Providence City
Administrative Land Use Authority (ALUA)
Agenda – September 30, 2020 – 2:30 PM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Tammy and Jason Benson and Lifestyle Homes for a new home located at 1012 S. 600 E., Providence, UT.

Item No. 2 - Conditional Use – Accessory Building: The Providence City Administrative Land Use Authority will consider for approval a request by Doug Ramsey for an accessory building located 575 Edgewood Dr., Providence, UT.

Item No. 3 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Mark and Pat Jensen and Summers Construction for a new home located at 570 Sarah Street, Providence, UT.

Item No. 4 - 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 at 194 E. 520 N., Providence, UT.

Item No. 5 - 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 at 202 E. 520 N., Providence, UT.

Agenda posted on September 28, 2020

Diane Campbell
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 30, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 1012 S. 600 E. Providence, UT.

Item Type: Conditional Use	**Applicant:** Lifestyle Homes (Jason and Tammy Benson)	**Address:** 1012 S 600 E. Providence
Parcel ID # 02-154-0029	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received June 23, 2020 (revised Sept. 25, 2020) and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of $100 fee, June 24, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure June 26, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated July 13, 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 Hazard Wildfire area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/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 working with Fire Marshal to meet fire mitigation requirements.
    a. See mitigation statement; email dated July 7, 2020.
    b. See letter from Aaron Walker, Deputy Fire Marshall, dated July 13, 2020.
3. This conditional use is for the home only as shown on the site plan date stamped September 25, 2020.
4. 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 MC Name Mike Carter

Date 09/25/2020

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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)

Applicant Information (all information MUST be provided)

Name Lifestyle Homes
Address 957 S HWY 89 STE 130, Logan UT, 84321
Phone 435-363-0100 Email mike.carter@olobuilders.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 Lifestyle Homes
Address 957 S HWY 89 STE 130, Logan UT, 84321
Phone 435-363-0100 Email mike.carter@olobuilders.com

Property Information

Owner of record TAMMY & JASON W BENSON
Owner address PO BOX 325
Owner phone 435-757-1397 Owner email bx4911.pg@gmail.com
Parcel address 1012 S 600 E, Providence UT, 84332 Parcel Tax I.D. 02-154-0029
Zone SFT Height 24'7" Initial MC
Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial MC

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 requesting the conditional use to build a residential home similar to the projects on lots 36 and 37

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 MC Name Mike Carter

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 MC

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 MC

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	Mike Carter Printed Name	09/25/2020 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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 09/25/2020

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 Mike Carter Initial MC

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: Lifestyle Homes

Mailing address: 957 S HWY 89 Suite 130 Logan, UT 84321

Telephone: 435-363-0100 Email: mike.carter@olobuilders.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: TAMMY & JASON W BENSON

Mailing address: PO BOX 325

Telephone: 435-757-1397 Email: bx4911.pg@gmail.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 (circle): Yes (No)

Is this an Accessory Dwelling Unit (circle): Yes (No)

Project Information

Address: 1012 S 600 E, Providence UT, 84332

Subdivision: Orchard Hills Parcel Tax ID: 02-154-0029

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

3580 Initial MC

Zone SFT Height 24'7" Initial MC

Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial MC

Contractor Information

Name: Lifestyle Homes

Mailing address: 957 S HWY 89 STE 130, Logan UT, 84321

Telephone: 435-363-0100 Email: mike.carter@olobuilders.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H00639 Permit issued to: 6/16/2020

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 MC **Name** Mike Carter

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 MC

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 MC

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	Mike Carter Printed Name	9/25/2020 Date

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 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**
   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 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	Date
	Mike Carter	Lifestyle Homes	9/25/2020

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 1012 S 600 E 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	Mike Carter Printed Name	Lifestyle Homes On Behalf Of	6/23/2020 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 1012 S 600 E 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	Mike Carter Printed Name	Lifestyle Homes On Behalf Of	6/23/2020 Date

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Jun. 2020 at 11:51 AM

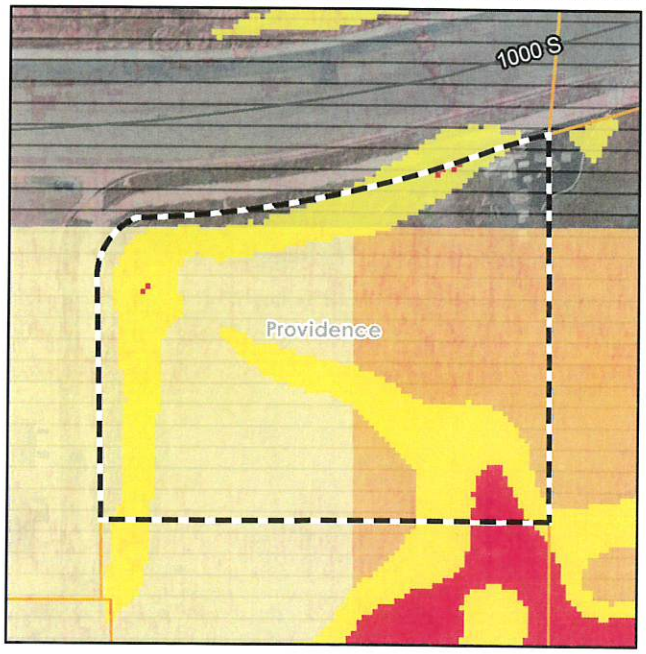
Parcel Number: 02-154-0029

Property Address: 1012 S 0600 E
PROVIDENCE

Tax Roll Acreage: 0.33

Owner Name: B & C LAND DEVELOPMENT LLC

Owner Address: 586 E 170 S
LOGAN, UT 84321-5371



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

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Legality Review: Incorporated Area
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

Source Water Protection Zones 1 or 2
Moderate Slopes

Steep Slopes

Wildfire Hazard Areas

RECEIVED
JUN 24 2020

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.

LOGAN CITY UNITED IN SERVICE
FIRE DEPARTMENT

July 13, 2020

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

RE: Conditional Use Review, Lifestyle Homes, 1012 S 600 E, Providence Ut. (02-154-0029)

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:

FIRE DEPARTMENT

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 is adequate from 1000 South and/or 600 East. Approved.**

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 #244 and #449 are within 600 feet of all buildable areas of the lot. Approved.**

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. 3,580 sq. ft. in size. According to Table B105.1(1), the fire flow for a combined fire area 3,580 sq. ft. of type V-B is 1,000 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.
- **Fire flows have not been confirmed by Providence City. However, there are homes in the immediate area that are much larger and fire flows for the proposed home call for the minimum allowed at 1,000 GPM. There are also several hydrants within 600 feet. Approved.**

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 Mike Carter, they are planning on using Class A asphalt shingles. **Approved.**

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

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

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

Property owners are encouraged to implement the following:

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

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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



Diane Campbell <dcampbell@providence.utah.gov>

Orchard Hills Lot 29 Conditional Use Consent Request

Diane Campbell <dcampbell@providence.utah.gov> Thu, Jul 16, 2020 at 10:20 AM
To: Diane Campbell <dcampbell@providence.utah.gov>

---------- Forwarded message ---------
From: **CAROLYN LEISHMAN** <clblondie5@comcast.net>
Date: Thu, Jul 16, 2020 at 10:04 AM
Subject: Re: Orchard Hills Lot 29 Conditional Use Consent Request
To: Mike Carter <mike.carter@olobuilders.com>
Cc: <bleishman@cbgkr.com>, Diane Campbell <dcampbell@providence.utah.gov>

To whom it may concern: As the owner of the lots adjacent to Lot 29 in the Orchards Hills subdivision, I hereby grant consent
to the builder proposing to build a home on Lot 29 for a conditional permit relative to the moderate wildfire zone.
Best Regards.
Bruce Leishman..

> On 07/14/2020 9:32 AM Mike Carter <mike.carter@olobuilders.com> wrote:
>
> Hi Bruce,
>
> The City of Providence has requested that you provide consent for us to be able to pursue Conditional Use of this lot being that it's located in a moderate Wildfire Zone.
> They've instructed that consent can be as simple as an email. Let me know if you have any questions. I've attached the document we are to return to the city as well as
> a screenshot of the GIS showing the wildfire zoning. Thank you!



Diane Campbell <dcampbell@providence.utah.gov>

Benson Home application

Mike Carter <mike.carter@olobuilders.com>
To: Diane Campbell <dcampbell@providence.utah.gov>

Tue, Jul 7, 2020 at 10:01 AM

Hi Diane,

This is my Statement for the wildfire mitigation strategies: I have discussed over the phone with fire Fire Marshall Aaron Walker the materials and restrictions required for him to pass the project off. The home will be built according to his instruction.

Thank you,

Mike Carter
Contract Manager

LIFE Style HOMES

POWERED BY OLO BUILDERS

OLO Builders - Mt Logan
o. 435.363.0100
c. 801.928.0634
e. mike.carter@olobuilders.com
a. 957 S HWY 89 STE 130
Logan, UT 84321

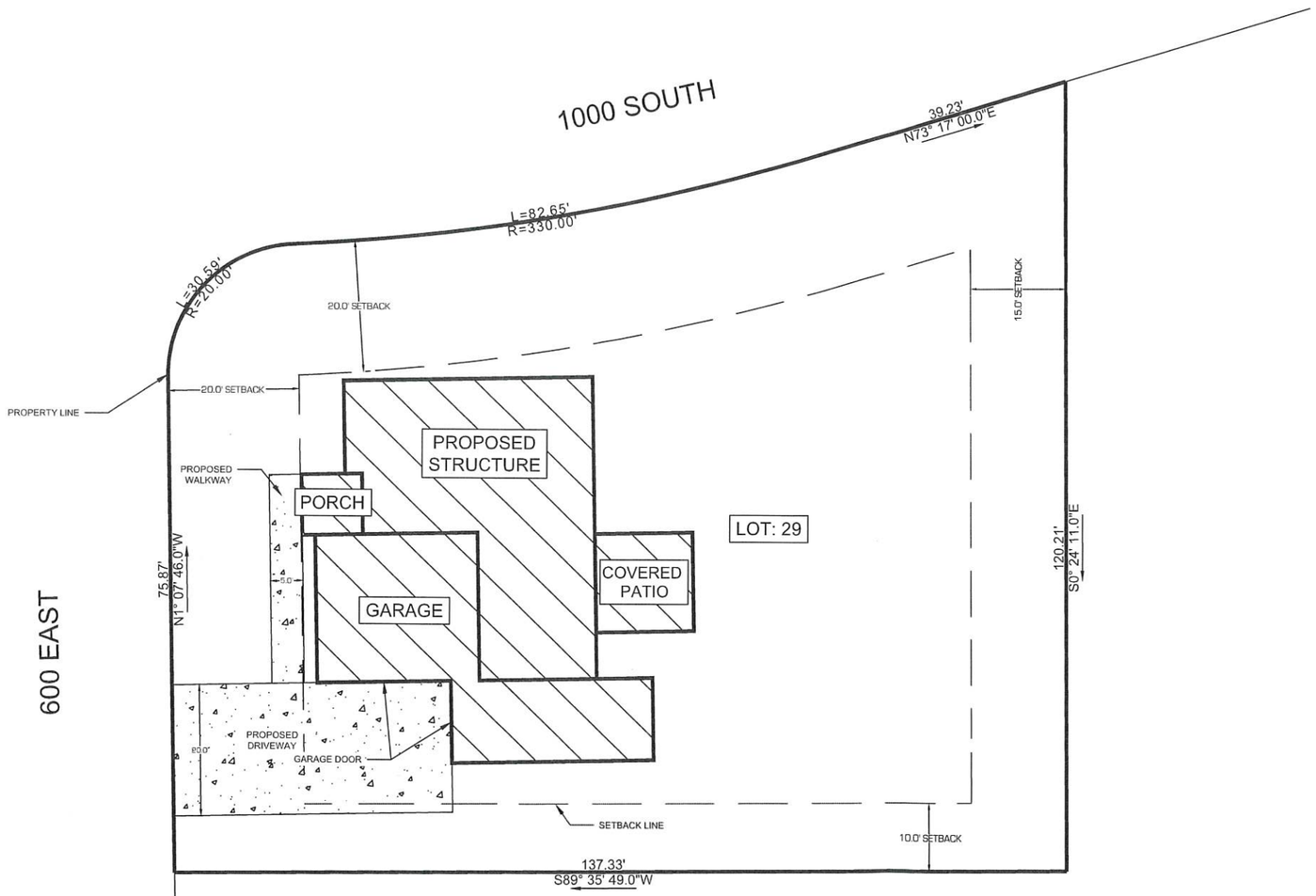
[Quoted text hidden]

Public Works Infrastructure Inspection

Project Address: Benson Home 1012 S 600 E
Contact Name: Mike Carter (Lifestyle Homes)
Phone Number: 435-363-0100

Inspection	Pass/Fail	Notes
Concrete	Pass	spalding in some areas (1000 S.) Driveway length Exceeds 35'....
Curb/Gutter	Pass	1000 S. lots of spalding
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_____		Date 6.26.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____



civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

OH 29
1012 South 600 East
PROVIDENCE, UT

MARK	DATE	DESCRIPTION

N

0 10' 20'

PROJECT #: 20-148
DRAWN BY: L. CHUGG
PROJECT MANAGER: M. TAYLOR
ISSUED: 09/14/2020

RECEIVED
SEP 25 2020
By

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

SITE PLAN

SHEET 1 OF 1

2007-2203

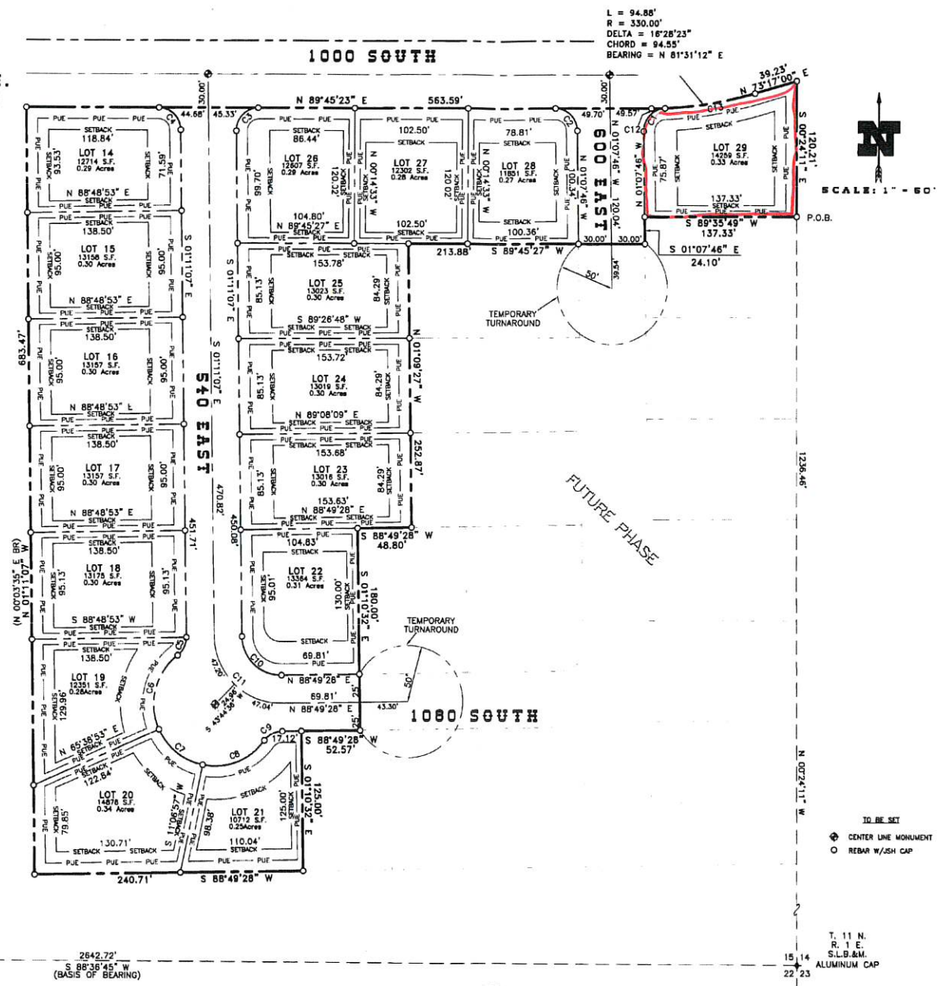
FINAL PLAT
FOR THE
ORCHARD HILLS SUBDIVISION
PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T. 11 N., R. 1 E. S.L.B.&M. PROVIDENCE CITY, CACHE COUNTY, UTAH
MARCH 2006

NO DRIVEWAY ACCESS ALLOWED ON 1000 SOUTH STREET FOR LOTS 14, 26, 28, 29

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, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE SUBDIVIDER.

LOT 14	1013 SOUTH 540 EAST
LOT 15	924 EAST 1000 SOUTH
LOT 16	1013 SOUTH 540 EAST
LOT 17	924 EAST 1000 SOUTH
LOT 18	1013 SOUTH 540 EAST
LOT 19	924 EAST 1000 SOUTH
LOT 20	1013 SOUTH 540 EAST
LOT 21	924 EAST 1080 SOUTH
LOT 22	1074 SOUTH 540 EAST
LOT 23	965 EAST 1080 SOUTH
LOT 24	1074 SOUTH 540 EAST
LOT 25	965 EAST 1080 SOUTH
LOT 26	1016 SOUTH 540 EAST
LOT 27	852 EAST 1000 SOUTH
LOT 28	1016 SOUTH 600 EAST
LOT 29	812 EAST 1000 SOUTH

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.98'	20.00'	88°45'16"	S 43°14'52" W	27.98'
C2	31.11'	20.00'	89°06'51"	N 45°41'12" W	28.06'
C3	31.74'	20.00'	90°56'30"	S 44°17'08" W	28.52'
C4	31.09'	20.00'	89°03'30"	N 45°42'52" W	28.05'
C5	18.55'	20.00'	53°07'48"	N 25°22'47" E	17.88'
C6	73.24'	55.00'	76°17'49"	S 13°47'47" W	67.95'
C7	52.35'	55.00'	54°31'56"	S 51°37'05" E	50.39'
C8	63.06'	55.00'	65°41'47"	N 68°23'24" E	59.67'
C9	18.60'	20.00'	53°16'58"	S 62°10'59" W	17.94'
C10	54.97'	35.00'	89°59'25"	S 46°10'49" E	49.49'
C11	84.24'	60.00'	89°59'25"	S 46°10'49" E	84.85'
C12	12.28'	330.00'	2°07'54"	N 88°41'26" E	12.28'
C13	82.60'	330.00'	14°20'29"	N 80°27'15" E	82.39'



CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____
(MONTH) (YEAR)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, _____ (NAME)

AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT _____ (HE/SHE) IS THE _____ (TITLE) OF SAID CORPORATION AND THAT _____ (HE/SHE) SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

RESIDING IN _____ COUNTY, UTAH

SURVEY CERTIFICATE

I, JEFF S. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 325023 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: ORCHARD HILLS SUBDIVISION PHASE 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Jeff S. Hansen R.L.S. No. 325023 5/0/06 Date

REGISTERED LAND SURVEYOR 5/0/06 NO. 325023 STATE OF UTAH JEFF S. HANSEN

BOUNDARY DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°36'45" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AS CURRENTLY MONUMENTED 2,642.72 FEET TO THE ALUMINUM CAP MONUMENT FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°24'11" WEST 1,236.48 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°35'49" WEST 137.33 FEET; THENCE SOUTH 01°07'46" EAST 24.10 FEET; THENCE SOUTH 89°45'27" WEST 213.88 FEET; THENCE SOUTH 01°09'27" EAST 252.87 FEET; THENCE SOUTH 88°49'28" WEST 48.80 FEET; THENCE SOUTH 01°10'32" EAST 180.00 FEET; THENCE SOUTH 88°49'28" WEST 52.57 FEET; THENCE SOUTH 01°10'32" EAST 125.00 FEET; THENCE SOUTH 88°49'28" WEST 240.71 FEET TO THE SOUTHEAST CORNER OF THE ORCHARD HILLS SUBDIVISION PHASE 1; THENCE NORTH 01°11'07" WEST (NORTH 00°03'35" EAST BY RECORD) ALONG THE EAST LINE OF SAID SUBDIVISION 683.47 FEET TO THE SOUTH LINE OF 1000 SOUTH STREET; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES, 1) NORTH 89°45'23" EAST 563.59 FEET; 2) THENCE EASTERLY 94.88 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°28'23" AND A LONG CHORD THAT BEARS NORTH 81°31'12" EAST 94.55 FEET ; 3) THENCE NORTH 73°17'00" EAST 39.23 FEET; THENCE SOUTH 00°24'11" EAST 120.21 FEET TO THE POINT OF BEGINNING. CONTAINING 5.77 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: ORCHARD HILLS SUBDIVISION PHASE 2 DO HEREBY DEDICATE, GRANT AND CONVEY TO PROVIDENCE CITY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PROVIDENCE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 3rd DAY OF Feb, A.D. 2007.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS 7th DAY OF February, 20 07 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH. THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 25 2010

