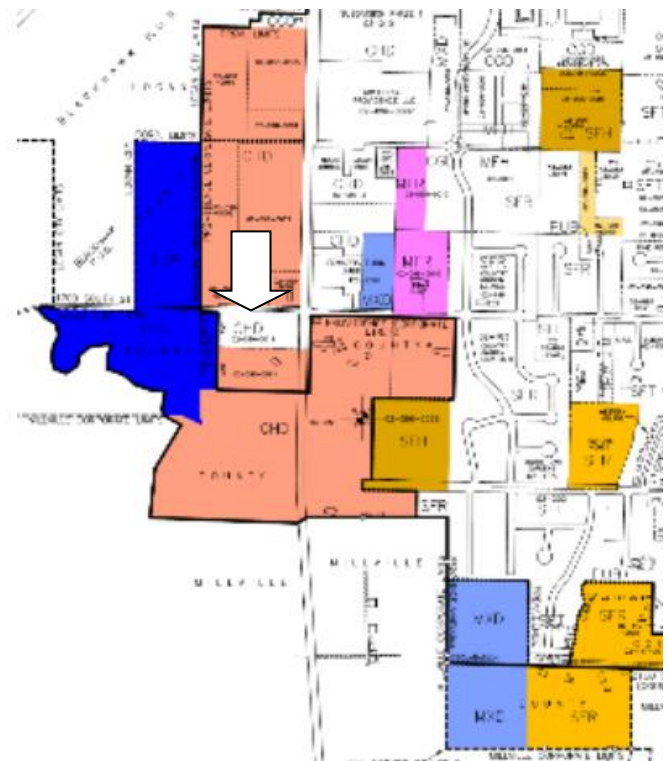


Illustration B – Future Zoning



Information taken from PCC 10-6-1 Use Chart

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area . . .

[] = not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		M F H	C H D			M F H	C H D
A.	Residential Uses			F.	Retail/Related Uses		
1	Single family, detached			1	Adult oriented business		
2	Single family, attached	P		2	Food preparation, catering, etc	C^	P
3	Dwelling, two family	P		3	Bakery/Confectionery sales	C^	P
4	Dwelling, three family	P		4	Barber/beauty shop	C^	P
5	Dwelling, four family	P		5	Book/Stationery Store		p
6	Dwelling, multi-family	P		6	Computer Store		p
7	Manufactured/modular	P		7	Department store		p
8	Mobile/trailer home			8	Florist Store		p
10	Cluster development	C		9	Furniture Store		p
11	Inner block development			10	Specialty Store/Shop	C^	P
12	Planned Unit Development	P		11	Grocery store	C^	p
13	Bed & Breakfast	C		12	Hardware store		p
14	Hotel/motel	C		13	Home & Garden store		p
15	Lodging house	C		14	Laundry/dry cleaning store		p
16	Residence for persons with disabilities	P		15	Laundry services	C^	
17	Residential facility for the aged	P		16	Liquor store (OM 015-2004)		p
B.	Accessory/Incidental Uses			17	Music Store		p
1	Accessory building	P	P		Paint Store		p
2	Accessory apartment unit			18	Pet Grooming	C^	P
3	Accessory dwelling unit			19	Pet Store		p
4	Accessory farm building			20	Restaurant/fast food		p
5	Off street parking incidental to main use	P	P	21	Shoe repair	C^	p
6	Private swimming pool	P		22	Small appliance repair	C^	p
C.	Governmental/Institutional/Special Services			23	Variety Store		p
1	Church	P		24	Commercial complex		p
2	Ministers, rabbis, priests, and other similar ordained religious work	P^		25	Shopping center		p
3	Community center	P		26	Tire sales, retail (OM 001-002, 02/27/01)		P
4	Day care nursery	C^	I or C*	27	Yard sales on an occasional basis	P^	
5	Preschool	C^		G.	Commercial/Related Uses		
6	Public Park	P		1	Auto Sales – New & Used (OM 016-2004 05/11/04)		P
	Private Lessons / public facility			2	Auto Sales –Used (OM 016-2004 05/11/04)		
7	Public School (OM 020-2004)	P		3	Auto wash		P
8	Public building	P		4	Bank/financial		I or C*
D.	Utility and Related Service			5	^^^Nondepository Financial Institutions		I or C*
1	Electric substation			6	Building materials		P
2	Electric power plant			7	Dance hall		
3	Fire station	P		8	Gasoline/petroleum storage (not bulk)		C
4	Gas meter station	P		9	Gasoline sales/service		P
5	Irrigation supply	P	P	10	Fitness Center Commercial (Gym)		P
6	Utility distribution lines	P	P	11	Convenience store		P
7	Radio/TV/cellular tower			12	Night club		
8	Sewage/water pumping station	P	P	13	Print shop/sales		P
9	Telephone utilities	P	P	14	Recreation/Entertainment		I or C*

