

**Providence City  
Administrative Land Use Authority (ALUA)  
Agenda – December 9, 2020 – 2:30 PM**

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

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

**Call to Order:** Skarlet Bankhead, Chair

**Item No. 1 - Conditional Use – New Homes:** The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for 4 new homes in the Vineyard Subdivision.

Lot 12 – 211 E 520 N, Providence, UT.

Lot 14 – 199 E 520 N, Providence, UT.

Lot 16 – 185 E 520 N, Providence, UT.

Lot 17 – 179 E 520 N, Providence, UT.

**Item No. 2 - Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider for approval a request by Aaron Bickers and SS Enterprises for a new home located at 65 N. Sherwood Dr. Providence, UT.

**Item No. 3 – Conditional Use – New Home:** The Providence City Administrative Land Use Authority will consider for approval a request by Stone Gate Homes and John Roberts for a new home located at 171 N. 850 E. Providence, UT.

Agenda posted on December 8, 2020

Diane Campbell

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 pm on the day of the meeting.

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 211 E. 520 N., Providence UT.

**Item Type:** Conditional Use

**Applicant:** Visionary Homes

**Property Address:** 211 E. 520 N.,  
Providence UT (Lot 12)

**Parcel ID #:** 02-301-0012

**General Plan:** LCR

**Zone:** LCR

**Background Information:**

Complete Application was received December 3, 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 December 7, 2020.

**FINDINGS OF FACT:**

1. UCA 10-9a-507. Conditional Uses allows 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), Hazard Earthquake Primary Fault (HE), or Hazard Wildfire (WF), 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 December 3, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT



# Residential Site Plan Application

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_  
 Payment Form \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Receipt # \_\_\_\_\_  
 Clerk \_\_\_\_\_

Date: 12/3/20

### 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/VHD LLC 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 & 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: 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  
**Do the plans include an Accessory Apartment Unit** (circle):      Yes      No  
**Is this an Accessory Dwelling Unit** (circle):      Yes      No

**Project Information**Address: 211 E 520 NSubdivision: Vineyard Parcel Tax ID: 02-301-0012

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

2,296 Initial JWZone \_\_\_\_\_ Height 24' 8" Initial JWSetbacks (front yard) 20' 6" (side yard) 8' 1" & (rear yard) 24' 6" Initial JW7' 11"**Contractor Information**Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 JW Name Jessica Williamson/VHD LLC

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

Initial JW

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

**All Applicants Must Read the Following Before Signing This Application**

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

Sensitive and Hazard Areas:

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

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

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

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

---

<i>Jessica Williamson</i>	Jessica Williamson/VHD LLC	12/3/20
Signature of Applicant	Printed Name	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 211 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  
Signature

Jessica Williamson/VHD LLC  
Printed Name

On Behalf Of

12/3/20  
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 12/3/20

### 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 VHD LLC  
 Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341  
 Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com  
 Parcel address 211 E 520 N Parcel Tax I.D. 02-301-0012  
 Zone \_\_\_\_\_ Height 24' 8" Initial JW  
 Setbacks (front yard) 20' (side yard) 8' 1" & 7' 11" (rear yard) 22' Initial JW

### Written Statement of Request (attach additional sheets if necessary)

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

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

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JW Name Jessica Williamson

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JW

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

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

Jessica Williamson Jessica Williamson/VHD LLC 12/3/20  
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 <sup>1</sup>
Code Amendment	✓	----	✓	✓ <sup>2</sup>	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
<b>Rezone</b>	✓	----	✓	✓	✓	----	----	<b>\$100</b>
<b>Conditional Use</b>	✓	✓	----	----	----	----	----	<b>\$100</b>
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	----	✓	----	✓ <sup>4</sup>	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation <sup>5</sup>	✓	----	✓	----	----	----	----	\$50
Exception to Title <sup>6</sup>	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

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

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

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

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

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

<sup>6</sup> 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.

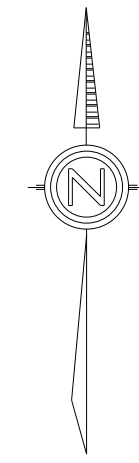
VISIONARY HOMES

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

Mark Reeder

Vinyard Subdivision  
Phase 1, Lot 12, 5024 SF  
Parcel:02-301-0012

211 East O520 North  
Providence Utah 84321



SCALE

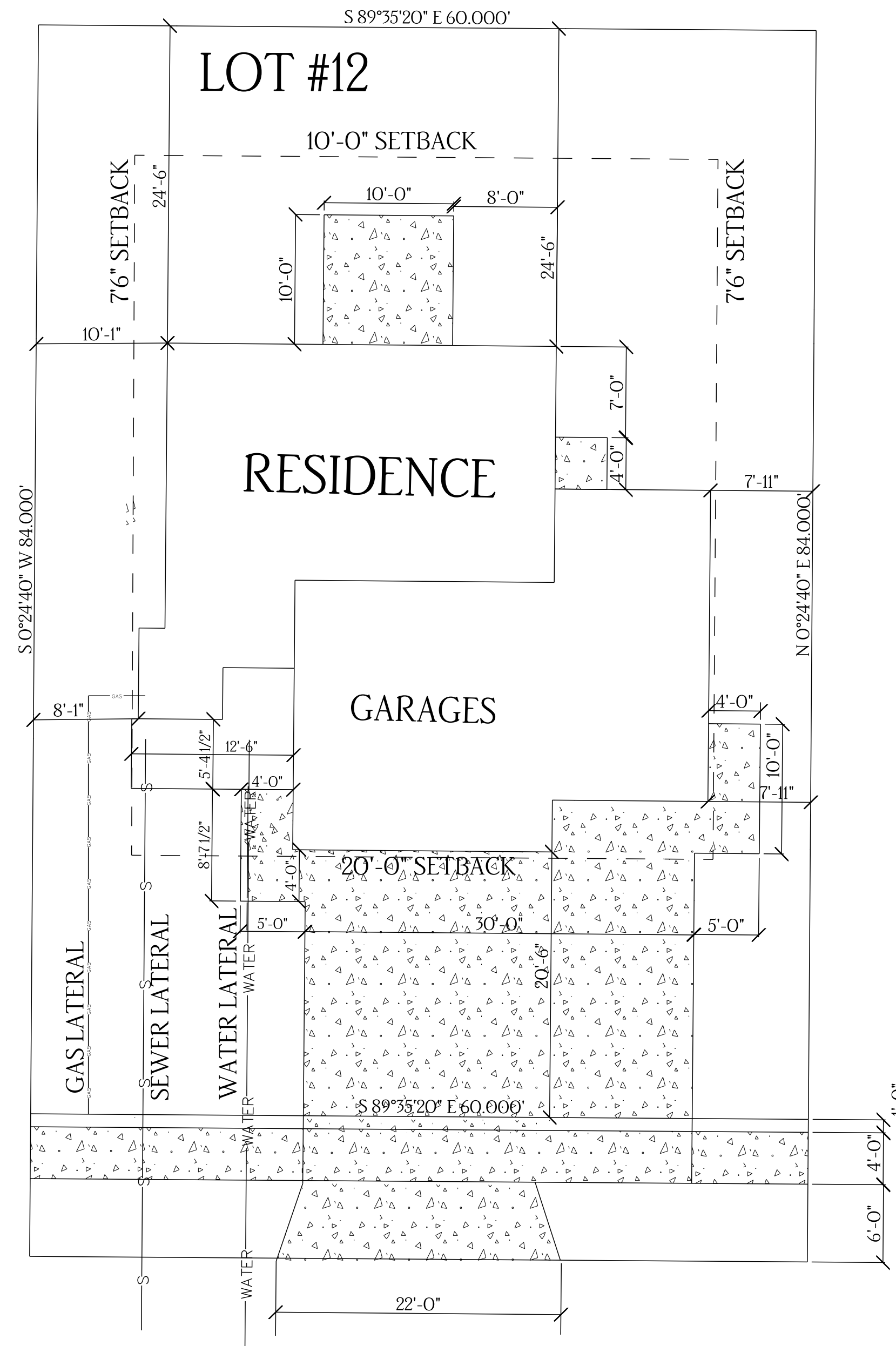
36" X 24" Sheet : 1"=10'  
17" X 11" Sheet : 1"=20'  
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 90,000 BTU
- 3.

TOTAL BTU LOAD - 130,000 BTU

4oz. Pressure Required



520 NORTH STREET

**STONEBROOK**  
 FRONT & REAR  
 ELEVATIONS

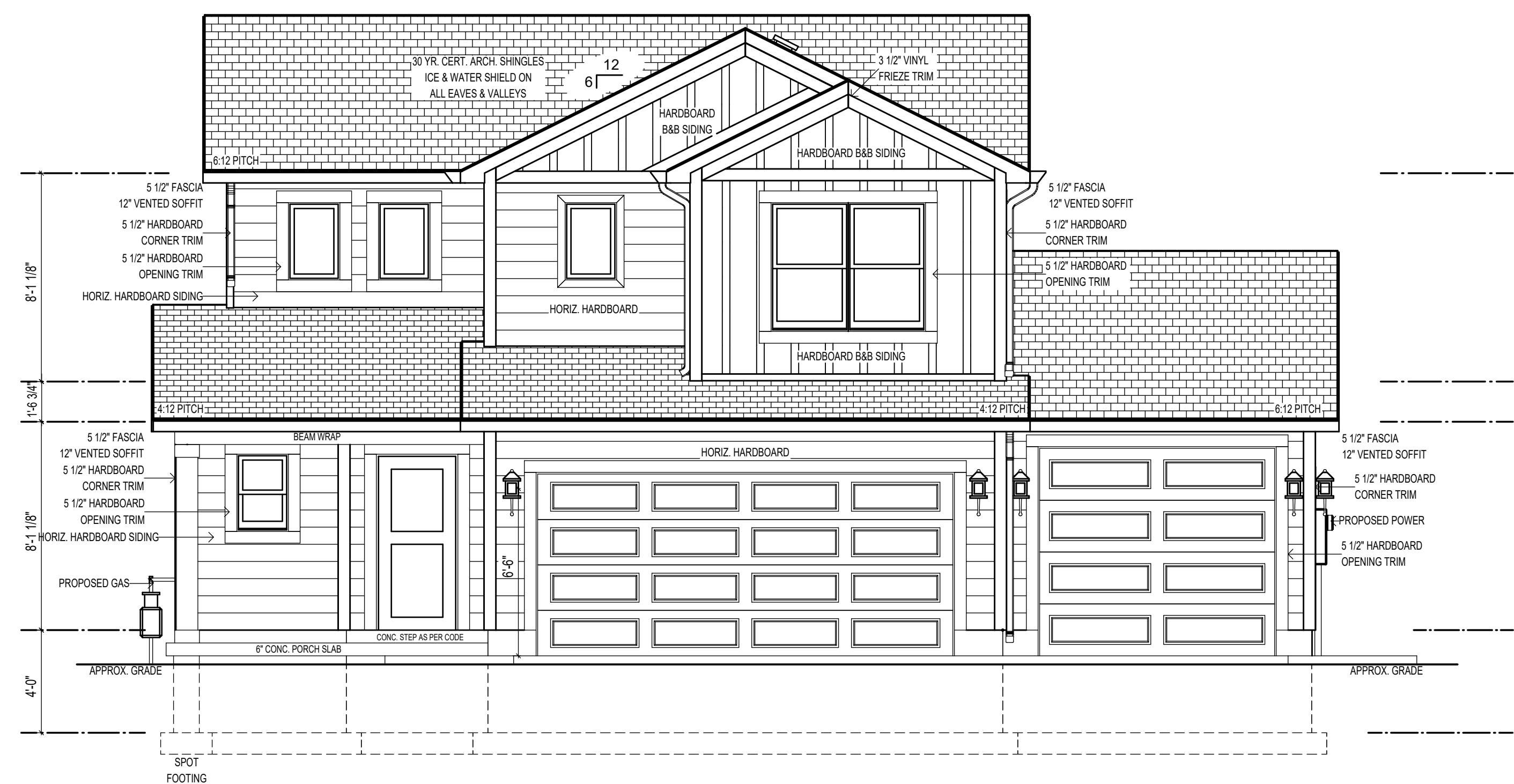
Date: 12/01/2020

Drawn By: Riley H.  
 Checked by: Brooke H.

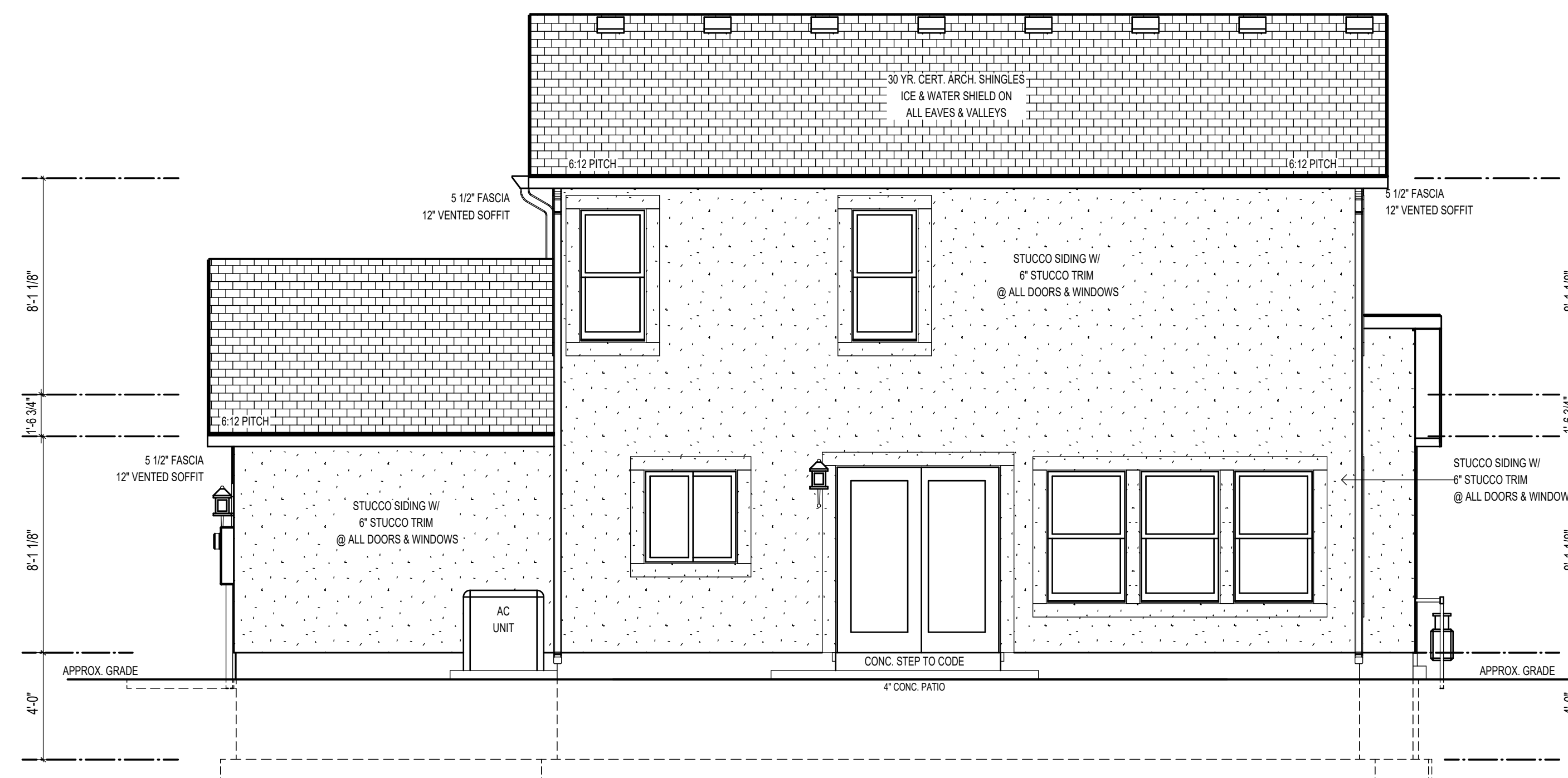
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SHEET:

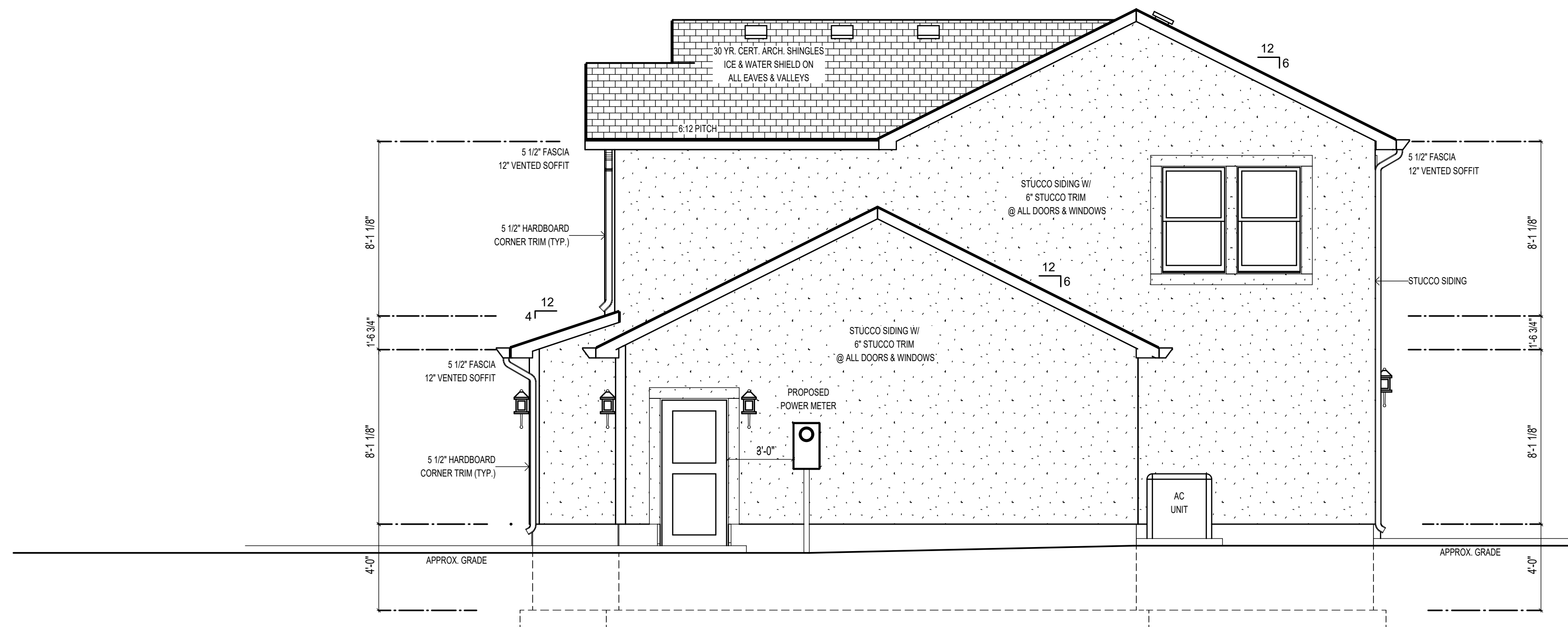
2



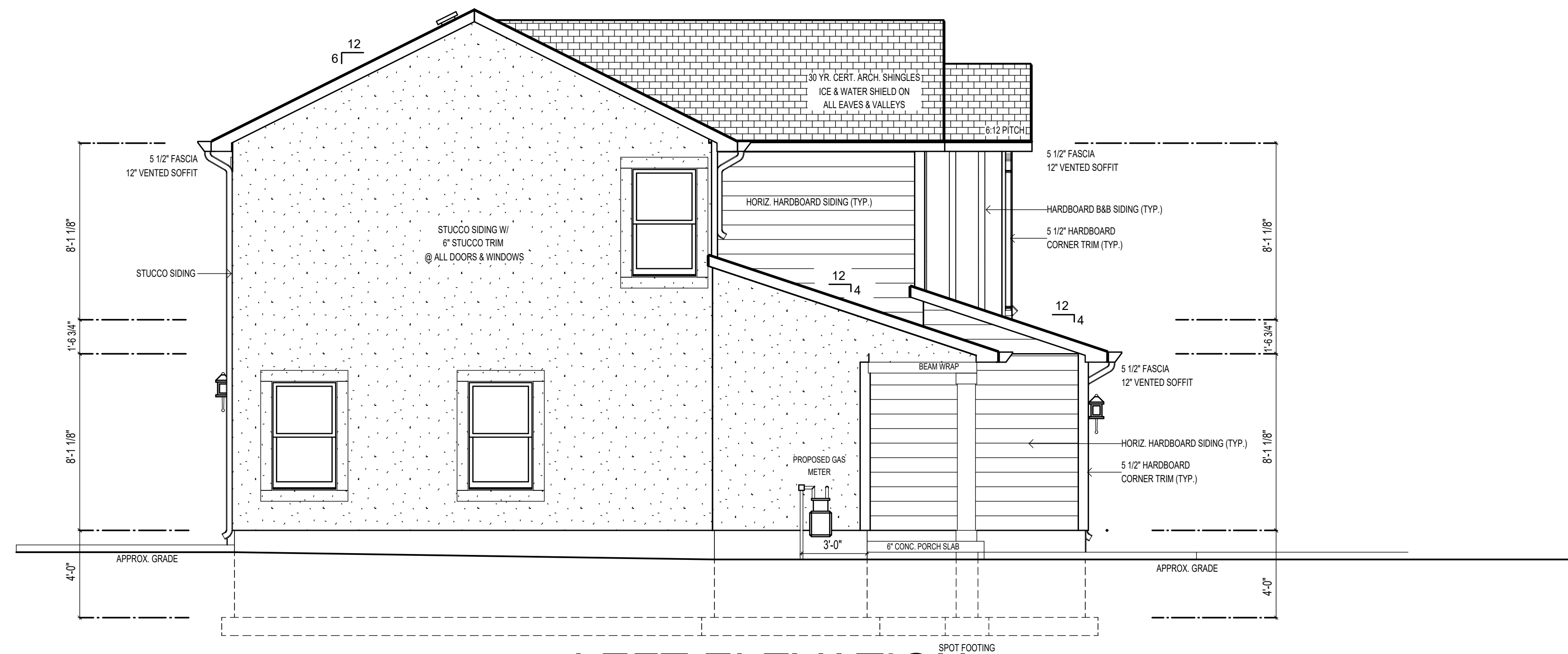
**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: VIN 12  
Client: Reeder Residence