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE PROVIDENCE CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY COUNCIL THIS 7th DAY OF February A.D. 2007 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____

COUNTY RECORDER'S NO. 946052

STATE OF UTAH, COUNTY OF CACHE, AND FILED AT THE REQUEST OF CITY, RECORDED DATE JUNE 2007 TIME 3:38 p.m. FEE $6.00 ABSTRACTED _____

INDEX 2007-2203 FILED IN: FILE OF PLATS

Michael L. Steed COUNTY RECORDER

CACHE COUNTY RECORDER MICHAEL L. GLEED

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 7th DAY OF May A.D. 20 07

ATTORNEY

ENGINEER'S CERTIFICATE

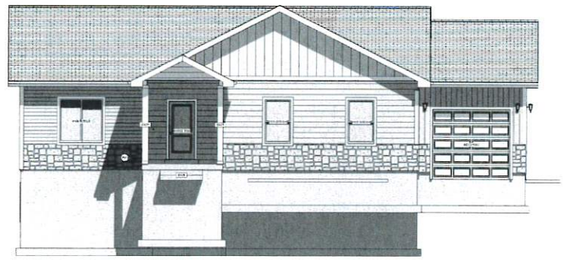
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ ENGINEER

SUBDIVISIONS
PROPERTY SURVEYS
TOPOGRAPHIC SURVEYS
CONSTRUCTION STAKING

JSH JOB # 05-001
SURVEYING & DRAFTING INC.
P.O. BOX 300 • WELLSVILLE, UTAH 84339
(435) 245-9090 TOLL FREE 1-888-420-0268

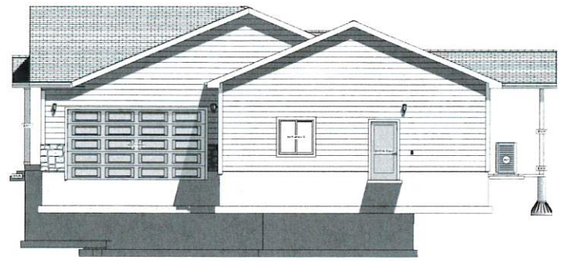
RECEIVED
JUL 29 2020
By _____
Post Land use mtg



FRONT ELEVATION

SCALE: 1/8"=1'-0"

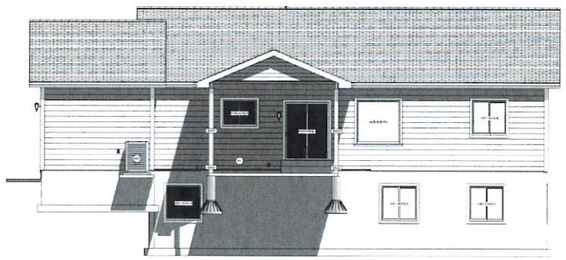
NOTE: SEE DISCLAIMER TO RIGHT



RIGHT ELEVATION

SCALE: 1/8"=1'-0"

NOTE: SEE DISCLAIMER TO RIGHT



REAR ELEVATION

SCALE: 1/8"=1'-0"

NOTE: SEE DISCLAIMER TO RIGHT



LEFT ELEVATION

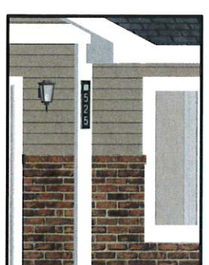
SCALE: 1/8"=1'-0"

NOTE: SEE DISCLAIMER TO RIGHT

GENERAL WALL NOTES

* (THE FOLLOWING NOTES ARE A MINIMUM PER CODE. ANY DESIGN OR INSTRUCTION BY A LICENSED ENGINEER WILL SUPERCEDE THESE NOTES.)

1. WOOD FRAMED EXTERIOR WALLS W/ 2x6 STUDS @ 16" o.c.
2. WOOD FRAMED INTERIOR WALLS W 2x4 STUDS @ 16" o.c.
3. 7/16 WALL SHEATHING ATTACHED W/ 8d NAILS @ 6" o.c. @ EDGES & 12" o.c. IN FIELD.
4. EXTERIOR FINISH SHOWN ON ELEVATIONS
5. FLASH ALL EXTERIOR OPENINGS
6. BUILDING WRAP ENITRE STRUCTURE PER LOCAL CODES.



OPTION "A"
INSTALLED ON POST ON FRONT PORCH



OPTION "B"
INSTALLED ON SIDE OF GARAGE BELOW LIGHT



OPTION "C"
INSTALLED ON SIDE OF GARAGE NEXT TO LIGHT

CUSTOM ADDRESS PLATES

FOUNDATION / BASEMENT INFO	
FOUNDATION TYPE	BASEMENT
BASEMENT STATUS	UNFINISHED
CRAWLSPACE STATUS	N/A
FOUND. WALL HEIGHT	9'-0"
FOUND. WALL THICK.	8"

MAIN FLOOR INFO	
FLOOR STRUCTURE	I-JOISTS
JOIST DEPTH	11-7/8"
WALL PLATE HEIGHT	9'-0"

ROOF FRAMING INFO	
ROOF PITCH	SEE PLAN
ROOF OVERHANG	1'-6"
FASCIA BOARD SIZE	2X6
ROOFING MATERIAL	ASPHALT SHINGLES OR AS NOTED

EXTERIOR ITEMS SCHEDULE

MARK	LEVEL	QTY	DESCRIPTION	COMMENTS
EX01	1	8	ROOF, TURTLE VENTS, LOMANCO-750	
EX02	1	7	DOWNSPOUT (W/ 2 OFFSETS)	
EX03	1	1	TYP. GARAGE CONCRETE STAIRS	
EX04	1	1	TYP. CONCRETE LANDING AND STAIRS	
EX05	1	1	TYP. FRONT PORCH STAIRS	
EX07	1	2	LP 8"X8" STRAIGHT COL. W/ T&B TRIM	
EX08	0	2	FOOTING, BIGFOOT	
EX09	1	2	COLUMN, VINYL SLEEVE (6X6)	

CITY / COUNTY APPROVAL

OLO BUILDERS

COPYRIGHT / WARNING
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BENSON RESIDENCE

612 E 1000 S
LOT 29
PROVIDENCE, UTAH

AREA SQ. FT.	
MAIN FLOOR	1263
BASEMENT	1352
TOTAL	2615
GARAGE	465

HOME OWNERS
JASON & TAMMY BENSON

SHEET TITLE
ELEVATIONS

DATE 9/18/2020
SCALE AS NOTED
SHEET NUMBER
A-10

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 30, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for an accessory building located at 575 Edgewood Dr., Providence, UT.

Item Type: Conditional Use App	**Applicant:** Doug Ramsey	**Address:** 575 Edgewood Dr., Providence
Parcel ID #: 03-151-0017	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received September 4, 2020 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure September 16, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated September 23, 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 that a portion of 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, Deputy Fire Marshall/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 September 23, 2020.
    b. See Mitigation Strategies dated September 25, 2020.
3. This conditional use is for the accessory building only as shown on the site plans date stamped August 24, 2020.
4. 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.

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date 9-4-2020
Payment Form Card
Amount $75.00
Receipt # 132507165PT
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 [signature] Name Doug Ramsey

Date 09/04/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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, current; and a copy of the official recorded final plat that includes any notes. _____
- 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) _____

Applicant Information (all information MUST be provided)

Name Doug Ramsey
Address 575 Edgewood Dr. Prov.
Phone 435 770 0224 Email doug.ramsey@usu.edu

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 SAME
Phone Email

Property Information

Owner of record
Owner address
Owner phone SAME Owner email
Parcel address Parcel Tax I.D.
Zone Height Initial
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial

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. "FIRE HAZARD"

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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 _____ Name Doug Ramsey

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 _____

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

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

Signature of Applicant	R. Doug As Ramsey	9/4/20
	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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Residential Site Plan Application

FOR OFFICE USE ONLY
Date 8/24/20
Payment Form Card
Amount $25.00
Receipt # 13190106691PT
Clerk AHL

Date: 08/24/2020

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 Doug RAMSEY Initial R.R

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

*May not apply in all cases

Applicant Information

Name: DOUG RAMSEY
Mailing address: 575 Edgewood dr. PROVIDENCE UT 84332
Telephone: 435 770 0224 Email: doug.ramsey@usu.edu

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:

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 (circle): Yes (No)
Is this an Accessory Dwelling Unit (circle): Yes (No)

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By

Project Information

Address: 575 Edgewood dr., Providence UT

Subdivision: _____ Parcel Tax ID: 03-151-0017

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

600' Initial RDR

Zone _____ Height _____ Initial _____

Setbacks (front yard) 5' (side yard) 5' (rear yard) 5' Initial RDR

Contractor Information

Name: JEREMY HYDE

Mailing address: 473 Bringhurst dr. Providence, UT

Telephone: 435 494 8952 Email: jeremy.c.hyde@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

To obtain your NOI permit, please visit: cdx.epa.gov. 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. For SWPPP templates, visit construction.stormwater.utah.gov.

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 RDR Name R. Douglas Ramsey

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 RDR

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 RDR

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.



R. Douglas Ramsey 08/24/20

Signature of Applicant | Printed Name | Date

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 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**
   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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Signature	R. Douglas Ramsey	On Behalf Of	08/24/20
	Printed Name		Date

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 24 Aug. 2020 at 02:08 PM

Parcel Number: 03-151-0017

Property Address: 575 EDGEWOOD DRIVE
PROVIDENCE

Tax Roll Acreage: 0.31

Owner Name: R DOUGLAS & DEBORAH L RAMSEY

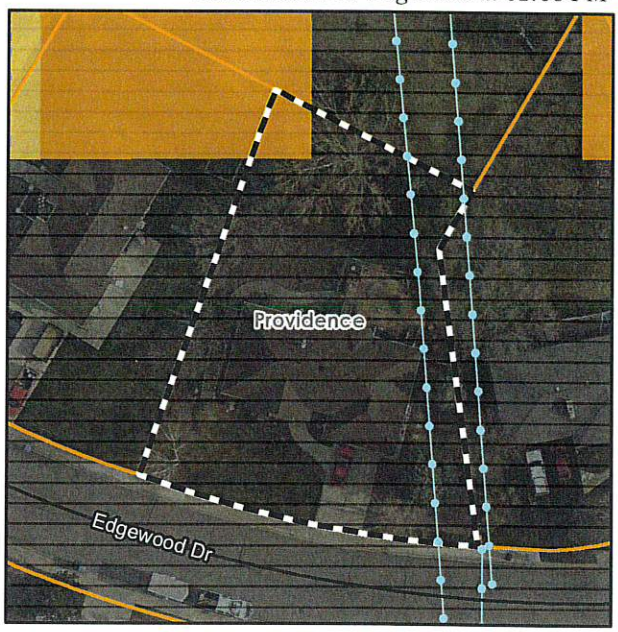
Owner Address: 575 EDGEWOOD DR
PROVIDENCE, UT 84332-9475

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Legality Review: Incorporated Area
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

Canals
Source Water Protection Zones 1 or 2

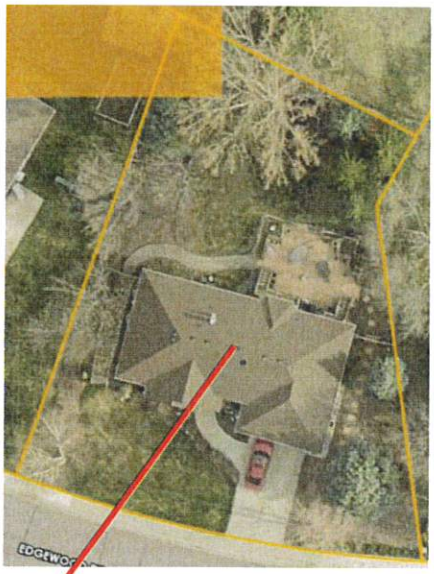
Moderate Slopes

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.

Mitigating Strategies



The location of the proposed shed is in the northwest corner of my backyard, a small portion of which falls within a "Moderate to High" zone of the Wildfire Hazard Area Map. This hazard map is a state-wide estimate of the probability of fire in any given urbanized location in the state. It was developed primarily using satellite imagery to detect the amount of vegetation (fuel). This map is a good estimation of fire hazard, but it does have its limitations. Most notably is why my small section of yard, my neighbor's yard and the cul-de-sac west of my home are in a moderate to moderately high fire hazard zone when the surrounding landscape is not. This is particularly evident when we look at the fire hazard of the Spring Creek drainage which has a significant amount of vegetation on steep slopes, surrounded by homes but does not fall within a fire hazard zone.

While the fire hazard map is a great approximation of fire hazard for the community, it should only be used at the parcel level judiciously. At the parcel level, this map exceeds its usable scale and is prone to a higher amount of error.



But, not to belabor this point. The reason my section of yard fell into this hazard zone is primarily due to the tree cover in that part of my yard which was eliminated due to a ~90mph wind gust in May of 2019. Therefore, mitigation has already happened, the fuel has been removed. (see the before/after images below).

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Aerial image prior to 2019 wind storm



Current aerial image collected during the summer of 2020

% of sq. ft. of my backyard

The backyard is 5,737 sq ft in size. The proposed backyard.



Mailing addresses of neighbors

a. Todd Datwyler – North
561 Eastwood Cir.

b. Weston Bellon – East
585 Edgewood Dr.

c. Robert Baird – West
565 Eastwood Cir.

LOGAN CITY UNITED IN SERVICE
FIRE DEPARTMENT

September 23, 2020

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

RE: Conditional Use review for the Ramsey accessory building - (03-151-0017)

The above-named conditional use permit 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 from Edgewood Dr is within 150 feet and is adequate for an accessory building.

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.

- Hydrant 197 is within 400 feet of the proposed structure.

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.

- Proposed structure is a group U accessory building, private garage or shed.
- Homes in the area are much larger than the proposed outbuilding, and as such hydrants are assumed to have adequate water available for fire flow.

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

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

Other project comments

This project was reviewed as an accessory building (shop/garage) as submitted.

- In a discussion with Doug Ramsey it was discussed and agreed that this building would not be used as a dwelling unit.

If you have any questions, please call me.

FIRE DEPARTMENT

Respectfully,

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

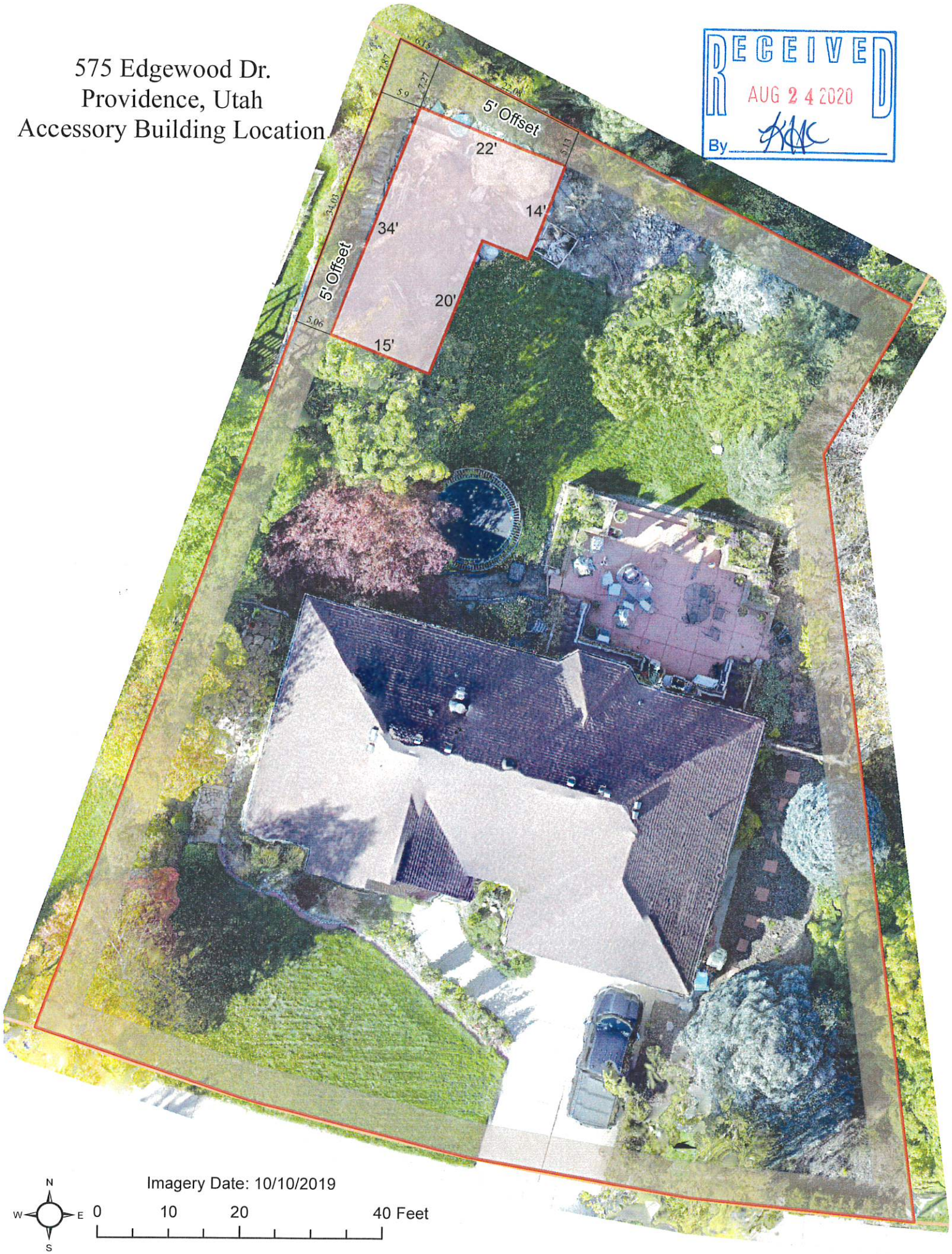
Public Works Infrastructure Inspection

Project Address: 575 Edgewood Dr.
Contact Name: Doug Ramsey
Phone Number: 435-770-0224

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_____		Date 9.16.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

