

Providence City
Administrative Land Use Authority (ALUA)
Agenda – September 16, 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
providencacityutah@gmail.com or text comments to 435-752-9441.**

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – Townhomes: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a townhome building located at 180 E. 570 N., Providence, UT.

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a new home located 206 E. 520 N., Providence, UT.

Agenda posted on September 14, 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: September 16, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (4-plex) at 180 E through 186 E 570 N, Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 180 through
186 E 570 N., Providence UT

Parcel ID #: 02-301-0031 to 34

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received September 3, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, September 3, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on September 4, 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. 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.
3. 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. This parcel is in a Hazard Water Table area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Hazard Water Table by:
 - a. See High Water Mitigating Strategies.

3. This conditional use is for the townhomes only as shown on the site plan date stamped Sept. 3, 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.

DRAFT



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 JW Name Jessica Williamson

Date 9/2/20

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 VHD LLC
Address 50 E 2500 N Ste. 101 North Logan, UT 84341
Phone 435-752-1480 Email jessica@visionaryhomes.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 _____

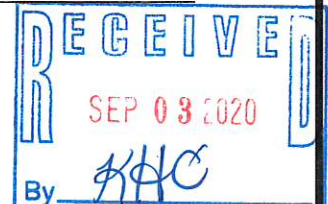
Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address Bldg. 5 units 31-34 Parcel Tax I.D. 02-301-0031 to 34
Zone _____ Height 32' Initial JW 186 E 570 N, #31
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW 184 E 570 N, #32
182 E 570 N, #33
180 E 570 N, #34

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.

We are seeking a conditional use permit to begin construction on a 4 unit townhome building.



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 JW Name Jessica Williamson

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 JW

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 JW

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.

Jessica Williamson Jessica Williamson/VHD LLC 9/2/20
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.



Multi – Family Design Application

FOR OFFICE USE ONLY

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

Date: 9/2/20



Required Submittals

(See attached Providence City Code 10-8-9 for details)

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.

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

Construction Type	Application	Filing Fee \$100	11x17 Site Plan (existing buildings, dimensions, setbacks)	11x17 Landscaping Plan	11x17 Parking Plan	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
Single-Family Attached Townhome							
Single-Family Attached Condominium							
Multi-Family Apartment							
Multi-Family Duplex							

Applicant Information

Name: VHD LLC

Mailing Address: 50 E 2500 N Ste. 101 North Logan, UT 84341

Telephone: 435-752-1480

Email: jessica@visionaryhomes.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: Same

Mailing Address:

Telephone:

Email:

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 Same

Address

Phone 186 E 570 N #31 Email _____

184 E 570 N, #32

Project Information 182 E 570 N, #33

Address: Bldg. 5 4 plex, 31-34 180 E 570 N, #34

Project Information

Subdivision: Vineyard

Property Tax ID: 02-301-0031 to 34

Valuation: \$518,500 Occupancy Classification: Multi-family Type of Construction: Residential

Zone _____ Height **32'** Initial JW _____

Set Backs (front yard) (side yard) (rear yard) Initial JW

Contractor InformationName: VHD LLCMailing Address: 50 E 2500 N Ste. 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com

Property owner and contractor shall have responsibility to determine grades, 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 JW Name Jessica Williamson

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 JW

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.

Jessica Williamson
Signature of Applicant

Jessica Williamson
Printed Name

9/2/20
Date

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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
Multi-Family Design	✓	---	✓	---	---	---	---	\$100

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Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985

Permit issued to: VHD LLC

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.

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. GEOLGICAL 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 state 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 might 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 the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

Applicant Signature: _____

Jessica Williamson

Date: 9/2/20





PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES
(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

- a. 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

- a. 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

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. 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

- a. 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.)
- b. 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.
- c. 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.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions to 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

- a. 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

- a. 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

- a. 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 agreed to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson
Signature

Jessica Williamson
Printed Name

VHD LLC
On Behalf Of

9/2/20
Date

High Water Table Mitigating Strategies:

Land drain

Townhomes will be slab on grade, no basements.