		M F H	C H D			M F H	C H D
10	Public utilities, other	P	P	15	Research facilities	P	
11	Utility shop, storage and bldgs	P	P	16	Theater		P
12	Water treatment plant	P	P	17	Vehicle storage		
13	Water well reservoir or storage tank	P	P	H.	Industry and Manufacturing		
E.	Professional Services			1	Auto repair		C
1	Business office, medium impact	C^		2	Paint and body shop		C
2	Business office, low impact	P^		3	Bldg maintenance & repair services		
3	Business office, general		I or C*	4	Cabinet Shop		
4	Clinic, dental		I or C*	5	Counter top shop		
5	Clinic, medical		I or C*	6	Clothing Manufacturer		
6	Clinical Social Worker		I or C*	7	Furniture Manufacturer		
7	Office for single physician, dentist, or chiropractor	C^	I or C*	8	General contractor yard		
8	Licensed professional	C^	I or C*	9	Landscape services		
9	Mortuary	C^		10	Yard/lawn/snow removal maintenance		
10	Optical shop	C^	I or C*	11	HVAC shop/sales		
11	Pharmacy	C^	I or C*	12	Ice cream plant		
12	Private school, teaching, tutoring(1 or 2 students at a time)	C^		13	Lumber yard		
13	Private school, teaching	C^		14	Paint Shop		
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	C^		15	Welding/machine Shop		
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	I or C*	16	Wholesale outlet/storage and sales		
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	C^		17	Light Manufacturing		
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	C^		18	Motorcycle, Snowmobile, ATV, etc repair		
18	Veterinarian^^	C^		I.	Agriculture and Related Uses		
					Beekeeping - 4 or less colonies	P^^	P^^
					Beekeeping - More than 4 colonies	C^^	C^^
					Breeding or raising animals for sale, food, pleasure, or profit		
					Keeping dogs, cats, fish, or exotic caged birds	P^^	I or C*
					Commercial crop production		
					Dairy business		
					Feed lot		
					Gardens and orchards for home use	P	
					Ranch/farm production and operation		
					Garden and greenhouse plants and produce for wholesale or retail sales		
					OM 007-2006 05/23/2006		
					Gasoline/petroleum storage (not bulk)		

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 10 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.

4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

Information taken from PCC 10-8-1 Area Regulations

	MFH	CHD
Min. lot area, square feet		
Min. lot width (measured at setback line)		
Min. lot area increase ea. add't unit, square feet)		
Max. units / ac excluding ROW, infrastructure^	18	
Max. lot area per ea. twin home, square feet^^		
Min. lot width, each unit (measured at setback line)		
Setbacks		
Principal uses		
Front yard, ft.	25	35
Side yard, interior	10**	#
Side yard, street	20**	#
Rear yard	10***	#
Detached Accessory Uses		
Front yard, ft.	25	35
Side yard, interior	10	10
Side yard, street	25	10
Rear yard	5	10
Distance between residential structures on same lot		
Height:		
Principal use, Max. hgt. ft.	50	50
Accessory use, ft. max	35	50
Principal use, ft. min.	10	10
Fences (max. height)		
Front yard, ft.	8^^^^	C^^^^
Side yard, interior	8^^^^	8^^^^
Side yard, street	20**	C^^^^
Rear yard	10***	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 10-8-3: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



PROVIDENCE CITY
APPLICATION FOR A REZONE OF PROPERTY

FOR OFFICE USE ONLY

Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

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. Application fees do not include professional firm fees, which will be billed separately.