575 Edgewood Dr.
Providence, Utah
Accessory Building Location



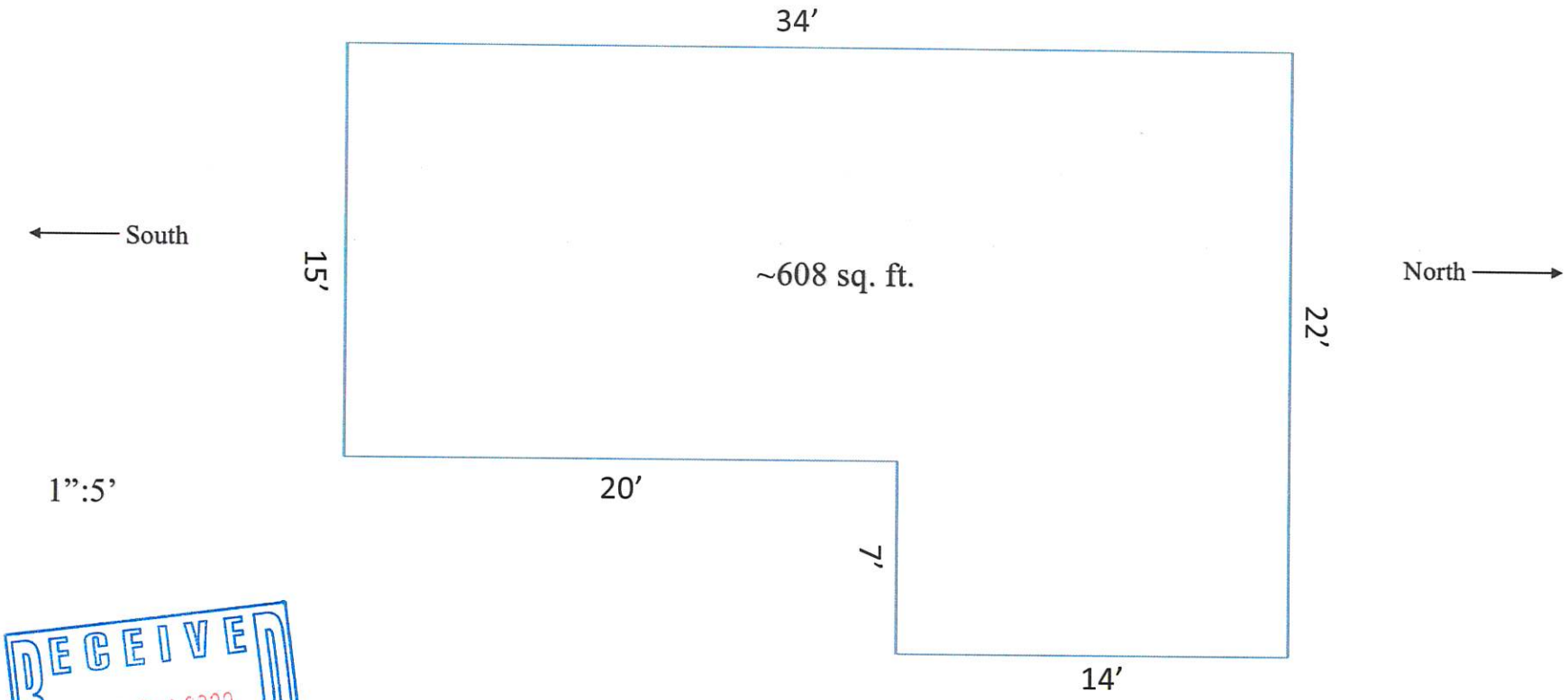
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By

Imagery Date: 10/10/2019

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W E
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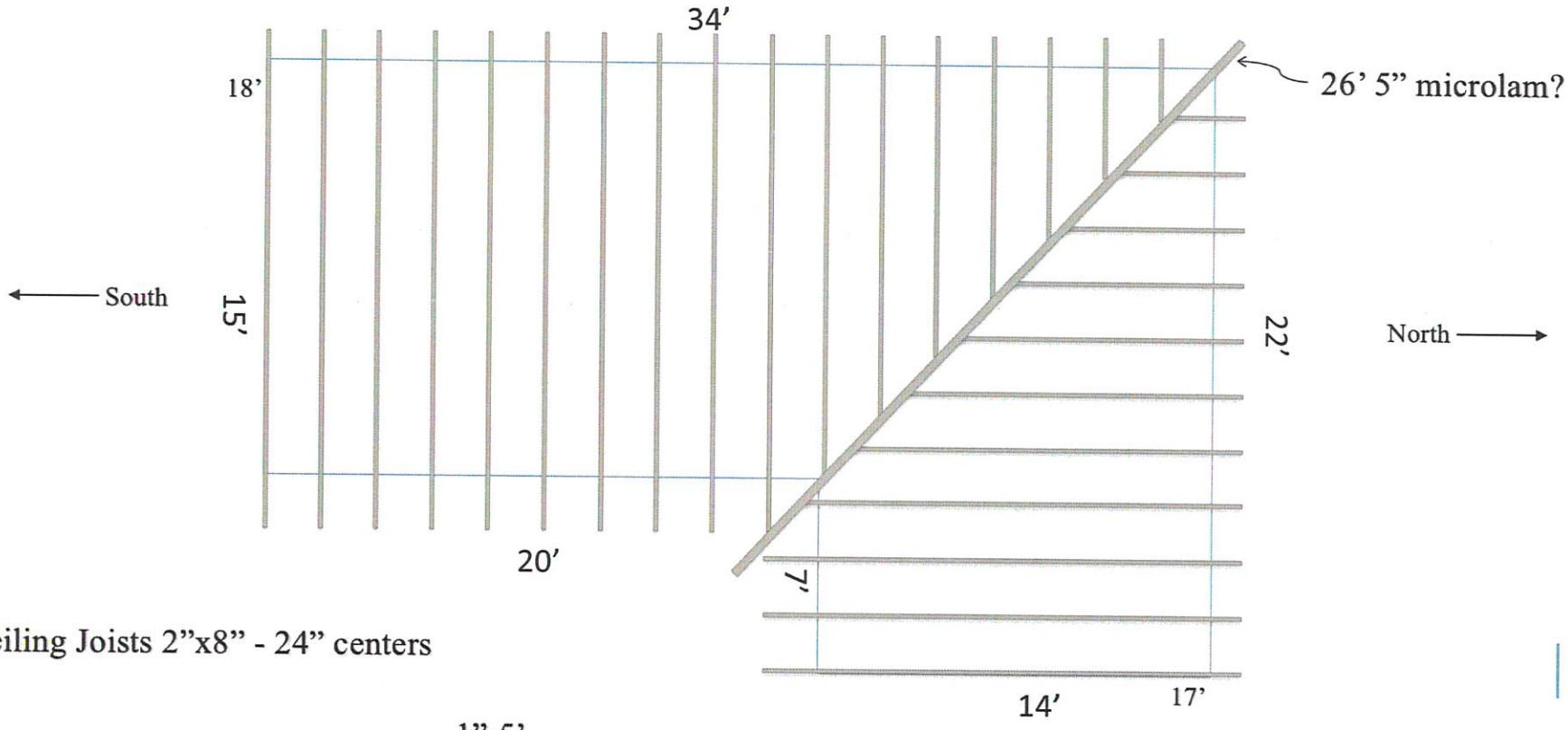
0 10 20 40 Feet

Basic Layout



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By

Ceiling Rafter Layout



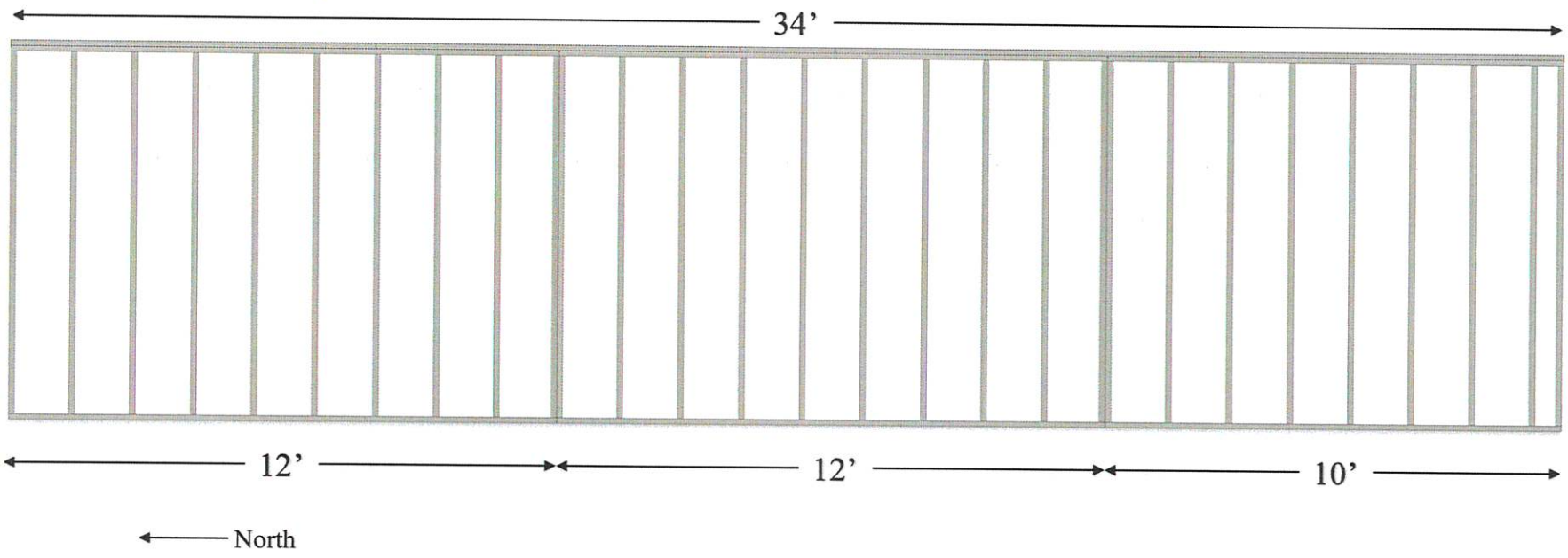
Ceiling Joists 2"x8" - 24" centers

1":5'

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By

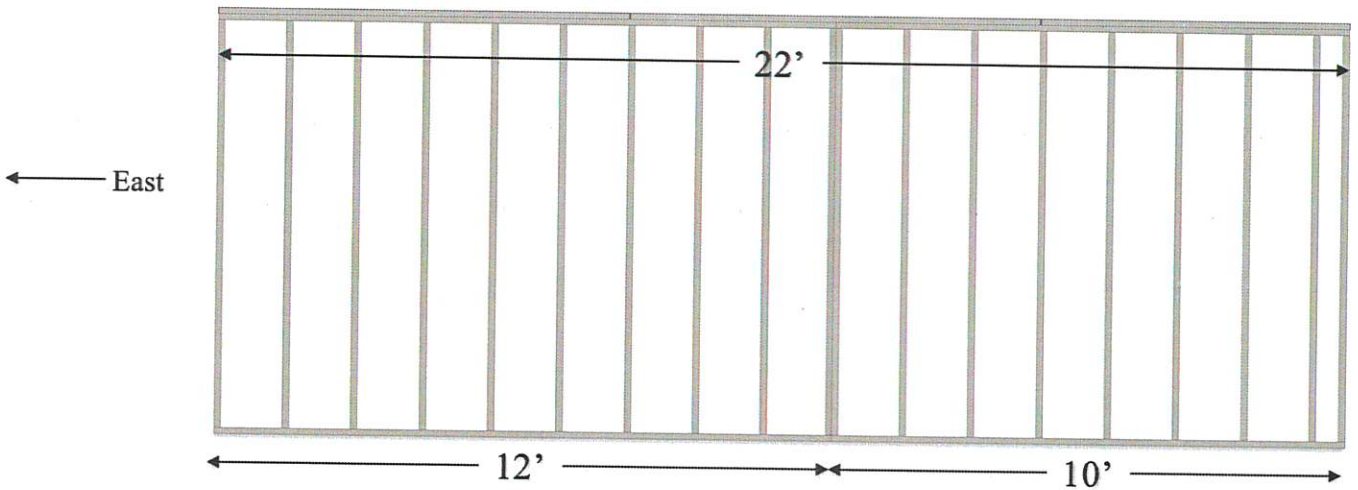
West Facing Wall

12" page = 36" ground (1":3')



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By KMC

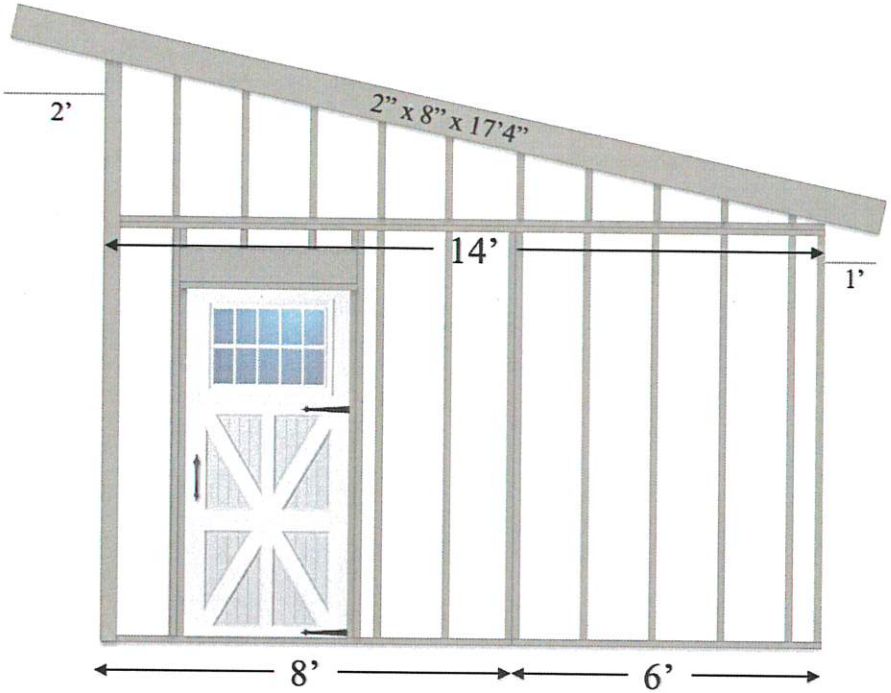
North Facing Wall



1”:3’

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By

East Facing Wall

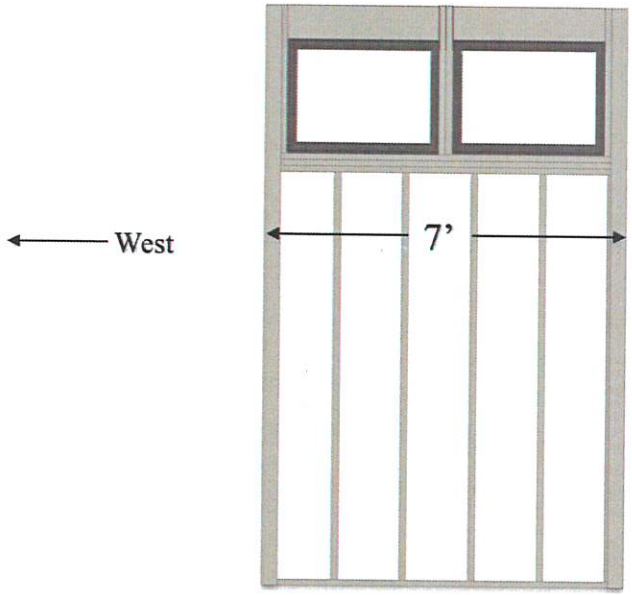


South

1":3'

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By

South Facing Stub Wall

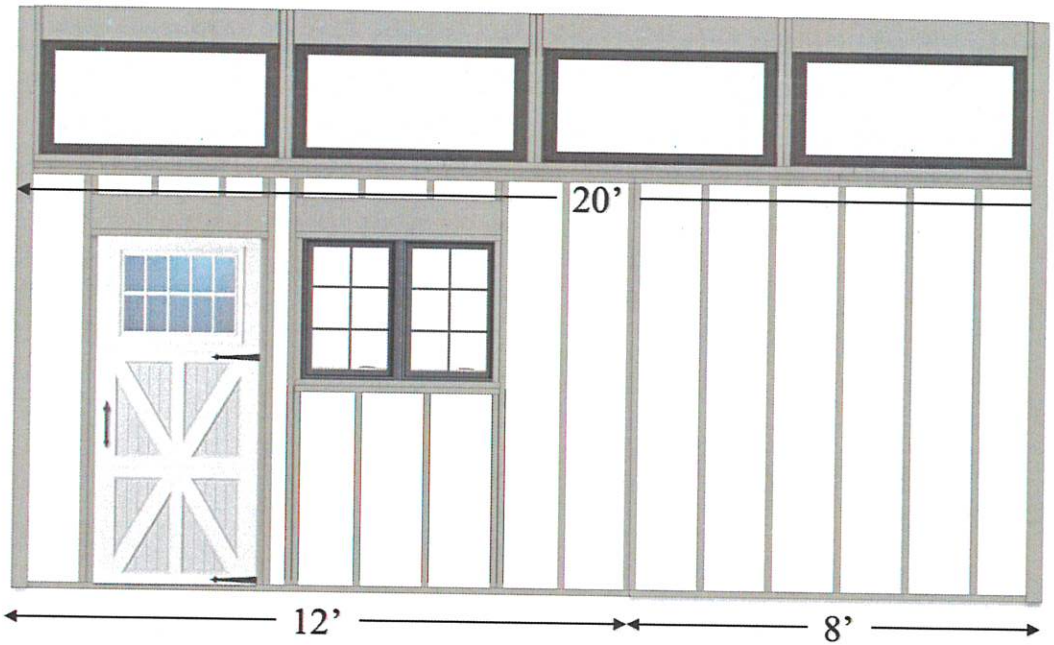


1":3'

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AUG 24 2020
By

East Facing Wall (Main Entry)

South



1":3'

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AUG 24 2020
By

South Wall



West

1":3'

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AUG 24 2020
By

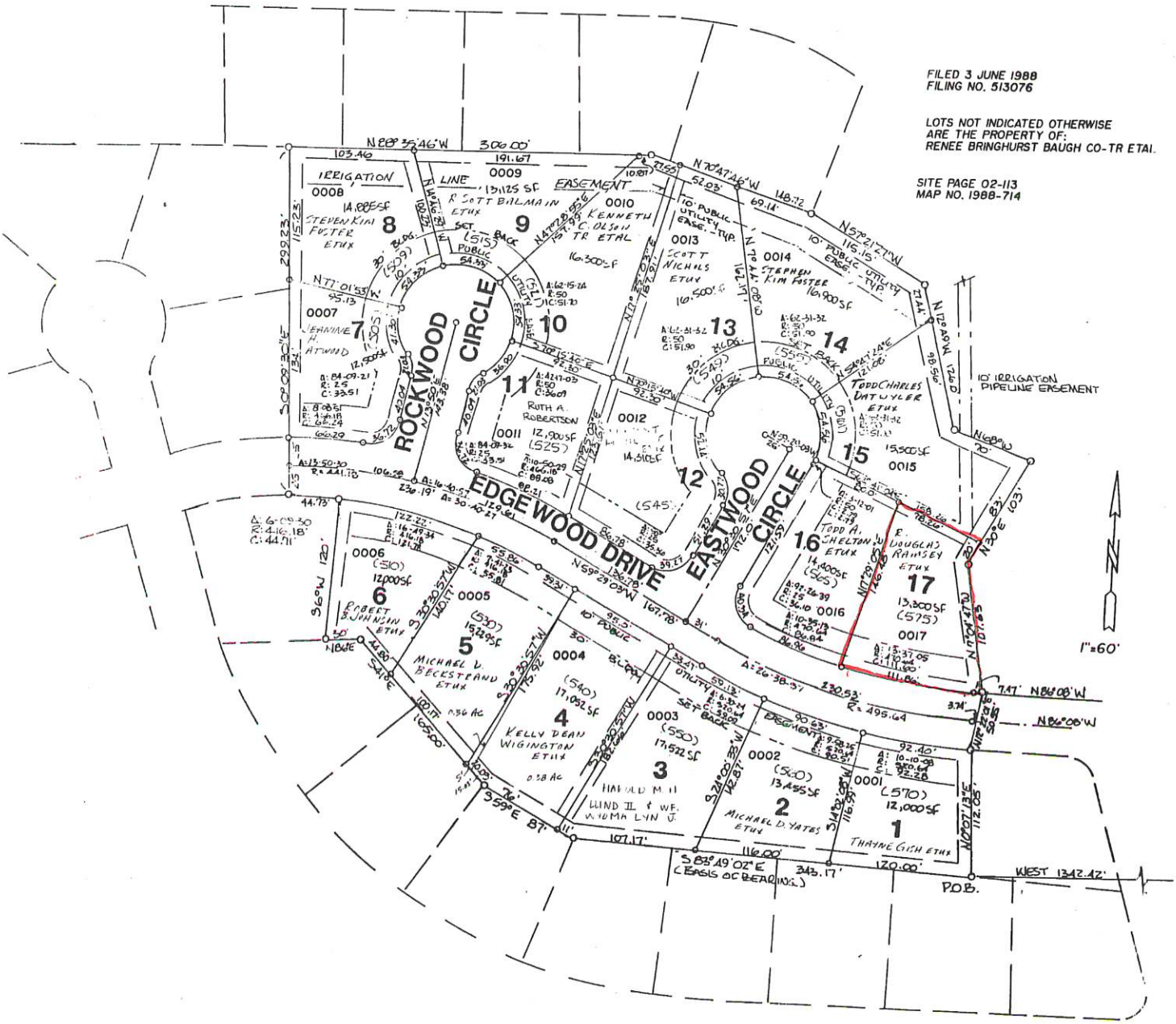
EDGEWOOD HALL ESTATES PLAT "F"

(03-151)

PARTS OF SECTIONS 11&14,T.11 N.,R.1 E.,SLB&M

TAX UNIT 09

PROVIDENCE, CACHE COUNTY, UTAH



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AUG 24 2020
By

PROVIDENCE CITY Land Use Authority – Staff Report Meeting Date: September 30, 2020		
Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 570 Sarah Street, Providence, UT.		
Item Type: Conditional Use	**Applicant:** Summers Construction – Mark and Pat Jensen	**Address:** 570 Sarah Street, Providence
Parcel ID # 02-295-0314	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received September 21, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Completed payment of $100 application fee

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure September 23, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated September 28, 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 Hazard 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 Civil Solutions Landslide and Fire Hazard Report and retaining wall drawing on site plan.
    b. See retaining wall detail.
3. This conditional use is for the home only as shown on the site plan date stamped September 21, 2020.
4. Aaron Walker, Deputy Fire Marshall/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. 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_____ Name_____

Date 9.21.20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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, current; and a copy of the official recorded final plat that includes any notes. _____
- 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) _____

Applicant Information (all information MUST be provided)

Name Mark & Pat Jensen
Address 310 Abbey Lane, Providence, UT 84332
Phone (435) 770-5430 Email pattiray@comcast.net

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 Summers Construction Inc
Address 1450 S. Center, Wellsville, UT 84339
Phone (435) 512-5522 Email summersconstructioninc@gmail.com

Property Information

Owner of record Pat Jensen
Owner address 310 Abbey Lane, Providence, UT
Owner phone (435) 770-5430 Owner email pattiray@comcast.net
Parcel address 570 Sarah St. Parcel Tax I.D. 02-295-0314
Zone _____ Height _____ Initial _____
Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial VT

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 to build a private residence in the Providence Hollow phase 3 subdivision.