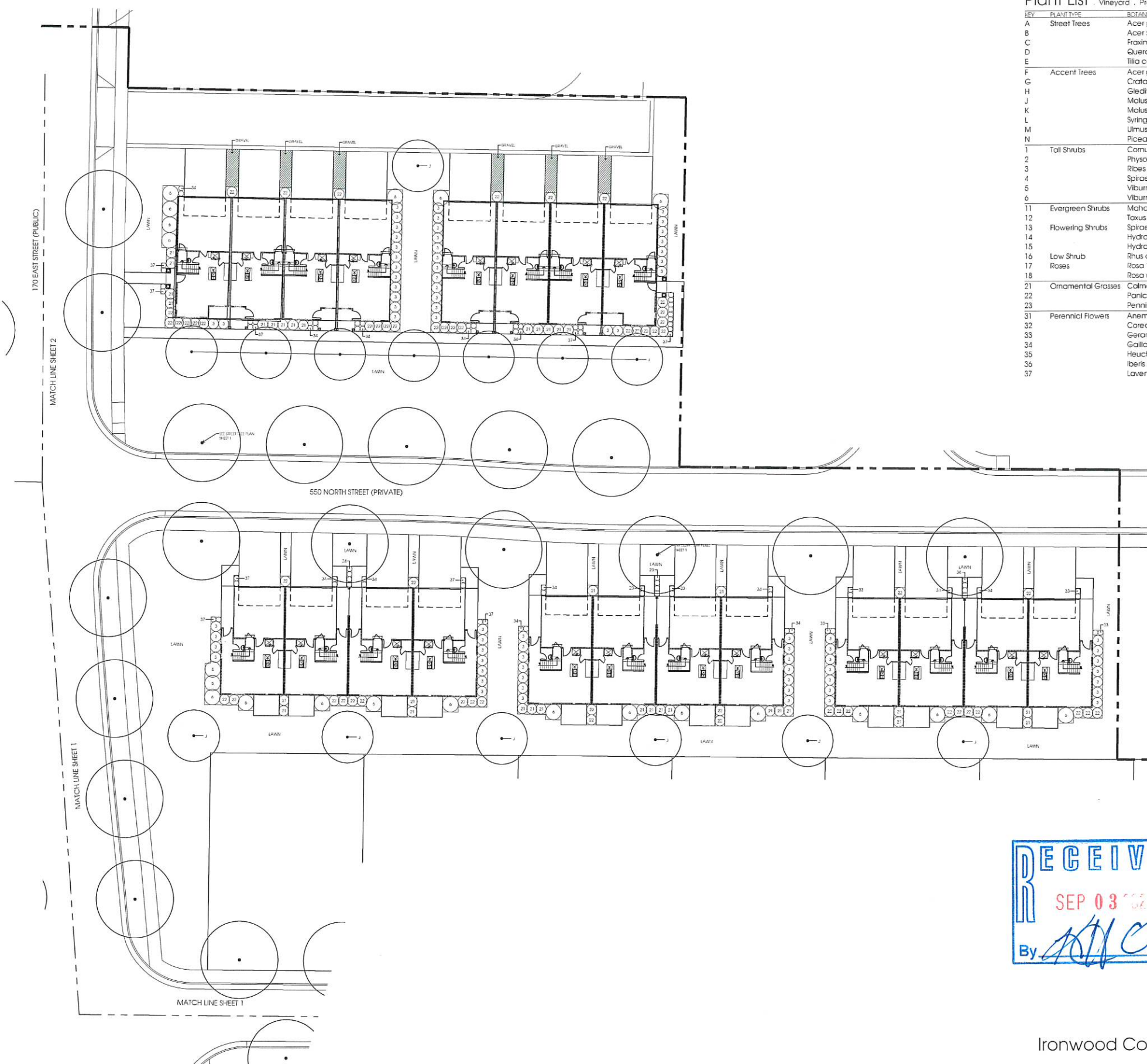


Public Works Infrastructure Inspection

Project Address: Vineyard Bldg. #5 180-186 E 570 N

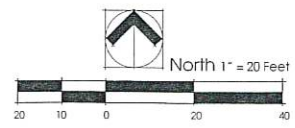
Contact Name: Jessie at Visionary Homes Phone Number: 435-752-1480

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 <u><i>R. J. B.</i></u>		Date <u>9.4.2020</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



Plant List - Vineyard - Providence, Utah - Ironwood Construction				
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE / NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal.
B		Acer x o.p. 'Warrenred'	Pacific Sunset Maple	2" cal.
C		Fraxinus p.l. 'Palmore'	Palmore Ash	2" cal.
D		Quercus rubra	Red Oak	2" cal.
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.
F	Accent Trees	Acer griseum	Paperbark Maple	1 1/2" cal.
G		Crataegus phaenopyrum	Washington Thorn	1 1/2" cal.
H		Gleditsia l.l. 'Shademaster'	Thornless Honeylocust	1 1/2" cal.
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal.
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2" cal.
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 1/2" cal.
M		Ulmus x 'Frontier'	Frontier Elm	1 1/2" cal.
N	Tall Shrubs	Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall
1		Cornus stolonifera	Red Osier Dogwood	5 gal.
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.
3		Ribes alpinum	Alpine Currant	5 gal.
4		Spiraea vanhouttei	Bridal Wreath	5 gal.
5		Viburnum burwoodi	Burkwood Viburnum	5 gal.
6	Evergreen Shrubs	Viburnum myrtiophyllum	Leatherleaf Viburnum	5 gal.
11		Mahonia repens	Creeping Oregon Grape	1 gal.
12		Taxus baccata repandens	English Spreading Yew	5 gal.
13		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.
15	Low Shrub	Hydrangea o. 'White Dome'	Hydrangea	5 gal.
16		Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.
18		Rosa meigalli	Peach Drift Rose	1 gal.+
21	Ornamental Grasses	Calamagrostis a. 'Karl Foerster'	Feather Grass	1 gal.
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.
23		Pennisetum o. 'Hameln'	Fountain Grass	1 gal.
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal. Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal. Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal. Plant 18" o.c.
34		Gaillardia aristata	Blanket Flower	1 gal. Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal. Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal. Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal. Plant 24" o.c.

- Planting Notes**
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
 4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
 5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
 6. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
 7. Refer to Planting Specification.



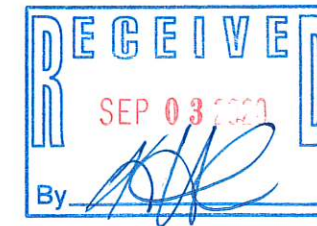
SHEET THREE
11 JUNE 2019
Planting Plan: Townhomes

VINEYARD

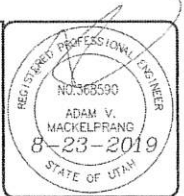
Providence, Utah
Ironwood Construction - 50 East 2500 North - North Logan, Utah

0 40 80

SCALE: 1" = 40' (24x36 PLAN SET)
SCALE: 1" = 80' (11x17 PLAN SET)



NEW STORM AS NOTED
EXISTING MJR CONTOUR (5')
EXISTING MNR CONTOUR (1')
PROPOSED MJR CONTOUR (2.5')
PROPOSED MNR CONTOUR (0.5')
EXISTING ASPHALT
PROPOSED ASPHALT



**ALLIANCE CONSULTING
ENGINEERS**
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com



OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

[illegible]

