

Providence City
Administrative Land Use Authority (ALUA)
Agenda – May 27, 2020 – 2:30 PM

Providence City Office Building
164 North Gateway Drive, Providence UT 84332

**Members of the ALUA may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Persons wishing to comment on agenda items may email their comments to
providencecityutah@gmail.com or text comments to 435-752-9441.**

Call to Order: Skarlet Bankhead, Chair

Item No. 1 Conditional Use – Deck: The Providence City Administrative Land Use Authority will consider for approval a request by Shawn Bindrup, for a deck attached to the home located at 940 E. Canyon Rd, Providence, UT.

Item No. 2 Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Immaculate Homes (Mike Montgomery), for a residence located at 672 E. 525 N., Providence, UT.

Agenda posted on May 26, 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: May 27, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for an attached deck at the home of Shawn Bindrup at 940 E. Canyon Rd Providence, UT.

Item Type: Conditional Use App

Applicant: Shawn Bindrup

Address: 940 E. Canyon Road

Parcel ID #: 02-138-0004

General Plan: SFR

Zone: SFR

Background Information:

A complete application was received May 15, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, May 15, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure May 21, 2020.

Aaron Walker, Fire Inspector, reviewed site; see letter dated May 20, 2020.

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 Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. 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, and ordinances.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated May 20, 2020.
 - b. The contractor (Ryan Hoth) spoke with Aaron Walker about material used for the decking. See conditions listed on letter.
3. This conditional use is for the deck only as shown on the site plan date stamped May 15, 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.



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: MAY 14, 2020

Required Submittals

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. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Bruce Hottel Initial BH

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut - (35' max)			
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Bruce Hottel Hottel Boys Construction
Mailing address: 1926 S. HART 105 LEHI 84321
Telephone: 435-994-0169 Email: HOTTELBYS@GMAIL.COM

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: SHAWN & TITANY BINDUP
Mailing address: 940 CANYON RD
Telephone: 435-881-3730 Email: SHAWN@PEELSPRECISION.COM

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Do the plans include an Accessory Apartment Unit

Yes

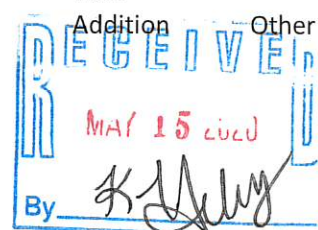
(circle):

Is this an Accessory Dwelling Unit (circle):

Yes

No

No



Project InformationAddress: 940 E. CANYON RD.Subdivision: _____ Parcel Tax ID: 02-138-0004

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):

320 Initial _____Zone _____ Height 25' Initial _____Setbacks (front yard) _____ (side yard) 75' (rear yard) 45' Initial _____**Contractor Information**Name: REAL HONTMailing address: 1926 S. HWY 165 LOGAN UT. 84321Telephone: 435-994-0169 Email: HontBoys@GMAIL.COM**Stormwater Notice of Intent (NOI) Information**

NOI No. UTR _____ Permit issued to: _____

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: <https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

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 PH Name PH HONT

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 PH

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 PH

All Applicants Must Read the Following Before Signing This Application

The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

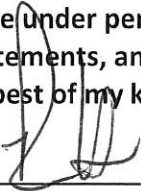
Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.

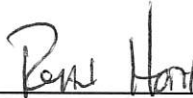
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

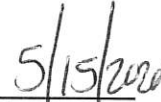
I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.



Signature of Applicant



Printed Name



Date



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

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.

Initial RLH Name Bruce Hart

Date MAY 15, 2020

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Bruce Hart
Address 1926 S. HWY 165 LOGAN UT. 84321
Phone 435-994-0169 Email HARTBOYS@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 Information

Owner of record SHAWN BINDUP
Owner address 940 E. CANYON RD.
Owner phone 435-881-3730 Owner email SHAWN@PREFSPORTSAND.COM
Parcel address 940 E. CANYON RD Parcel Tax I.D. 02-139-0004
Zone _____ Height 25' Initial RLH
Setbacks (front yard) _____ (side yard) 75' (rear yard) 45' Initial RLH

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

COVERED DECK OFF THE BACK OF HOUSE



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 BT Name Benjamin T. Hume

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 BT

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 BT

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.

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-138-0004

Property Address: 940 CANYON ROAD
PROVIDENCE

Tax Roll Acreage: 1.0

Owner Name: SHAWN W & TIFFANY A
BINDRUP

Owner Address: 940 CANYON RD
PROVIDENCE, UT 84332-9425

Jurisdiction: Providence

Future Annexation Area: n/a

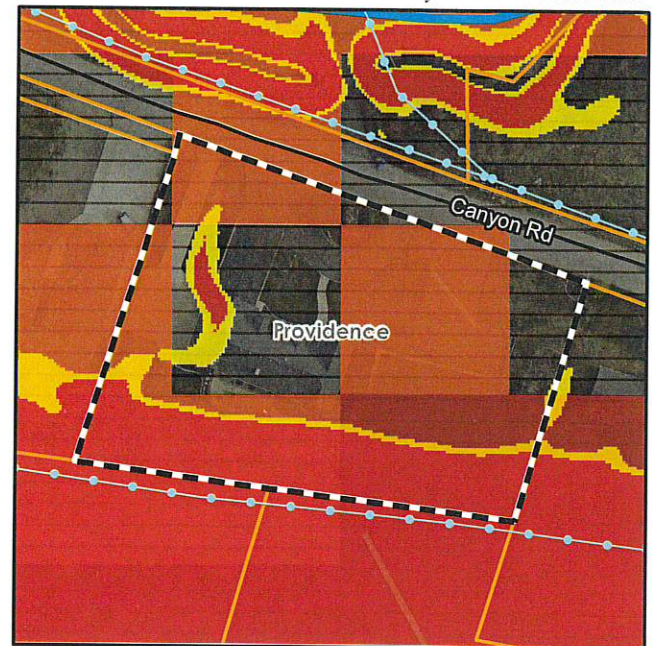
Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