**STONEBROOK**  
RIGHT & LEFT  
ELEVATIONS

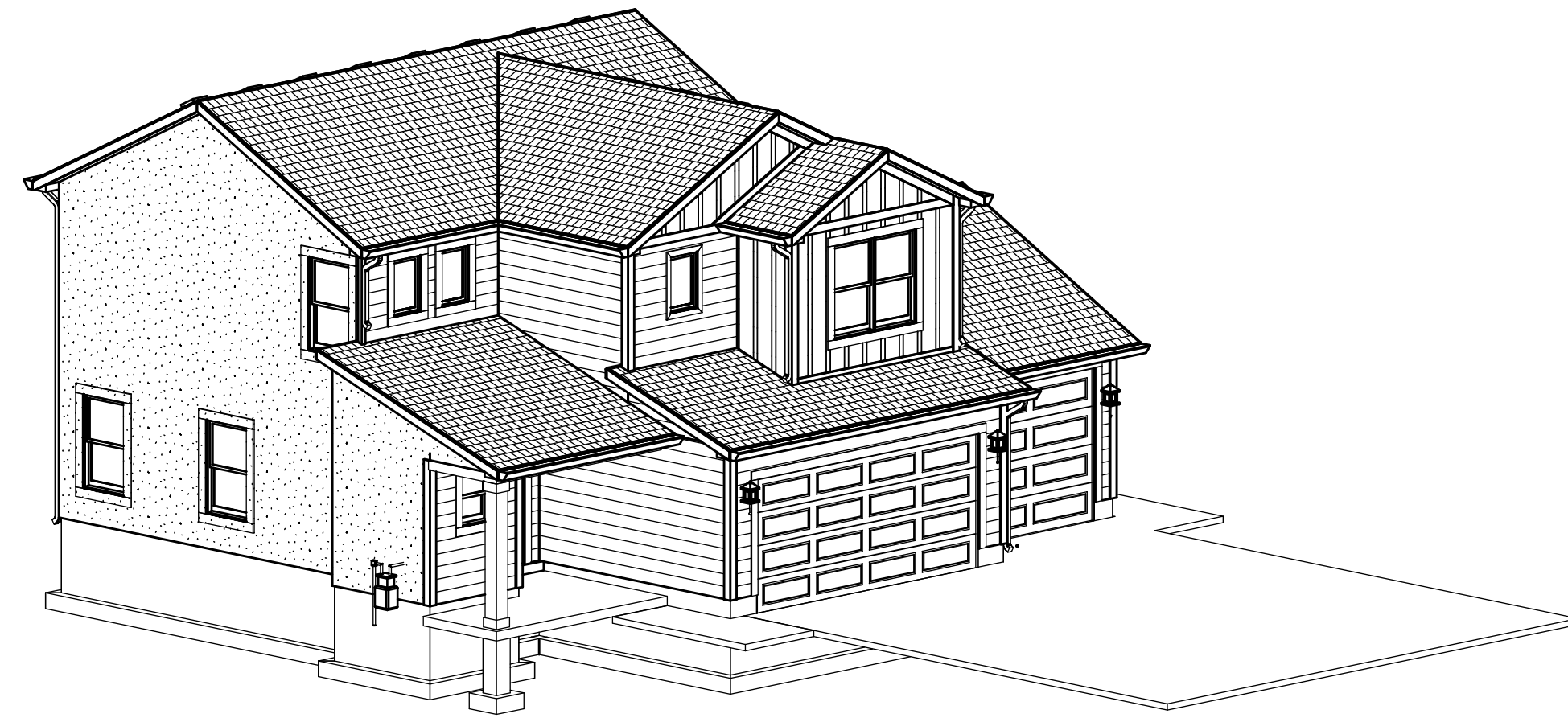
Date: 12/01/2020

Drawn By: Riley H.  
Checked by: Brooke H.

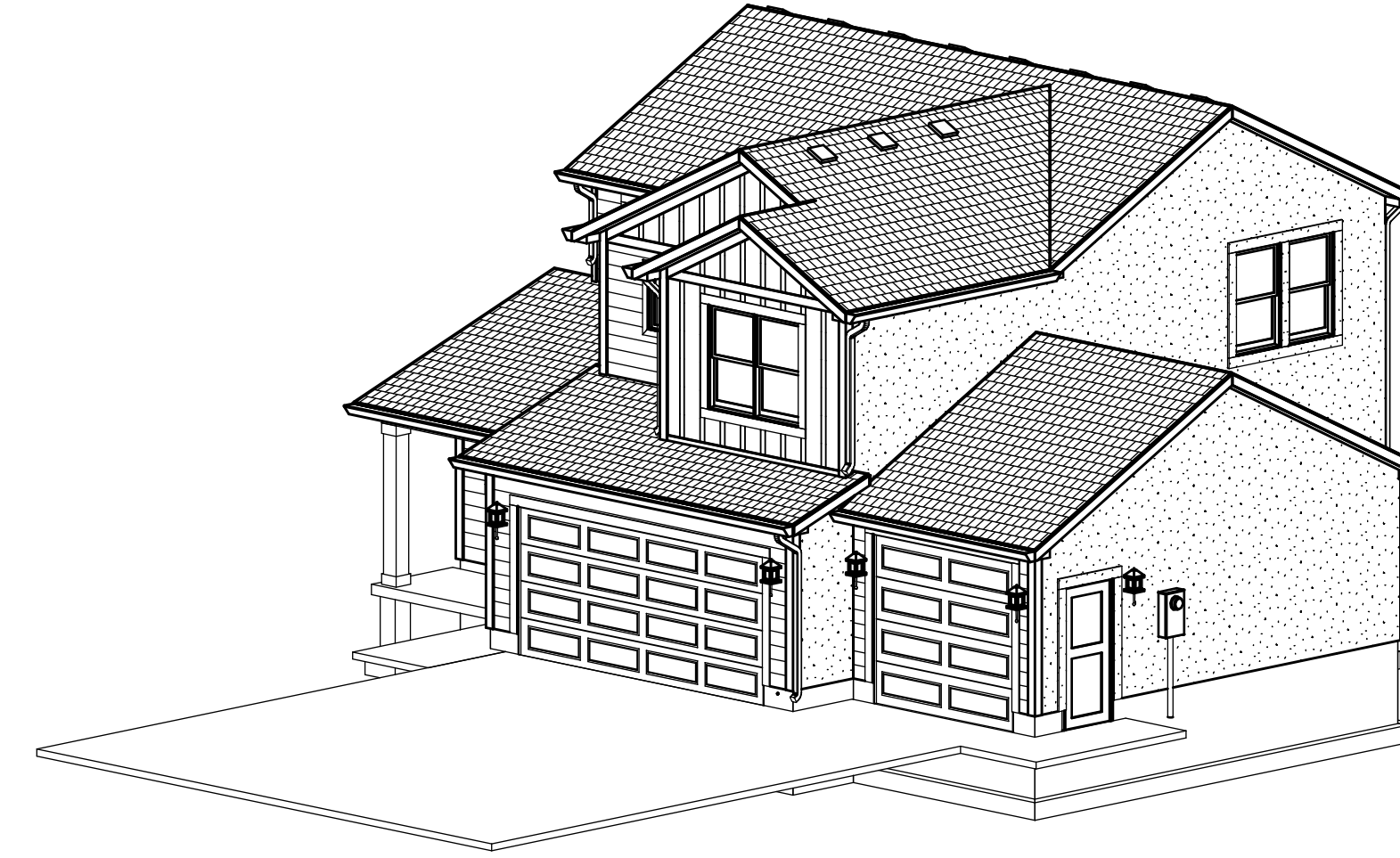
SCALE: 1/4" = 1'-0"

SHEET:

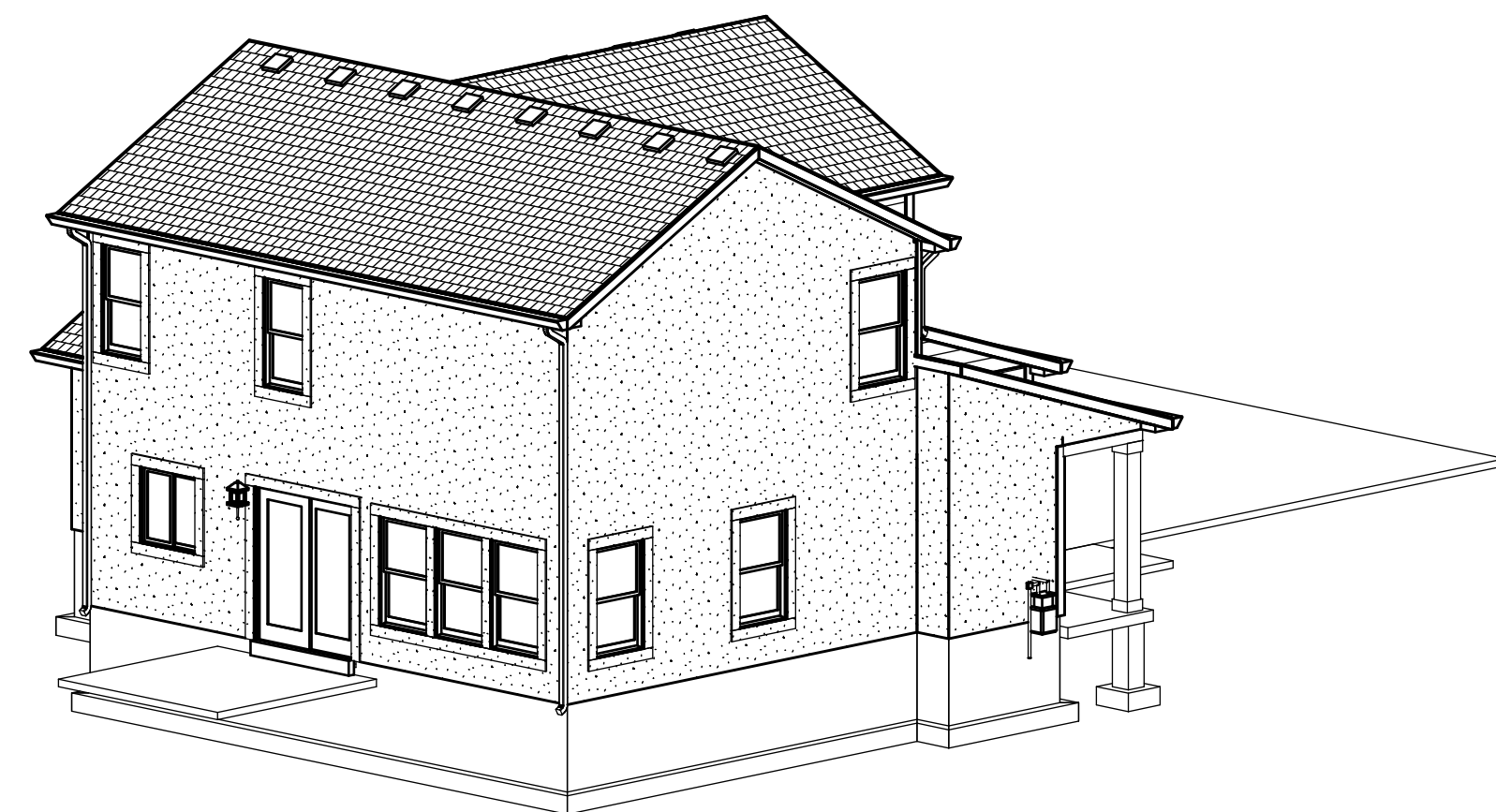
**3**



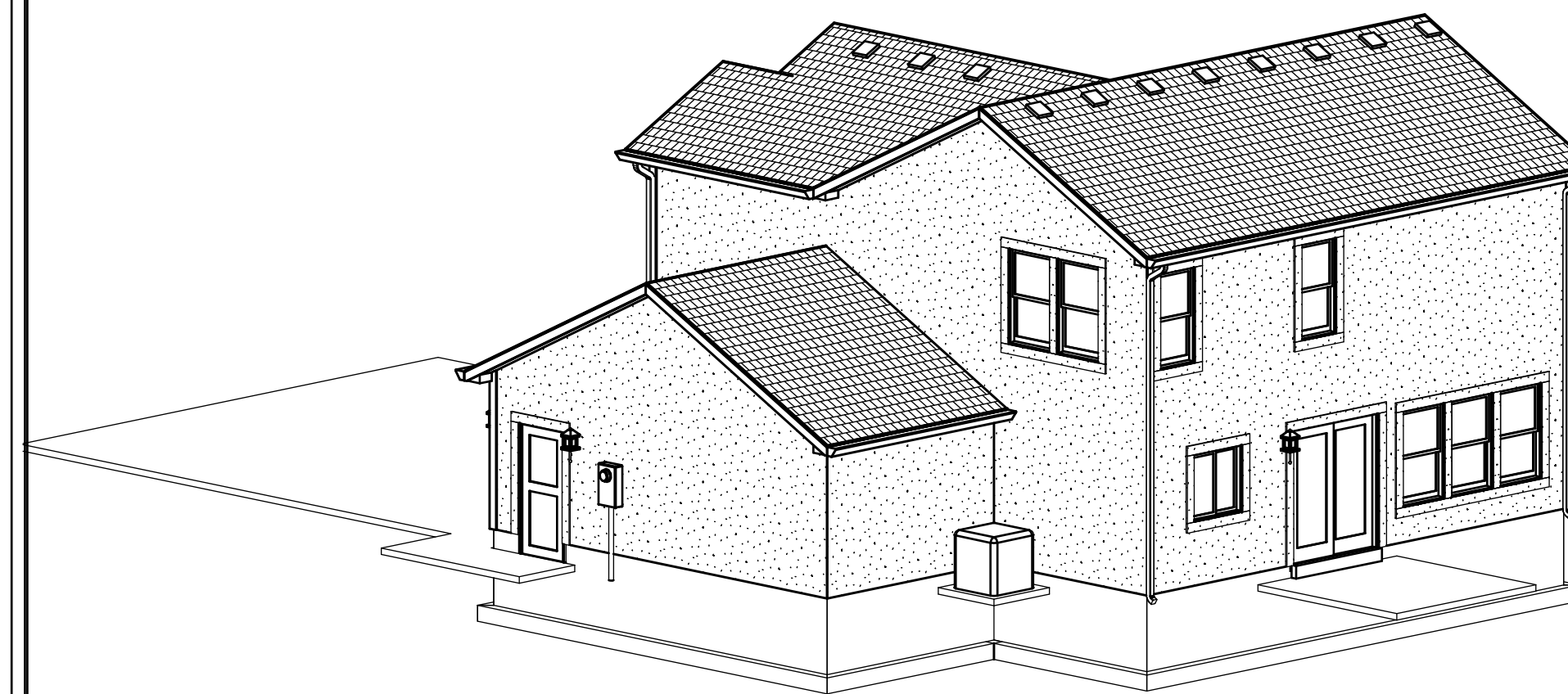
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: VIN 12  
Client: Reeder Residence

**STONEBROOK**  
PERSPECTIVE VIEWS

Date: 12/01/2020

Drawn By: Riley H.  
Checked by: Brooke H.

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

SHEET:

**4**

VINEYARD PHASE 1 FINAL PLAT

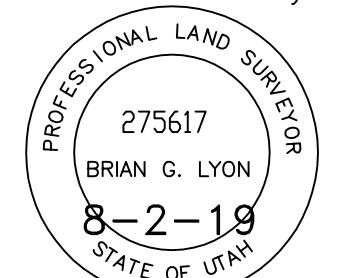
PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN PROVIDENCE, UTAH

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH

LINE TABLE with columns: LINE, LENGTH, BEARING

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.

NOTES

- 1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
2. 5/8" rebar with cap will be set at all rear and interior property corners.
3. All lots have an adequate buildable envelope with regards to hazardous slope.
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 known 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 serving the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.

LEGAL DESCRIPTION

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

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

thence S 89°05'49" E 66.00 feet; thence S 00°53'10" W 23.50 feet; thence S 89°05'49" E 218.35 feet; thence S 00°54'11" W 142.75 feet; thence S 89°35'20" E 171.87 feet; thence S 00°24'40" W 112.00 feet; thence S 89°35'20" E 126.53 feet; thence S 00°24'40" W 114.00 feet; thence S 89°35'20" W 14.79 feet; thence S 89°35'20" 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 the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of \_\_\_\_\_ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recording 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

ALLIANCE CONSULTING ENGINEERS logo and contact information: 1500 EAST 200 NORTH SUITE P, LOGAN, UTAH 84321, (435)755-5121, alliancelogans@aho.com

OWNER: RIDGEVIEW PARK, LLC, 50 EAST 2500 N SUITE 101, LOGAN, UTAH 84341, (435)752-1460

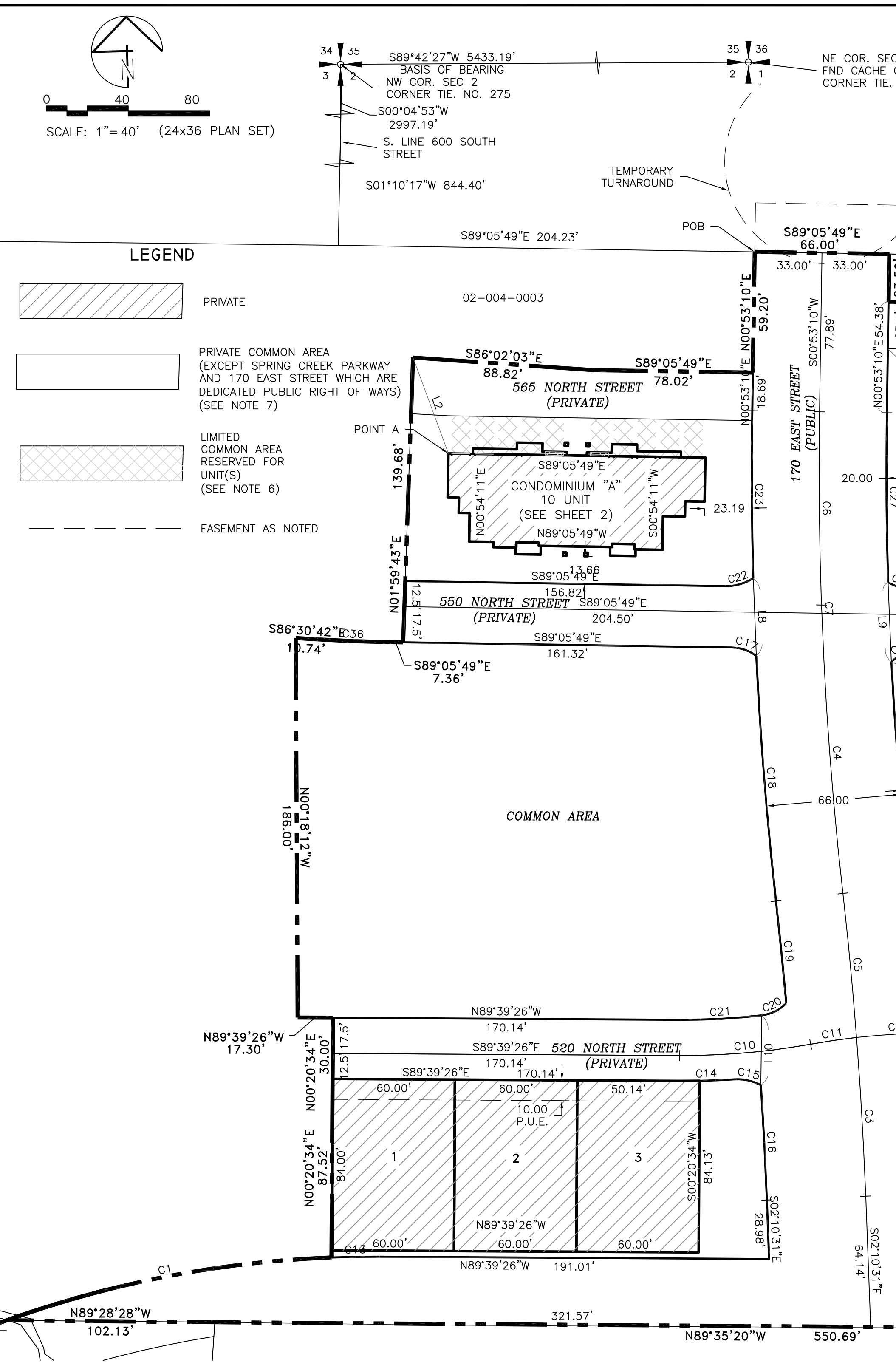
Table with columns: No., REVISIONS/SUBMISSIONS, DATE, DRAWN, PROJECT NO., REVIEWED, CAD FILE

VINEYARD FINAL PLAT logo and project details: 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

DATE: AUG 2019, DRAWING No: 1, 1 of 2

LEGEND

- PRIVATE (diagonal lines)
PRIVATE COMMON AREA (dotted pattern)
LIMITED COMMON AREA RESERVED FOR UNIT(S) (cross-hatch pattern)
EASEMENT AS NOTED (dashed line)



UTILITIES APPROVAL

Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

- CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE
ROCKY MNTN POWER REPRESENTATIVE
DOMINION ENERGY REPRESENTATIVE
COMCAST CABLE REPRESENTATIVE
CENTURY LINK REPRESENTATIVE

SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage access): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street
Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

LAND USE AUTHORITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE PROVIDENCE LAND USE AUTHORITY

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

MAYOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE PROVIDENCE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

CITY ENGINEER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE PROVIDENCE CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE PROVIDENCE CITY ATTORNEY



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.