PROJECT 304
VINEYARD PHASE 1
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASLINE AND MERIDIAN
PROVENCE, UTAH

GRADING PLAN

DATE : MAY, 2019



FRONT ELEVATION



REAR ELEVATION



© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINEYARD 31-34

Client:
VINOT5

4-PLEX
FRONT & REAR ELEVATIONS

Date: 08/31/2020

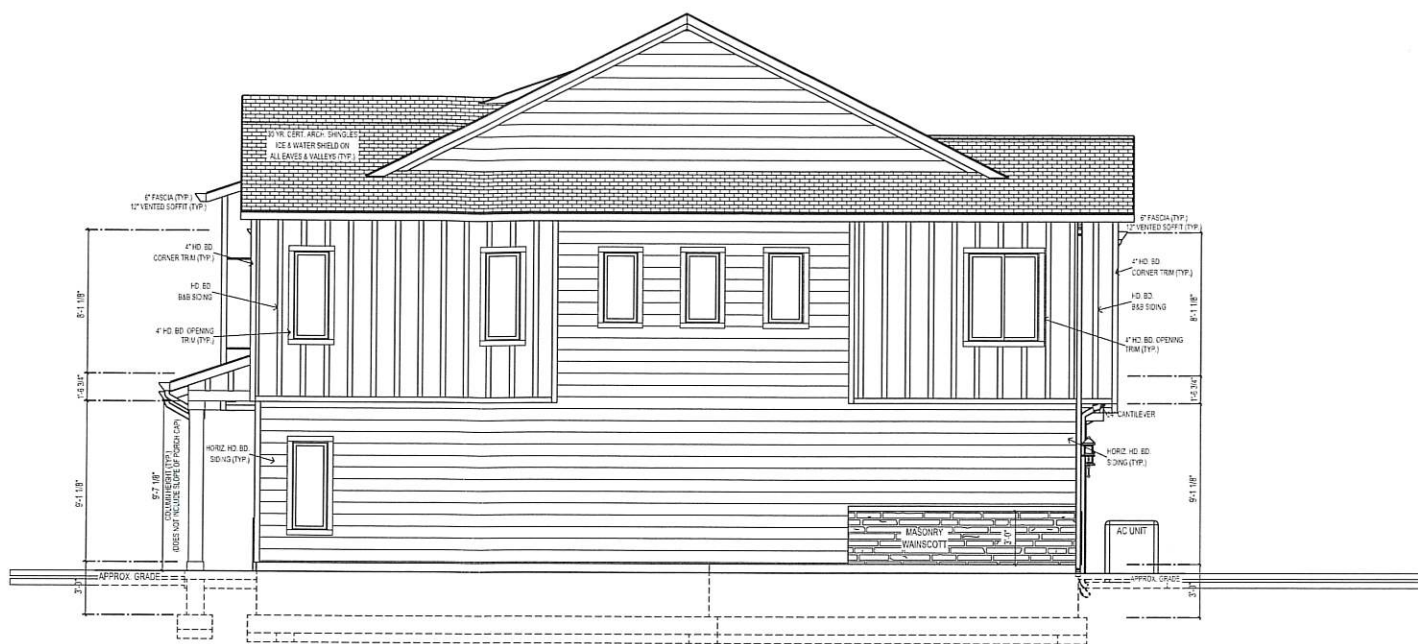
Drawn By:
Liam Fletcher

Checked by:

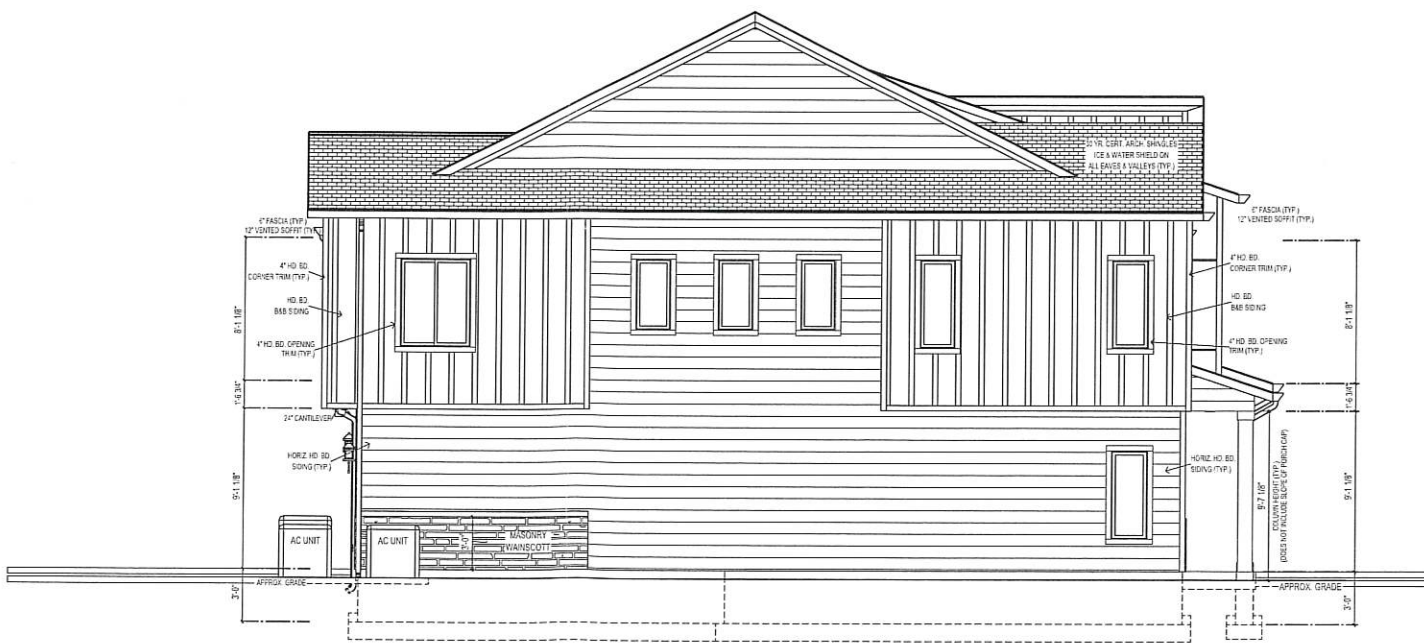
SCALE: 1/4" = 1'-0"

SHEET:

02



RIGHT ELEVATION



LEFT ELEVATION

RECEIVED
SEP 03 2020
By *[Signature]*



© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINEYARD 31-34

Client:
VINOT5

4-PLEX
LEFT & RIGHT ELEVATIONS

Date: 08/31/2020

Drawn By:
Liam Fletcher

Checked by:

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

SHEET:
03

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 16, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 206 E. 570 N., Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 206 E. 570 N.,
Providence UT (Lot 9)

Parcel ID #: 02-301-0009

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received September 4, 2020; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on September 14, 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. 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.
3. 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. This parcel is in a Hazard Water Table area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant will mitigate Hazard Water Table by:
 - a. See submitted mitigation letter and Window Well Drain Detail

3. This conditional use is for the residence only as shown on the site plan date stamped September 4, 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.

DRAFT



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 JW Name Jessica Williamson

Date 8/31/20

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 VHD LLC
Address 50 E 2500 N Ste. 101 North Logan, UT 84341
Phone 435-752-1480 Email jessica@visionaryhomes.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 _____

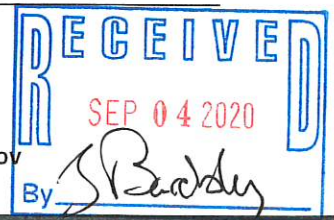
Property Information

Owner of record Visionary Homes
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 206 E 520 N Parcel Tax I.D. 02-301-0009
Zone _____ Height 32' Initial JW
Setbacks (front yard) 20' (side yard) 7'6" (rear yard) 10' Initial JW

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.

We are seeking a conditional use permit to begin construction on a single family dwelling.



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 JW Name Jessica Williamson

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 JW

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 JW

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.

Jessica Williamson Jessica Williamson/VHD LLC 8/31/20
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.