RECEIVED
SEP 21 2020
By

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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 VT **Name** Valarie Theurer

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 VT

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 VT

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.

V. Theurer (For Summers Construction) — Valarie Theurer — 9.21.2020

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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 9.17.2020

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 J. Reuter Initial VT

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

*May not apply in all cases

Applicant Information

Name: Summers Construction

Mailing address: 1450 S. Center, Wellsville, UT 84339

Telephone: (435) 512-5522 Email: summersconstructioninc@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: Mark & Pat Jensen

Mailing address:

Telephone: (435) 770-5430 Email: pattiraye@comcast.net

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 (circle): Yes (No)

Is this an Accessory Dwelling Unit (circle): Yes (No)

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Project Information

Address: 570 Sarah St.

Subdivision: Providence Hollow Parcel Tax ID: 02-295-0314

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches): 4335 Initial VT

Zone _____ Height _____ Initial VT

Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial VT

Contractor Information

Name: Summers Construction

Mailing address: 1450 S. Center Wellsville, UT 84339

Telephone: (435) 512-5522 Email: summersconstructioninc@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR #01330 Permit issued to: Summers Construction Inc.

To obtain your NOI permit, please visit: cdx.epa.gov. 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. For SWPPP templates, visit construction.stormwater.utah.gov.

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 VT Name V. Theurer

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Initial VT

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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.

Robert Summers	Robert Summers	9.18.2020
Signature of Applicant	Printed Name	Date

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 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**
   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 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	Date
Robert Summers	Robert Summers	Pat Jensen	9.18.2020

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 570 Sarah St. 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.

Robert Summers	Robert Summers	Pat Jensen	9.18.2020
Signature	Printed Name	On Behalf Of	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 570 Sarah St. 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.

Robert Summers	Robert Summers	Pat Jensen	9.18.20
Signature	Printed Name	On Behalf Of	Date

To Whom it May Concern:

September 18, 2020

We, Mark & Pat Jensen give our permission for Summers Construction Inc to pursue a building permit on our behalf. We will be building on parcel # 02-295-0314. Our building address is 570 Sarah St. Providence, UT 84332 (in the Providence Hollow Subdivision)

Thank you,

Pat Jensen

Pat Jensen

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 28 Sep. 2020 at 08:54 AM

Parcel Number: 02-295-0314

Property Address: 570 SARAH STREET
PROVIDENCE

Tax Roll Acreage: 0.31

Owner Name: PATRICIA R JENSEN

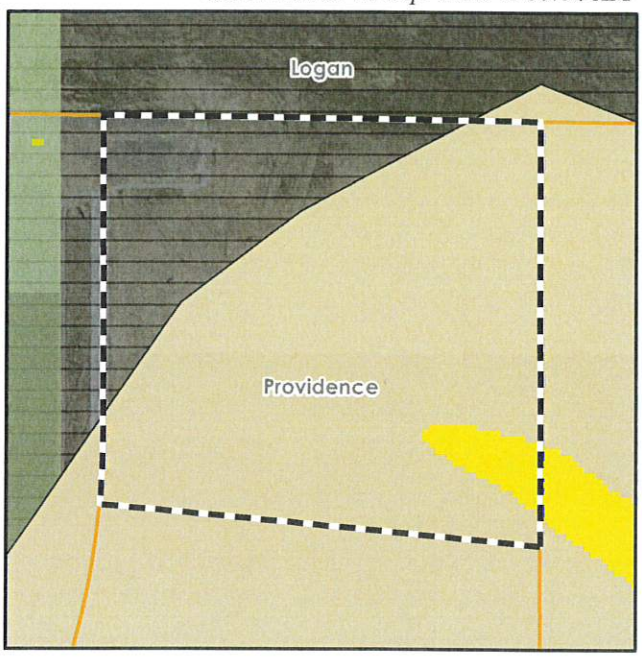
Owner Address: 310 ABBEY LN
PROVIDENCE, UT 84332-9879

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Legality Review: Incorporated Area
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

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.

LOGAN CITY UNITED IN SERVICE
FIRE DEPARTMENT

September 28, 2020

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

RE: Site review for the Jensen Home, 570 Sarah St., 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.

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 is adequate from Sarah Street.**

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.

- **Hydrant placement is adequate.**
- **Hydrant 525 is located within 400 feet of all buildable areas.**

Fire Water Flow

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

- The building appears to be approx. 4,335 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 4,335 sq. ft. of type V-B is 1,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are two several hydrants within 600 feet of the proposed site.**
- **Hydrant #525 is closest to the building site and is estimated to be greater than 2,500 GPM at 20 PSI and is <u>adequate for this size of construction</u>**

If you have any questions, please call me.

Respectfully,

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

FIRE DEPARTMENT

Public Works Infrastructure Inspection

Project Address: 570 Sarah Street
Contact Name: Summers Construction
Phone Number: 435-512-5522

Inspection	Pass/Fail	Notes
Concrete	Pass	New
Curb/Gutter	Pass	New
Utilities	Pass	
☒ **Conditional Use Fire Hydrants: Location Flow**	Hyd # 525	
SWPPP Needed: Yes **No**		SWPPP Completed: Yes No **N/A**
NOI Needed: Yes No		NOI UTR:_____ NOI Issued To:_____
Inspection Completed by_____		Date 9-23-2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____



Diane Campbell <dcampbell@providence.utah.gov>

Pat Jensen Info for Conditional Use Permit/Meeting

Robert Summers <summersconstructioninc@gmail.com> Mon, Sep 21, 2020 at 2:13 PM
To: Diane Campbell <dcampbell@providence.utah.gov>
Cc: Pat Jensen <pattiray@comcast.net>

Hi Diane,

I've attached the site plan showing the location of retaining walls along with cross sections of the engineered retaining walls.

The neighboring property owners are:
North:02-005-0004, Scott Watterson, 560 South 1000 East, Logan, UT 84321
South: 02-295-0315, Christopher Brown, 448 South 1540 East, Hyrum, 84319, (435)-938-8036

We also contacted Mike Taylor with Civil Solutions Group (he was the engineer who prepared the "Landslide & Fire Hazard Report" for Providence City--also attached) He referred us to page i, paragraphs 2 & 3 and told us he sees no reason for there to be any concern of landslides.

This, along with the previously sent documents, should be all the requested info for the Conditional Use Permit so we would like to request to get on the schedule for the Wednesday September 30th, Conditional Land Use meeting.

Please let me know if you have any questions or need any additional information.

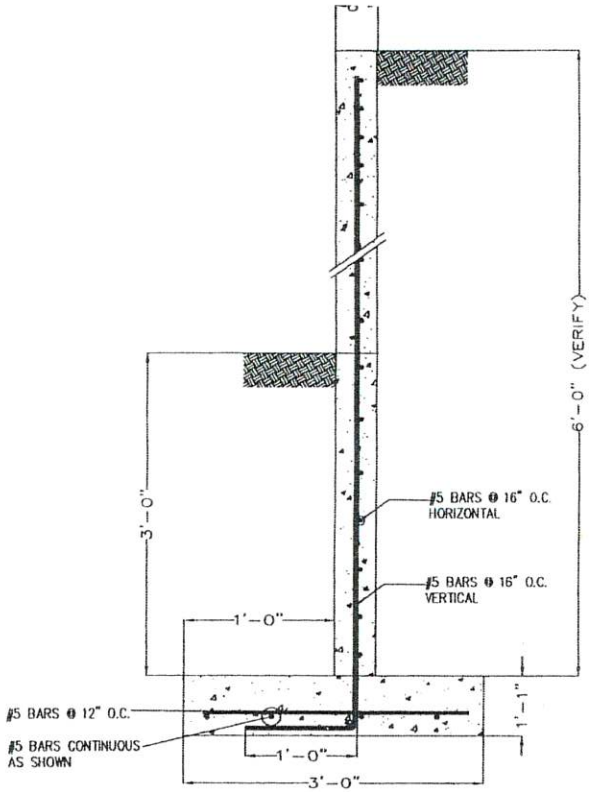
Thanks so much for all your help.

Val

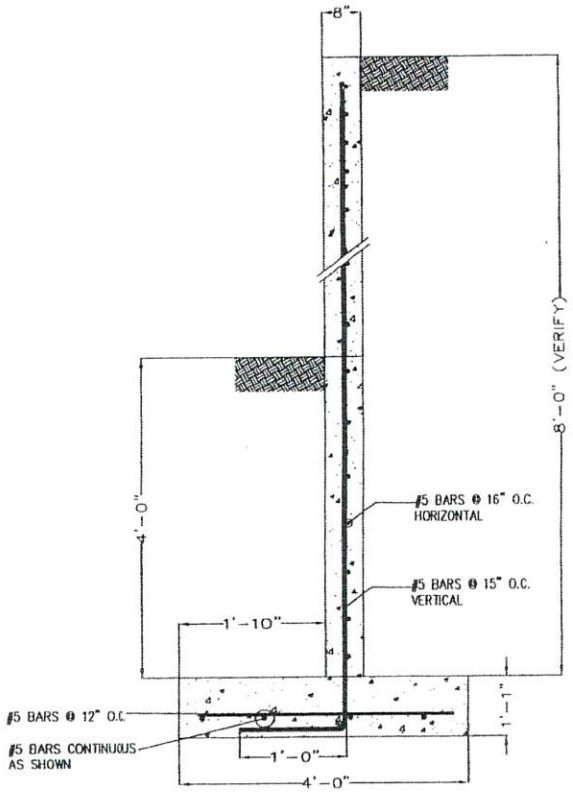
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Summers Construction Inc.
1450 S. Center
Wellsville, UT 84339

Civil Solutions Geo-Tech Study for Providence Hollows 18-210_PH Ph3 Hazard Report.pdf
1496K



6'-0" WALL W/3'-0" BURY



8'-0" WALL W/4'-0" BURY

LICENSED PROFESSIONAL ENGINEER
NO. 330539
SCOTT K.
MORRILL
5/02/2019
STATE OF UTAH

RECEIVED
SEP 21 2020
By

ENGINEERING SPECIALTIES PC
Civil ~ Structural ~ Geotech
1376 S. 3200 West~Logan, Utah 84321~(435)713-0100

DRAWING: DETAILS
PROJECT:

SCALE: AS SHOWN
DRAFTER:
DATE: 11/07
JOB No.:
DESIGNER: S. K. MORRILL
LAST REV.:

SHEET: S3
OF: 3

LANDSLIDE & FIRE HAZARD REPORT

PROVIDENCE HOLLOW PHASE 3 SUBDIVISION

PROJECT SITE:

Parcel #02-005-0003
Cache County

SE ¼ of Section 2
Township 11 North
Range 1 East
Salt Lake Base & Meridian



PREPARED FOR:

SARA STREET LLC
540 West Golf Course Rd., Ste. B1
Providence, UT 84332

PREPARED BY:

LICENSED PROFESSIONAL ENGINEER
10.8.18
8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

Michael E. Taylor, PE

RECEIVED
SEP 21 2020
By

civilsolutionsgroup inc.

540 West Golf Course Road, Suite B1, Providence, Utah 84332

October 8, 2018 - Project #18-210

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4.0 Wildfire Risk Assessment 4
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Figure 2. Photo Identification of Landslide Features *2*
Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018) *3*
Figure 4. Wildfire Risk Map (Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6) *4*

EXECUTIVE SUMMARY

Providence City has requested that the representatives of the Sara Street, LLC provide a hazard report for the proposed Providence Hollow Phase 3 subdivision to be located on Cache County parcel #02-005-0003. The eastern third of the proposed development is located in a "deep or unclassified landslide" zone by the Utah Geological Survey (UGS) with the associated landslide scarp being located approximately 0.3-miles to the east. Also, the proposed subdivision was identified as falling within a moderate fire hazard zone. Identification, explication and mitigation of these risks will be included in the contents of this report.

Michael E. Taylor, licensed Professional Engineer, visited the site on Monday, October 8, 2018 to observe the landslide area and associated features (original grade, crown, main scarp, head, minor scarp, radial cracking) and examine the site for evidence of prehistoric, historic and recent landslide events. During the visit site topography, hydrology, and soil qualities were scrutinized. Field investigations revealed clear evidence of prehistoric landsliding east of the proposed project. However, current site conditions appeared stable from geologic, hydrologic, vegetative and soils indicators. The absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel's slopes have been stable for centuries, if not millennia.

Based on this information, as well as other factors discussed in this report, the proposed location for the subdivision is deemed suitable for residential construction. Given the site's location in a moderate fire hazard zone, it is recommended that the home builder incorporate elements of ignition-resistant construction where reasonable and observe the vegetation restrictions along the north and east borders of the subdivision described in this report.

1.0 Introduction

Sara Street, LLC is proposing to locate a residential subdivision on parcel #02-005-0003. Providence City officials have noted that portions of the subdivision lie within a deep or unclassified landslide zone and are also located in the moderate fire zone.

Sara Street, LLC retained Civil Solutions Group, Inc. to conduct an investigation that would identify the extent of landsliding and wildfire risk and propose appropriate mitigation. Accordingly, Civil Solutions Group, Inc. completed a thorough field investigation on October 8, 2018 and subsequently gathered existing literature on the site. Mitigation proposals follow later in this same document.

The scope of this analysis did not involve excavation and exploration of trenches. Existing published trench logs, USGS fault maps, and other publications were used to determine the existence of fault lines on the subject property. Nor did this study include a boundary survey or topographic survey. Boundary data provided by Cache County's GIS system and topographic data from the UGS were utilized.

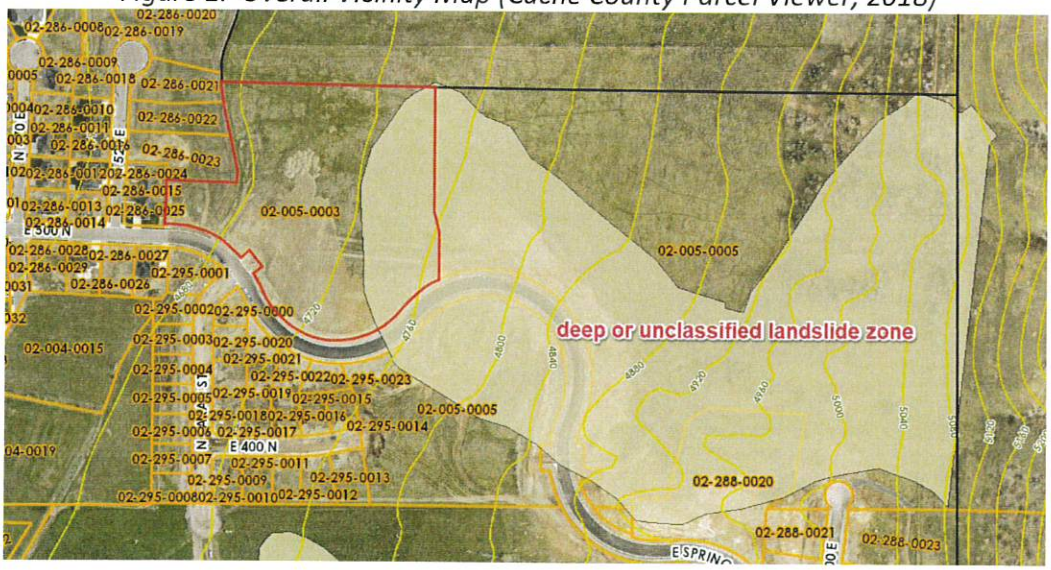
2.0 Qualifications of Professional

Civil Solutions Group, Inc. is a professional engineering firm with offices located in Providence, Salt Lake City, and Provo. Our licensed professional engineers have a depth of experience in natural hazard analysis, soil condition analysis, historic water table analysis, and overall site planning relation to hazards on a subject property. This analysis represents the collective experience of a team of professional engineers and our recommendations in relation to the subject property.

3.0 Landslide Risk Assessment

The subject parcel is listed as # 02-005-0003 at the Cache County Recorder's office and is listed as approximately 12.05-acres in size. The subject parcel together with 40-ft USGS contours and an overlay of the landslide zone are shown in Figure 1.

Figure 1. Overall Vicinity Map (Cache County Parcel Viewer, 2018)



Field Investigation

The site reconnaissance visit was performed on October 8, 2018 in the morning. The parcel is currently vacant. Some moving activities have occurred on the parcel as part of the road construction of Spring Creek Parkway. The majority of the area to the east of the parcel within the landslide zone is relatively undisturbed and is used for seasonal grazing.

The main vegetation on the property consists of pasture grasses, weeds, and some low shrubbery (sagebrush and rubber rabbitbrush). Approaching the deer fence the vegetation changes to include sparse stands of maples, cottonwoods, junipers and Russian olives. The face of the hillside east of the deer fence is vegetated in grasses. All vegetation appeared stable, and generally speaking all healthy trees were upright.

"Landslide Maps of Utah, Logan 30'x60' Quadrangle" indicate that the majority of the study area is located in an area identified as having experienced a "Deep or unclassified landslide". This classification is further described as follows:

> **Deep or Unclassified Landslide** – Generally 10-ft thick or more and shows characteristic landslide morphology. May include areas of complex or composite landsliding where landslide density is too great to show individual landslides separately. Also includes unclassified landslides (original source was not specific about landslide type).

These findings from the Utah Geological Survey (UGS) were confirmed on site. The site topography features a varying downhill gradient from east to west. Following a cross-section from the east end of the suspected landslide zone to west confirmed on the ground the following typical landslide morphological features: crown, main scarp, head, minor scarp and radial cracking, and toe. See Figure 2 for photo identification of landslide features and Figure 3 for a diagram of general landslide terminology.