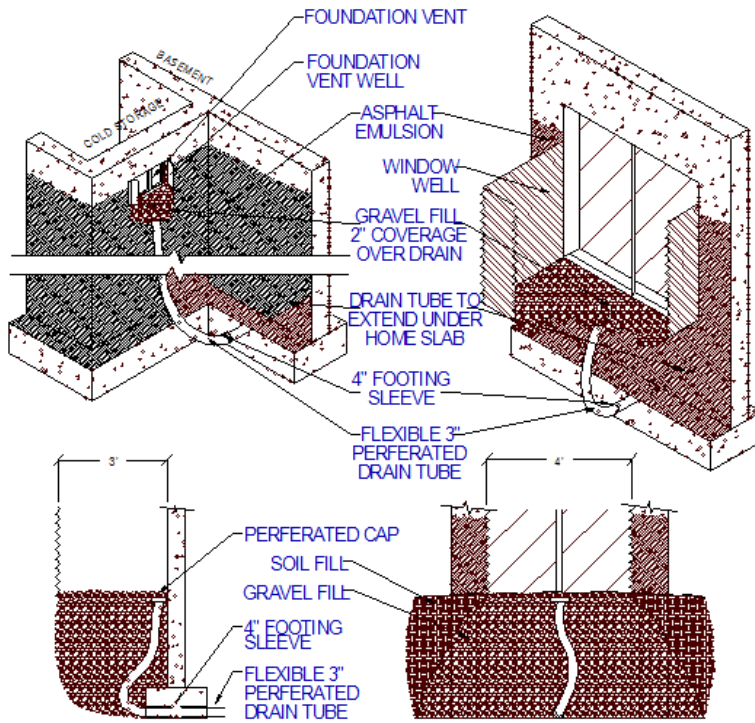
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

## WINDOW WELL DRAIN DETAIL

9

SCALE: N.T.S.

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 199 E. 520 N., Providence UT.

**Item Type:** Conditional Use

**Applicant:** Visionary Homes

**Property Address:** 199 E. 520 N.,  
Providence UT (Lot 14)

**Parcel ID #:** 02-301-0014

**General Plan:** LCR

**Zone:** LCR

**Background Information:**

Complete Application was received December 3, 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 December 7, 2020.

**FINDINGS OF FACT:**

1. UCA 10-9a-507. Conditional Uses allows 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), Hazard Earthquake Primary Fault (HE), or Hazard Wildfire (WF), 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 December 3, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT



# Residential Site Plan Application

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_  
 Payment Form \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Receipt # \_\_\_\_\_  
 Clerk \_\_\_\_\_

Date: 12/3/20

### 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/VHD LLC 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 & 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: 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  
**Do the plans include an Accessory Apartment Unit** (circle):      Yes      No  
**Is this an Accessory Dwelling Unit** (circle):      Yes      No

**Project Information**Address: 199 E 520 NSubdivision: Vineyard Parcel Tax ID: 02-301-0014

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

3,610 Initial JWZone \_\_\_\_\_ Height 22' 2" Initial JWSetbacks (front yard) 25' 9" (side yard) 7' 9" & (rear yard) 12' 9" Initial JW**Contractor Information** 7' 11"Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480 Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 JW Name Jessica Williamson/VHD LLC

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)









## 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 199 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  
Signature

Jessica Williamson/VHD LLC  
Printed Name

On Behalf Of

12/3/20  
Date



# PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

<b>FOR OFFICE USE ONLY</b>	
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 12/3/20

### 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 VHD LLC  
 Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341  
 Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com  
 Parcel address 199 E 520 N Parcel Tax I.D. 02-301-0014  
 Zone \_\_\_\_\_ Height 22' 2" Initial JW  
 Setbacks (front yard) 25' 9" (side yard) 7' 9" & (rear yard) 12' 9" Initial JW  
7' 11"

### Written Statement of Request (attach additional sheets if necessary)

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

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

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JW Name Jessica Williamson

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JW

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

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

Jessica Williamson Jessica Williamson/VHD LLC 12/3/20  
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 <sup>1</sup>
Code Amendment	✓	----	✓	✓ <sup>2</sup>	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
<b>Rezone</b>	✓	----	✓	✓	✓	----	----	<b>\$100</b>
<b>Conditional Use</b>	✓	✓	----	----	----	----	----	<b>\$100</b>
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	----	✓	----	✓ <sup>4</sup>	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation <sup>5</sup>	✓	----	✓	----	----	----	----	\$50
Exception to Title <sup>6</sup>	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

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

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

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

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

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

<sup>6</sup> 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.

VISIONARY HOMES

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

VINYARD 14

Vinyard Subdivision  
Phase I, Lot 14, 5024 SF  
Parcel: 02-301-0014

199 East 520 North  
Providence Utah 84321

SCALE

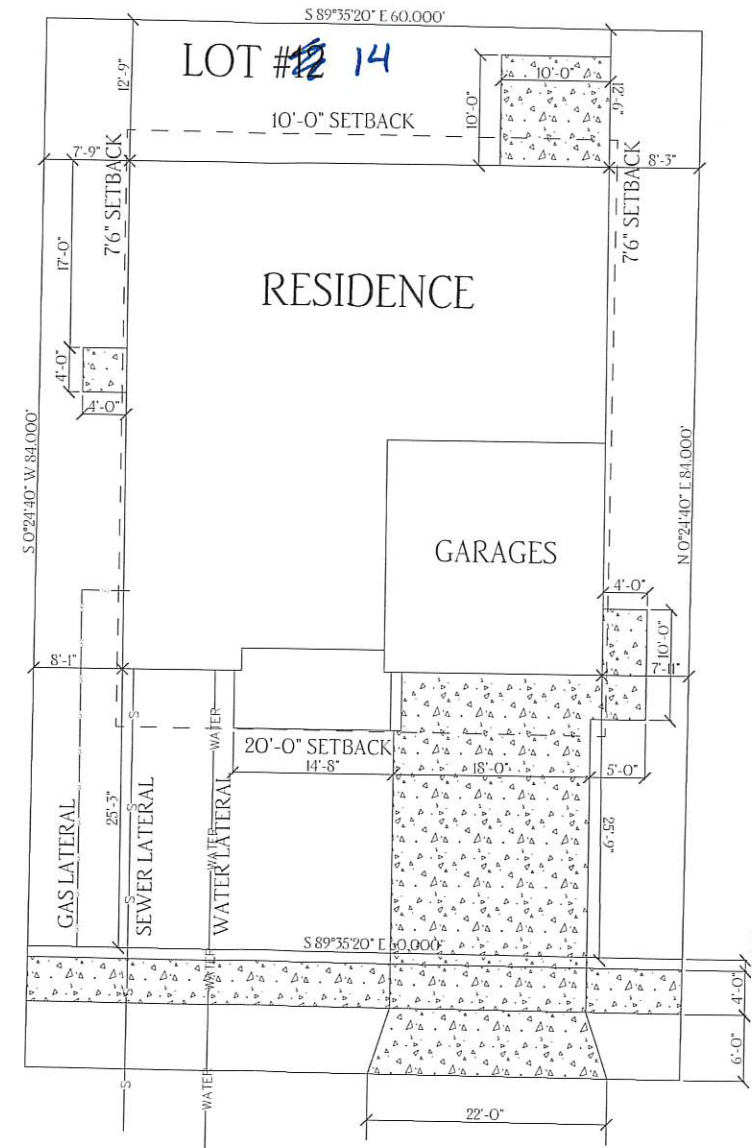
36" X 24" Sheet : 1"=10'  
17" X 11" Sheet : 1"=20'  
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

- 1. 50 Gal Water Heater - 40,000 BTU
- 2. 95% Eff Furnace - 90,000 BTU
- 3.

TOTAL BTU LOAD - 130,000 BTU

4oz. Pressure Required



520 NORTH STREET



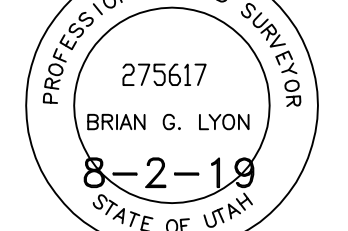
# VINEYARD PHASE 1 FINAL PLAT

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"	S02°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	12.87	25.00	29°01'53"	S74°34'52"E	12.53
C27	85.12	1817.00	2°37'16"	S00°25'28"E	85.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1°26'22"	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"	N0°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	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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.  
Signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.



**NOTES**  
1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1. Driveway 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 regards to hazardous slope, building, water and zoning setbacks.  
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 known 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 serving 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" W 114.00 feet; thence S 02°20'58"E 114.00 feet; thence S 89°35'20" W 14.79 feet; thence S 86°30'42" E 10.74 feet; thence S 87°48'15" E 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.45 acres, more or less.

**OWNERS DEDICATION**  
Know all by these presents that the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of \_\_\_\_\_ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the dedication of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. Also hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. Furthermore, we incorporate all notes and restrictions as listed hereon.  
A) Public Streets: Dedicate, grant and convey to Providence City, Utah all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever.  
B) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.  
In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Ridgeview Park, LLC  
Jeff Jackson, Managing Member

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**  
STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } ss  
On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018, before me, \_\_\_\_\_, a notary public, personally appeared Jeff Jackson, Manager of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.  
Notary Public Signature \_\_\_\_\_  
Notary Public Full Name \_\_\_\_\_  
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
A Notary Public Commissioned in Utah

OWNER:  
RIDGEVIEW PARK, LLC  
50 EAST 2500 N SUITE 101  
LOGAN, UTAH 84341  
(435)752-1460

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

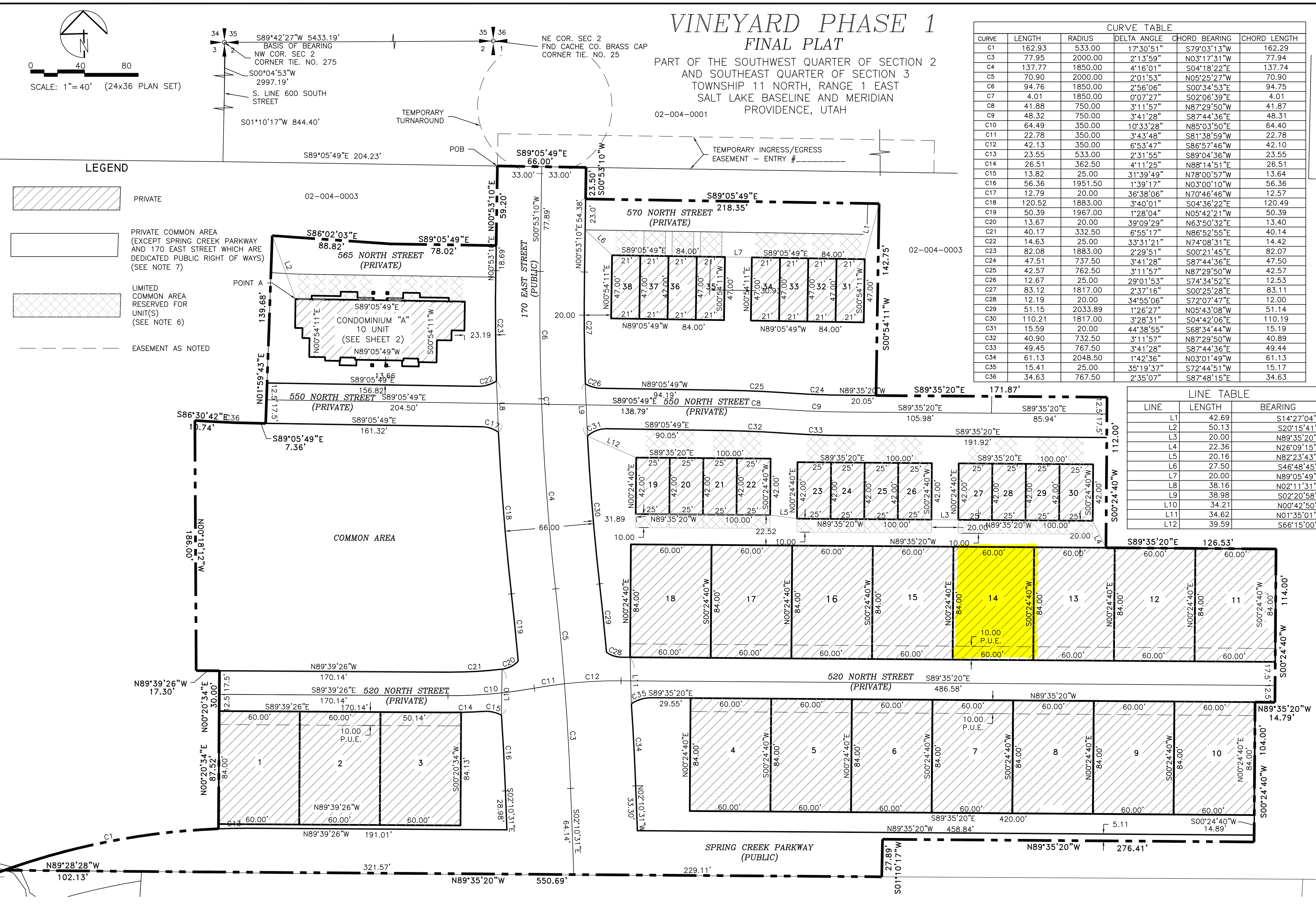
DATE: \_\_\_\_\_  
REVISIONS/SUBMISSIONS  
NO. \_\_\_\_\_ DATE \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } ss  
On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018, before me, \_\_\_\_\_, a notary public, personally appeared Jeff Jackson, Manager of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.  
Notary Public Signature \_\_\_\_\_  
Notary Public Full Name \_\_\_\_\_  
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
A Notary Public Commissioned in Utah

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

**FINAL PLAT**

DATE: AUG 20, 2019  
DRAWING No. 1  
1 of 2



**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 REPRESENTATIVE \_\_\_\_\_  
DOMINION ENERGY REPRESENTATIVE \_\_\_\_\_  
COMCAST CABLE REPRESENTATIVE \_\_\_\_\_  
CENTURY LINK REPRESENTATIVE \_\_\_\_\_

**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.

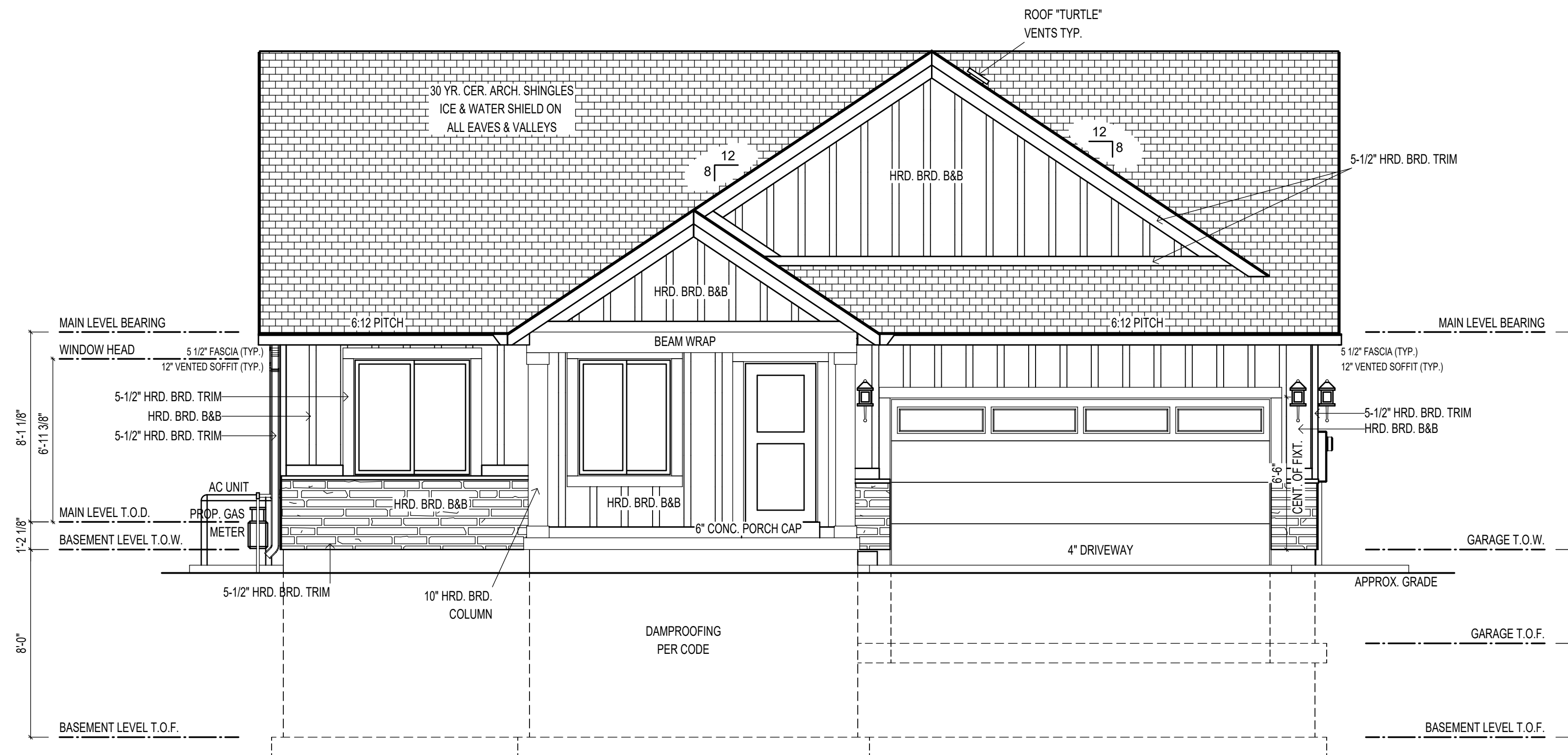
**SETBACKS**  
Setbacks (Single Family Detached, Duplex)  
Front Yard (street garage access): 20 feet min./35 feet max.  
Front Yard (alley garage access): 10 feet min.  
Rear Yard: 10 feet min.  
Side Yard: 7.5 feet min.  
Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)  
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaped 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.