Date April 2 2020

Initial LD Name Kent Dunkley

SUBMITTAL REQUIREMENTS

- \$100 application fee
- Cache County Recorder's parcel map(s) of areas proposed for rezone
- Names/addresses of affected entities, as defined by UCA 10-9a-103
- Names/addresses of adjacent property owner(s)
- Property owner's consent for the rezone to be pursued¹
- An 11"x17" map showing the area(s) proposed for rezone
- Combined legal description of the area(s) proposed for rezone
- A written statement of the purpose for the rezone request
- An electronic copy of ALL submittals (flash drive or emailed is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Kent S. Dunkley
Address 285 W 100 SO. Providence
Phone 435-757-6099 Email Kent.Dunkley@Century21.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.

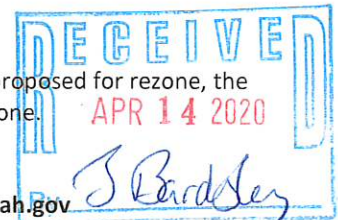
Name Jerry Fickas / Steven Wisener (752-6666)
Address % Century 21 N+N Realtors, 150 East 400 North, Logan, UT 84321
Phone 435-770-0314 Email Trapper1761@gmail.com

Property Information (Information must be provided for ALL parcels requesting rezoning. Attach additional sheets if necessary)

Parcel 1

Owner of record Jerome S. Fickas
Owner address 1261 South Hwy 165
Owner phone 435-770-0314 Owner email Trapper1761@gmail.com
Parcel address 80 WEST 1700 SO.
Parcel Tax I.D. 02-090-0011
Current zoning Commercial Highway District Requested zoning MFH Multifamily High

¹ Not required if owner of record is the same as the applicant. If more than one parcel is proposed for rezone, the application must include written consent from the owners of ALL parcels proposed for rezone.



Parcel 2

Owner of record NA
Owner address _____
Owner phone _____ Owner email _____
Parcel address _____
Parcel Tax I.D. _____
Current zoning _____ Requested zoning _____

Written Statement of Request (attach additional sheets if necessary)

See ATTACHED -

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 KD Name Keat Dunkley

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 KD

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 KD

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]
Signature of Applicant

Keat Dunkley
Printed Name

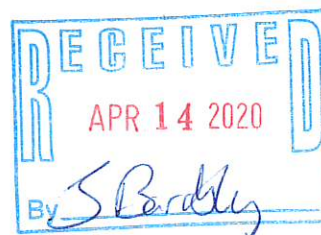
4-13-2020
Date

Providence City
164 N. Gateway Drive
Providence, Ut 84332
(435) 752-9441

Receipt No: 167082
Receipt Date: 04/14/2020
Timestamp: 04/14/2020 11:50 AM
Payor: Dunkley Real Estate Co.

305 Application fees	
Rezone App for Fickas prop. 1761 South Hwy 165	100.00
	\$100.00

Check 3153	\$100.00
Tendered Amount:	\$100.00
Cash Back:	\$0.00
Total Applied:	\$100.00



April 13, 2020

Providence City
Planning and Zoning Commission

Re: Jerry Fickas/ Steven Misener 02-090-0011 Zone Change Request letter.

Dear Planning and Zoning Commission,

I have been approached by Mr. Steven R. Misener regarding the above property, Mr. Misener and I have entered into buy/sell agreement on approximately 3 acres of land that fronts 1700 South, the lot would join Logan Extermination on the west and share the same North South property line. The lot would run approximately 344 feet East from the North East corner of the Logan Extermination lot, then south 357 feet, then west 344 feet to the South East corner of the Logan Extermination Lot, then North 357 feet to the point of beginning. Legal description represents a portion of parcel number 02-090-0011. Mr. Fickas is currently in the process of having his property surveyed and will then file with the city for a three lot subdivision when the survey work is complete.

Mr. Misener is interested in purchasing this property to develop a town home community similar to the Ridge View Development located at approximately 430 West 100 South in Providence. He is requesting a zone change to High Density Housing which will allow Town Homes to be constructed and sold, on this site.

As the property owner I support this development concept, and his request for high a high density zoning change.

Best Regards,

Jerry Fickas



April 14, 2020

To: Providence Planning and Zoning Commission

Re: Rezone Request for part of parcel number 02-090-0011

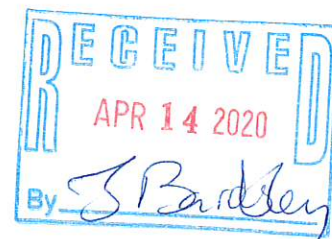
Dear Planning and Zoning Commission,

An offer to purchase part of the above mentioned property parcel 02-090-0011 owned by Mr. Jerry Fickas has been submitted by Steven R Misener, the offer has been accepted by Mr. Fickas. The buyers intent for the property is to develop and construct town homes on the site. Mr. Misener and his family have developed a similar town house project on 100 South and approximately 420 West, the project is a 30 unit community of town homes called Ridge View.