Figure 2. Photo Identification of Landslide Features

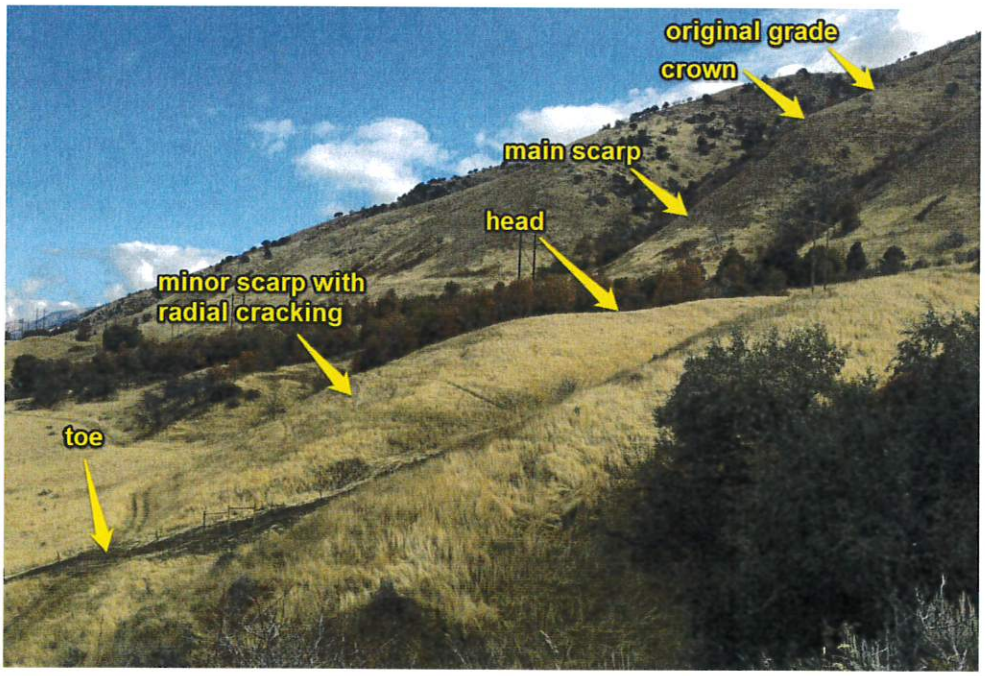
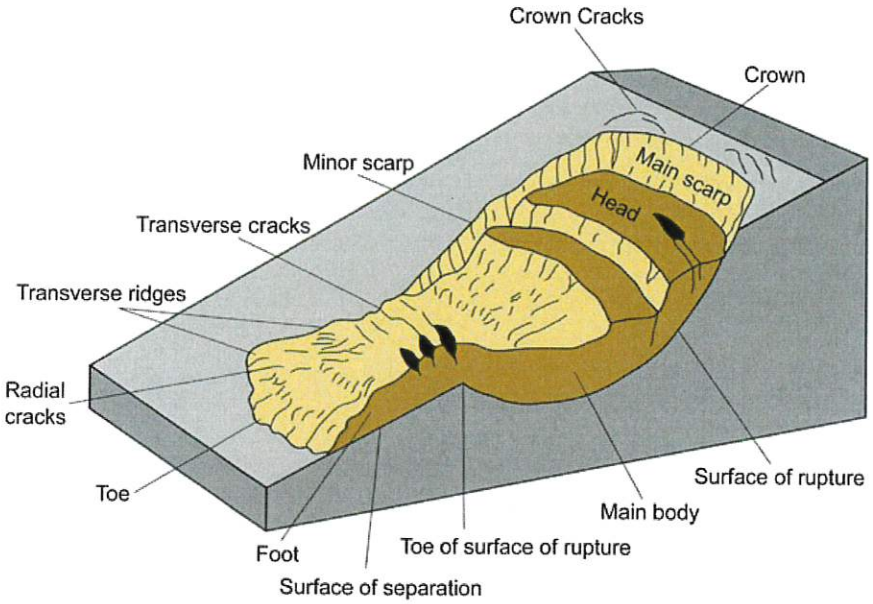


Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018)



Slopes as measured in the landslide zone are typically in the range of 15-20% with some faces and drops associated with radial cracking featuring slopes as steep as 20-30%. The slopes at the main scarp just east of the deer fence steepen abruptly to nearly 75%. The original grade east of the crown appears to be approximately 50%.

None of the following were observed during the site investigation: transverse cracks or ridges, talus piles, chaotic land surface texture, jackstrawed trees, unstable soils, discernable springs, seeps, ponds or marshy areas.

Hydrological Analysis

Groundwater in the Bear River Range occurs in consolidated rocks, poorly consolidated rocks, and unconsolidated basin-fill deposits and is derived from precipitation, stream and pond seepage and the infiltration of unconsumed well water. Given the planar and smooth nature of the contributing watershed to the east rising to an elevation of 6,100 ft, water runoff is not channelized but rather sheet flows down the slope face. Consistent with the hydrogeology of other bench areas in the valley it is suspected that groundwater travels west through unconsolidated and rocky soils on the bench until daylighting where the bench slopes meet the valley lowlands approximately half a mile west of the site.

The USDA Soil Survey lists two types of soil within the study boundary: Ricks Gravelly Lom and Sterling Gravelly Loam. These soil types lacks a hydric soil rating and is considered entirely free draining. (USDA Soils Survey, 2018).

Aerial Observations

Aerial photography from Google Earth was identified from the years 2018, 2017, 2014, 2006, 2004, and 1993. The site appears almost entirely unchanged during this period until construction began on Spring Creek Parkway in 2016.

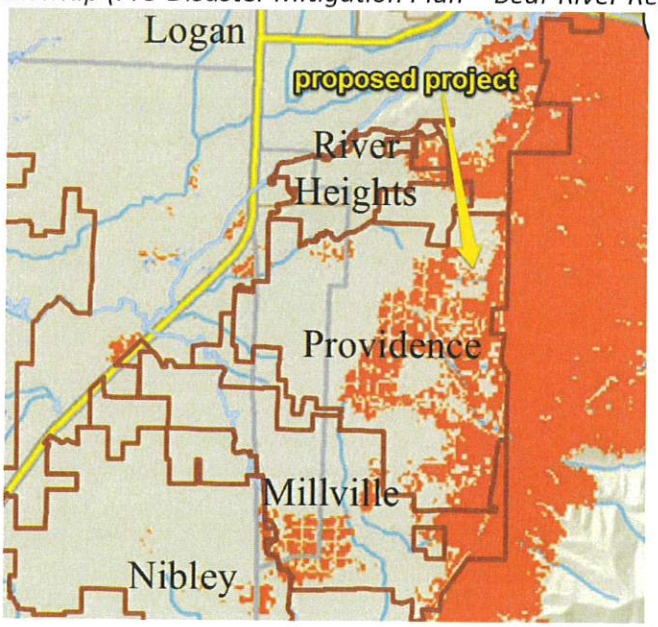
Landslide Risk Determination

There is a low hazard risk associated with this hazard. As described in previous sections, no evidence exists of landslides in recent geologic time. Landsliding typically occurs as a result of high groundwater creating a slip plane between two soil layers beneath the surface and no evidence of high ground water was found on site. Given on site observations encountered topographic gradients, it is the Engineer's opinion that groundwater flows from east to west are very deep. Furthermore, given the absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel's slopes have been stable for centuries, if not millennia.

4.0 Wildfire Risk Assessment

According to the Section 6 of the Bear River Region "Pre-Disaster Mitigation Plan", GIS "hazard mapping identifies moderate-to-high wildfire risk areas along nearly the entire eastern and western boundary of the [Cache County] jurisdiction." This includes the study area as shown in Figure 4. The County has identified the fire risk at "medium-level".

Figure 4. Wildfire Risk Map (Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6)



Although the risk of wildfire cannot be eliminated along bench areas, it can be reduced. It is recommended that to reduce the risk of wildfires endangering residences within the proposed subdivision that a wildfire break be established and maintained along the east and north edges of the subdivision. Within this break no trees or shrubs with heights in excess of 5-ft tall should be installed. This will create reduce the risk of continuous fuelage between said wildfires and the residential structures themselves.

5.0 References

Cache County Parcel Viewer, Web: October 2018.

Elliott, Ashley H., 2010; Harty, Kimm M.; *Landslide Maps of Utah, Logan 30'x60' Quadrangle*; Utah Geological Survey.

Google Earth, Web: October 2018.

Idaho Geological Survey, Web (https://www.idahogeology.org/landslide-hazards): October 2018.

Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6, 2015.

USDA, "Web Soil Survey", USDA Web Soil Survey, Web: April 2018.

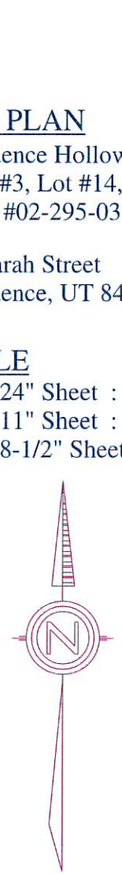
SITE PLAN

Providence Hollow Subdivision
Phase #3, Lot #14, 0.31 Acres
Parcel #02-295-0314

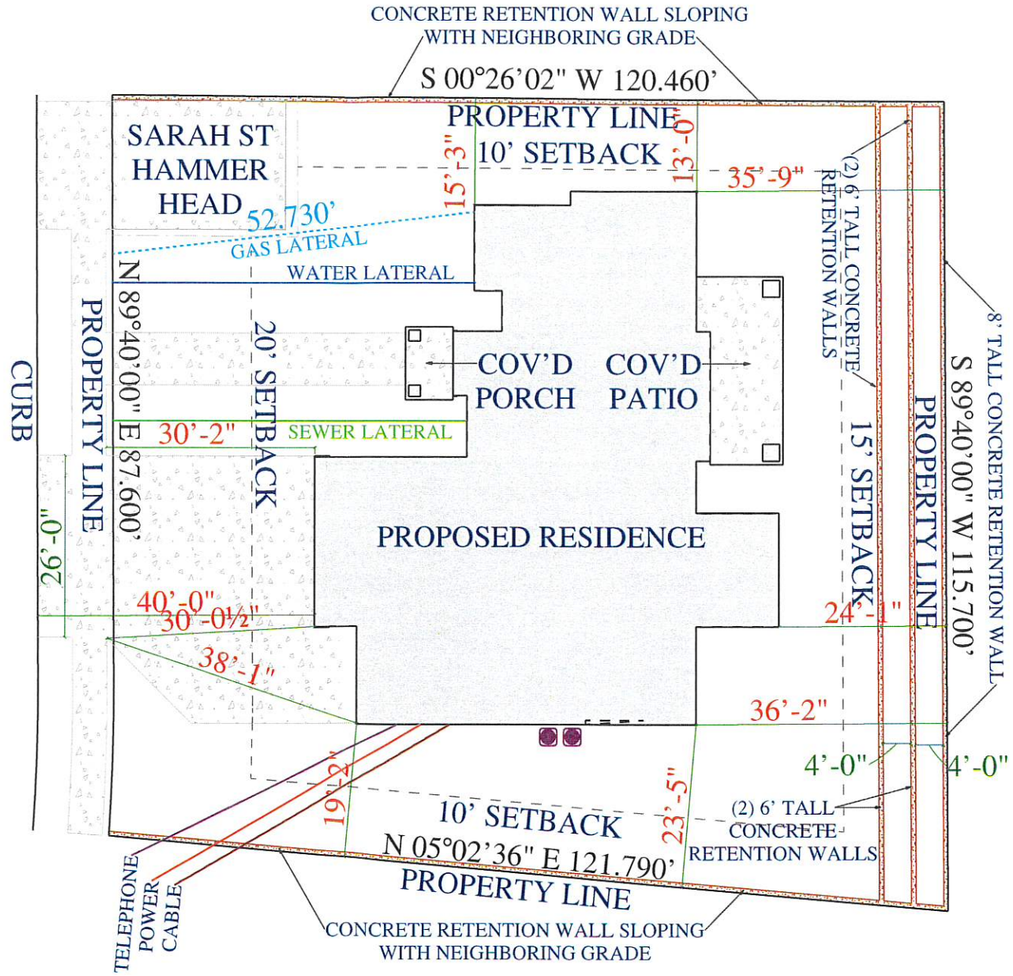
570 Sarah Street
Providence, UT 84332-4800

SCALE

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



SARAH ST



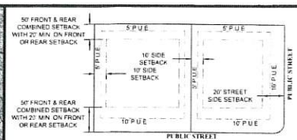
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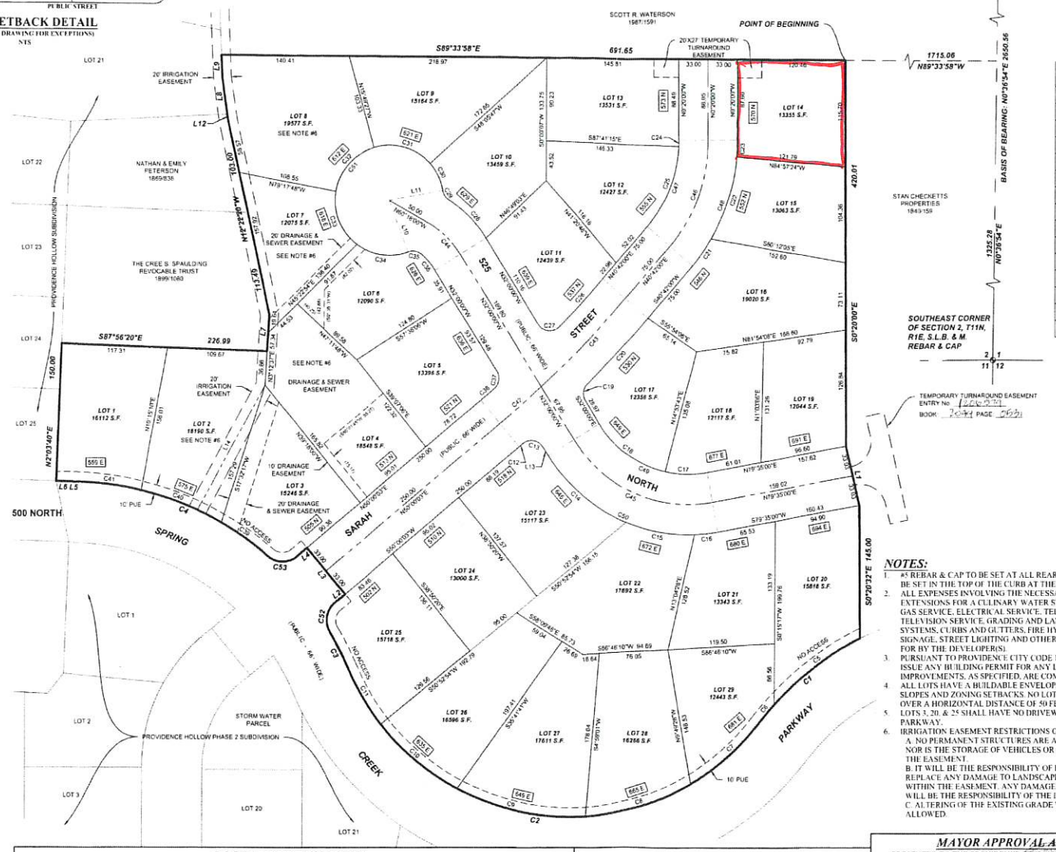
PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M
PROVIDENCE, UTAH



VICINITY MAP



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	***338.00***	***24°52'13"***	***146.72***	***S50°37'25"W***	***145.57***
C2	***267.00***	***118°41'18"***	***553.09***	***N82°28'03"W***	***459.37***
C3	***333.00***	***7°29'14"***	***43.52***	***N27°06'22"W***	***43.48***
C4	***330.00***	***39°50'21"***	***229.46***	***N68°02'02"W***	***224.86***
C5	338.00	20°18'57"	119.85	N52°54'03"E	119.22
C6	338.00	4°33'16"	26.87	N40°27'56"E	26.86
C7	267.00	23°46'57"	101.51	N49°04'47"E	100.90
C8	267.00	26°24'19"	123.05	N23°10'25"E	121.96
C9	267.00	31°19'33"	145.99	S73°57'37"E	144.17
C10	267.00	23°42'02"	110.45	S50°26'47"E	109.66
C11	267.00	15°20'23"	72.10	S30°51'35"E	71.89
C12	1233.00	0°15'04"	5.41	N49°52'31"E	5.41
C13	15.00	98°15'01"	25.72	S81°07'31"E	22.68
C14	183.00	35°59'33"	114.94	S49°59'37"E	113.06
C15	183.00	24°06'50"	77.02	N30°02'38"W	76.45
C16	183.00	8°18'57"	26.56	S83°44'29"W	26.54
C17	117.00	23°21'46"	47.71	S68°44'07"E	47.38
C18	117.00	45°03'14"	92.00	S54°13'37"E	89.65
C19	15.00	77°15'58"	20.23	S6°37'59"W	18.73
C20	1233.00	4°33'58"	98.26	S42°58'59"W	98.24
C21	268.00	10°00'04"	36.31	S35°41'58"W	36.26
C22	268.00	25°59'10"	94.34	S17°42'21"W	93.53
C23	268.00	5°02'46"	18.32	N2°11'23"E	18.31
C24	142.00	2°38'20"	6.55	N0°59'15"E	6.55
C25	142.00	38°23'30"	95.15	S21°30'15"W	93.38
C26	1167.00	3°29'05"	70.98	S42°26'33"W	70.97
C27	15.00	103°48'55"	27.18	N83°54'27"W	23.61
C28	133.00	25°22'07"	58.89	S34°29'12"E	58.41
C29	15.00	47°15'28"	12.37	S33°43'14"E	12.02
C30	60.00	31°31'50"	33.02	S25°51'26"E	32.60
C31	60.00	65°16'09"	68.35	N74°15'25"W	64.71
C32	60.00	63°38'06"	66.64	S41°17'28"W	63.27
C33	60.00	62°35'23"	65.54	S21°49'17"E	62.33
C34	60.00	57°23'31"	60.10	S81°48'44"E	57.62
C35	15.00	58°33'13"	15.33	S81°11'53"E	14.67
C36	67.00	20°02'36"	23.44	S40°37'50"E	23.32
C37	15.00	84°03'24"	21.22	N8°31'42"E	19.49
C38	1167.00	0°56'39"	19.23	N49°31'44"E	19.23
C39	330.00	10°50'22"	62.43	S54°32'02"E	62.34
C40	330.00	16°33'30"	95.37	N68°12'58"W	95.04
C41	330.00	12°26'29"	71.66	S82°43'58"E	71.52
C42	1200.00	2°54'33"	60.93	N48°32'46"E	60.92
C43	1200.00	6°23'30"	133.87	N43°53'45"E	133.80
C44	100.00	26°18'00"	45.39	N46°09'00"W	44.89
C45	150.00	68°25'00"	179.11	S66°12'30"E	168.66
C46	175.00	41°02'00"	125.33	N20°11'00"E	122.67
C47	142.00	41°02'00"	101.70	N20°11'00"E	99.54
C48	208.00	41°02'00"	148.96	N20°11'00"E	145.80
C49	117.00	68°25'00"	139.71	S66°12'30"E	131.56
C50	183.00	68°25'00"	218.52	S66°12'30"E	205.77
C51	60.00	149°12'29"	156.23	S80°11'45"W	112.84
C52	***25.00***	***80°18'30"***	***35.04***	***N50°48"E***	***32.24***
C53	***25.00***	***80°52'48"***	***35.29***	***N89°33'37"W***	***32.43***

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	*S12°51'33"E*	*66.06*
L2	*N50°00'00"E*	*14.67*
L3	*N39°59'57"W*	*66.00*
L4	*S50°00'03"W*	*14.09*
L5	*N88°41'22"W*	*7.42*
L6	*N87°56'20"W*	*16.16*
L7	*N3°12'37"E*	*40.09*
L8	*N8°05'28"W*	*40.15*
L9	*N2°27'04"W*	*24.38*
L10	S20°30'29"E	60.00
L11	N79°54'29"E	60.00
L12	*N8°05'28"W*	*6.59*
L13	S32°00'00"E	11.19
L14	N29°08'42"E	155.08

NOTES:
1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES
2. 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, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. PURSUANT TO PROVIDENCE CITY CODE 11-5-2, PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
5. LOTS 3, 20, & 25 SHALL HAVE NO DRIVEWAY ACCESS ONTO SPRING CREEK PARKWAY.
6. IRRIGATION EASEMENT RESTRICTIONS ON LOTS 2, 4, 7, & 8:
   A. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE EASEMENT, NOR IS THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN THE EASEMENT.
   B. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS WITHIN THE EASEMENT. ANY DAMAGE OUTSIDE OF THE EASEMENT WILL BE THE RESPONSIBILITY OF THE IRRIGATION COMPANY.
   C. ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT ALLOWED.