Generated on 20 May, 2020 at 03:33 PM



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

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

Canals
Major Waterways
Source Water Protection
Zones 1 or 2

Moderate Slopes
Steep Slopes

Fault Lines
Wildfire Hazard Areas

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.

May 20, 2020



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

RE: CUP review, Bindrup deck addition, 940 Canyon Rd, Providence UT.

The above-named application for conditional use plans has 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 is being recommended to Providence City for approval with the following comments.

In a phone conversation with the project contractor (Ryan Hoth), it was discussed and agreed that the following conditions would be completed in order to meet the required wildfire hazard area standards.

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- **Builder is planning on a Class A roof covering. Approved.**
- **Builder is planning on closing all underfloor decks and eaves with soffits. Approved**
- **Builder is planning on installing 1/8-inch mesh on all vents. Approved**

Please contact me with any questions or concerns.

Respectfully,

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



Public Works Infrastructure Inspection

Project Address: 940 Canyon Road

Contact Name: Ryan Hoth – Hoth Bro. Construction

Phone Number: 435-994-0169

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		

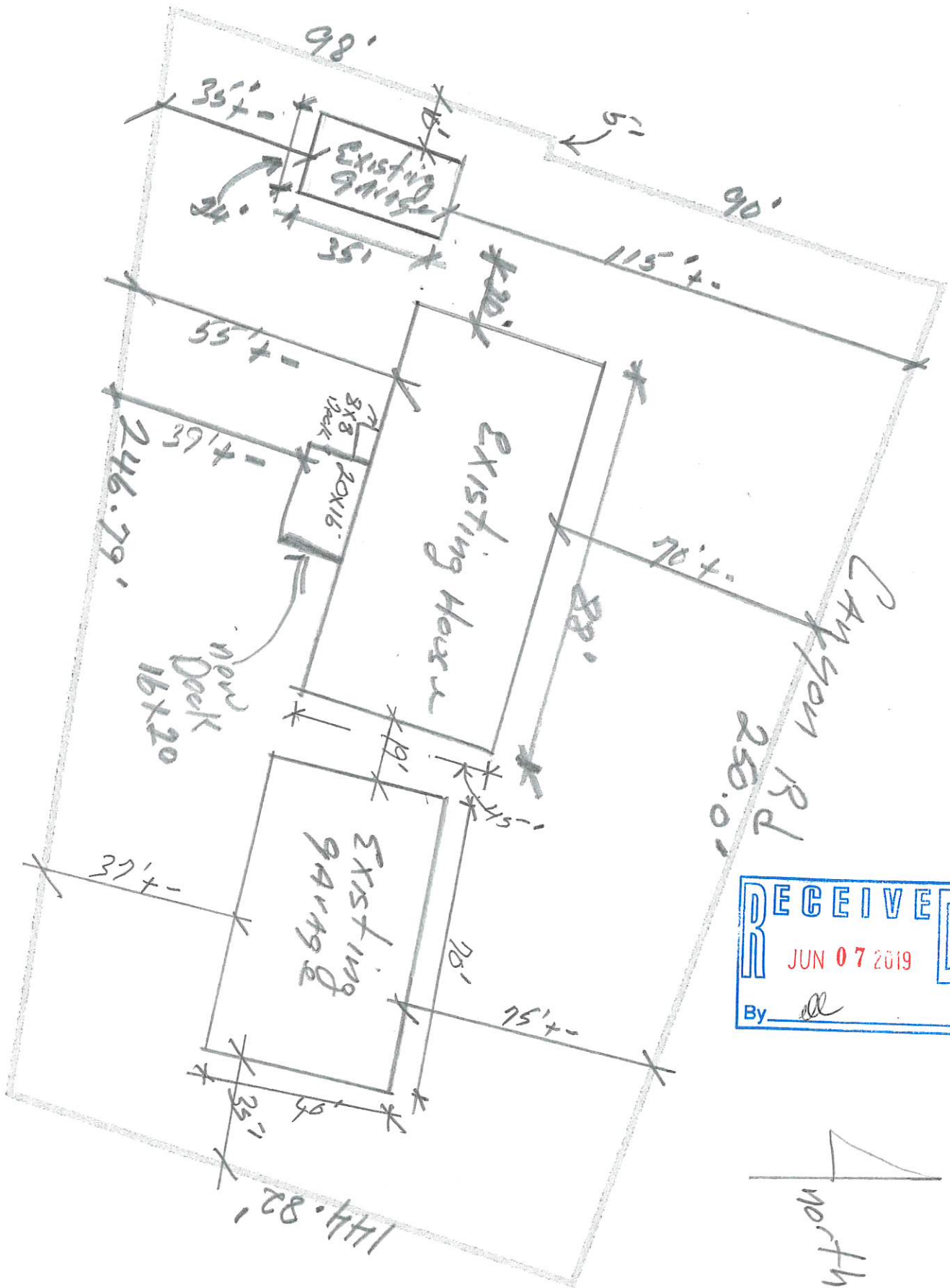
SWPPP Needed: Yes No SWPPP Completed: Yes No N/A