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 8/31/20

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 Jessica Williamson Initial JW

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 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: VHD LLC

Mailing address: 50 E 2500 N Ste. 101 North Logan, UT 84341

Telephone: 435-752-1480

Email: jessica@visionaryhomes.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: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

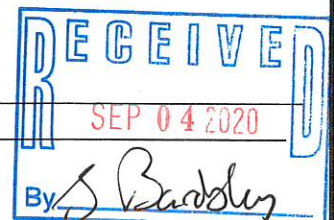
Other

Subject Information

Address: 206 E 520 N

Subdivision: Vineyard

Parcel Tax ID: 02-301-0009



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

1,797 Initial JW

Zone _____ Height 32' Initial JW

Setbacks (front yard) 20' (side yard) 7' 6" (rear yard) 10' Initial JW

Contractor Information

Name: VHD LLC

Mailing address: 50 E 2500 N Ste. 101 North Logan, UT 84341

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985 Permit issued to: VHD LLC

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 JW Name Jessica Williamson

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 JW

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 JW

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.

Jessica Williamson
Signature of Applicant

Jessica Williamson
Printed Name

8/31/20
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.

Jessica Williamson
Signature

Jessica Williamson
Printed Name

VHD LLC
On Behalf Of

8/31/20
Date



Public Works Infrastructure Inspection

Project Address: 206 E 570 N Providence (lot 9)

Contact Name: Jessie Williamson

Phone Number: 435-752-1480

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 <u><i>[Signature]</i></u> Date <u>9.14.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

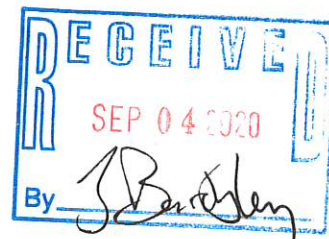
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

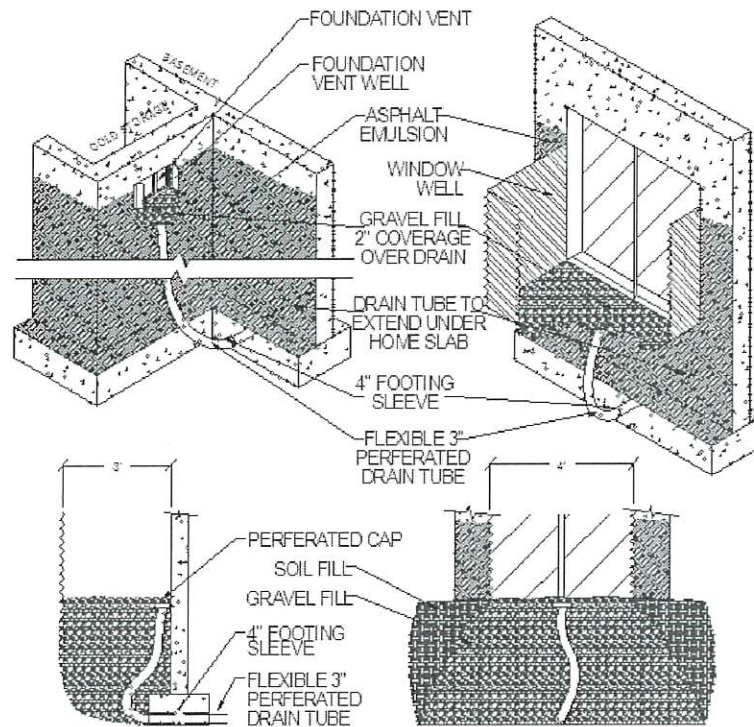
If additional information is needed related to this mitigation strategy, please contact me with any questions.

Thank you,

Dallas Nicoll, PE, PLS

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



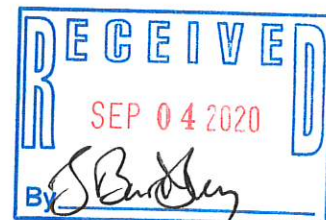


DRAIN TUBES TO EXTEND THROUGH FOOTING UNDER HOME SLAB
DO NOT EXTEND DRAIN UNDER COLD STORAGE
IF FRENCH DRAIN SYSTEM IS INSTALLED DRAIN TUBE TO EMPTY AT
PUMP LOCATION

9

WINDOW WELL DRAIN DETAIL

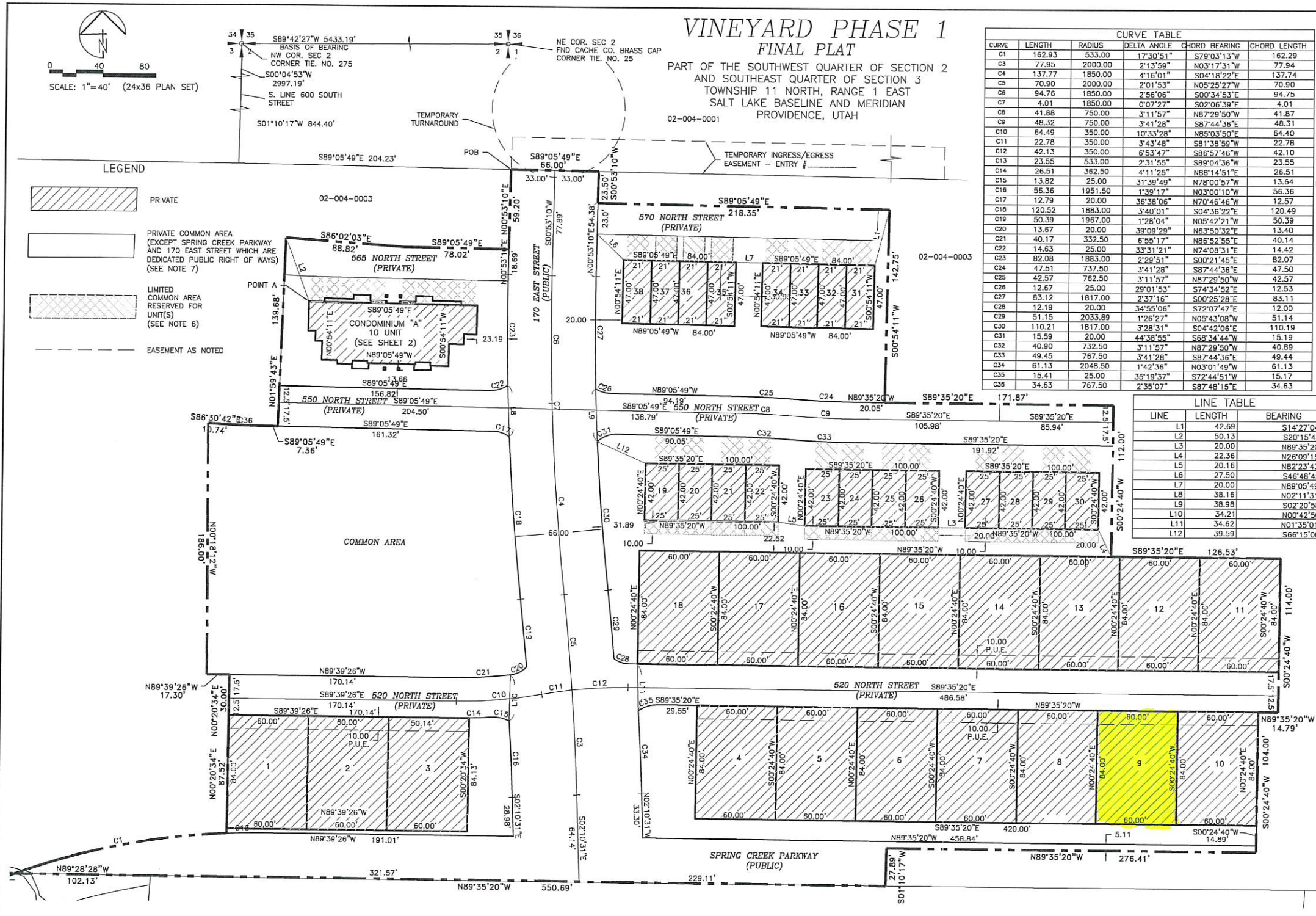
SCALE: N.T.S.