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE — Nov. 5, 2018 — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:

Beginning at a point located 503°36'54"E along the Section line 1,325.28 feet and S89°33'58"W along the 40-acre (1 16th Section) line 1,715.06 feet from the Southeast Corner of Section 2, T11N, R1E, SLB & M., thence S0°20'00"E 420.01 feet; thence S12°51'33"E 66.06 feet; thence S0°20'32"E 145.00 feet to the northerly right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said right-of-way the following 9 minet courses and distances: Southwesterly along the arc of a 338.00 foot radius non-tangent curve (radius bears: S26°56'28"E) to the left 146.72 feet through a central angle of 24°52'13" (chord: S50°37'25"W 145.57 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 553.09 feet through a central angle of 118°41'18" (chord: S82°28'03"W 459.37 feet) to a point of reverse curvature; thence along the arc of a 333.00 foot radius curve to the left 43.52 feet through a central angle of 7°29'14" (chord: N27°06'22"W 43.48 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 35.04 feet through a central angle of 80°18'30" (chord: N9°56'48"E 32.24 feet); thence N50°00'03"E 14.67 feet; thence N39°59'57"W 66.00 feet; thence S50°00'03"W 14.09 feet; thence along the arc of a 25.00 foot radius curve to the right 35.29 feet through a central angle of 80°52'48" (chord: S89°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 330.00 foot radius curve to the left 229.46 feet through a central angle of 39°50'21" (chord: N68°02'02"W 224.86 feet); thence N88°41'22"W 7.42 feet; thence N87°56'20"W 16.16 feet to the southeast corner of Lot 25, PROVIDENCE HOLLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N2°03'40"E along said Plat 150.00 feet to the southwest corner of that Real Property described in Deed Book 1899 Page 1080 of the Official Records of Cache County; thence along said deed the following 3 (three) courses and distances: S87°56'20"E 226.99 feet; thence N3°12'37"E 40.09 feet; thence N12°22'20"W 113.49 feet to the southeast corner of that Real Property described in Deed Book 1869 Page 836 of the Official Records of Cache County; thence N12°22'20"W along said deed 103.00 feet; thence N8°05'28"W along said deed 6.59 feet to the southeast corner of Lot 23 of said Subdivision; thence N8°05'28"W along said Subdivision 40.15 feet; thence N2°27'04"W along said Subdivision 24.38 feet to the north line of the South 1/2 of said SE1/4; thence S89°33'58"E along the 40-acre (1 16th Section) line 691.65 feet to the point of beginning.
Contains: 12.03+/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)
SARAH STREET, LLC
BY: (PRINTED NAME)
ITS:

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS 7 DAY OF , 20 , PERSONALLY APPEARED BEFORE ME , WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE OF SARAH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:
NOTARY PUBLIC (SIGNATURE)
RESIDING IN COUNTY
MY COMMISSION No.
PRINTED FULL NAME OF NOTARY

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* DATE
ROCKY MOUNTAIN POWER DATE 11/9/2018
COMCAST CABLE DATE 12-3-18
CENTURYLINK COMMUNICATIONS DATE

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER
APPROVED THIS DAY OF , 20 , BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY DATE

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS 14 DAY OF December , 20 18

CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY MAYOR THIS 7 DAY OF , 20 18 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PROVIDENCE CITY MAYOR 11/7/18 DATE
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS 14 DAY OF December , 20 18 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR 12/4/18 DATE

ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER 10/9/18 DATE

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2
T11N, R1E, SLB& M
PROVIDENCE, UTAH

RECORDED # 121201
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: OWNER
DATE: 8 JAN 2019 TIME: 10:47 AM BOOK: 2019 PAGE: 3204
$0 FEE
CACHE COUNTY RECORDER

CACHE COUNTY RECORDER Michael L Gleed STATE OF UTAH

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

Printed: 2/21/2019 1:27 PM

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SEP 18 2020
By

FDN WALL LEGEND

MARK	HEIGHT	THICKNESS	FOOTING OFFSET
1	3'-0"	8"	0'-0"
2	3'-0"	10"	0'-0"

NEED MIN. 8" EXPOSED FDN ABOVE GROUND LEVEL

JENSEN RESIDENCE

Providence Hollow Subdivision
Phase #3, Lot #14, 0.31 Acres
Parcel #02-295-0314

570 Sarah Street
Providence, UT 84332-4800

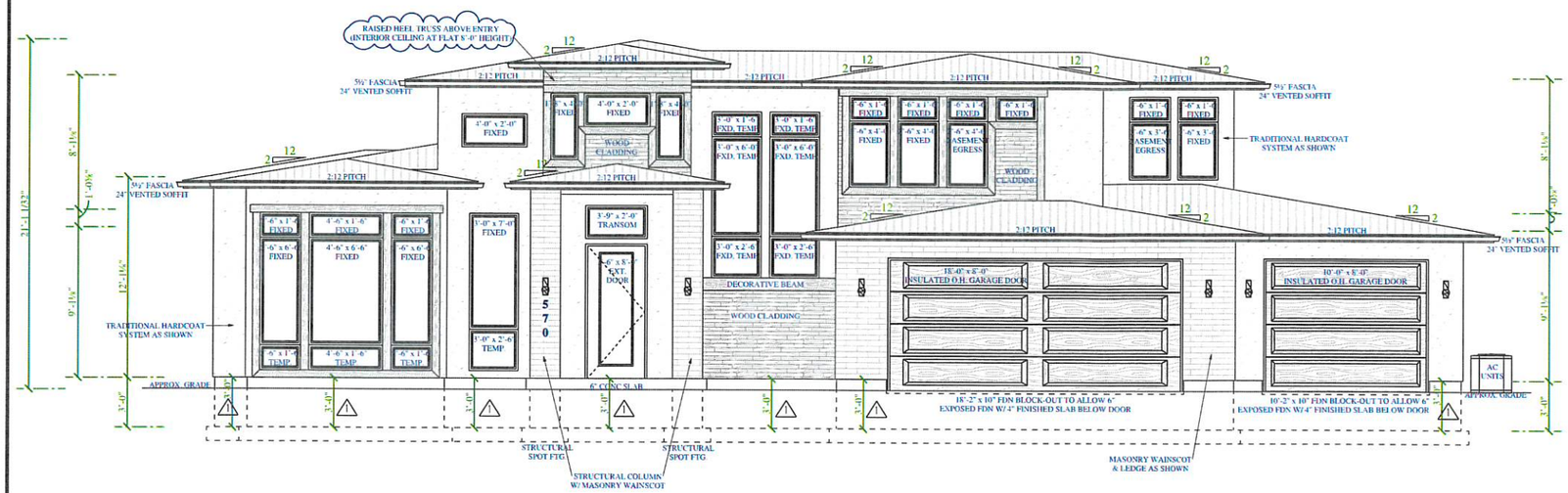
PRESCRIPTIVE METHOD ON INSULATION

R-23 NET & BLOWN INSULATION IN WALLS
R-49 INSULATION IN CEILING
R-10 INSULATION ON INSIDE OF FDN WALLS 4'-0" MIN.
U-.35 WINDOWS
R-11 BATT GARAGE WALLS
R-20 GARAGE CEILING

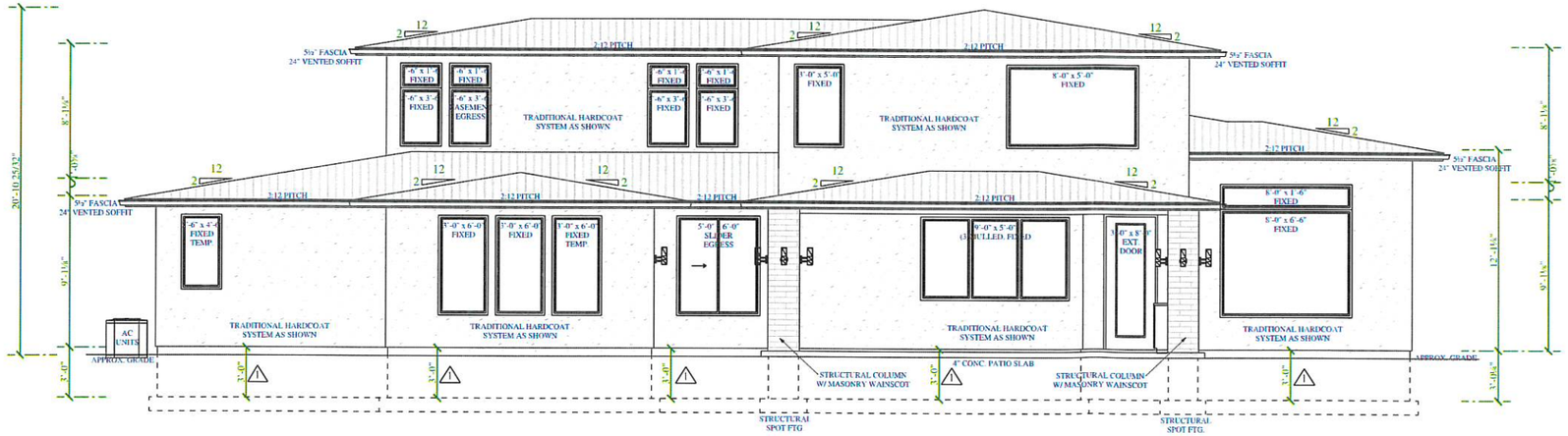
BUILDING AREA

Main Level:	2,210 SF
Second Level:	1,045 SF
Open to Below:	315 SF
Garage(s):	1,080 SF
Cov'd Front Porch:	75 SF
Cov'd Back Patio:	280 SF
Total Finished Area:	3,255 SF

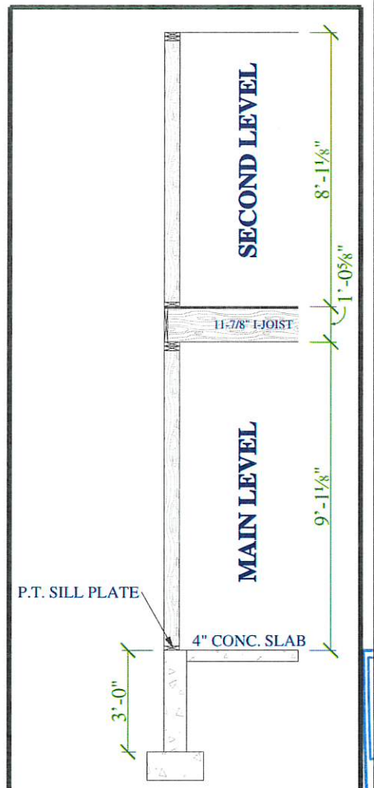
Footages are Approximate



FRONT ELEVATION



REAR ELEVATION



TYP. CROSS SECTION

FLOOR JOISTS RECESSED
INTO FOUNDATION WALL

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

RESIDE DESIGNS
website: www.ResideDesigns.com
drawn by: Curtis Cooper
email: Curtis@ResideDesigns.com
phone: (435) 881-5172

Custom Reside Design for
Mark & Pat Jensen

"JENSEN RESIDENCE"

FRONT & REAR ELEVATIONS

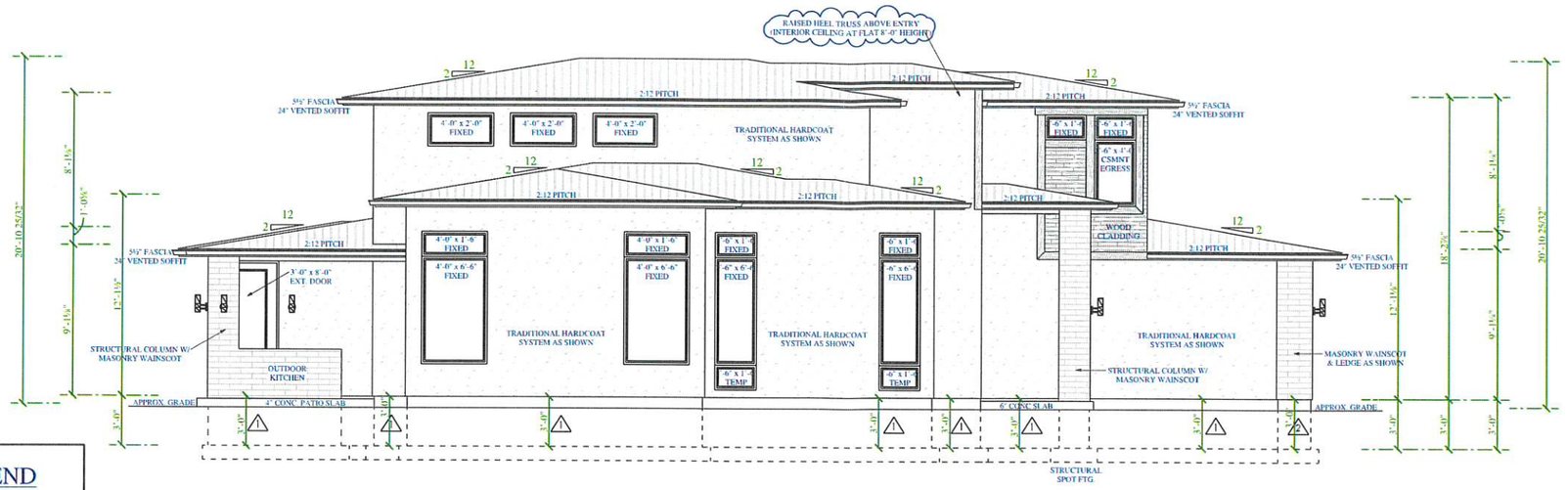
SCALE: 1/4" = 1'-0"

© COPYRIGHT RESIDE DESIGNS 2020

Monday, August 17, 2020

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By
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SHEET 1

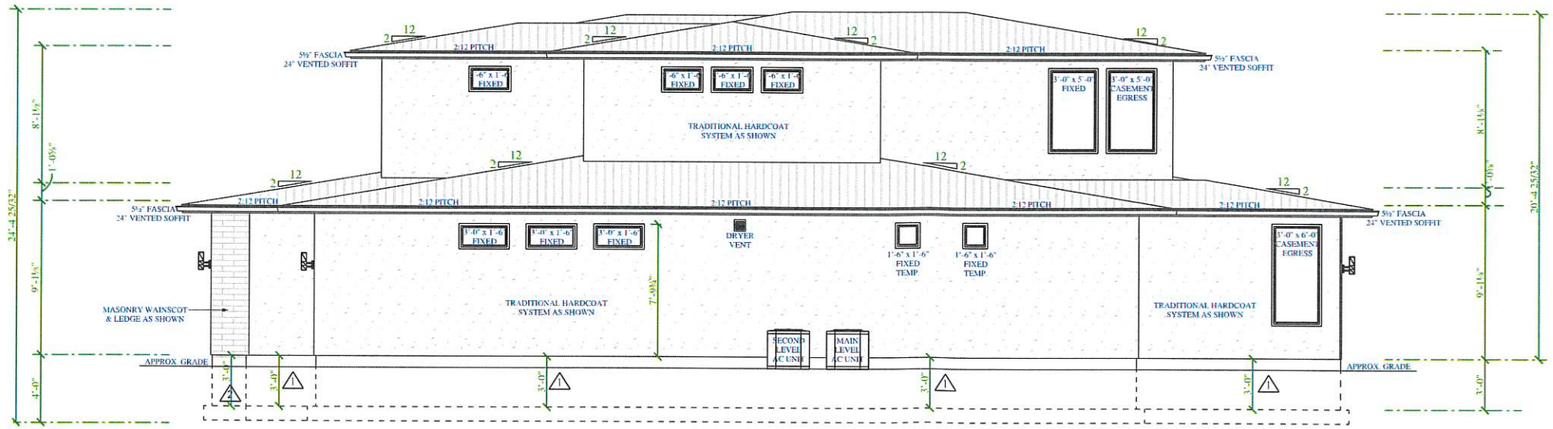


LEFT SIDE ELEVATION

FDN WALL LEGEND

MARK	HEIGHT	THICKNESS	FOOTING OFFSET
1	3'-0"	8"	0'-0"
2	3'-0"	10"	0'-0"

NEED MIN. 8" EXPOSED FDN. ABOVE GROUND LEVEL



RIGHT SIDE ELEVATION

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

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SHEET 2

RESIDE DESIGNS
website: www.ResideDesigns.com
drawn by: Curtis Cooper
email: Curtis@ResideDesigns.com
phone: (435) 881-5172

Custom Reside Design for Mark & Pat Jensen

"JENSEN RESIDENCE"

LEFT & RIGHT SIDE ELEVATIONS

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

© COPYRIGHT RESIDE DESIGNS 2020

Monday, August 17, 2020

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 30, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 194 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 194 E. 520 N., Providence UT (Lot 7)
Parcel ID #: 02-301-0007	**General Plan**: LCR	**Zone**: LCR

Background Information:
Complete Application was received September 22, 2020; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on September 24, 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 submitted mitigation letter and Window Well Drain Detail

DRAFT

3. This conditional use is for the residence only as shown on the site plan date stamped September 22, 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

Residential Site Plan Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: 9/21/20

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:

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By

Utilities (circle, if applicable): Septic tank City sewer Water Well

Construction Type (circle): New home Accessory building Deck Addition Other

Project Information

Address: 194 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0007

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
1,215 Initial JW
Zone _____ Height 19' 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.

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	Jessica Williamson	9/21/20
Signature of Applicant	Printed Name	Date

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 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**
   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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 194 E 520 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.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 194 E 520 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.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 JW Name Jessica Williamson

Date 9/21/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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)

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 194 E 520 N Parcel Tax I.D. 02-301-0007
Zone Height 19' Initial JW
Setbacks (front yard) 20' (side yard) 7'6" (rear yard) 10' Initial JW

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By

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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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 — 9/21/20

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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

visionary HOMES

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.

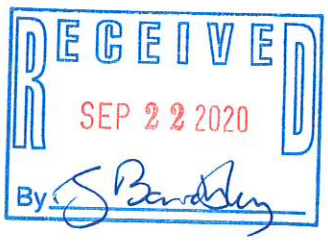
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a 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.

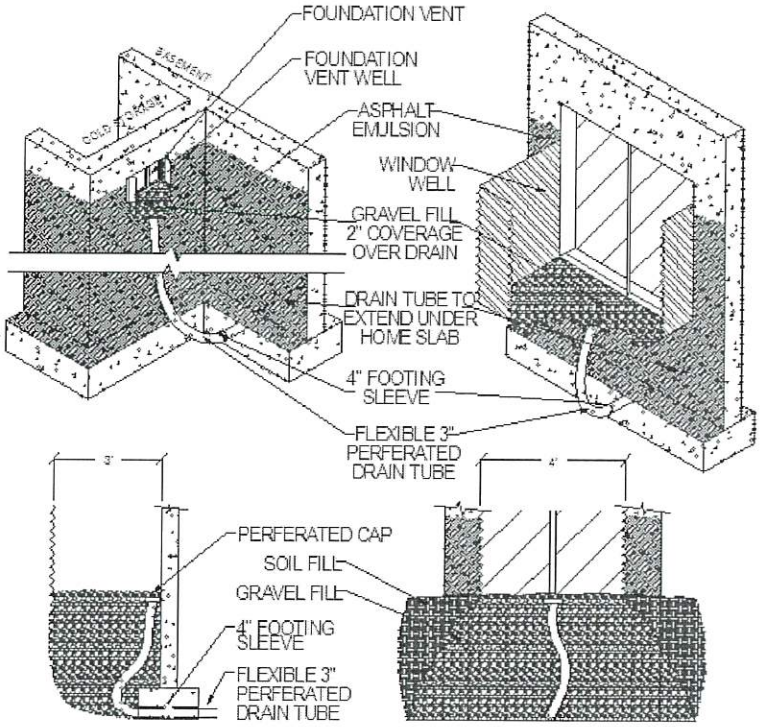
If additional information is needed related to this mitigation strategy, please contact me with any questions.

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.