NOI Needed: Yes No NOI UTR: _____ NOI Issued To: _____

Inspection Completed by Rob S Date 5.21.2020

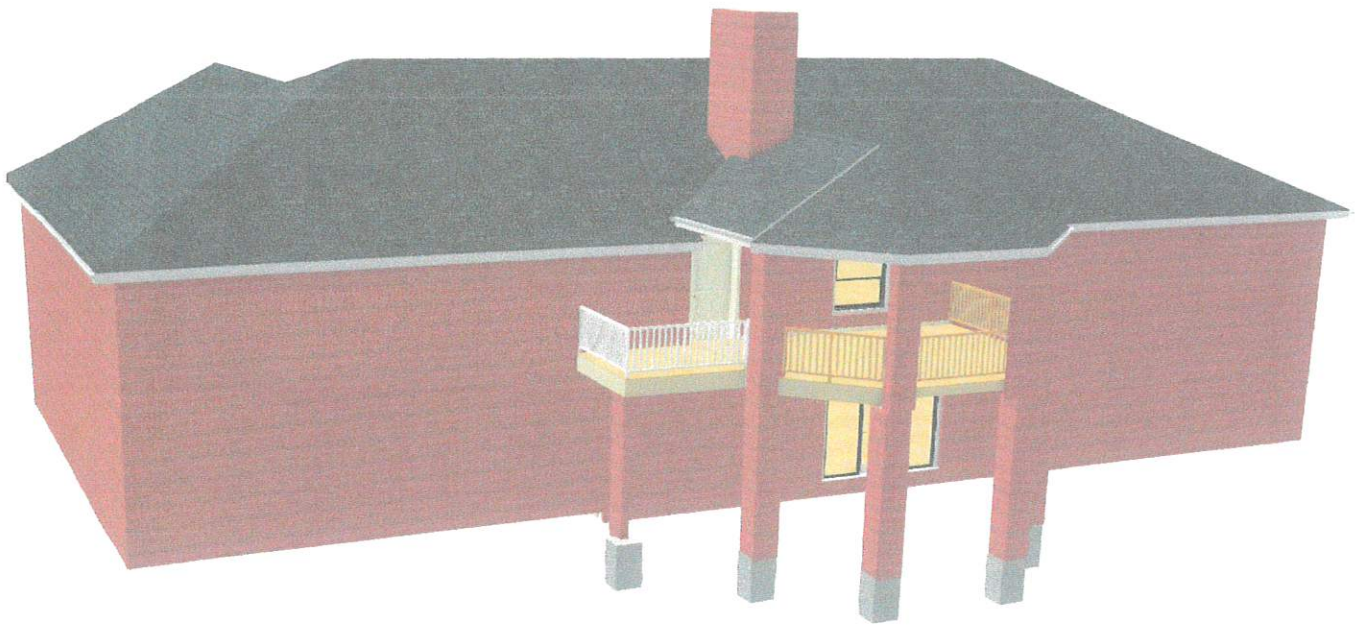
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