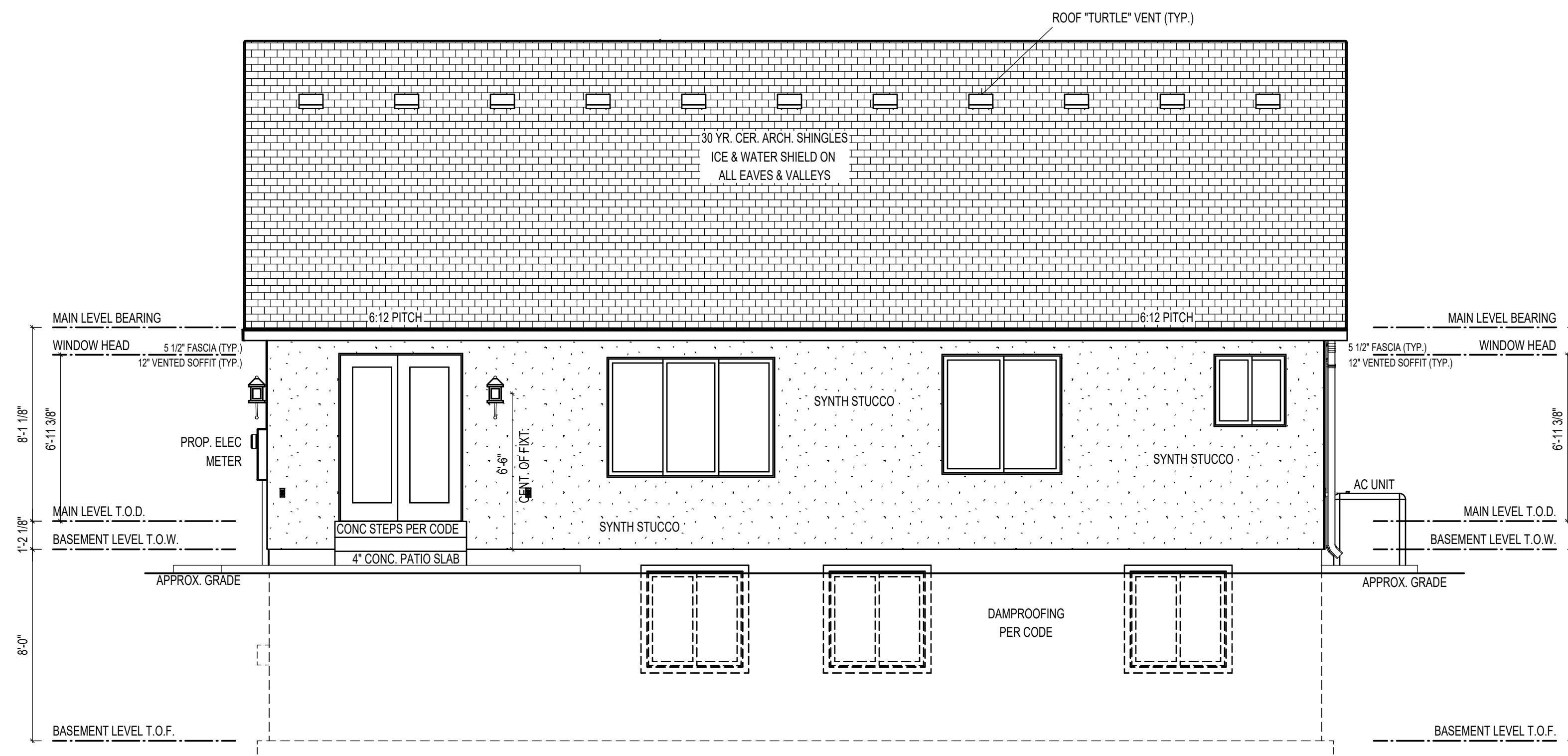
**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D.

**CITY ATTORNEY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BY THE PROVIDENCE CITY ATTORNEY

PROVIDENCE CITY ATTORNEY \_\_\_\_\_



FRONT ELEVATION



REAR ELEVATION



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

Plan current up to:  
 Addendum 1

Proj: Vineyard 14  
 Client: Jiyao Li & Yanting Fan

LYNDHURST  
 FRONT/REAR  
 ELEVATIONS

Date: 11/25/2020

Drawn By: cbm  
 Checked by: sales

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

SHEET:

02

© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: Vineyard 14  
Client: Jiyao Li & Yanting Fan

**LYNDHURST**  
RIGHT/LEFT  
ELEVATIONS

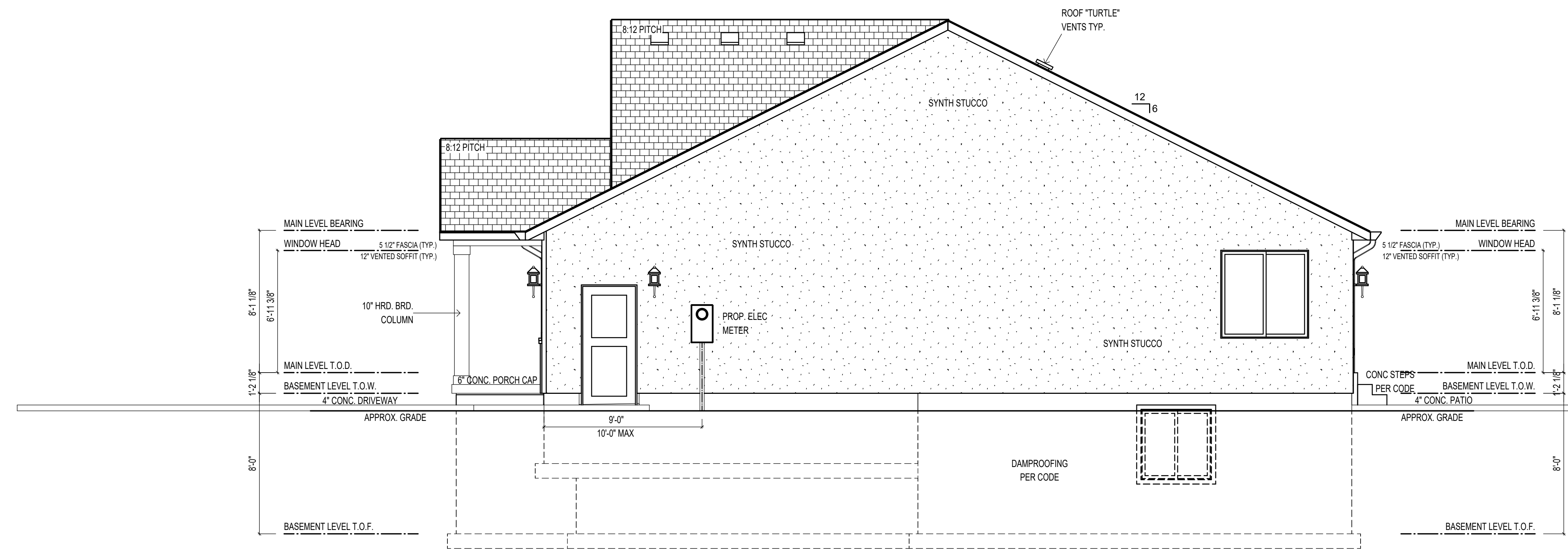
Date: 11/25/2020

Drawn By: cbm  
Checked by: sales

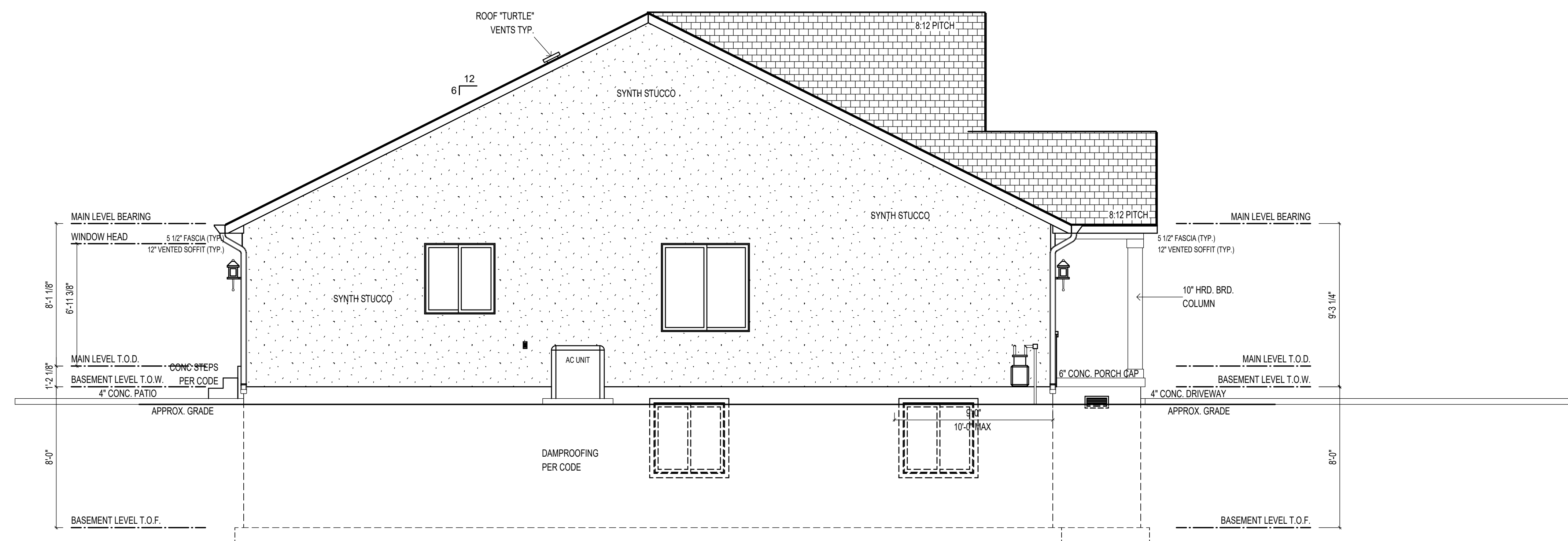
SCALE: 1/4" = 1'-0"

SHEET:

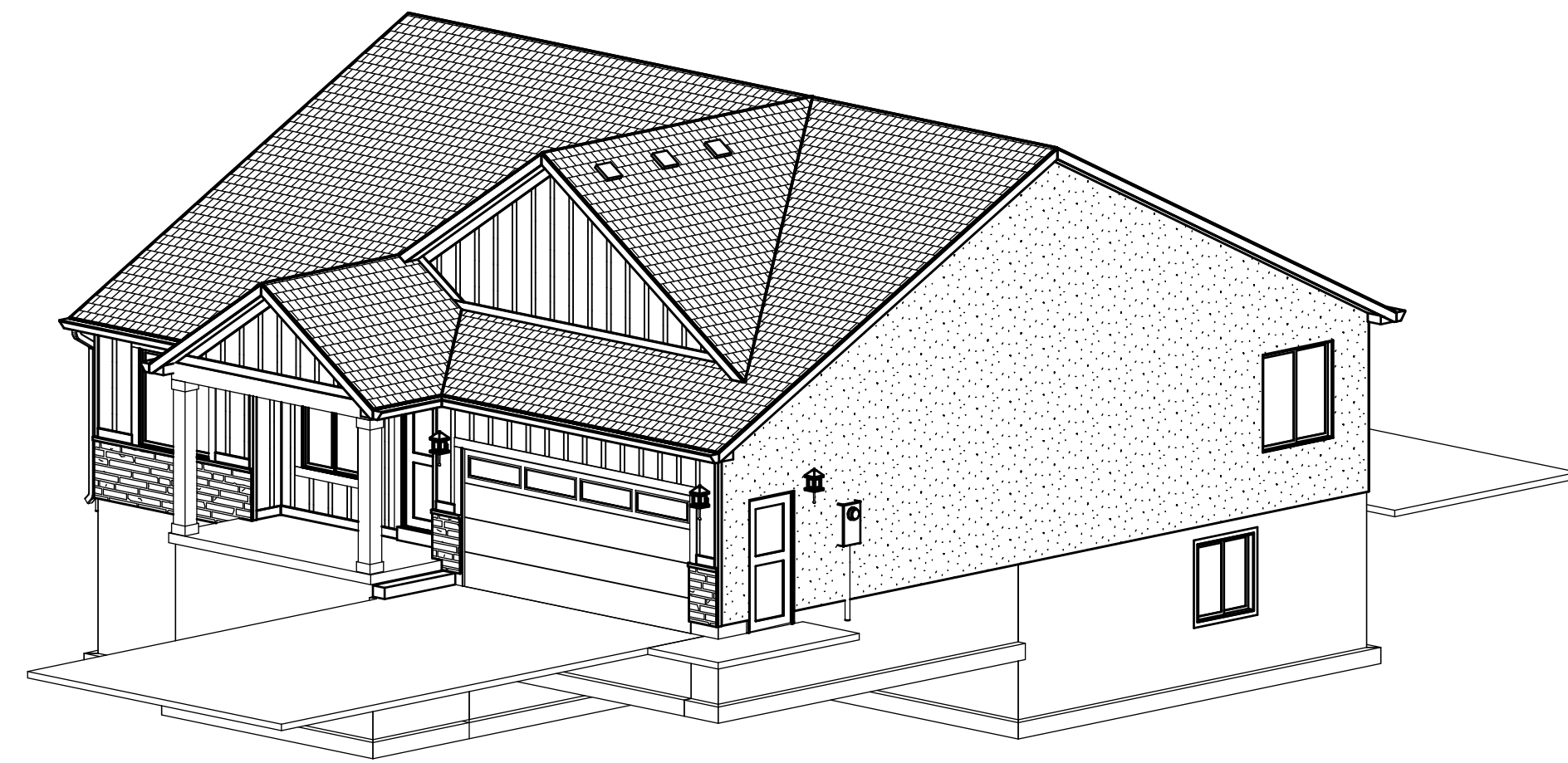
**03**



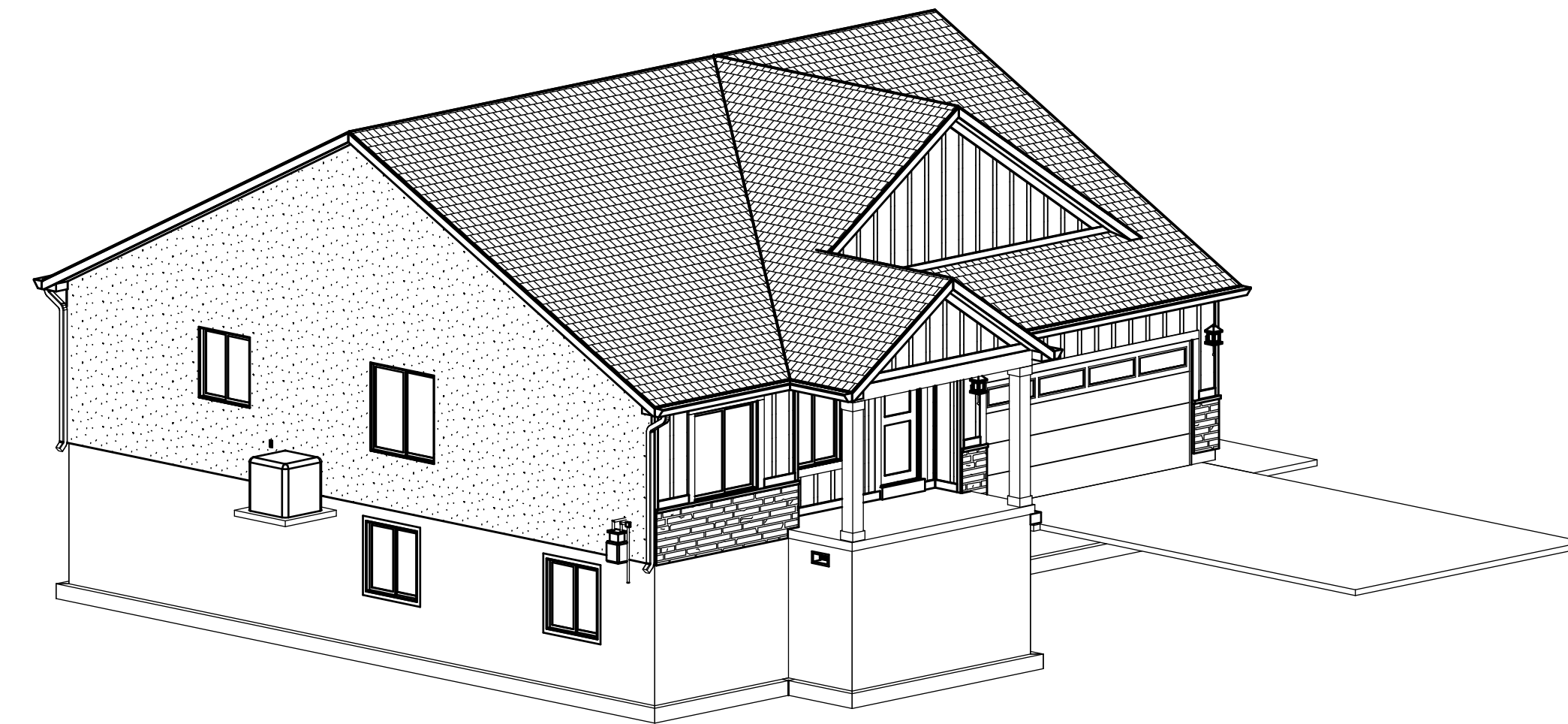
**RIGHT ELEVATION**



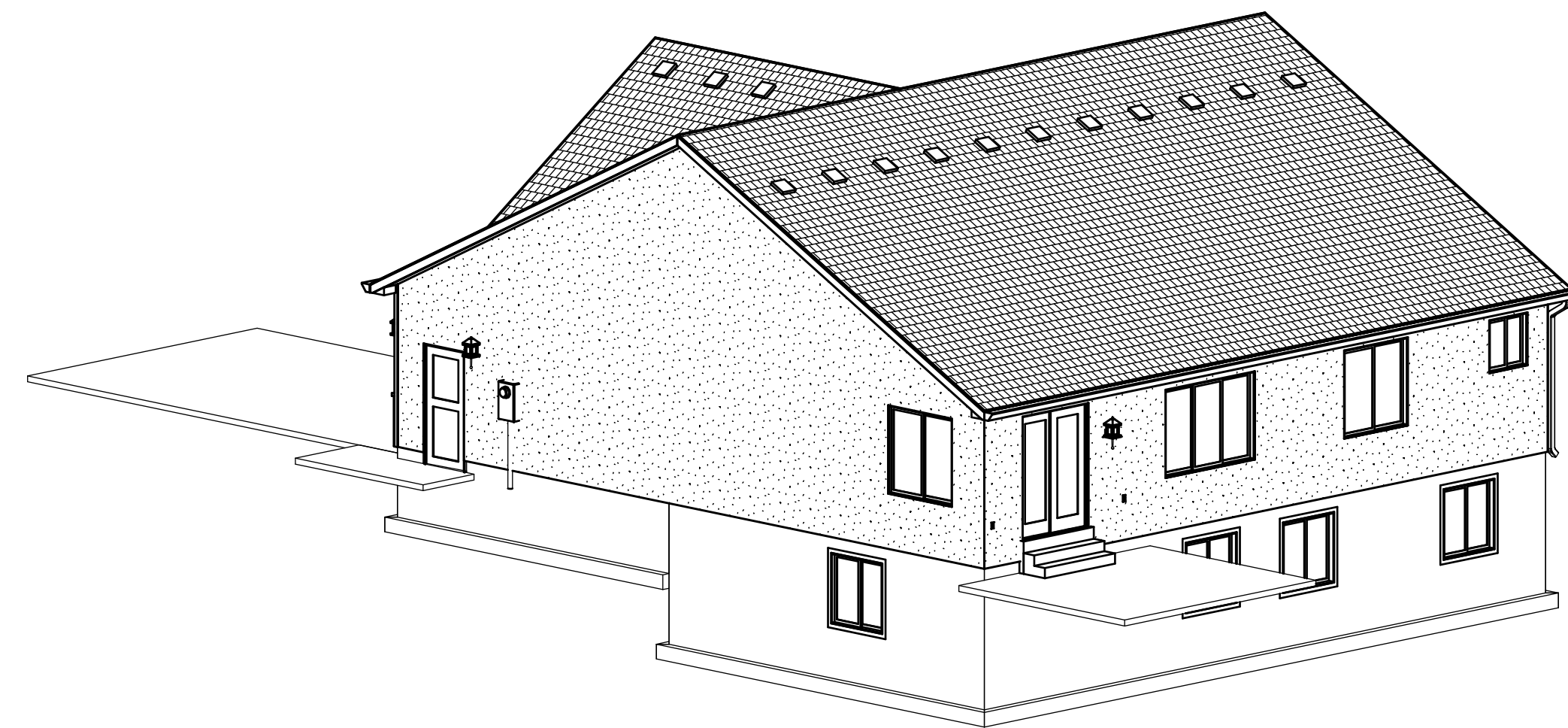
**LEFT ELEVATION**



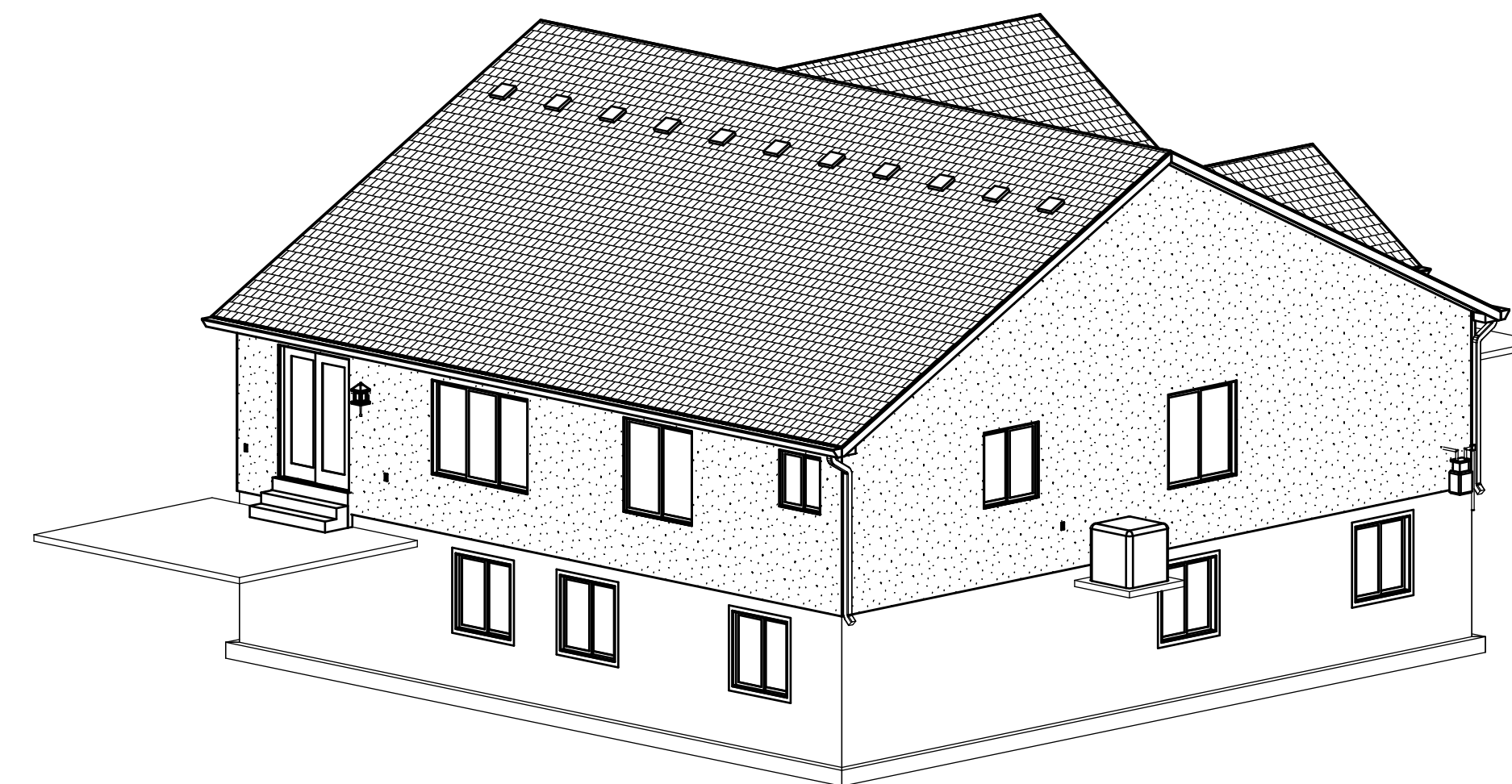
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: Vineyard 14  
Client: Jiyao Li & Yanting Fan

**LYNDHURST**  
PERSPECTIVE VIEWS

Date: 11/25/2020

Drawn By: cbm  
Checked by: sales

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

SHEET:

**04**

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 185 E. 520 N., Providence UT.

**Item Type:** Conditional Use

**Applicant:** Visionary Homes

**Property Address:** 185 E. 520 N.,  
Providence UT (Lot 16)

**Parcel ID #:** 02-301-0016

**General Plan:** LCR

**Zone:** LCR

**Background Information:**

Complete Application was received December 3, 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 December 7, 2020.

**FINDINGS OF FACT:**

1. UCA 10-9a-507. Conditional Uses allows 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), Hazard Earthquake Primary Fault (HE), or Hazard Wildfire (WF), 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 December 3, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT



# Residential Site Plan Application

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_  
 Payment Form \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Receipt # \_\_\_\_\_  
 Clerk \_\_\_\_\_

Date: 12/3/20

### 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/VHD LLC 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 & 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: 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  
**Do the plans include an Accessory Apartment Unit** (circle):      Yes      No  
**Is this an Accessory Dwelling Unit** (circle):      Yes      No

**Project Information**Address: 185 E 520 NSubdivision: Vineyard Parcel Tax ID: 02-301-0016

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

2,546 Initial JWZone \_\_\_\_\_ Height 28' Initial JWSetbacks (front yard) 20' 9" (side yard) 10' 11" & rear yard) 17' 1" Initial JW**Contractor Information** 16' 10"Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480 Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 JW Name Jessica Williamson/VHD LLC

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)









## 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 185 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  
Signature

Jessica Williamson/VHD LLC  
Printed Name

On Behalf Of

12/3/20  
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 12/3/20

**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 VHD LLC  
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341  
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com  
Parcel address 185 E 520 N Parcel Tax I.D. 02-301-0016  
Zone \_\_\_\_\_ Height 28' Initial JW  
Setbacks (front yard) 20' 9" (side yard) 10' 11" & (rear yard) 17' 1" Initial JW  
16' 10"

**Written Statement of Request** (attach additional sheets if necessary)

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

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

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JW Name Jessica Williamson

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JW

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

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

Jessica Williamson Jessica Williamson/VHD LLC 12/3/20  
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 <sup>1</sup>
Code Amendment	✓	----	✓	✓ <sup>2</sup>	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
<b>Rezone</b>	✓	----	✓	✓	✓	----	----	<b>\$100</b>
<b>Conditional Use</b>	✓	✓	----	----	----	----	----	<b>\$100</b>
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	----	✓	----	✓ <sup>4</sup>	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation <sup>5</sup>	✓	----	✓	----	----	----	----	\$50
Exception to Title <sup>6</sup>	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

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

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

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

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

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

<sup>6</sup> 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.

**VISIONARY HOMES**

50 E 2500 N, Ste 101  
North Logan, UT 84341  
(435) 752-4480

**Brown Residence**

185 East 520 North  
Providence, Utah 84332

Vineyard Subdivision  
Phase #1, Lot #16, 5,028 SF  
Parcel #02-301-0016

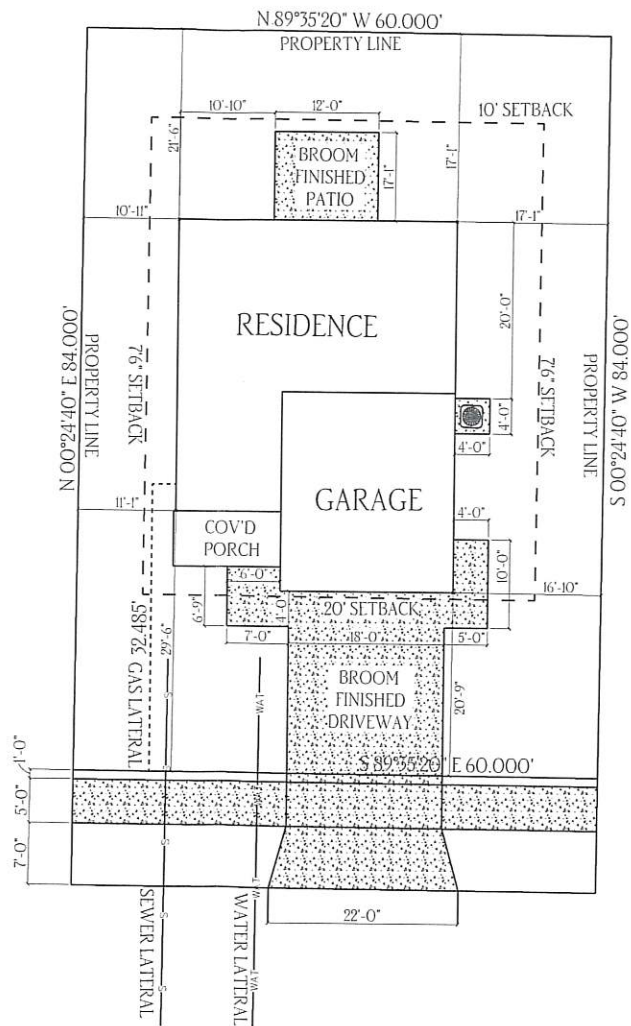
**SCALE**

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. 3/4 oz Pressure Meter
2. 50 Gal Water Heater - 40,000 BTU
3. 95% LHV Furnace - 80,000 BTU

**TOTAL BTU LOAD - 120,000 BTU**



520 NORTH STREET



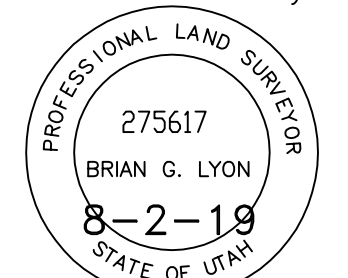
# VINEYARD PHASE 1 FINAL PLAT

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"	S02°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	12.87	25.00	29°01'53"	S74°34'52"E	12.53
C27	85.12	1817.00	2°37'16"	S00°25'28"E	85.11
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"	N0°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°44'15"E	34.63

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.  
Signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.



**NOTES**

- The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1. Street use: 48 Residences x 0.45 ac-ft = 21.6 ac-ft. Outdoor use: 3.9 acres x 64% x 4 = 9.98 ac-ft.
- 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
- All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setbacks.
- 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.
- There are no known Sensitive lands as defined in Providence Code 10-5-2.
- All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
- All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
- All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
- All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
- No lots are allowed driveway access onto Spring Creek Parkway.
- With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively serving 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" W 114.00 feet; thence S 02°20'58" E 114.00 feet; thence N 89°35'20" W 14.79 feet; thence S 86°30'42" E 10.74 feet; thence S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.45 acres, more or less.

**OWNERS DEDICATION**  
Know all by these presents that the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of \_\_\_\_\_ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the dedication 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\_\_\_\_.

**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

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

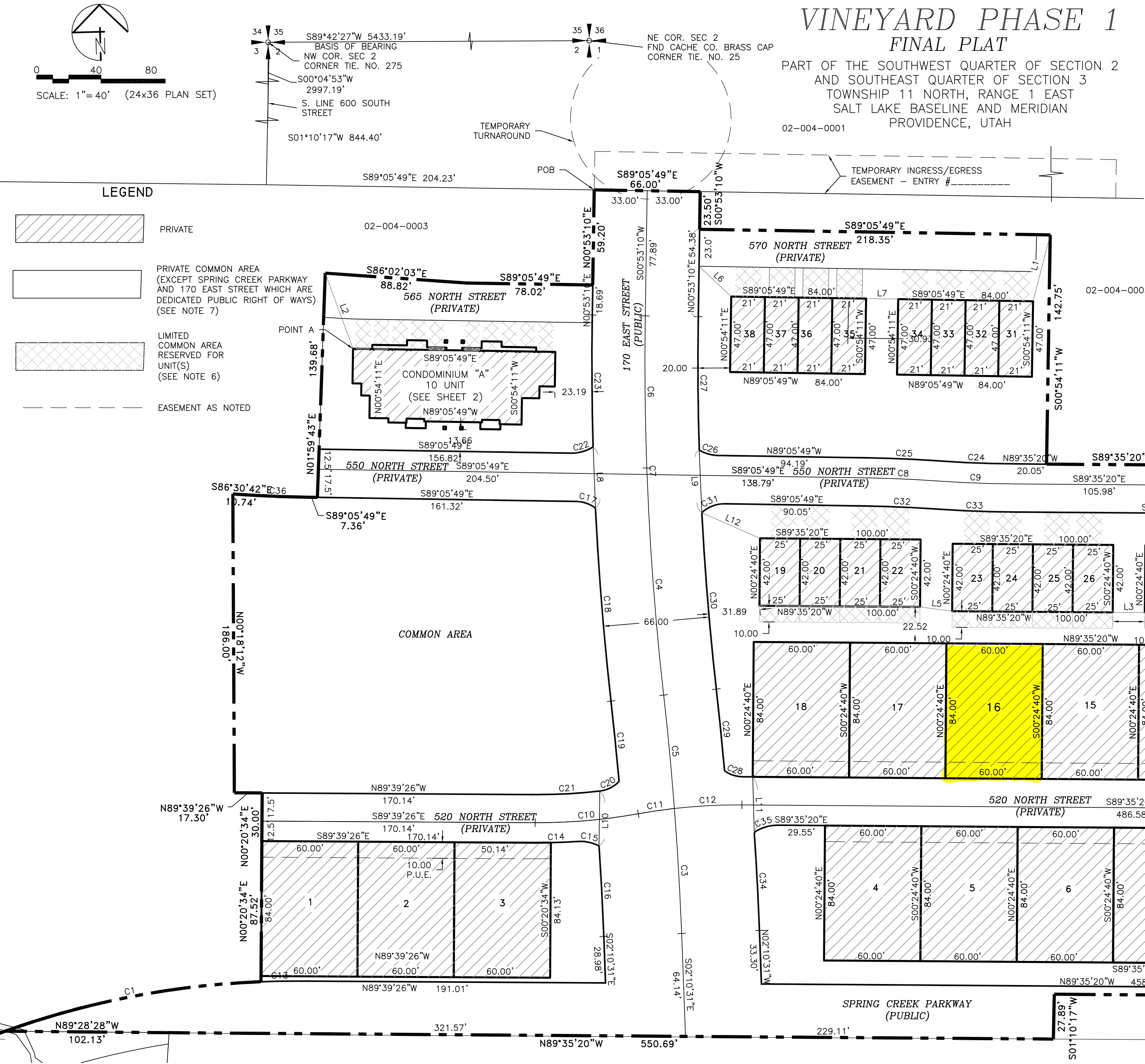
OWNER:  
RIDGEVIEW PARK, LLC  
50 EAST 2500 N SUITE 101  
LOGAN, UTAH 84341  
(435)752-1480

No.	REVISIONS/SUBMISSIONS	DATE	DRAWN	PROJECT NO.

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

**FINAL PLAT**

DATE: AUG 2019  
DRAWING No. 1  
1 of 2



**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**

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE CITY OF PROVIDENCE PLANNING  
COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D.

**CITY ENGINEER APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BY THE PROVIDENCE CITY ENGINEER

**PROVIDENCE CITY ENGINEER**

**CITY ATTORNEY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BY THE PROVIDENCE CITY ATTORNEY

**PROVIDENCE CITY ATTORNEY**

**UTILITIES APPROVAL**  
Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

CITY'S CULINARY WATER AND  
SANITARY SEWER REPRESENTATIVE \_\_\_\_\_

ROCKY MNTN POWER REPRESENTATIVE \_\_\_\_\_

DOMINION ENERGY REPRESENTATIVE \_\_\_\_\_

COMCAST CABLE REPRESENTATIVE \_\_\_\_\_

CENTURY LINK REPRESENTATIVE \_\_\_\_\_

**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 access): 20 feet min./35 feet max.  
Front Yard (alley garage access): 10 feet min.  
Rear Yard: 10 feet min.  
Side Yard: 7.5 feet min.  
Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)  
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaped 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.

© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:  
Addendum 2

Proj: Vineyard 16  
Client: Brown Residence

**MADISON**  
FRONT & REAR  
ELEVATIONS

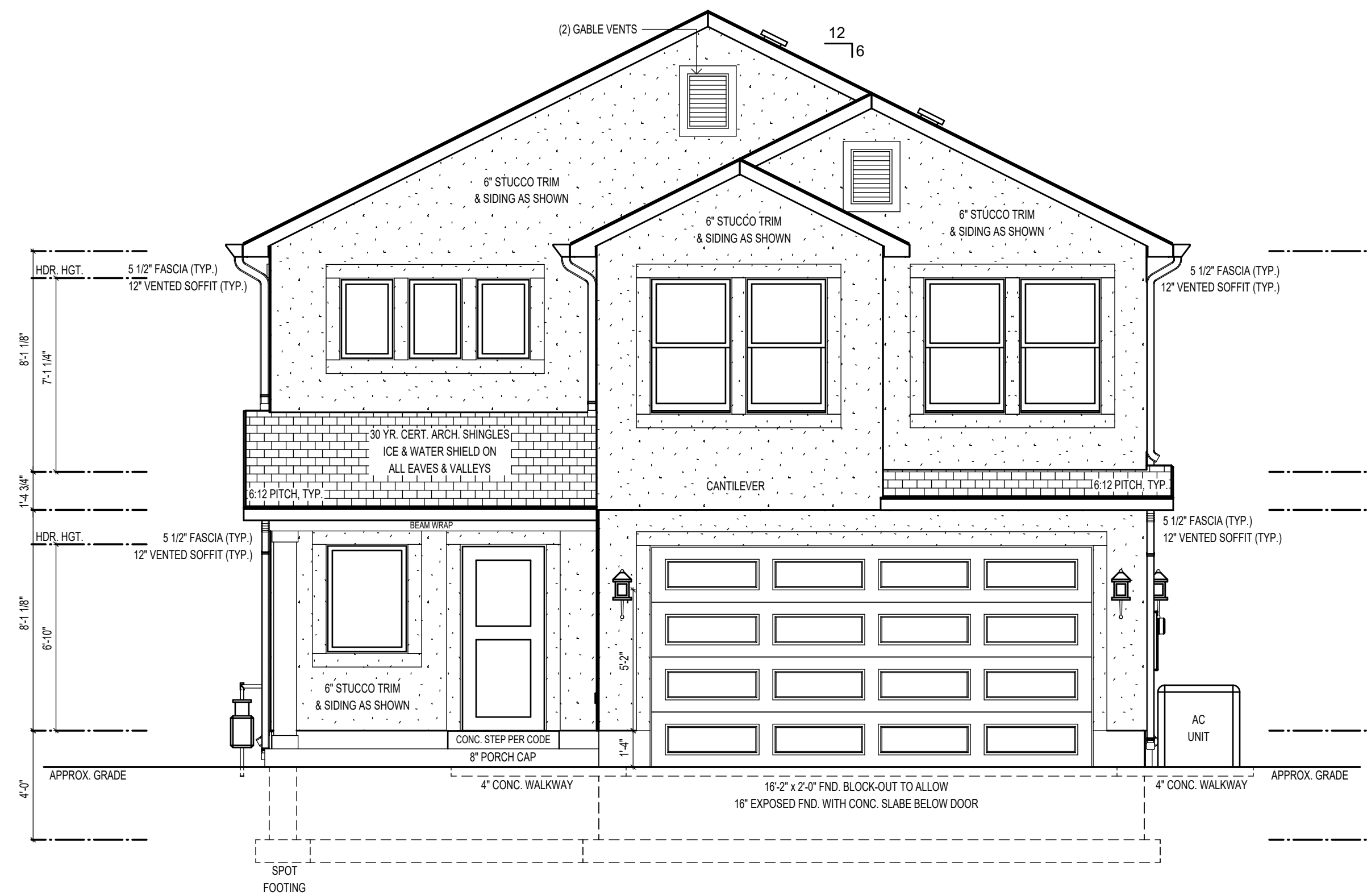
Date: 11/19/2020

Drawn By: S. Potter  
Checked by: B. Hyer

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

SHEET:

**02**



**FRONT ELEVATION**



**REAR ELEVATION**

**MADISON**  
RIGHT & LEFT  
ELEVATIONS

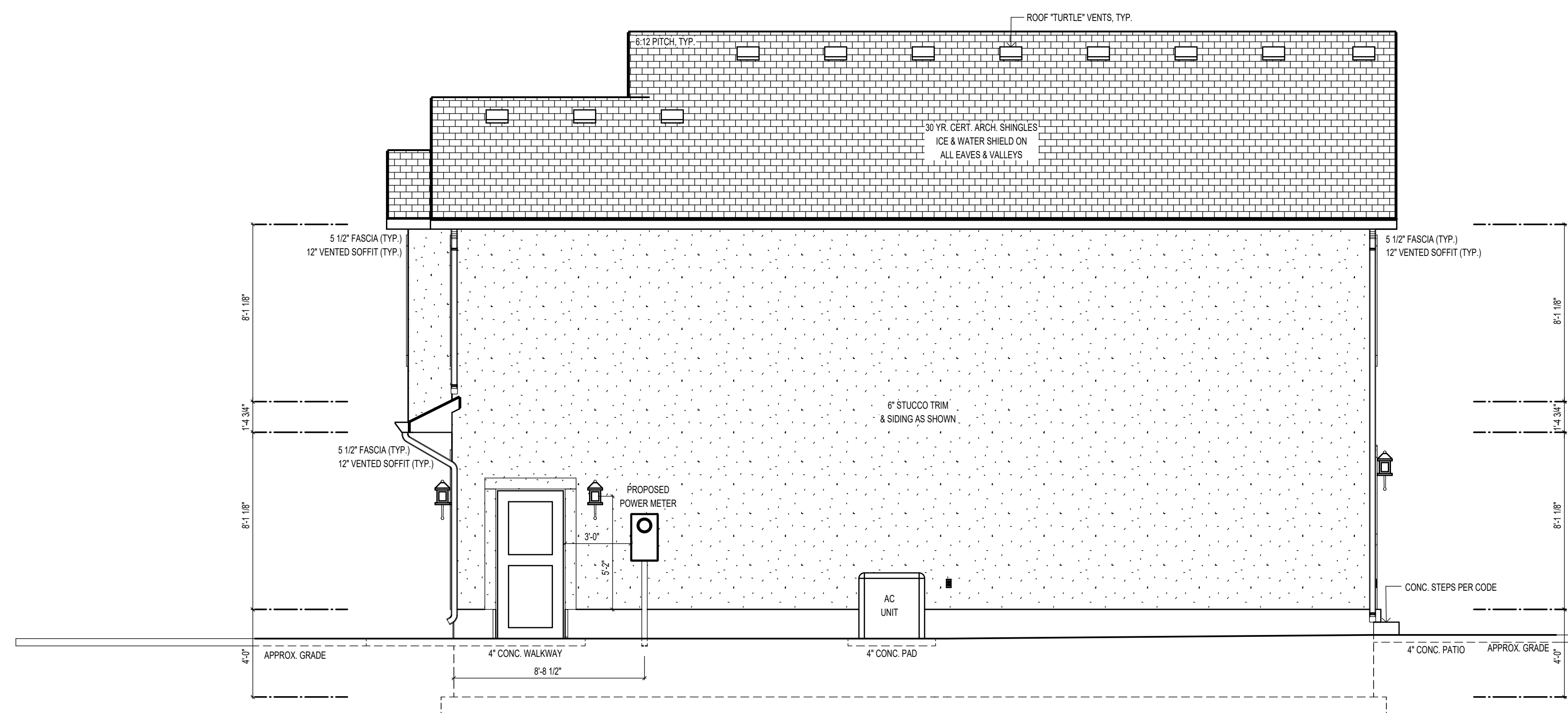
Date: 11/19/2020

Drawn By: S. Potter  
Checked by: B. Hyer

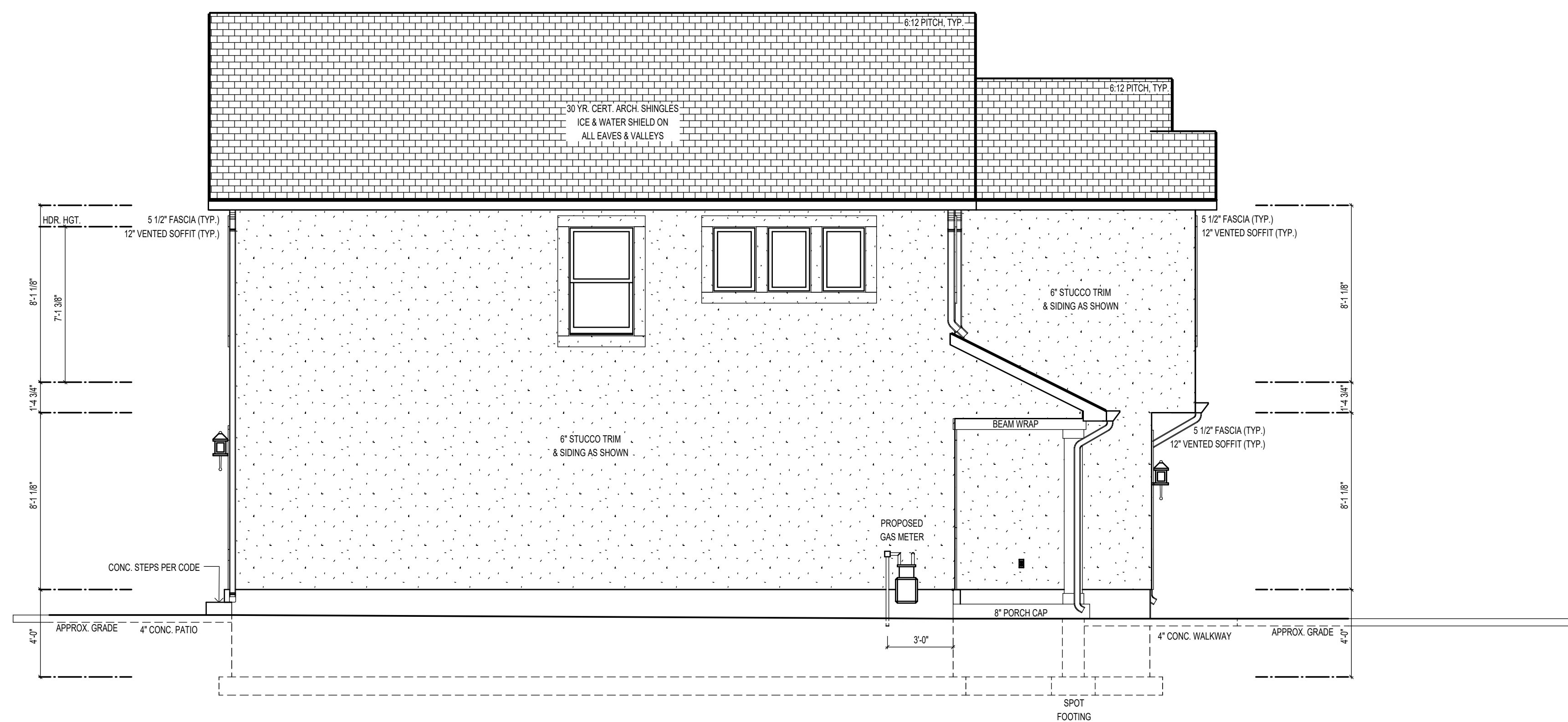
SCALE: 1/4" = 1'-0"

SHEET:

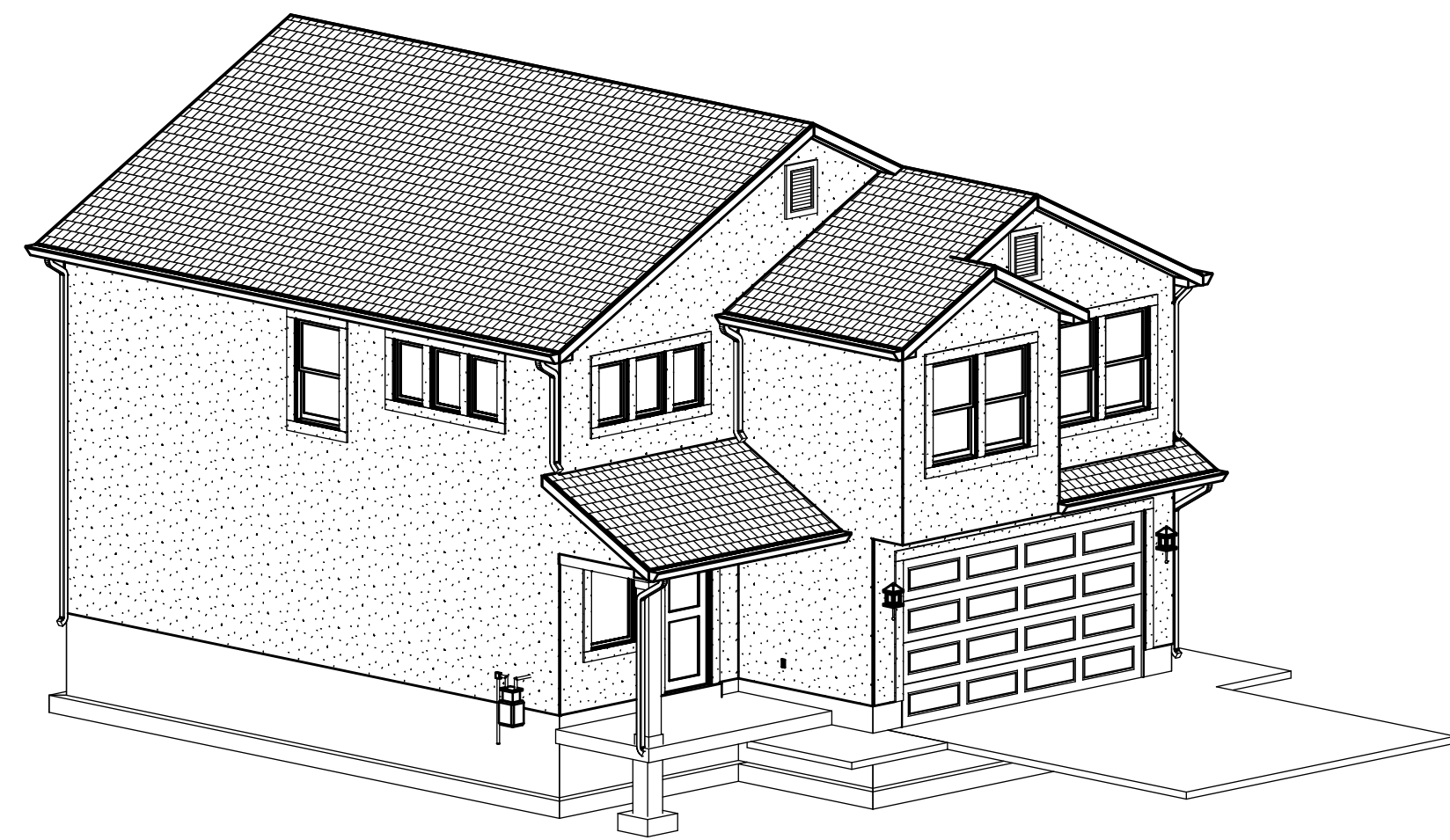
**03**



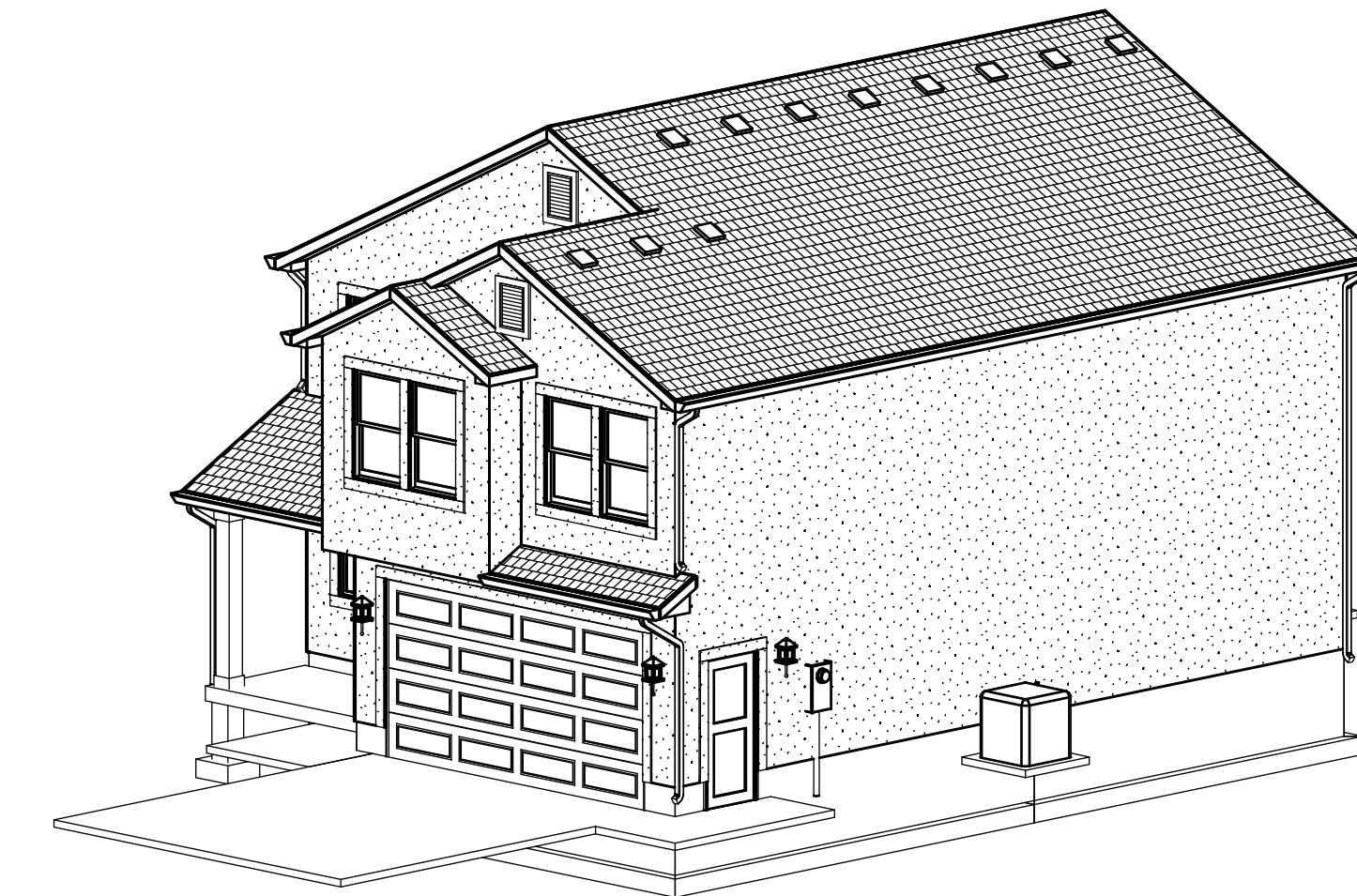
**RIGHT ELEVATION**



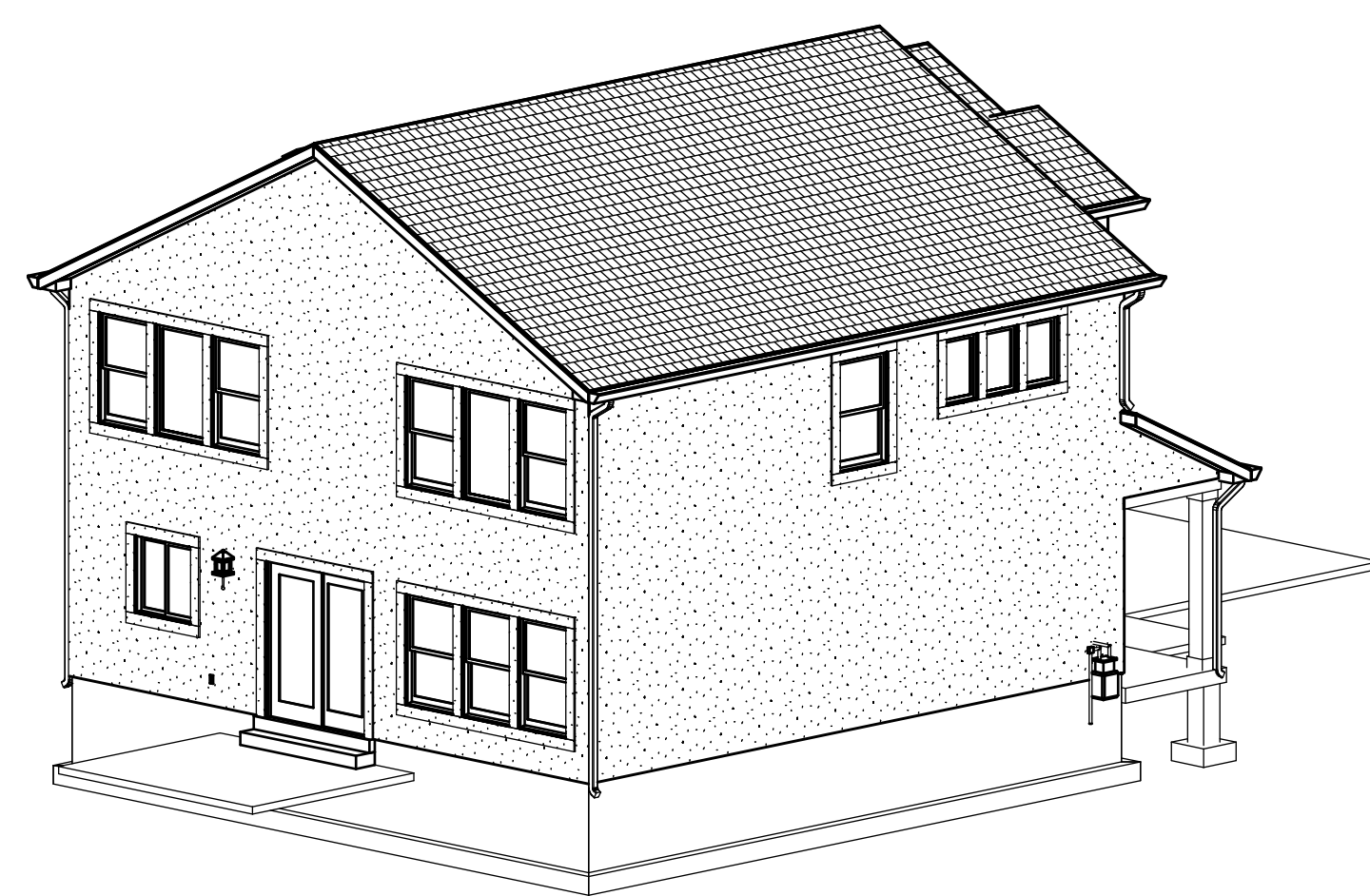
**LEFT ELEVATION**



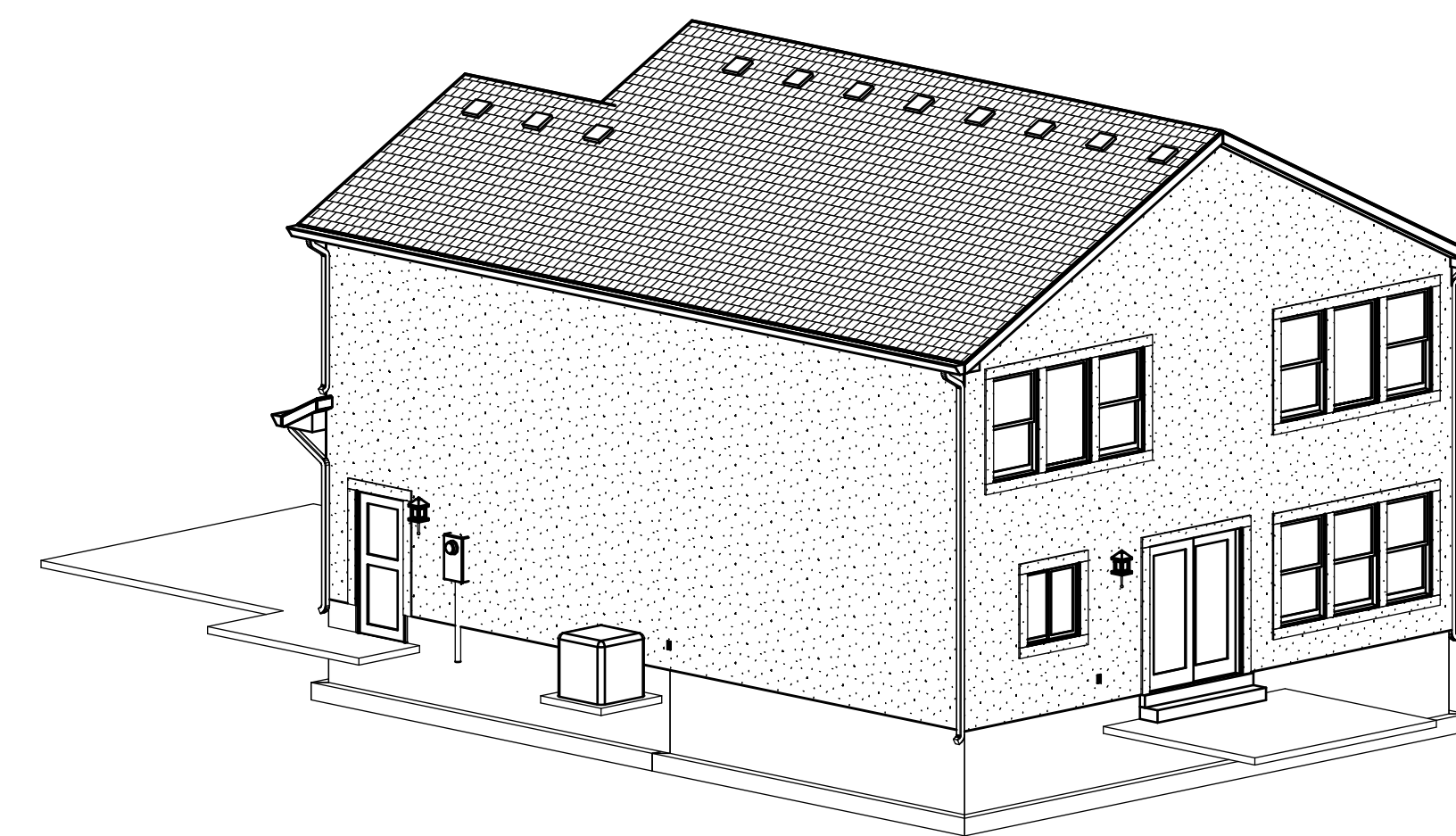
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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

buildwithvisionary.com

Plan current up to:  
 Addendum 2

Proj: Vineyard 16  
 Client: Brown Residence

**MADISON**  
 PERSPECTIVE VIEWS

Date: 11/19/2020

Drawn By: S. Potter  
 Checked by: B. Hyer

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

SHEET:

**04**

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 179 E. 520 N., Providence UT.