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By

Public Works Infrastructure Inspection

Project Address: 194 E 520 N
Contact Name: Jessie Williamson (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_____	Date 9.24.2020	

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____	Date_____	

520 NORTH STREET

VISIONARY HOMES

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

SITE PLAN

194 East 520 North
Providence UT, 84332
Vinyard Subdivision
Phase #1, Lot #07, 5040 SF
Parcel #02-301-0007

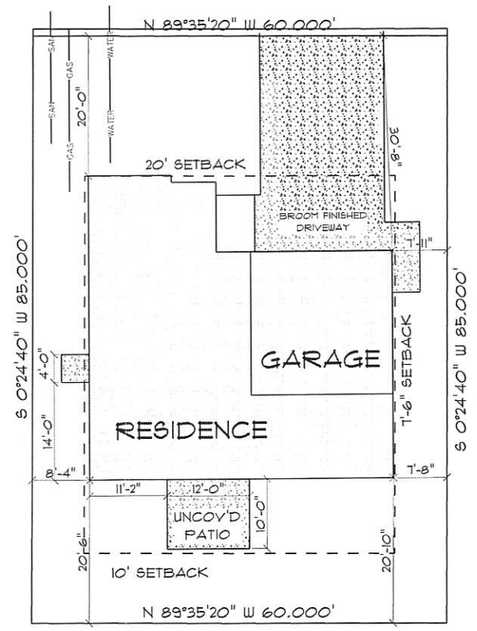
SCALE

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

GAS APPLIANCES TO BE INSTALLED:

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

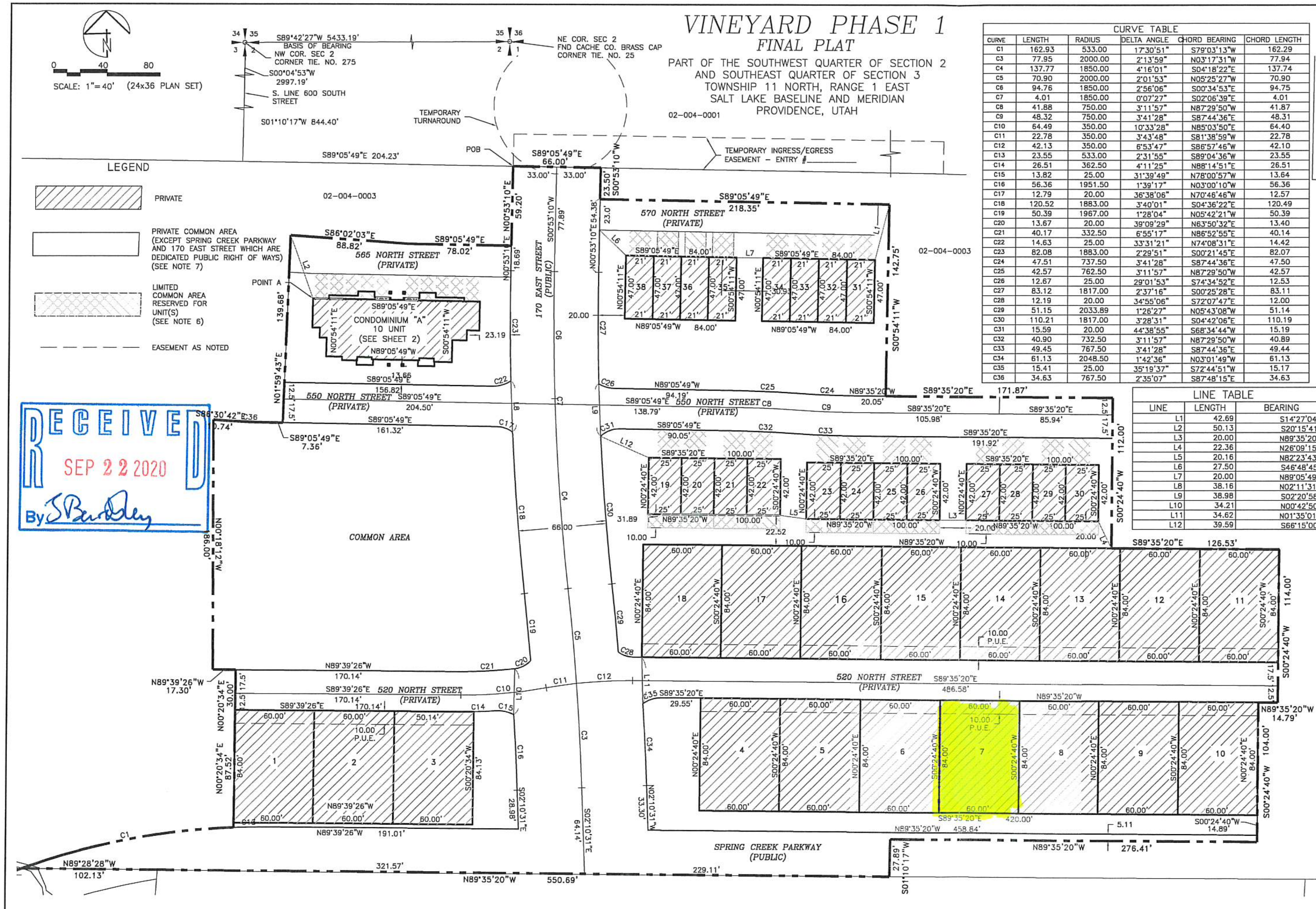
TOTAL BTU LOAD - 295,000 BTU



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BY

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	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C3	77.95	2000.00	2°13'59"	N03°17'31"W	77.94
C4	137.77	1850.00	4°16'01"	S04°18'22"E	137.74
C5	70.90	2000.00	2°01'53"	N05°25'27"W	70.90
C6	94.76	1850.00	2°56'06"	S00°34'53"E	94.75
C7	4.01	1850.00	0°07'27"	S02°06'39"E	4.01
C8	41.88	750.00	3°11'57"	N87°29'50"W	41.87
C9	48.32	750.00	3°41'28"	S87°44'36"E	48.31
C10	64.49	350.00	10°33'28"	N85°03'50"E	64.40
C11	22.78	350.00	3°43'48"	S81°38'59"W	22.78
C12	42.13	350.00	6°53'47"	S86°57'46"W	42.10
C13	23.55	533.00	2°31'55"	S89°04'36"W	23.55
C14	26.51	362.50	4°11'25"	N88°14'51"E	26.51
C15	13.82	25.00	31°39'49"	N78°00'57"W	13.64
C16	56.36	1951.50	1°39'17"	N03°00'10"W	56.36
C17	12.79	20.00	36°38'06"	N70°46'46"W	12.57
C18	120.52	1883.00	3°40'01"	S04°36'22"E	120.49
C19	50.39	1967.00	1°28'04"	N05°42'21"W	50.39
C20	13.67	20.00	39°09'29"	N63°50'32"E	13.40
C21	40.17	332.50	6°55'17"	N86°52'55"E	40.14
C22	14.63	25.00	33°31'21"	N74°08'31"E	14.42
C23	82.08	1883.00	2°29'51"	S00°21'45"E	82.07
C24	47.51	737.50	3°41'28"	S87°44'36"E	47.50
C25	42.57	762.50	3°11'57"	N87°29'50"W	42.57
C26	12.67	25.00	29°01'53"	S74°34'52"E	12.53
C27	83.12	1817.00	2°37'16"	S00°25'28"E	83.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1°26'27"	N05°43'08"W	51.14
C30	110.21	1817.00	3°28'31"	S04°42'06"E	110.19
C31	15.59	20.00	44°38'55"	S68°34'44"W	15.19
C32	40.90	732.50	3°11'57"	N87°29'50"W	40.89
C33	49.45	767.50	3°41'28"	S87°44'36"E	49.44
C34	61.13	2048.50	1°42'36"	N03°01'49"W	61.13
C35	15.41	25.00	35°19'37"	S72°44'51"W	15.17
C36	34.63	767.50	2°35'07"	S87°48'15"E	34.63

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	S46°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 therewith, 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

1. 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
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with reguards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10-5-2.
6. 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.
7. 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.
8. 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.
9. 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 subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. 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 N 89°35'20" W 14.79 feet; thence S 00°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 17°30'51" 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 186.00 feet; thence S 86°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 we 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 know 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 Member 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

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

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 REPRESENATIVE
DOMINION ENERGY REPRESENTATIVE
COMCAST CABLE REPRESENTATIVE
CENTURY LINK REPRESENATIVE

Groundwater Note:
A geotechnical study was performed on this parcel by A Cache Corp. prior to the development of this subdivision. In that report, areas of potential high ground water were encountered. The full geotechnical report is available in the Providence City Public Works office. The report suggested installing a land drain to mitigate the high water in order to make installing basements feasible in this development. A land drain will be installed with the utility improvements prior to any home construction as suggested in the report, and as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)
 Front Yard (street garage acces): 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.

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 COMMISSION THIS ____________DAY OF ____________, 2019, A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS _______ DAY OF ______________, 2019 BY THE PROVIDENCE CITY ATTORNEY

PROVIDENCE CITY ATTORNEY

ACE 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

No.	REVISIONS/ SUBMISSIONS	DATE

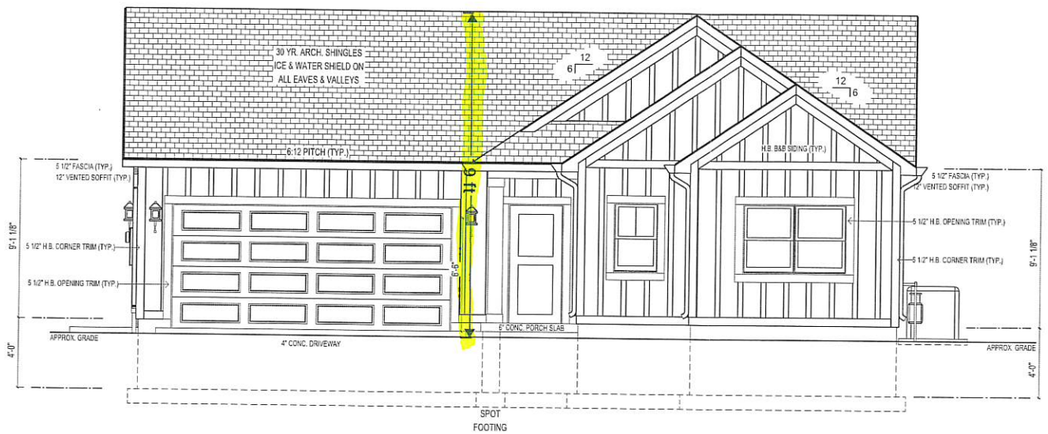
DRAWN :
PROJECT NO. :
REVIEWED :
CAD FILE :

PROJECT TITLE: 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

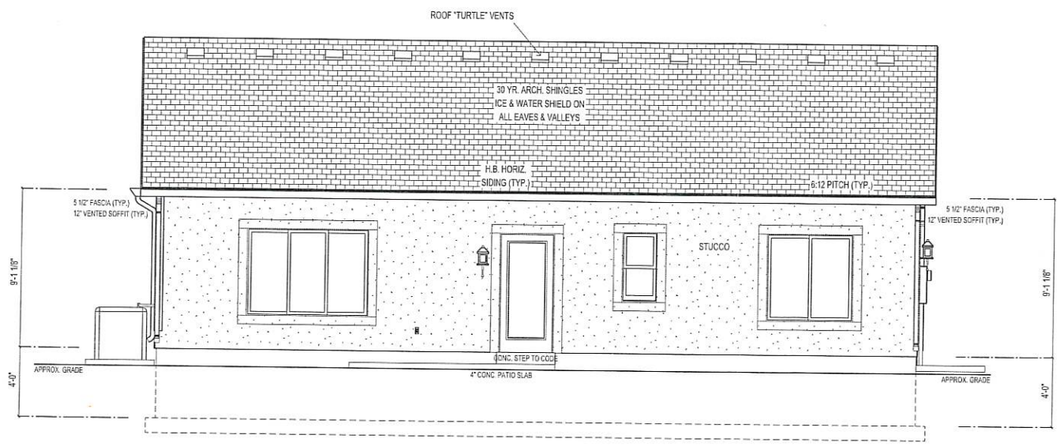
DRAWING TITLE: FINAL PLAT

DATE : AUG2,2019
DRAWING No. 1
1 of 2





FRONT ELEVATION



REAR ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum #2

Proj: Vinyard 07
Client: Vicki Anderson

MARBURY

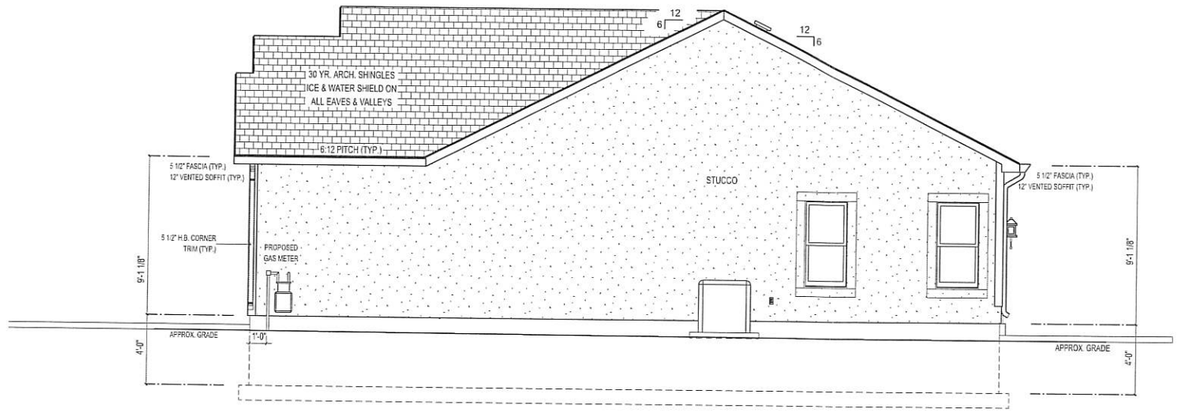
ELEVATIONS
FRONT/REAR

Date: 08/31/2020

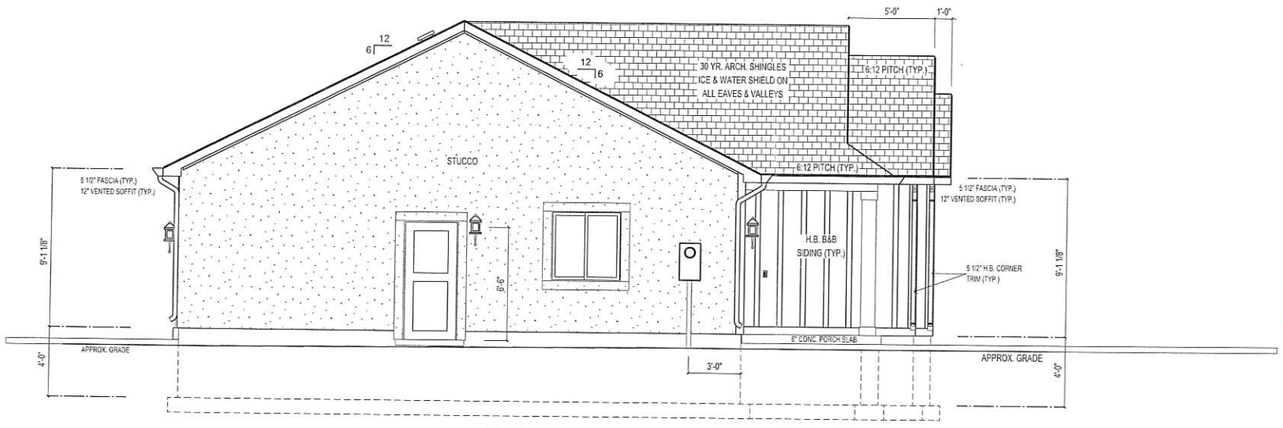
Drawn By: T.Schiffman
Checked by: B.Hyer

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

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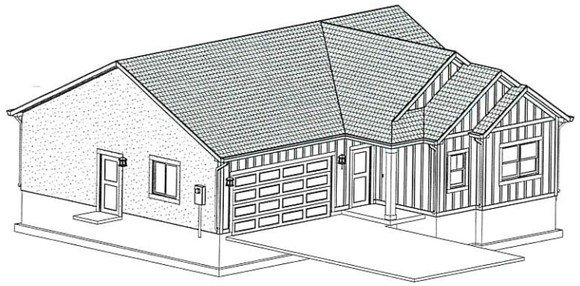
MARBURY
ELEVATIONS
LEFT/RIGHT

Date: 08/31/2020

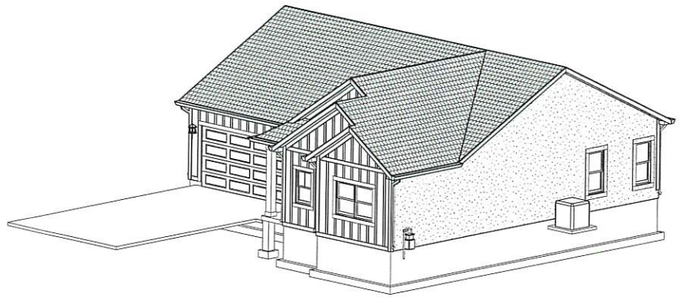
Drawn By: T.Schiffman
Checked by: B.Hyer

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

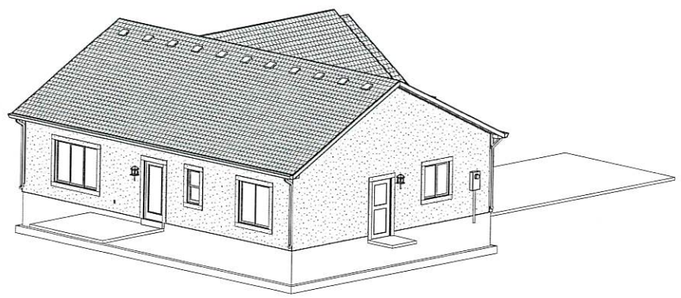
SHEET:
03



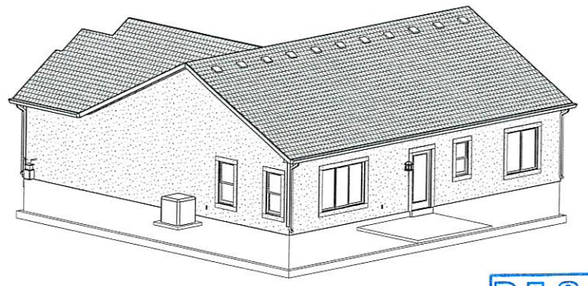
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

RECEIVED
SEP 22 2020
By

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

visionary HOMES

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North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum #2

Proj: Vinyard 07
Client: Vicki Anderson

MARBURY

PERSPECTIVE VIEWS

Date: 08/31/2020

Drawn By:T.Schiffman
Checked by: B.Hyer

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

SHEET:
04

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 30, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 206 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 202 E. 520 N., Providence UT (Lot 8)
Parcel ID #: 02-301-0008	**General Plan**: LCR	**Zone**: LCR

Background Information:
Complete Application was received September 22, 2020; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on September 24, 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 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 22, 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

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 9/21/20

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: Existing buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)	Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
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

Project Information

Address: 202 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0008

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Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
2,014 Initial JW
Zone _____ Height 30' 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.

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	Jessica Williamson	9/21/20
Signature of Applicant	Printed Name	Date

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 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**
   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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 202 E 520 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.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 202 E 520 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.

Jessica Williamson	Jessica Williamson	VHD LLC	9/21/20
Signature	Printed Name	On Behalf Of	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 JW Name Jessica Williamson

Date 9/21/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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)

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 202 E 520 N Parcel Tax I.D. 02-301-0007
Zone Height 30' 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.

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By

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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

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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/VHD LLC — Printed Name

9/21/20 — 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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

visionary HOMES

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.

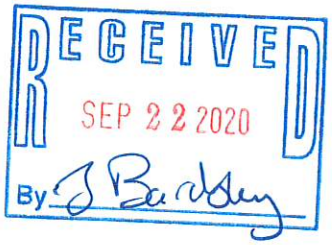
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a 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.