The site plan illustrates a residential property with the following features and dimensions:

- Property Boundaries:**
 - North: $N 89^{\circ}35'20'' W 60.000'$
 - South: $S 89^{\circ}35'20'' E 60.000'$
 - West: $N 0^{\circ}24'40'' E 84.000'$
- Setbacks:**
 - Front: 7'6" SETBACK
 - Left: 7'6" SETBACK
 - Right: 7'6" SETBACK
 - Back: 20' SETBACK
- Easements:**
 - GAS LATERAL: 29'-0"
 - SEWER LATERAL: 29'-0"
 - WATER LATERAL: 29'-0"
 - WATER: 29'-0"
- Buildings:**
 - RESIDENCE:** A large rectangular building with a footprint of 12'-0" by 12'-0".
 - GARAGES:** A rectangular building with a footprint of 18'-0" by 20'-0".
- Other Dimensions:**
 - Front setback from property line: 13'-0"
 - Left setback from property line: 12'-11"
 - Right setback from property line: 15'-0"
 - Back setback from property line: 15'-0"
 - Front setback from driveway: 5'-0"
 - Left setback from driveway: 4'-0"
 - Right setback from driveway: 10'-0"
 - Back setback from driveway: 4'-0"

RECEIVED
SEP 04 2020
BY *S. Bardley*



VINEYARD PHASE 1
FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	162.93	533.00	173°03'13"W	S79°03'13"W
C2	77.95	2000.00	2°13'59"	N03°17'31"W
C3	137.77	1850.00	4°16'01"	S04°18'22"E
C4	70.90	2000.00	2°01'53"	N05°25'27"W
C5	94.76	1850.00	2°56'06"	S00°34'53"E
C6	4.01	1850.00	0°07'27"	S02°06'39"E
C7	41.88	750.00	3°11'57"	N87°29'50"W
C8	48.32	750.00	3°41'28"	S87°44'36"E
C9	64.49	350.00	10°33'28"	N85°03'50"E
C10	22.78	350.00	3°43'48"	S81°38'59"W
C11	23.55	533.00	6°53'47"	S86°57'46"W
C12	26.51	362.50	4°11'25"	S89°04'36"W
C13	13.82	25.00	31°39'49"	N78°00'57"W
C14	56.36	1951.50	1°39'17"	N03°00'10"W
C15	12.79	20.00	36°38'06"	N70°46'46"W
C16	120.52	1883.00	3°40'01"	S04°36'22"E
C17	50.39	1967.00	1°28'04"	N05°42'21"W
C18	13.67	20.00	39°09'29"	N63°50'32"E
C19	40.17	332.50	6°55'17"	N86°52'55"E
C20	14.63	25.00	33°31'21"	N74°08'31"E
C21	82.08	1883.00	2°29'51"	S00°21'45"E
C22	47.51	737.50	3°41'28"	S87°44'36"E
C23	42.57	762.50	3°11'57"	N87°29'50"W
C24	12.67	25.00	29°01'53"	S74°34'52"E
C25	83.12	1817.00	2°37'16"	S00°25'28"E
C26	12.19	20.00	34°55'06"	S72°07'47"E
C27	51.15	2033.89	1°26'27"	N05°43'08"W
C28	110.21	1817.00	3°28'31"	S04°42'06"E
C29	15.59	20.00	44°38'55"	S68°34'44"W
C30	40.90	732.50	3°11'57"	N87°29'50"W
C31	49.45	767.50	3°41'28"	S87°44'36"E
C32	61.13	2048.50	1°42'36"	N03°01'49"W
C33	15.41	25.00	35°19'37"	S72°44'51"W
C34	34.63	767.50	2°35'07"	S87°48'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.69	S14°27'04"W
L2	50.13	S20°15'41"E
L3	20.00	N89°35'20"W
L4	22.36	N26°09'15"W
L5	20.16	N82°23'43"W
L6	27.50	S86°48'45"E
L7	20.00	N89°05'49"W
L8	38.16	N02°11'31"W
L9	38.98	S02°20'58"E
L10	34.21	N00°42'50"E
L11	34.62	N01°35'01"W
L12	39.59	S66°15'00"E

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 2019.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
8-2-19
STATE OF UTAH

- NOTES**
- The developer shall meet Providence City Code Title 8 Chapter 1, Section 21. Indoor use: 48 Residences x 0.45 ac-ft = 21.6 ac-ft. Outdoor use: 3.9 acres x 64' x 4' = 9.98 ac-ft.
 - 5/8" rebar with cap will be set at all rear and interior property corners. Curb gins will be set at the intersection of the lot line with the curbing once it is placed.
 - All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
 - The City will not issue any building permit for any lot until minimum improvements, as set forth in Section 11-5-2 of the City Ordinance, are complete.
 - There are no known Sensitive lands as defined in Providence Code 10-5-2.
 - All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
 - All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
 - All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
 - All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivisor.
 - No lots are allowed driveway access onto Spring Creek Parkway.
 - With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision; thence S89°05'49" E 204.23 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 66.00 feet; thence S 00°53'10" W 23.50 feet; thence S 89°05'49" E 218.35 feet; thence S 00°54'11" W 142.75 feet; thence S 89°35'20" E 171.87 feet; thence S 00°24'40" W 112.00 feet; thence S 89°35'20" E 126.53 feet; thence S 00°24'40" W 114.00 feet; thence S 89°35'20" W 14.79 feet; thence S 02°24'40" W 104.00 feet; thence N 89°35'20" W 276.41 feet; thence S 01°10'17" W 27.89 feet; thence N 89°35'20" W 550.69 feet; thence N 89°28'28" W 102.13 feet; thence Easterly, a distance of 162.93 feet along a non tangent curve to the right of which the radius point lies S 19°42'12" E, with a radius of 533.00 feet, having a central angle of 173°03'13" and a chord that bears N 79°03'13" E 162.29 feet; thence N 00°20'34" E 87.52 feet; thence continue Northerly along said line, a distance of 30.00 feet; thence N 89°39'26" W 17.30 feet; thence N 00°18'12" W 156.00 feet; thence S 89°30'42" E 10.74 feet; thence Easterly, 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.45 acres, more or less.