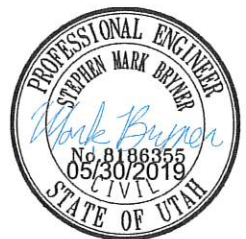
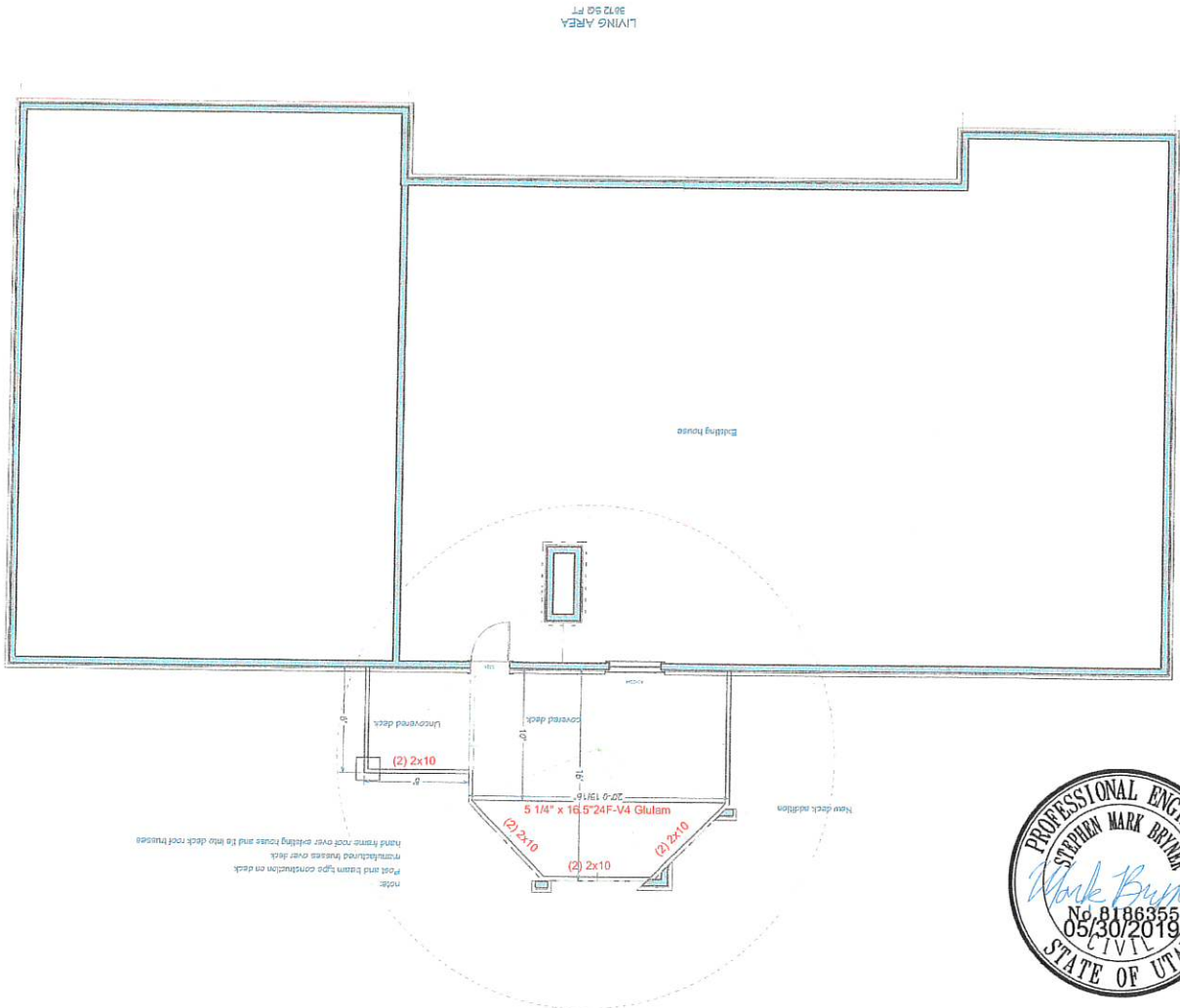
Inspection Completed by _____ Date _____