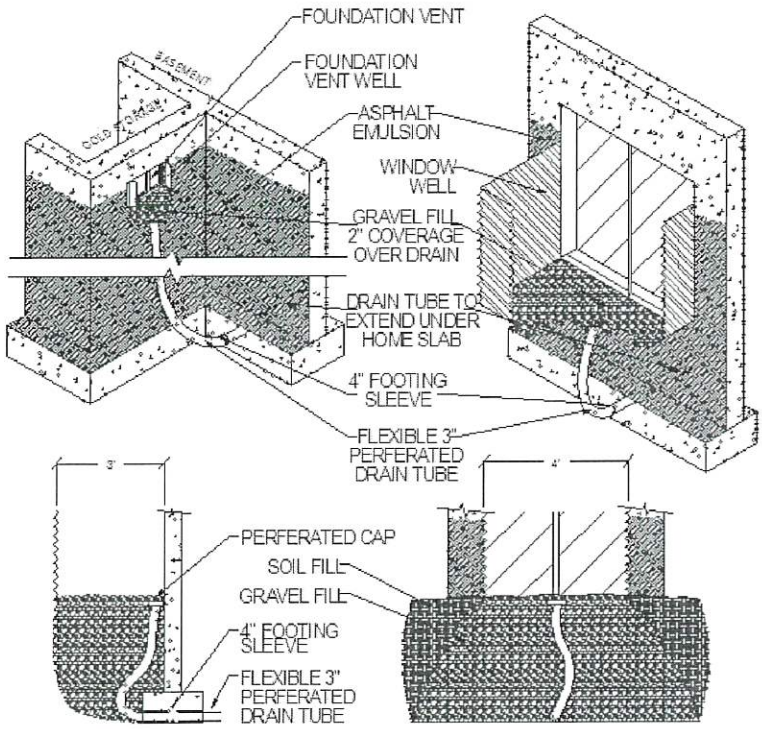
Thank you,

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.

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Public Works Infrastructure Inspection

Project Address: 254 N 850 E
Contact Name: Jessie Williamson (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 [signature]		Date 9.24.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

VISIONARY HOMES

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

VINO8
SITE PLAN

VINEYARD
Phase 1, Lot 08, 5,040 SF
Parcel #02-301-0008

202 EAST 520 NORTH
PROVIDENCE, UTAH 84332

SCALE

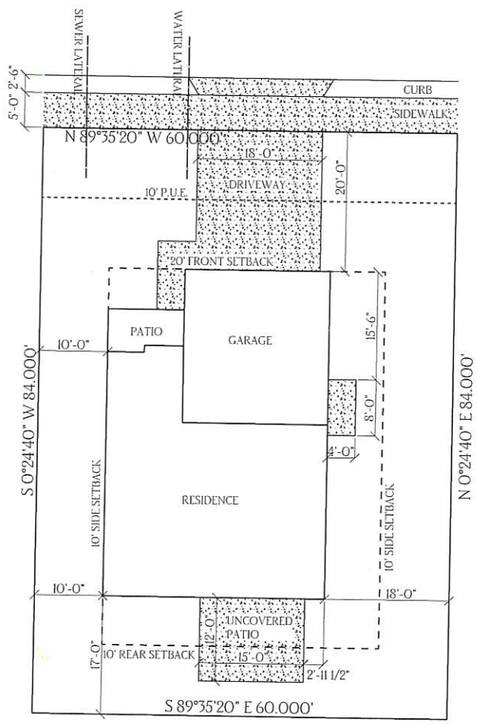
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

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

TOTAL BTU LOAD - 195,000 BTU
4 OZ PRESSURE REQUIRED

520 NORTH STREET

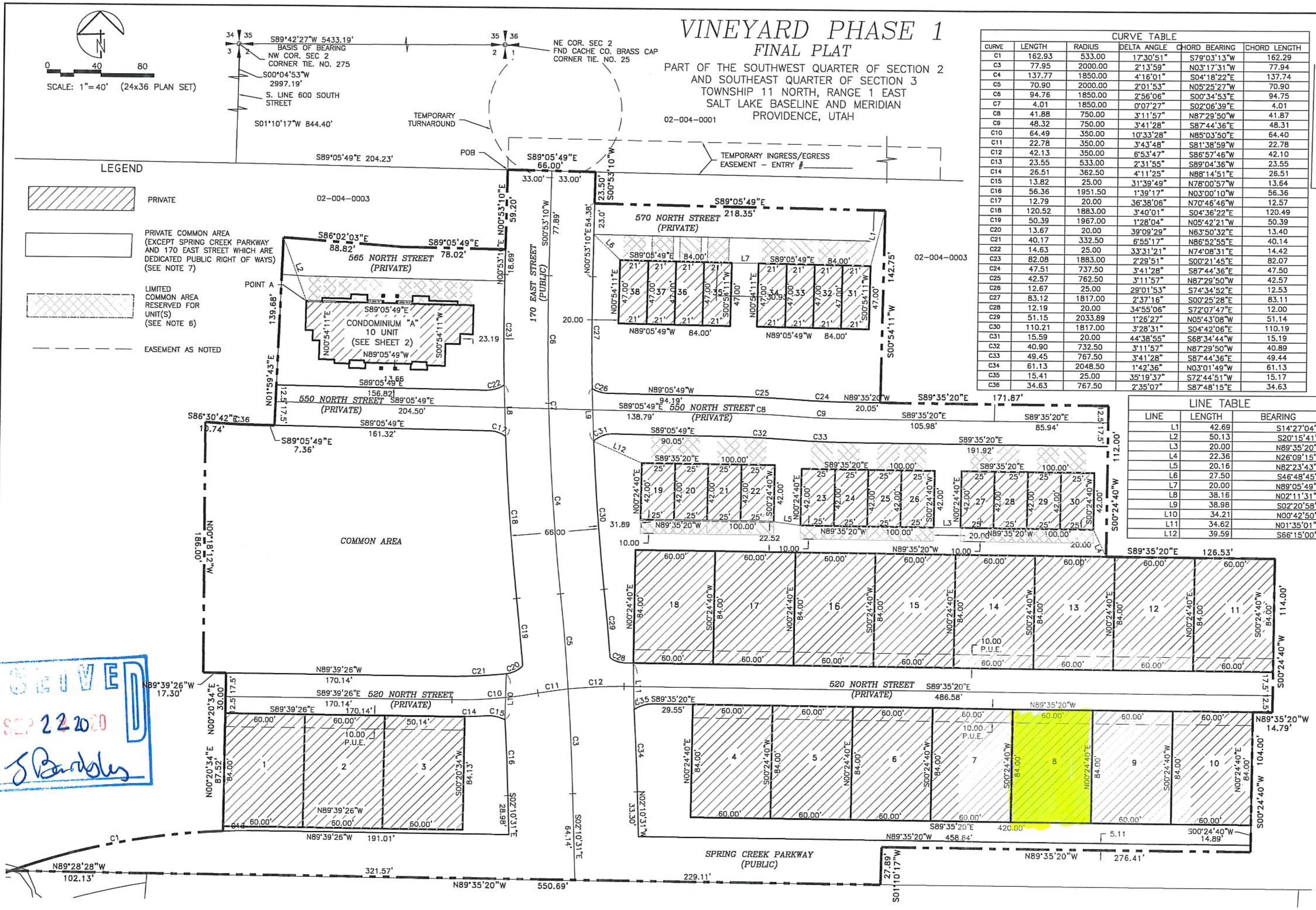


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VINEYARD PHASE 1

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	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C3	77.95	2000.00	2°13'59"	N03°17'31"W	77.94
C4	137.77	1850.00	4°16'01"	S04°18'22"E	137.74
C5	70.90	2000.00	2°01'53"	N05°25'27"W	70.90
C6	94.76	1850.00	2°56'06"	S00°34'53"E	94.75
C7	4.01	1850.00	0°07'27"	S02°06'39"E	4.01
C8	41.88	750.00	3°11'57"	N87°29'50"W	41.87
C9	48.32	750.00	3°41'28"	S87°44'36"E	48.31
C10	64.49	350.00	10°33'28"	N85°03'50"E	64.40
C11	22.78	350.00	3°43'48"	S81°38'59"W	22.78
C12	42.13	350.00	6°53'47"	S86°57'46"W	42.10
C13	23.55	533.00	2°31'55"	S89°04'36"W	23.55
C14	26.51	362.50	4°11'25"	N88°14'51"E	26.51
C15	13.82	25.00	31°39'49"	N78°00'57"W	13.64
C16	56.36	1951.50	1°39'17"	N03°00'10"W	56.36
C17	12.79	20.00	36°38'06"	N70°46'46"W	12.57
C18	120.52	1883.00	3°40'01"	S04°36'22"E	120.49
C19	50.39	1967.00	1°28'04"	N05°42'21"W	50.39
C20	13.67	20.00	39°09'29"	N63°50'32"E	13.40
C21	40.17	332.50	6°55'17"	N86°52'55"E	40.14
C22	14.63	25.00	33°31'21"	N74°08'31"E	14.42
C23	82.08	1883.00	2°29'51"	S00°21'45"E	82.07
C24	47.51	737.50	3°41'28"	S87°44'36"E	47.50
C25	42.57	762.50	3°11'57"	N87°29'50"W	42.57
C26	12.67	25.00	29°01'53"	S74°34'52"E	12.53
C27	83.12	1817.00	2°37'16"	S00°25'28"E	83.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1°26'27"	N05°43'08"W	51.14
C30	110.21	1817.00	3°28'31"	S04°42'06"E	110.19
C31	15.59	20.00	44°38'55"	S68°34'44"W	15.19
C32	40.90	732.50	3°11'57"	N87°29'50"W	40.89
C33	49.45	767.50	3°41'28"	S87°44'36"E	49.44
C34	61.13	2048.50	1°42'36"	N03°01'49"W	61.13
C35	15.41	25.00	35°19'37"	S72°44'51"W	15.17
C36	34.63	767.50	2°35'07"	S87°48'15"E	34.63

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	S46°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 therewith, 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

1. 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
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with reguards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10-5-2.
6. 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.
7. 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.
8. 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.
9. 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 subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. 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 N 89°35'20" W 14.79 feet; thence S 00°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 17°30'51" 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 186.00 feet; thence S 86°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 we 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 know 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 Member 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 bylows.

Notary Public Signature______________
Notary Public Full Name______________
Commission Number______________
My Commission Expires______________
A Notary Public Commissioned in Utah

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 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 REPRESENATIVE

DOMINION ENERGY REPRESENATIVE

COMCAST CABLE REPRESENTATIVE

CENTURY LINK REPRESENATIVE

Groundwater Note:
A geotechnical study was performed on this parcel by A Cache Corp. prior to the development of this subdivision. In that report, areas of potential high ground water were encountered. The full geotechnical report is available in the Providence City Public Works office. The report suggested installing a land drain to mitigate the high water in order to make installing basements feasible in this development. A land drain will be installed with the utility improvements prior to any home construction as suggested in the report, and as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage acces): 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.

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

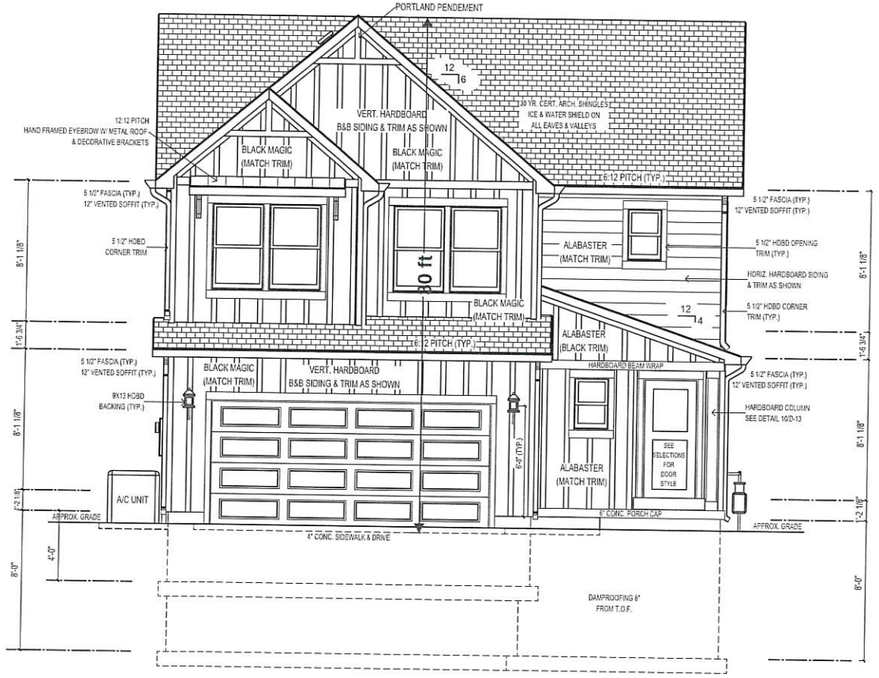
OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

No. | REVISIONS/ SUBMISSIONS | DATE
REVIEWED : | DRAWN :
CAD FILE : | PROJECT NO. :

PROJECT TITLE: 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

DRAWING TITLE: FINAL PLAT

DATE : AUG2,2019
DRAWING No. 1
1 of 2



FRONT ELEVATION



REAR ELEVATION

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

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North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum 3

Proj: Vineyard 8
Client: Hancey

SPRINGHILL

FRONT/REAR
ELEVATIONS

Date: 09/15/2020

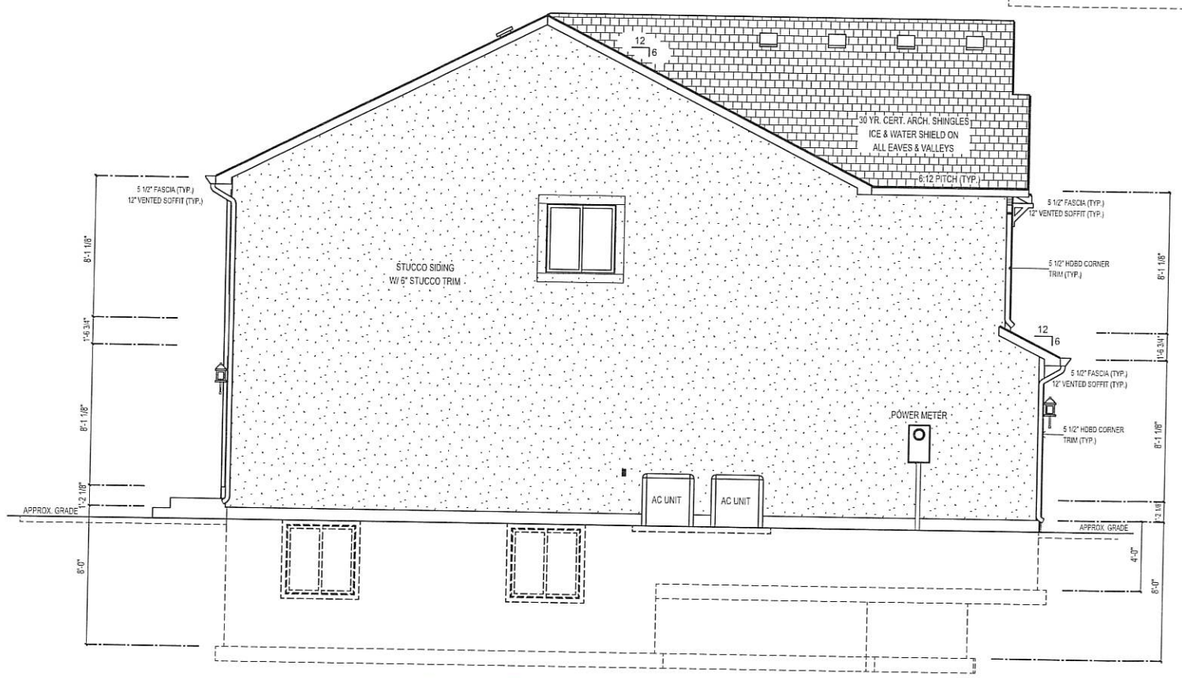
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Checked by: Matt S

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

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Plan current up to:
Addendum 3

Proj: Vineyard 8
Client: Hancey

SPRINGHILL

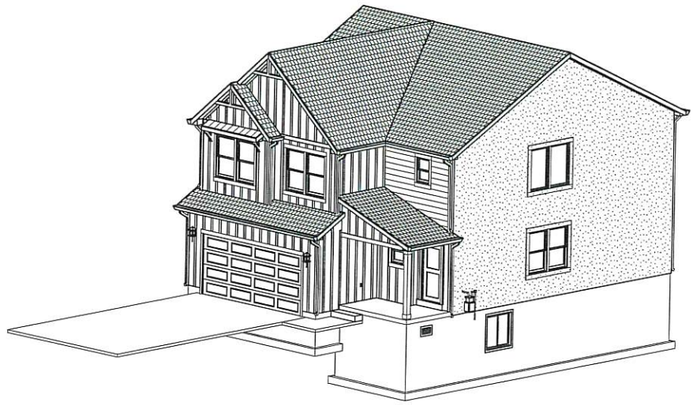
RIGHT/LEFT ELEVATIONS

Date: 09/15/2020

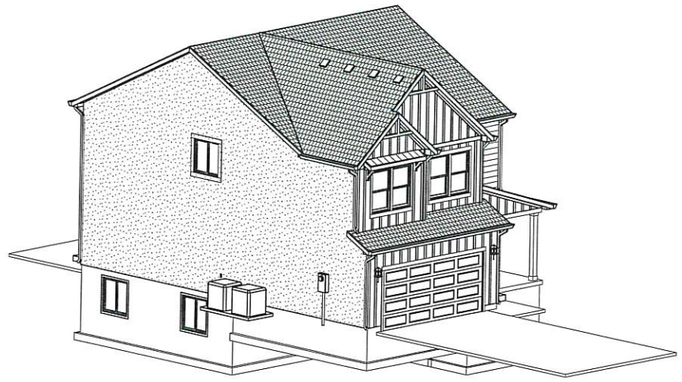
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Checked by: Matt S

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

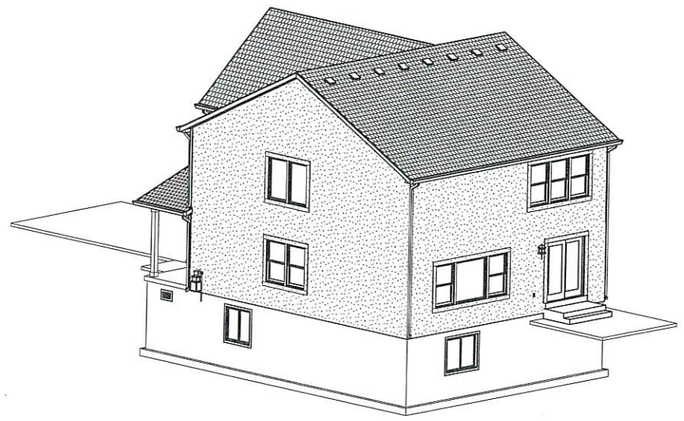
SHEET:
03



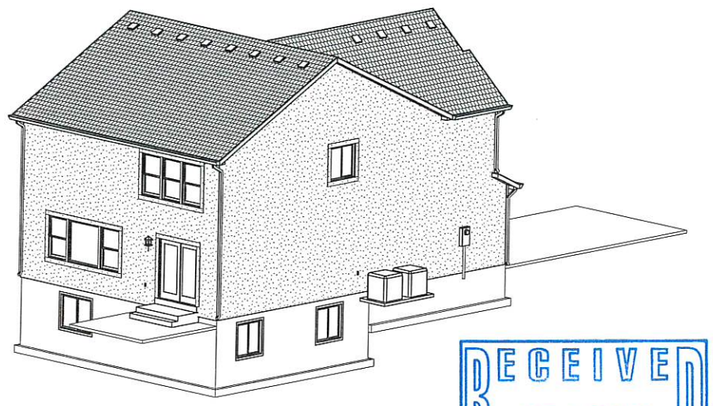
FRONT RIGHT ELEVATION



FRONT LEFT ELEVATION



REAR RIGHT ELEVATION



REAR LEFT ELEVATION

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By

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visionary HOMES

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Plan current up to:
Addendum 3

Proj: Vineyard 8
Client: Hancey

SPRINGHILL

PERSPECTIVE VIEWS

Date: 09/15/2020

Drawn By: Aaron C
Checked by: Matt S

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

SHEET:
04