OWNERS DEDICATION

Know all by these presents that the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of _____ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.

A) Public Streets: Dedicate, grant and convey to Providence City, Utah all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever.

B) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures this _____ day of _____, 20____.

Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

On this _____ day of _____, in the year 2018, before me _____, a notary public, personally appeared Jeff Jackson, Manager of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.

Notary Public Signature _____
Notary Public Full Name _____
Commission Number _____
My Commission Expires _____
A Notary Public Commissioned in Utah

SEP 04 2020

LAND USE AUTHORITY APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE LAND USE AUTHORITY	MAYOR APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY MAYOR _____ PROVIDENCE CITY MAYOR	CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY ENGINEER _____ PROVIDENCE CITY ENGINEER
COUNTY RECORDER'S NO. State of Utah, County of Cache, recorded and filed at the request of _____ Date _____ Time _____ Fee _____ Entry _____ Index _____ Filed In: File of plats County Recorder	PLANNING COMMISSION APPROVAL APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS _____ DAY OF _____, 2019, A.D.	CITY ATTORNEY APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY ATTORNEY _____ PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE _____ ROCKY MNTN POWER REPRESENTATIVE _____ DOMINION ENERGY REPRESENTATIVE _____ COMCAST CABLE REPRESENTATIVE _____ CENTURY LINK REPRESENTATIVE _____	SETBACKS Setbacks (Single Family Detached, Duplex) Front Yard (street garage access): 20 feet min./35 feet max. Front Yard (alley garage access): 10 feet min. Rear Yard: 10 feet min. Side Yard: 7.5 feet min. Corner Lot: 15 feet min. on side adjacent to street Setbacks (Single Family Attached, Apartment) No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.
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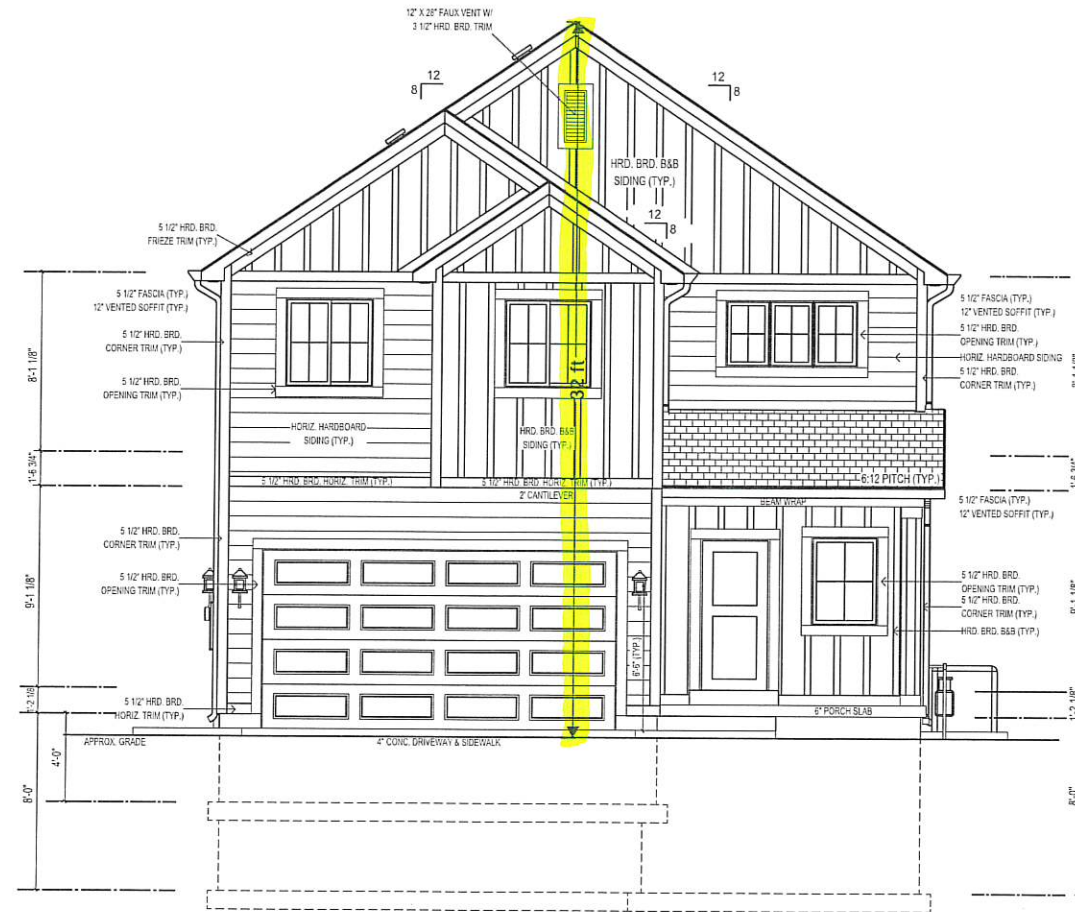
OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

DATE: _____
REVISIONS: _____
DRAWN: _____
PROJECT NO.: _____

VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

FINAL PLAT

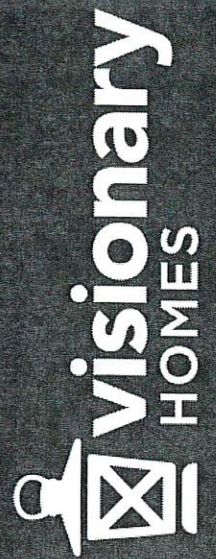
DATE: AUG 2, 2019
DRAWING NO.: 1
1 of 2



FRONT ELEVATION



REAR ELEVATION



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(435) 752-1480

buildwithvisionary.com

Plan current up to:
Addendum 3

Proj: VIN 9
Client: VanYperen Residence

MADISON
FRONT & REAR
ELEVATION

Date: 08/31/2020

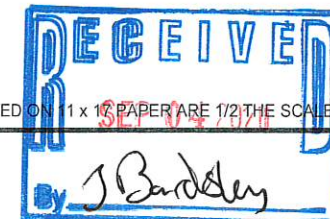
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Checked by: Karen S.