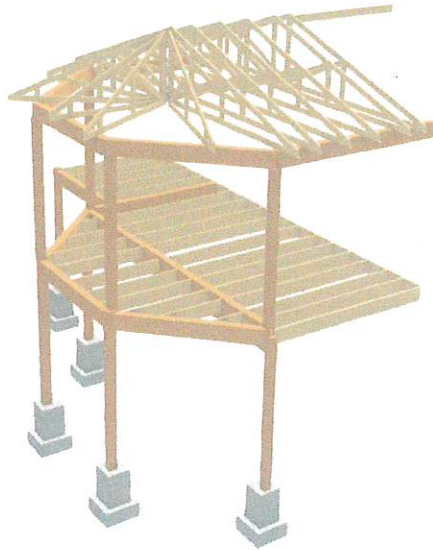


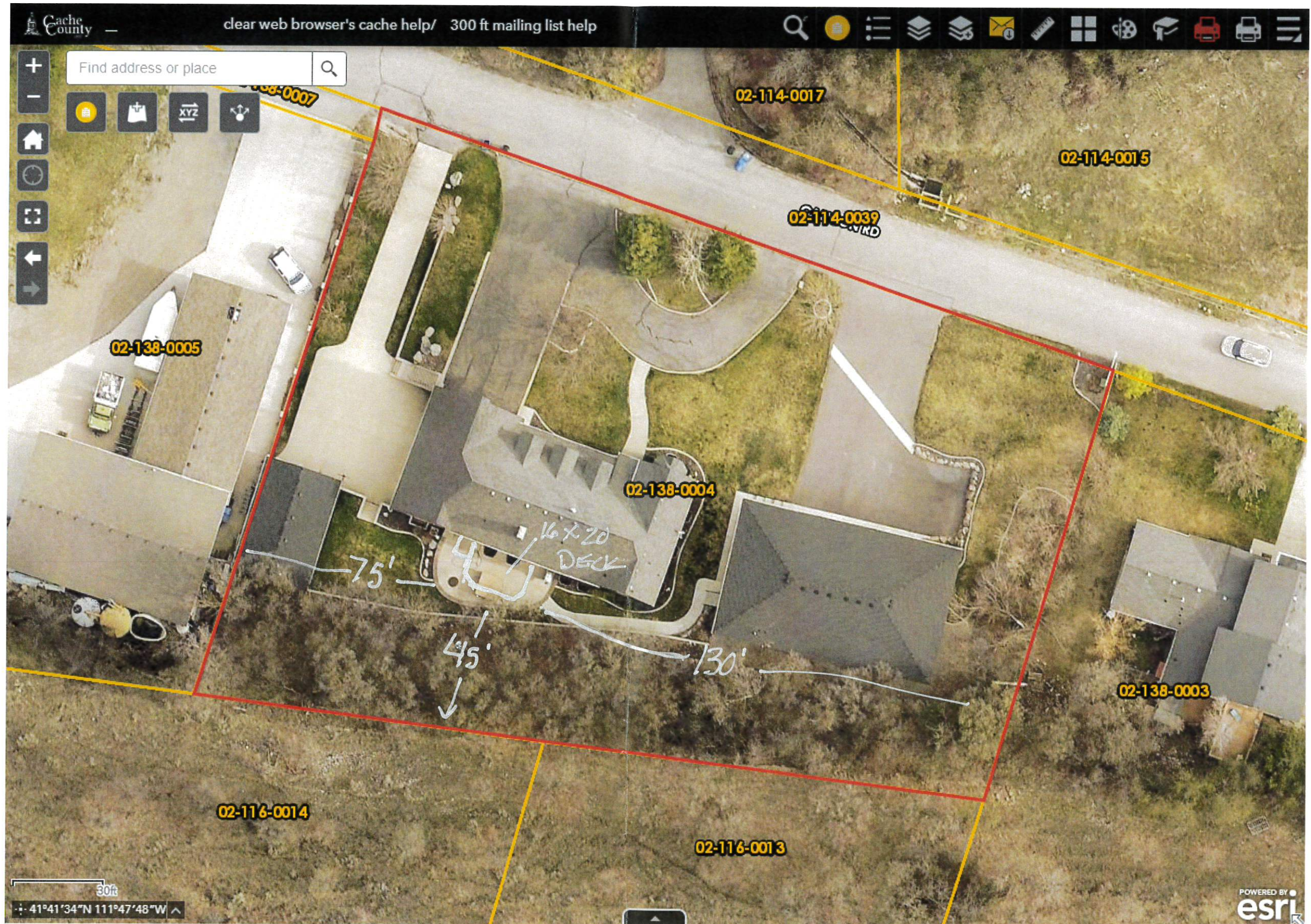
RECEIVED
JUN 07 2019
By al











RECEIVED
MAY 15 2020
By *[Signature]*

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: May 27, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 672 E. 525 N., Providence UT.

Item Type: Conditional Use

Applicant: Immaculate Homes (Mike and Tia Montgomery)

Property Address: 672 E. 525 N., Providence UT

Parcel ID #: 02-295-0322

General Plan: SFT

Zone: SFT

Background Information:

Complete Application was received May 20, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, May 20, 2020.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on May 21, 2020
Aaron Walker, Fire Inspector, reviewed and approved site; see letter dated May 20, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Landslide 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, and ordinances.

2. The applicant will mitigate Landslide area by:
 - a. See mitigation plans dated May 20, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped May 20, 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.



Residential Site Plan Application

FOR OFFICE USE ONLY

Date

Payment form

Amount

Receipt #

Clerk

By

Date: 5-18-20

Required Submittals

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Name Jeff Berris Initial JB

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut - (35' max)			
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Immaculate Homes

Mailing address: 2 N. main #1 Providence, RI

Telephone: 512-8320

Email: jeff@buildimmaculate.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: Mike Montgomery

Mailing address: 2 N. main #1 Providence

Telephone: 512-8320

Email: jeff@buildimmaculate.com

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Project Information

Address: 672 E. 525 N.

Subdivision: Providence Hollow

Parcel Tax ID: 02-295-0322

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):

4909 Initial JS
Zone Res Height 20'11" Initial JS
Setbacks (front yard) 34'8" (side yard) 10' (rear yard) 23'3" Initial JS

Contractor Information

Name: Immaculate Homes
Mailing address: 2 N. Main #1 Providence
Telephone: 512-8320 Email: info@build.immaculate.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H 00477 Permit issued to: Immaculate Homes

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: <https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

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 JS Name Jeff Berrall

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Initial JS

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 JS

All Applicants Must Read the Following Before Signing This Application

The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)

7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

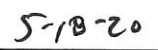
I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.



Signature of Applicant



Printed Name

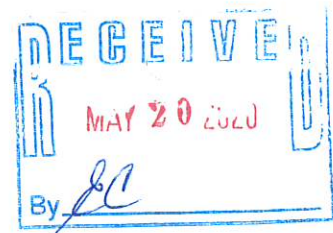


Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)



1. Zoning requirements

- Site plan required to be on site at footing inspection
- Property corners to be marked and staked for inspection

2. Lot ID

- Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

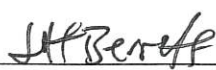
- Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

By signing below, I state that I have read and agree to the above terms and understand that I am the responsible party for the information contained on this sheet.


Signature


Printed Name


On Behalf Of

5-18-20
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my residence at 672 E- 525 N. to the Providence City water system and receive water services thereby provided. I agree to the following:

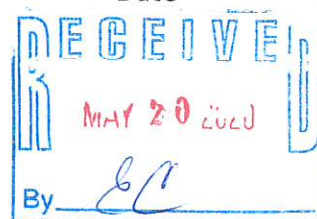
1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
 - a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
 1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
 - a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.


Signature

J. Berrett
Printed Name

Immaculate Homes
On Behalf Of

5-18-20
Date





APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my premises at 672 E-525 N. to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
 - f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
 - g. All materials used that are placed on City property shall become the property of Providence City.
 - h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.
4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.
5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".
6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

Signature

Jeff Berrett

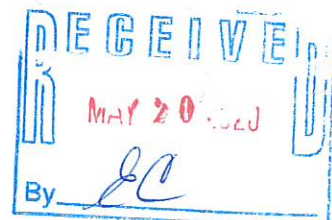
Printed Name

Immaculate Homes

On Behalf Of

5-18-20

Date





PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date 5-20-2020
Payment Form C.C.
Amount 100.00
Receipt # 126072576
Clerk LC

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.