The Misener family would like to have the land use (zone) changed from commercial highway to high density housing which would allow the town home development. On the west section of the Fickas property which is currently zoned highway commercial, as per the legal description. The east portion of the Fickas property would remain highway commercial and is currently being looked at by Miller Travel Centers for a convenience store.

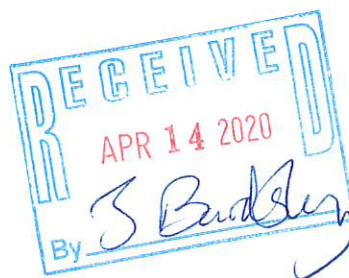
Sincerely,


Kent S. Dunkley
Century 21 N & N Realtors
435-757-6099



Part of the Remaining Parcel, as shown on the plat of the FICKAS SUBDIVISION PHASE 1, recorded June 10, 2013 as Filing No. 1089001 in the office of the Recorder of Cache County, Utah, also being a part of Block 4, Plat D, Providence Farm Survey, and being described as follows:

Commencing at a point North $86^{\circ}05'24''$ East 3991.48 feet from the Southwest Corner of Section 9, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, said point being the Southwest Corner of the said Remaining Parcel; and running thence North $01^{\circ}11'51''$ East 303.02 feet to a corner of said Remaining Parcel; thence South $88^{\circ}17'40''$ East 200.00 feet to a corner of said Remaining Parcel and the TRUE POINT OF BEGINNING; and running thence North $01^{\circ}11'51''$ East 357.00 feet to the South line of 1700 South Street; thence South $88^{\circ}17'40''$ East, along said South line of 1700 South Street, 344.00 feet; thence South $01^{\circ}11'51''$ West 357.00 feet; thence North $88^{\circ}17'40''$ West 344.00 feet to the point of beginning.





civilsolutionsgroup inc.

02/11/2020

Kent Dunkley
kent_dunkley@yahoo.com

RE: Misener Townhome Concept

Dear Kent,

This proposal is for preparation of a concept plan for parcel #02-090-0011 in Providence, currently owned by Jerry Fickas. It is understood that the exhibit will be used as part of the re-zone application for the parcel. It is further understood that the parcel will be subdivided into three smaller parcels as follows:



A conceptual site plan maximizing the townhome layout on the 3-acre piece will also be provided on the concept.

The following is a fixed fee for the proposed services above:

Item	Scope of Work	Fixed Fee
1	Concept Plan	\$500.00
	Total Fixed Price	\$500.00

Cache Valley, UT - 435.213.3762 | Salt Lake, UT - 801.216.3192 | Utah Valley, UT - 801.874.1432
www.CivilSolutionsGroup.net



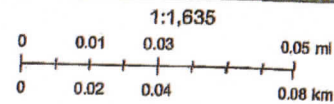
#2

Parcel Map



2/13/2020, 9:50:48 AM

- Parcel Tax ID Label
- County Centerline
- County Boundary
- State Roads
- Municipal Boundaries
- Cache Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Copyright © 2013 National Geographic Society, I-cubed | National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, Web AppBuilder for ArcGIS

RECEIVED
APR 14 2020
By: *S. Barber*

RECEIVED
APR 14 2020
By S. B. B. B.

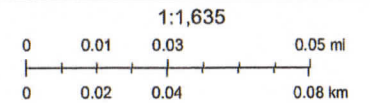
Parcel Map

2100
m12



2/13/2020, 9:50:48 AM

Parcel Tax ID Label County Centerline County Boundary
State Roads Municipal Boundaries Cache Parcels



RECEIVED
APR 14 2020
By S. Barber



CONCEPT
1 OF 1

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MISENER TOWNHOME
CONCEPT 2
1781 S HIGHWAY 165
PROVIDENCE, UT 84332

civilsolutionsgroupinc.
CACHÉ VALLEY | P. 438.213.3762
SALT LAKE | P. 801.215.3192
UTAH VALLEY | P. 801.874.1432
info@civilsolutionsgroup.com
www.civilsolutionsgroup.net