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

SHEET:

2

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



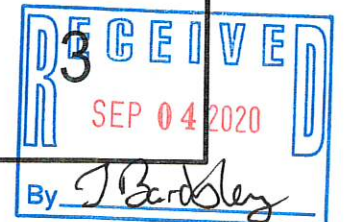


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Plan current up to:
Addendum 3
Proj: VIN 9
Client: VanYperen Residence

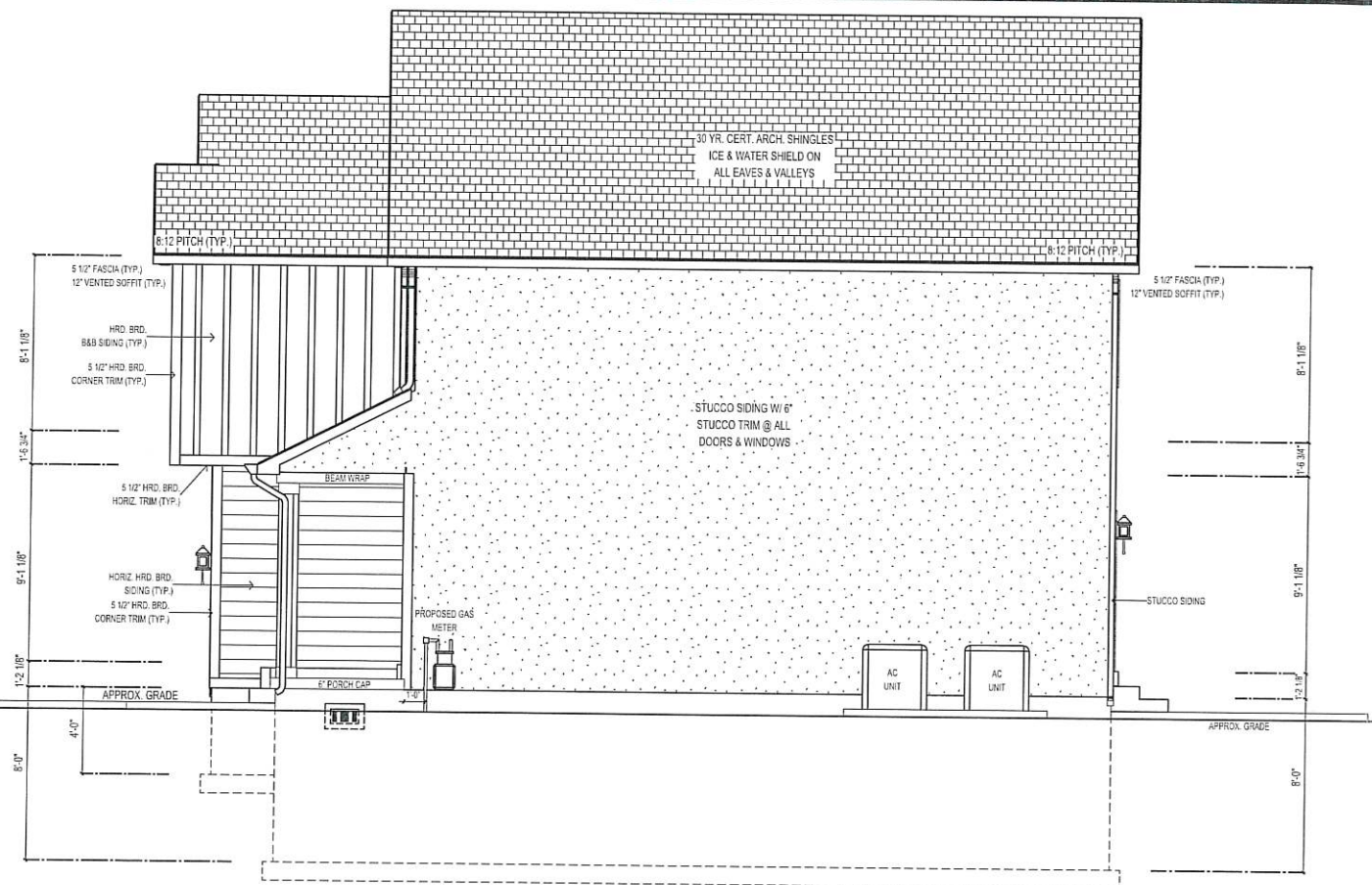
MADISON

RIGHT & LEFT ELEVATIONS

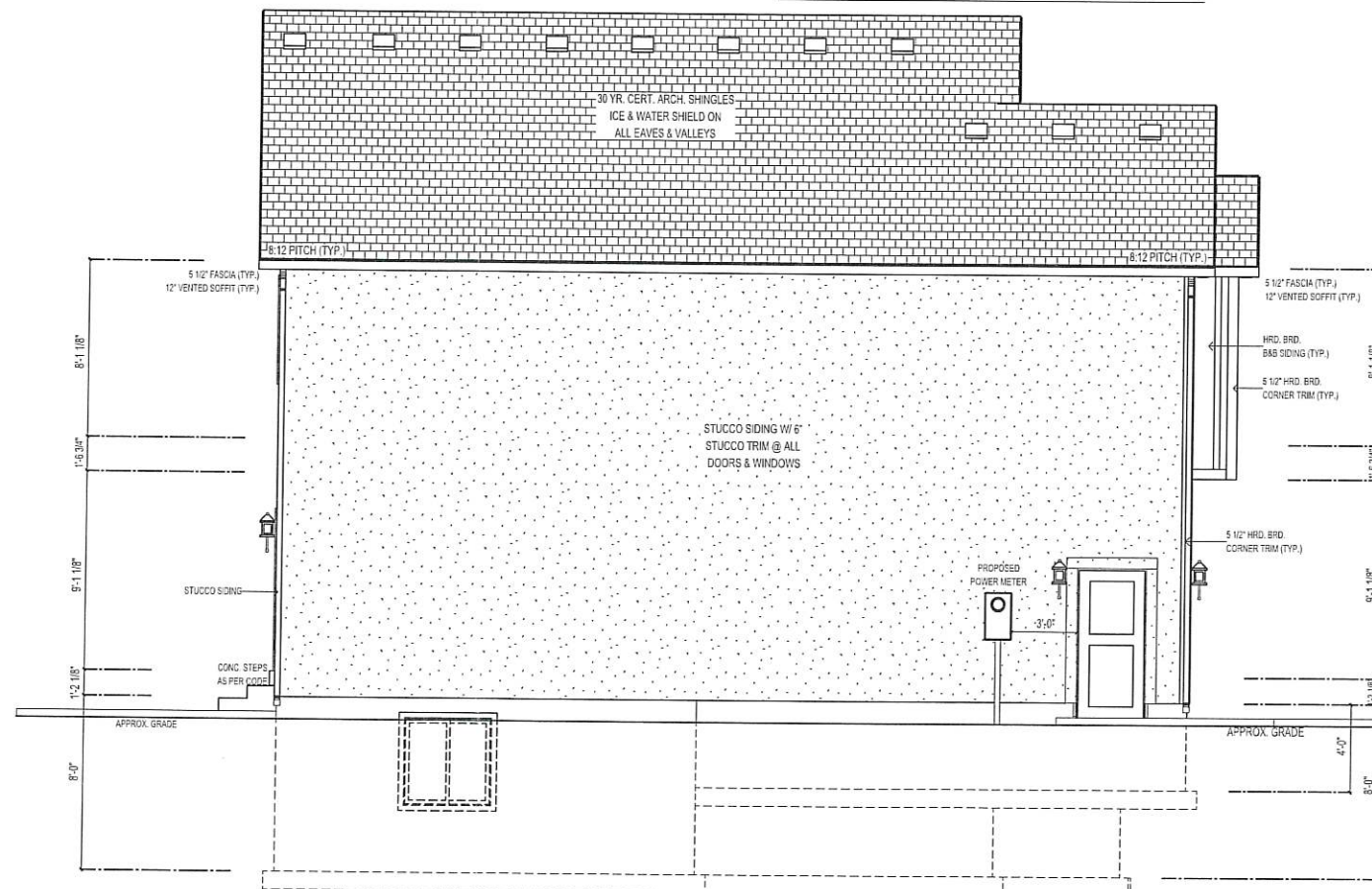
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Drawn By: Riley H.
Checked by: Karen S.
SCALE: 1/4" = 1'-0"
SHEET:



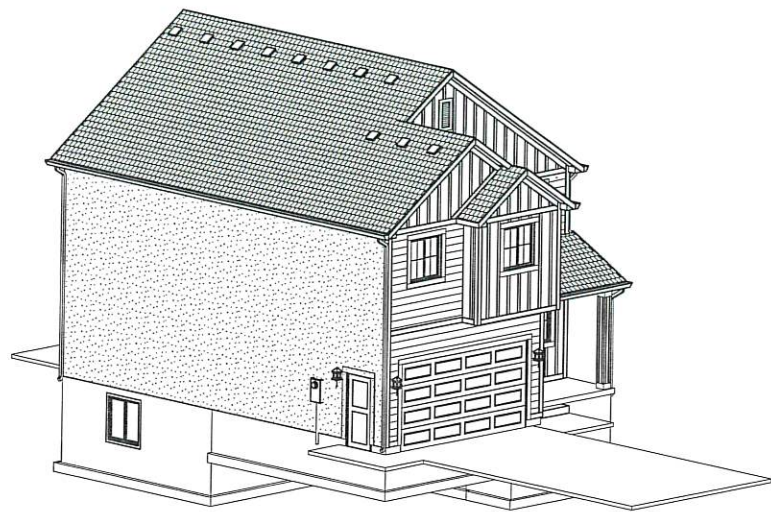
LEFT ELEVATION



RIGHT ELEVATION



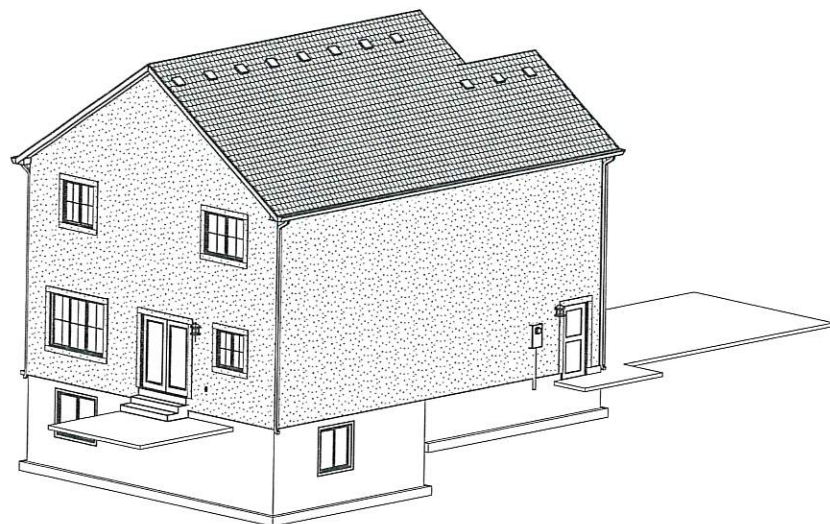
PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.



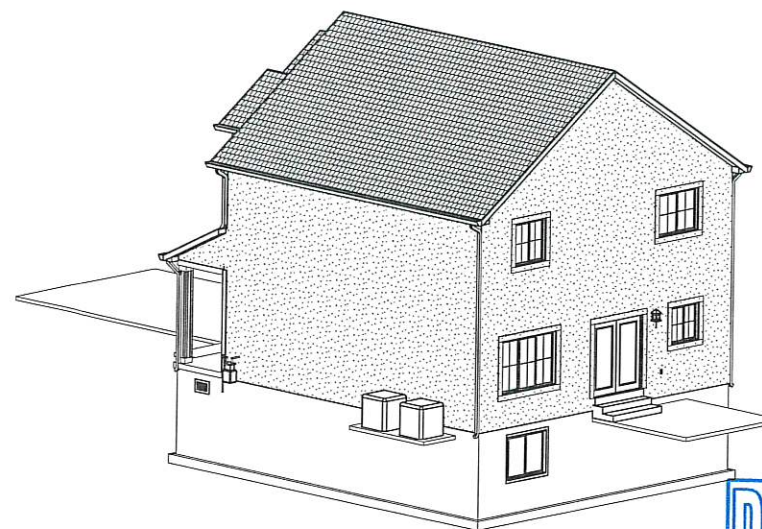
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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Plan current up to:
Addendum 3

Proj: VIN 9
Client: VanYperen Residence

MADISON
PERSPECTIVE VIEWS

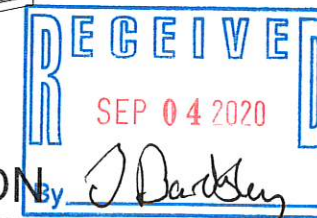
Date: 08/31/2020

Drawn By: Riley H.
Checked by: Karen S.

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

SHEET:

4



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