Initial JP Name Jeff Bankhead

Date 5-18-20

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of ALL submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Immaculate Homes
Address 2 N. main #1 Providence
Phone 512-9320 Email info@buildimmaculate.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 _____

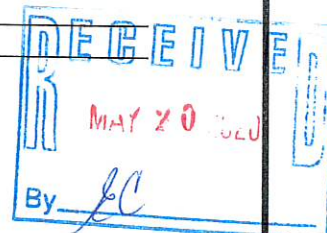
Property Information

Owner of record Mike Montgomery
Owner address 1148 W. 1780 S. Cogon, UT
Owner phone 512-1524 Owner email _____
Parcel address 02-295-0322 Parcel Tax I.D. _____
Zone Res Height 20'4" Initial _____
Setbacks (front yard) 34.8' (side yard) 10' (rear yard) 23.3' Initial JS

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

New home construction



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 JB Name Jeff Benoff

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 JB

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 JB

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

Jeff Benoff
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.



Public Works Infrastructure Inspection

Project Address: 672 E. 525 N.- Mike Montgomery

Contact Name: Jeff at Immaculate Homes

Phone Number: 435-512-8320

Inspection	Pass/Fail	Notes
Concrete	Pass	Flawless / new
Curb/Gutter	Pass	Flawless / new
Utilities	Pass	meter appears may be near driveway which may need relocated...
☐ Conditional Use Fire Hydrants: Location Flow		

SWPPP Needed: Yes No

SWPPP Completed: Yes No N/A

NOI Needed: Yes No

NOI UTR: _____ NOI Issued To: _____

Inspection Completed by [Signature] Date 5.21.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		

Inspection Completed by _____ Date _____

PLOT
PLAN

[illegible]

CURE TABLE									
FIGURE	RAJAS	DELTA	LEONOR	PROUDHOMIN	PROUDHOMIN				
61	3400	17000	1467	6000000	4647				
62	7000	17000	4433	6000000	4937				
63	10000	17000	4433	6000000	4444				
64	10000	17000	2044	6000000	2044				
65	11000	17000	1100	6000000	1100				
66	14000	17000	2044	6000000	2044				
67	14000	17000	1800	6000000	1800				
68	20000	17000	1400	6000000	1400				
69	20000	17000	1400	6000000	1400				
70	20000	17000	2044	6000000	2044				
71	20000	17000	2044	6000000	2044				
72	20000	17000	2044	6000000	2044				
73	20000	17000	2044	6000000	2044				
74	20000	17000	2044	6000000	2044				
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98	20000	17000	2044	6000000	2044				
99	20000	17000	2044	6000000	2044				
100	20000	17000	2044	6000000	2044				

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3

**PROVIDENCE HOLLOW
SUBDIVISION**

INCLUDES THE VACATION OF PARCEL "C" & A
PORTION OF PARCEL "D", LITTLE ELDER SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 2,
T1N, R1E, S18&N
PROVIDENCE, UTAH

RECORDED &
FILED IN PUBLIC RECORDS
STATE OF UTAH, COUNTY OF CACHULA, REGISTERED OFFICE OF
BLANCKE
ON 04/11/2019 TIME 10:47 AM BOOK 2019 PAGE 0004

Michael J. Blank

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

REQUESTED TO THE MAYOR AND THE CITY PLANNING COMMISSION THAT THE PLANNING COMMISSION'S RECOMMENDATION BE APPROVED AND THE PLANNING COMMISSION BE INFORMED OF THE CITY COUNCIL'S APPROVAL.

PLANNING COMMISSION CHAIR _____

DATE _____

12/14/18

DATE _____

[illegible]

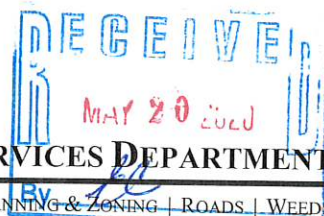
civil solutions group inc.
CACHÉ VALLEY | P: 425.213.3782
SALT LAKE | P: 801.876.5152
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



Cache
County
1857

DEVELOPMENT SERVICES DEPARTMENT

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



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0322

Property Address: 672 E 0525 N
PROVIDENCE

Tax Roll Acreage: 0.41

Owner Name: MICHAEL & TIA
MONTGOMERY

Owner Address: 1148 W 1780 S
LOGAN, UT 84321-6922

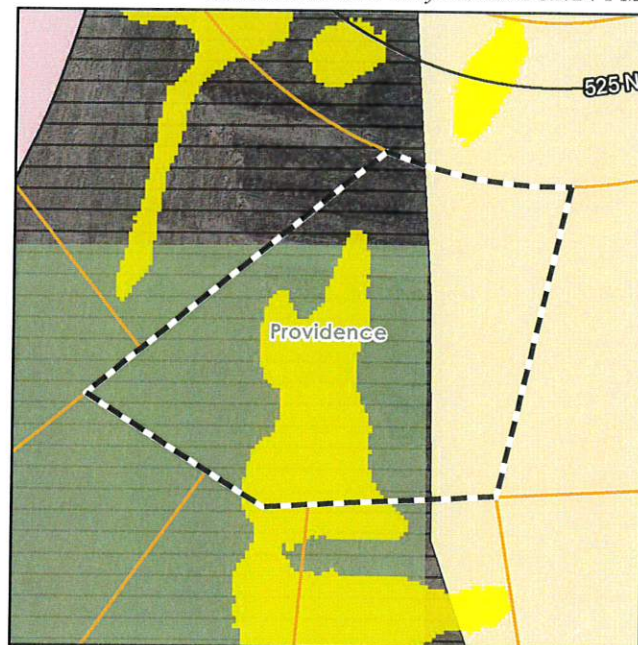
Jurisdiction: Providence
Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Generated on 18 May, 2020 at 02:24 PM



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Moderate Slopes
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.



May 20, 2020

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

RE: Conditional Use Review, Montgomery Home, 672 E 525 N, 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. 5,888 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 5,888 sq. ft. of type V-B is 2,000 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 closest to the building site has approximately 2,286 GPM at 20 PSI and is 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 Jeff at Immaculate Homes- **Builder is planning on a Class A roof covering. 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 Jeff at Immaculate Homes- **Builder is planning on closing all underfloor decks and eaves with soffits. 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 Jeff at Immaculate Homes- **Home Builder is planning on installing 1/8" mesh screen on all openings. 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.

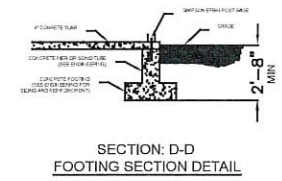
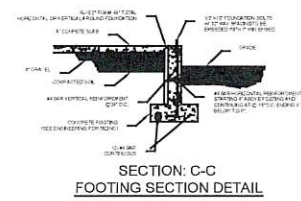
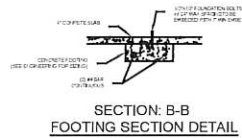
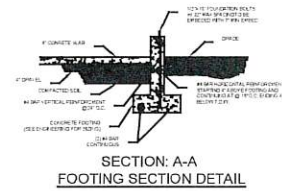
Hydrant information was received on 09.05.19 and report completed and turned in on the same date.

If you have any questions, please call me.

Respectfully,

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

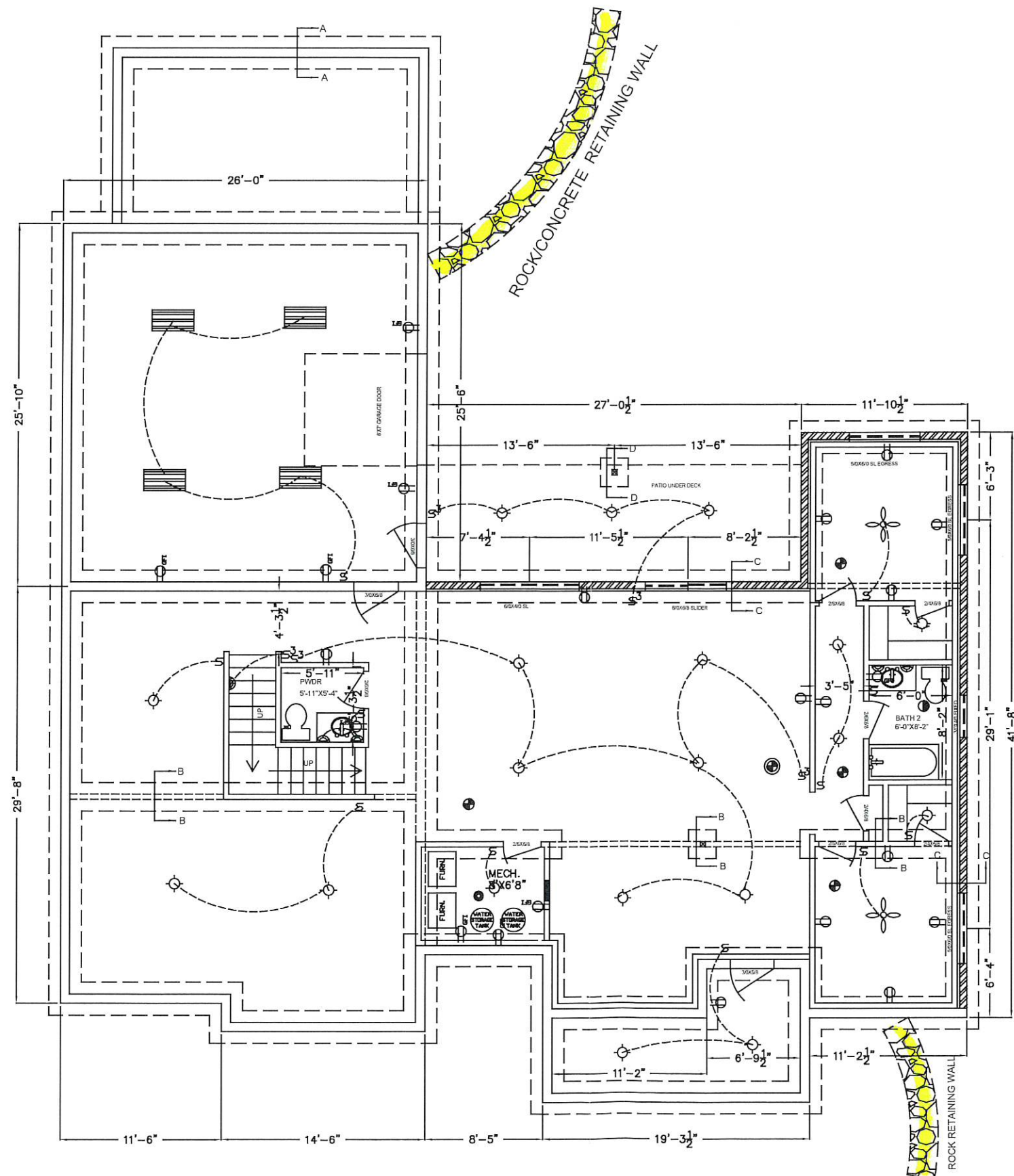
Stable construction entrance and wash out



FRAMED BASEMENT WALLS

RECEIVED
MAY 20 2024
By EC

- SYMBOLS**
- SMOKE DETECTOR
 - SMOKE/CO DETECTOR
 - LIGHT FIXTURE
 - PLUG OUTLET
 - EXTERIOR LIGHT
 - GFI OUTLET
 - BREAKER PANEL
 - WALL LIGHT
 - VANITY LIGHT
 - SHOP LIGHT
 - 3 LIGHT SWITCH 3 WAY
 - BATHROOM FAN
 - LIGHT SWITCH
 - 220V OUTLET
 - TELEVISION
 - TELEPHONE
 - CEILING FAN/LIGHT
 - RECESSED LIGHT
 - HEAT LIGHT



BASEMENT AREA: 1940 SF
UNDER GARAGE AREA: 612 SF

FOUNDATION BASEMENT FRAMING
SCALE: NTS

MONTGOMERY RESIDENCE
672 E 525 N
PROVIDENCE, UTAH 84332

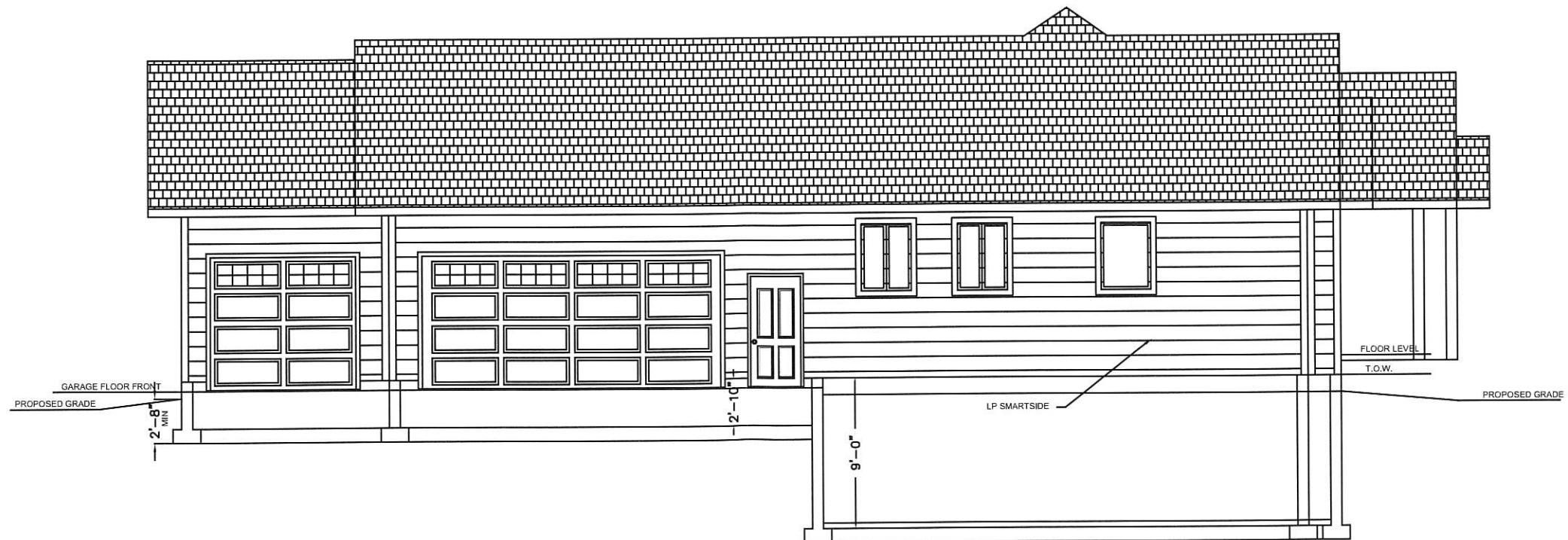
REVISION	DATE

FOUNDATION
BASEMENT
FRAMING
PLAN

M100



FOUNDATION WALL DIMENSIONS FROM
TOP OF WALL TO TOP OF FOOTING



ELEVATIONS REAR/LEFT
SCALE: NTS

MONTGOMERY RESIDENCE
672 E 525 N
PROVIDENCE, UTAH 84332

REVISION
DATE

REAR/LEFT
ELEVATION

M105