**Item Type:** Conditional Use

**Applicant:** Visionary Homes

**Property Address:** 179 E. 520 N.,  
Providence UT (Lot 17)

**Parcel ID #:** 02-301-0017

**General Plan:** LCR

**Zone:** LCR

**Background Information:**

Complete Application was received December 3, 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 December 7, 2020.

**FINDINGS OF FACT:**

1. UCA 10-9a-507. Conditional Uses allows 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), Hazard Earthquake Primary Fault (HE), or Hazard Wildfire (WF), 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 December 3, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT



# Residential Site Plan Application

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_  
 Payment Form \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Receipt # \_\_\_\_\_  
 Clerk \_\_\_\_\_

Date: 12/3/20

### 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/VHD LLC 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 & 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: 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  
**Do the plans include an Accessory Apartment Unit** (circle):      Yes      No  
**Is this an Accessory Dwelling Unit** (circle):      Yes      No

**Project Information**Address: 179 E 520 NSubdivision: Vineyard Parcel Tax ID: 02-301-0017

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

2,846 Initial JWZone \_\_\_\_\_ Height 33' Initial JWSetbacks (front yard) 20' (side yard) 12' 2" & (rear yard) 10' Initial JW**Contractor Information** 15' 11"Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480 Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 JW Name Jessica Williamson/VHD LLC

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

Initial JW

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

**All Applicants Must Read the Following Before Signing This Application**

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

Sensitive and Hazard Areas:

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

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

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

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

---

<i>Jessica Williamson</i>	<b>Jessica Williamson/VHD LLC</b>	<b>12/3/20</b>
Signature of Applicant	Printed Name	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 179 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*

Signature

Jessica Williamson/VHD LLC

Printed Name

On Behalf Of

12/3/20

Date



## APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

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

I hereby apply to Providence City for permission to connect my premises at 179 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  
Signature

Jessica Williamson/VHD LLC  
Printed Name

On Behalf Of

12/3/20  
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 WilliamsonDate 12/3/20**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 VHD LLC  
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341  
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com  
Parcel address 179 E 520 N Parcel Tax I.D. 02-301-0017  
Zone \_\_\_\_\_ Height 33' Initial JW  
Setbacks (front yard) 20' (side yard) 12' 2" & (rear yard) 10' Initial JW  
15' 11"**Written Statement of Request** (attach additional sheets if necessary)

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

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

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial JW Name Jessica Williamson

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial JW

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

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

Jessica Williamson Jessica Williamson/VHD LLC 12/3/20  
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 <sup>1</sup>
Code Amendment	✓	----	✓	✓ <sup>2</sup>	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
<b>Rezone</b>	✓	----	✓	✓	✓	----	----	<b>\$100</b>
<b>Conditional Use</b>	✓	✓	----	----	----	----	----	<b>\$100</b>
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	----	✓	----	✓ <sup>4</sup>	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation <sup>5</sup>	✓	----	✓	----	----	----	----	\$50
Exception to Title <sup>6</sup>	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

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

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

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

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

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

<sup>6</sup> 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.

VISIONARY HOMES

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

VINYARD 17

Vinyard Subdivision  
Phase 1, Lot 17, 5024 SF  
Parcel:02-301-0017

179 East O520 North  
Providence Utah 84321



SCALE

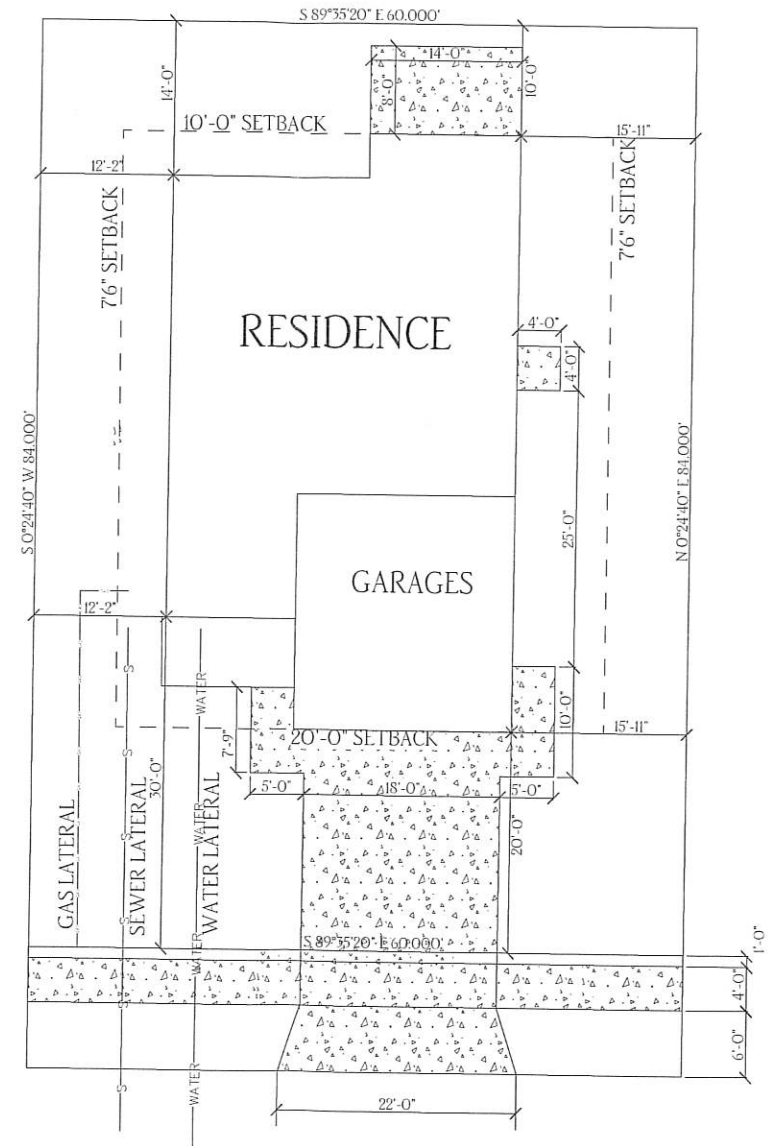
36" X 24" Sheet : 1"=10'  
17" X 11" Sheet : 1"=20'  
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

- 1. 50 Gal Water Heater - 40,000 BTU
- 2. 95% Eff Furnace - 90,000 BTU
- 3.

TOTAL BTU LOAD - 130,000 BTU

4oz. Pressure Required



520 NORTH STREET



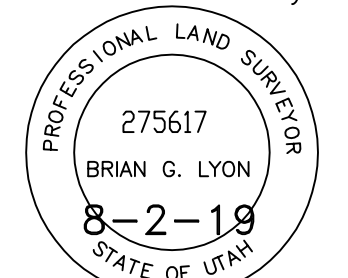
# VINEYARD PHASE 1 FINAL PLAT

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"	S02°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	2'31'55"	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	12.87	25.00	29°01'53"	S74°34'52"E	12.53
C27	85.12	1817.00	2'37'16"	S02°25'28"E	85.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1'26'22"	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"	N0°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°44'15"E	34.63

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 therein, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.  
Signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.



**NOTES**  
1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.1.  
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 regards to hazardous slope, building, water, and zoning setbacks.  
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 known 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 serving 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 114.00 feet; thence S 89°35'20" W 14.79 feet; thence S 02°20'58" E 11.20 feet; thence S 89°35'20" W 276.41 feet; thence S 01°10'17" W 27.89 feet; thence S 89°35'20" W 550.69 feet; thence S 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 the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of \_\_\_\_\_ all areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the dedication 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\_\_\_\_.

**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

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

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

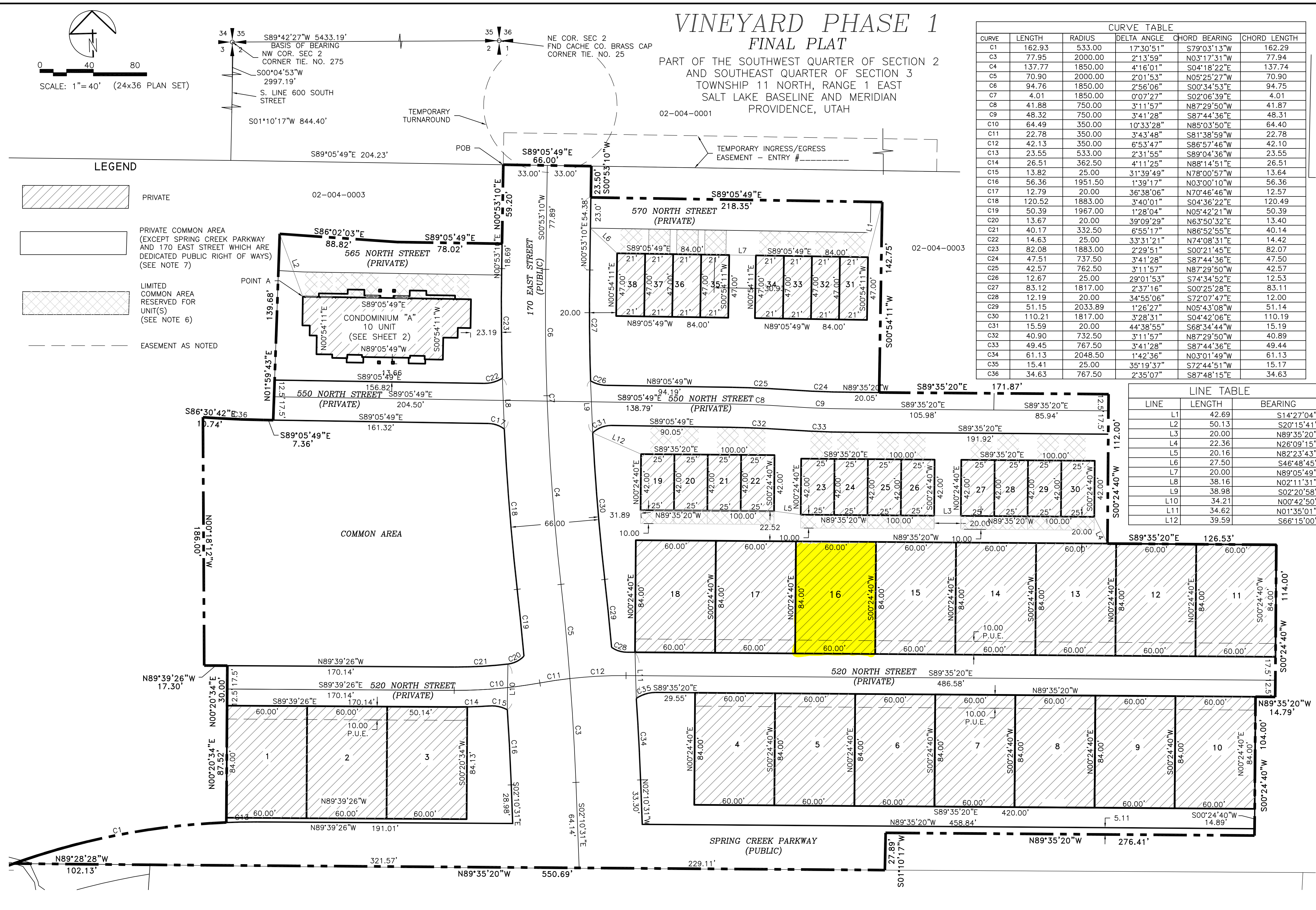
DATE: \_\_\_\_\_  
REVISIONS/SUBMISSIONS  
NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_

**VINEYARD**  
PART OF THE SOUTHWEST QUARTER OF SECTION 2  
AND SOUTHEAST QUARTER OF SECTION 3  
TOWNSHIP 11 NORTH, RANGE 1 EAST  
SALT LAKE BASELINE AND MERIDIAN  
PROVIDENCE, UTAH  
**FINAL PLAT**  
DATE: AUG. 2019  
DRAWING NO. 1  
1 of 2

**LEGEND**

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY AND 170 EAST STREET WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- EASEMENT AS NOTED



**LAND USE AUTHORITY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BY THE PROVIDENCE LAND USE AUTHORITY  
\_\_\_\_\_  
PROVIDENCE CITY MAYOR

**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 REPRESENTATIVE \_\_\_\_\_  
DOMINION ENERGY REPRESENTATIVE \_\_\_\_\_  
COMCAST CABLE REPRESENTATIVE \_\_\_\_\_  
CENTURY LINK REPRESENTATIVE \_\_\_\_\_

**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 access): 20 feet min./35 feet max.  
Front Yard (alley garage access): 10 feet min.  
Rear Yard: 10 feet min.  
Side Yard: 7.5 feet min.  
Corner Lot: 15 feet min. on side adjacent to street  
Setbacks (Single Family Attached, Apartment)  
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D.  
\_\_\_\_\_  
PROVIDENCE CITY ATTORNEY

**CITY ATTORNEY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BY THE PROVIDENCE CITY ATTORNEY  
\_\_\_\_\_  
PROVIDENCE CITY ATTORNEY

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

**BRIARWOOD**  
FRONT & REAR  
ELEVATIONS

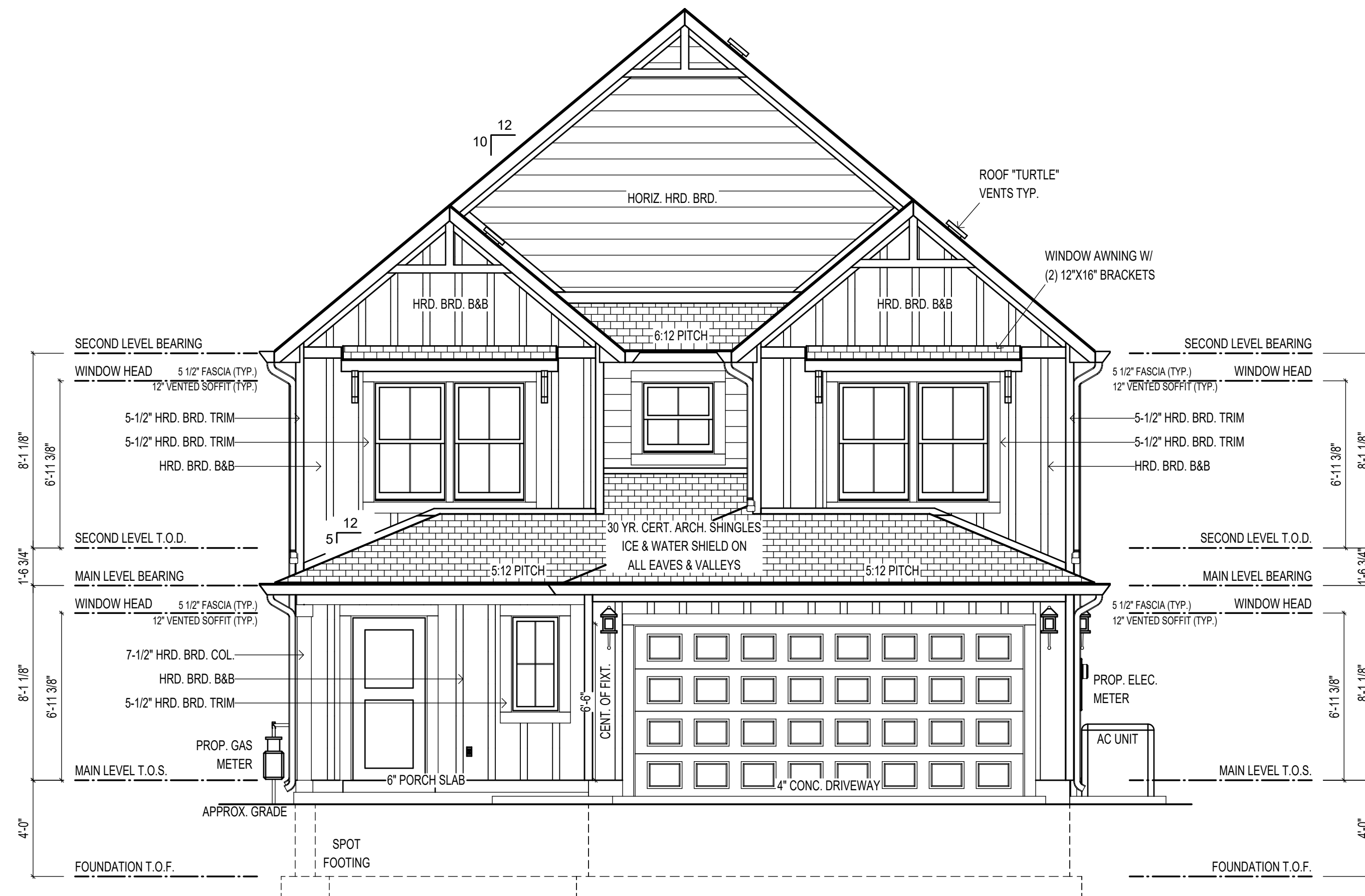
Date: 11/24/2020

Drawn By: DRAFTER  
Checked by: SALES

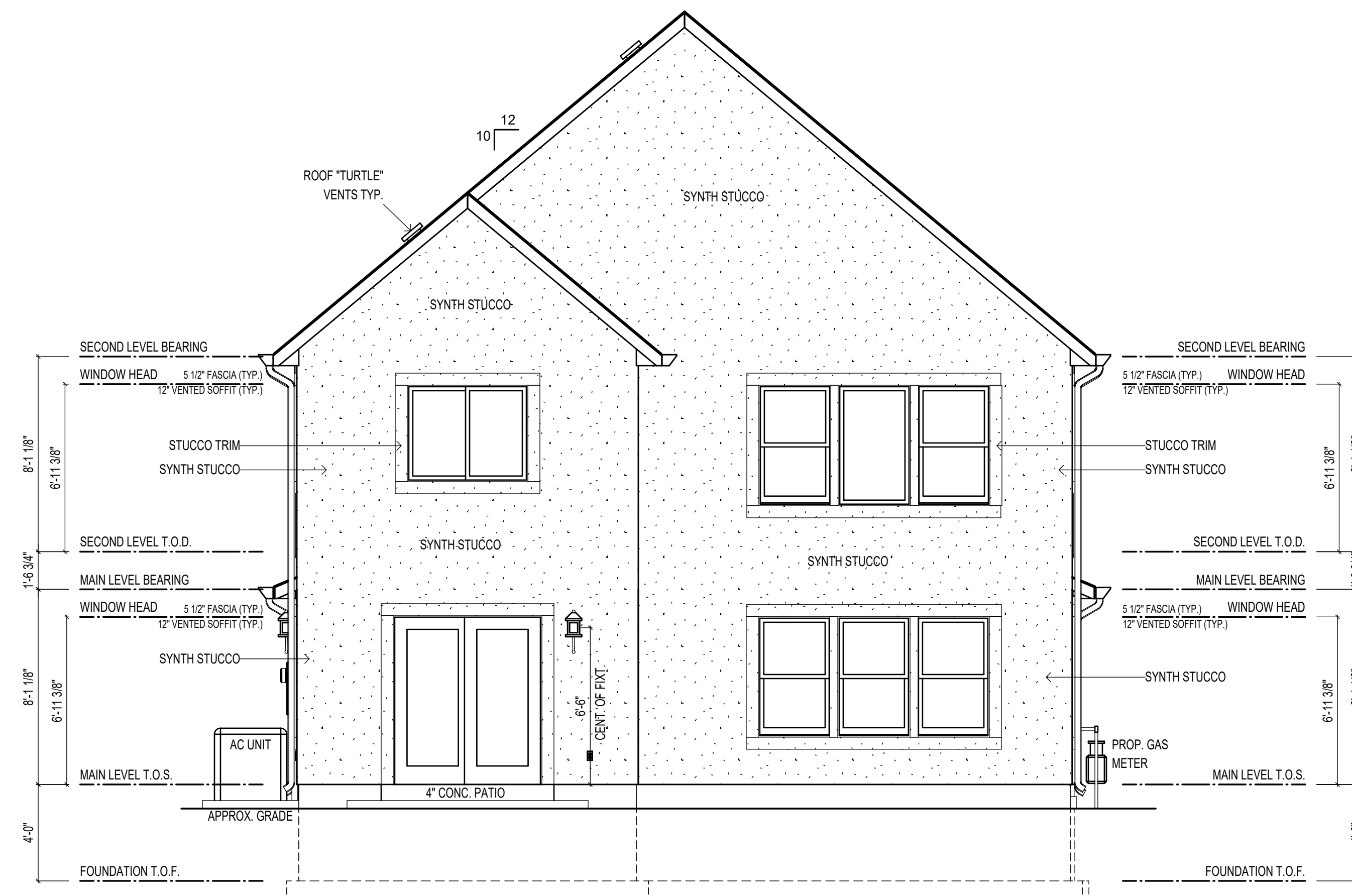
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SHEET:

**2**

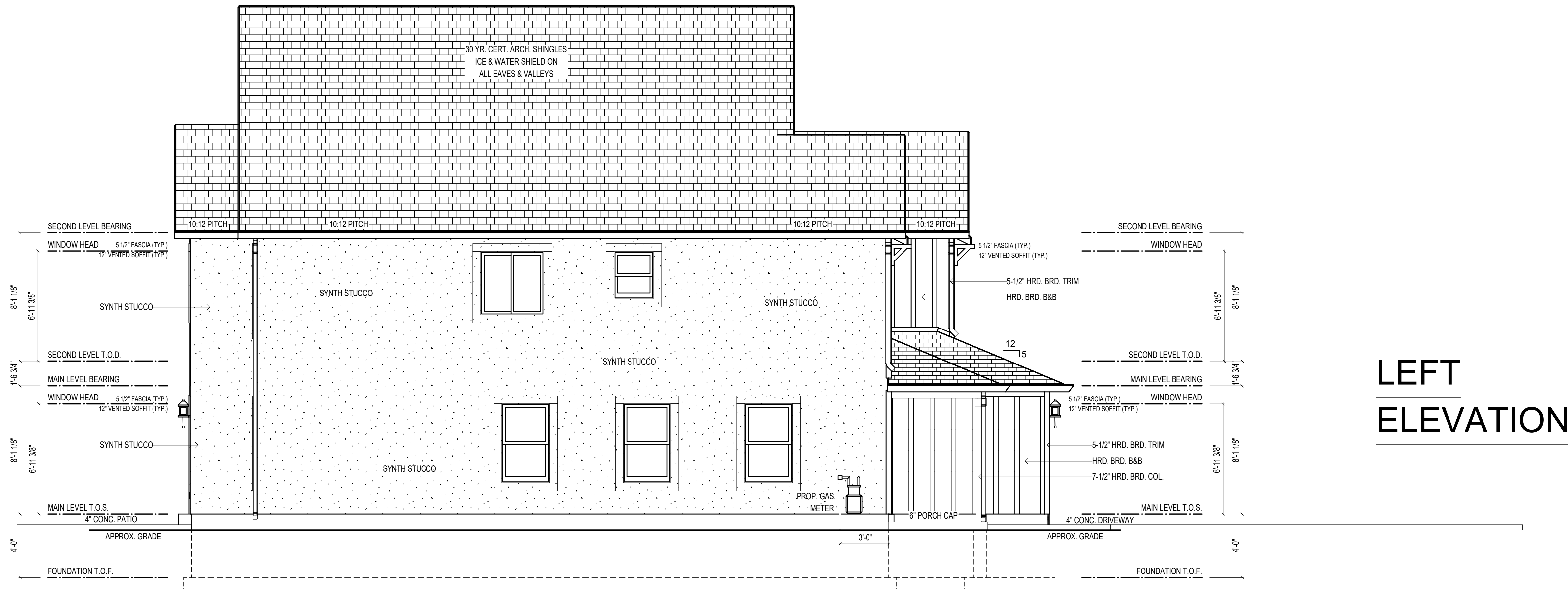
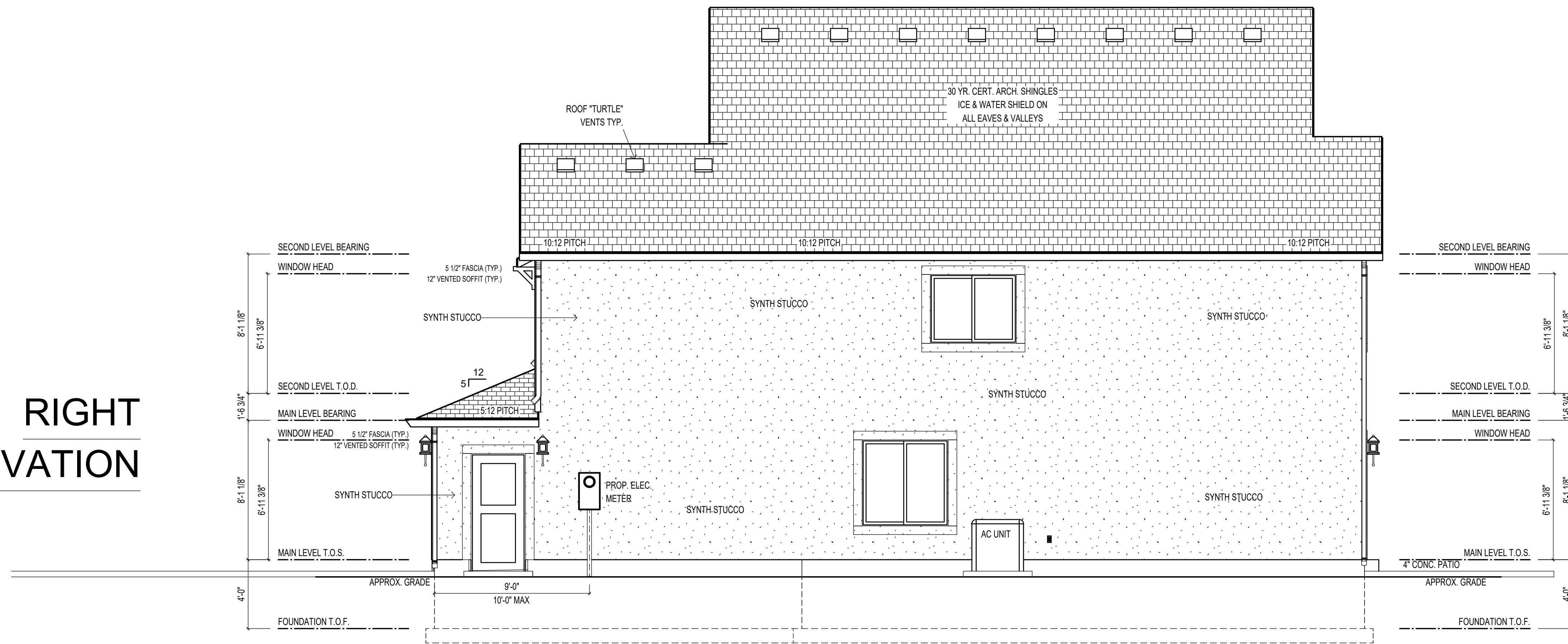


**FRONT ELEVATION**



**REAR ELEVATION**

# RIGHT ELEVATION



# LEFT ELEVATION



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

Plan current up to:  
 Addendum 1

Proj: Vineyard 17  
 Client: Matthew & Linda Clyde

# BRIARWOOD RIGHT & LEFT ELEVATIONS

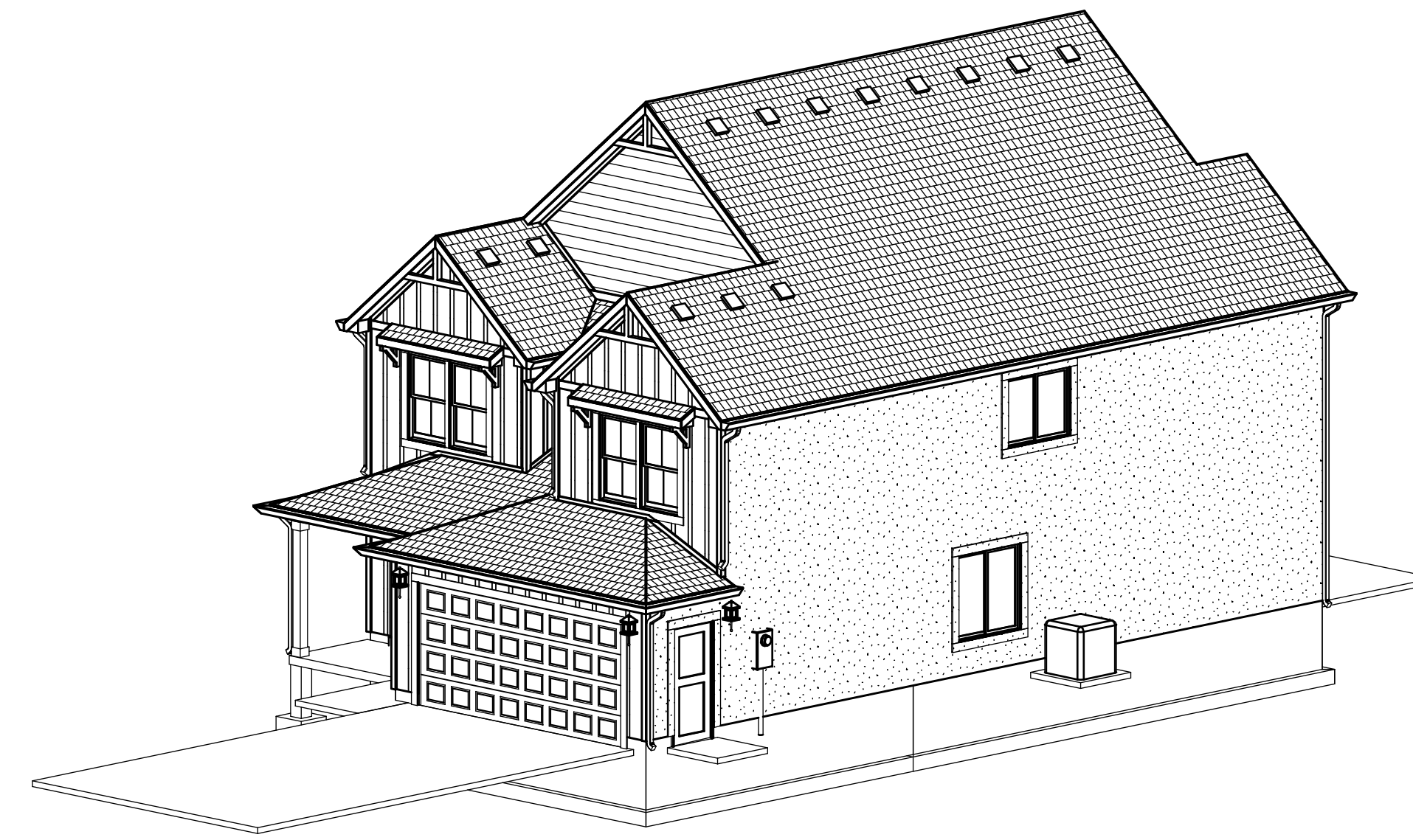
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 Drawn By: DRAFTER  
 Checked by: SALES

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

SHEET:  
**3**



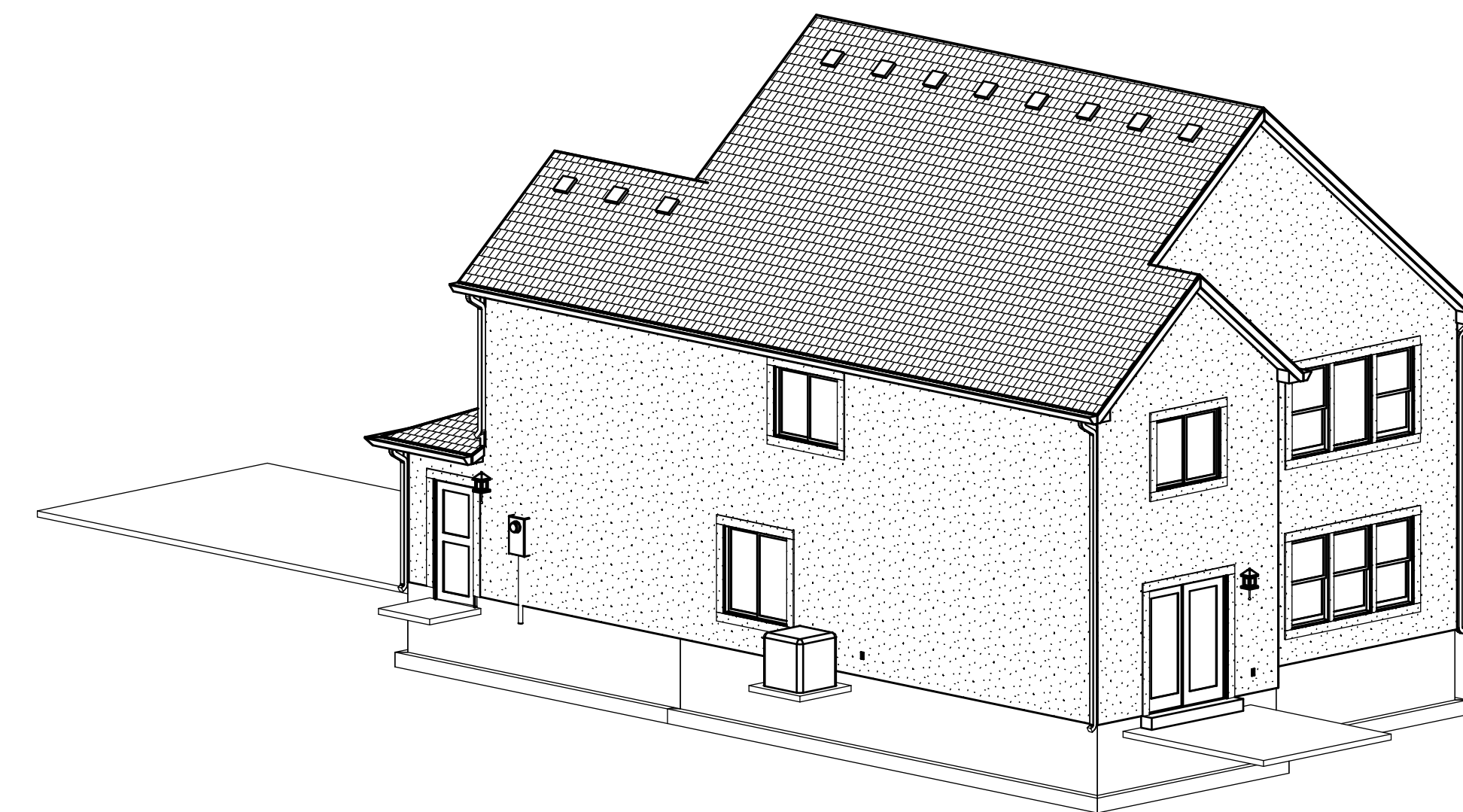
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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

buildwithvisionary.com

Plan current up to:  
Addendum 1

Proj: Vineyard 17  
Client: Matthew & Linda Clyde

**BRIARWOOD**  
PERSPECTIVE VIEWS

Date: 11/24/2020

Drawn By: DRAFTER  
Checked by: SALES

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

SHEET:

4

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** The applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 65 N Sherwood Dr., Providence UT.

<b>Item Type:</b> Conditional Use	<b>Applicant:</b> Aaron Bickers (SS Enterprises)	<b>Property Address:</b> 65 N Sherwood Dr., Providence UT
<b>Parcel ID #:</b> 02-288-0002	<b>General Plan:</b> SFL	<b>Zone:</b> SFL
<p><b>Background Information:</b>          Complete Application was received October 16, 2020; application contained:</p> <ol style="list-style-type: none"> <li>1. Providence City Conditional Use Application, Residential Site Plan Application</li> <li>2. Payment of \$100 application fee</li> </ol> <p>Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on October 19, 2020.          Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated October 22, 2020.</p>		

**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), or 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 Hazard Wildfire, Slope, and Landslide areas.
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 hazard areas by:
  - a. See letter from Aaron Walker dated October 22, 2020.
  - b. See emailed mitigation strategies dated October 12, 2020.
  - c. See Soil Resource Report dated December 3, 2020.
3. This conditional use is for the residence only as shown on the site plan updated and submitted on October 19, 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.



# Residential Site Plan Application

### FOR OFFICE USE ONLY

Date \_\_\_\_\_  
 Payment Form \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Receipt # \_\_\_\_\_  
 Clerk \_\_\_\_\_

Date: October 1, 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 Shelly Searnons Initial SS

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	X		X	X	X	X		X
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

\*May not apply in all cases

### Applicant Information

Name: SS Enterprises  
 Mailing address: 49 S 100 W Providence, UT  
 Telephone: 435-757-6001 Email: GoldstandardHS@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: Aaron Bickers  
 Mailing address: 435 E 125 N Providence, UT  
 Telephone: 435-760-7012 Email: bicaaron@gmail.com

Utilities (circle, if applicable):  
 Construction Type (circle):  
 Do the plans include an Accessory Apartment Unit (circle):  
 Is this an Accessory Dwelling Unit (circle):

Septic tank  
City sewer  
 Accessory building  
 Yes  
 Yes

Water  
 Deck  
No  
No

Well  
 Addition  
 Other

**Project Information**

Address: 65 N Sherwood Drive Providence, UT

Subdivision: Little Baldy place Parcel Tax ID: 02-288-0002

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

2425 Initial SS

Zone \_\_\_\_\_ Height \_\_\_\_\_ Initial \_\_\_\_\_

Setbacks (front yard) 30'11 3/4" (side yard) 11'4" (rear yard) 45'3 1/2" Initial SS

**Contractor Information**

Name: SS Enterprises

Mailing address: 49 S 100 W Providence, UT

Telephone: 435-757-6001

Email: Goldstandardhs@gmail.com

**Stormwater Notice of Intent (NOI) Information**

NOI No. UTR 00P500 Permit issued to: SS Enterprises

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 SS Name Shelly Seamons

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 SS

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 SS

**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

Shelly Seamons  
Printed Name

10/1/2020  
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

Shelly Seamons  
Printed Name

On Behalf Of

10/1/2010  
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 65 N Sherwood Drive 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

Shelly Seamons  
Printed Name

On Behalf Of

10/1/2020  
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 65 N Sherwood Drive 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.

Shelly Scamons  
Signature

Shelly Scamons  
Printed Name

On Behalf Of

10/1/2020  
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 SS Name Shelly Seamons

Date 10/1/2020

### 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, current; and a copy of the official recorded final plat that includes any notes.  | _____       |
| • Copy of Cache County GIS Parcel Summary<br><a href="http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/">http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/</a> | _____       |
| • 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 <u>ALL</u> submittals (email or flash drive is acceptable)  | _____       |

### Applicant Information (all information MUST be provided)

Name SS Enterprises  
 Address 49 S 100 W Providence, UT  
 Phone 435-757-6061 Email GoldStandardHS@gmail.com

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

Name Aaron Bickers  
 Address 435 E 125 N Providence, UT  
 Phone 435-760-7012 Email bicaaron@gmail.com

### Property Information

Owner of record Aaron Bickers  
 Owner address ~~65 Sherwood Drive~~ 435 E 125 N Providence, UT 84332  
 Owner phone 435-760-7017 Owner email bicaaron@gmail.com  
 Parcel address 65 N Sherwood Drive Parcel Tax I.D. 02-288-0002  
 Zone \_\_\_\_\_ Height \_\_\_\_\_ Initial \_\_\_\_\_  
 Setbacks (front yard) 30' 11 3/4" (side yard) 11' 4" (rear yard) 45' 3 1/2" Initial SS

### 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.

Personal residence

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 SS Name Shelly Seamons

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 SS

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 SS

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

 \_\_\_\_\_  
 Signature of Applicant Printed Name Shelly Seamons Date 10/1/2020

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 <sup>1</sup>
Code Amendment	✓	---	✓	✓ <sup>2</sup>	✓	---	---	\$100
Annexation	✓	---	---	---	✓	✓	---	\$150
Rezone	✓	---	✓	✓	✓	---	---	\$100
Conditional Use	✓	✓	---	---	---	---	---	\$100
Subdivision Concept Plan	✓	---	---	---	---	---	---	\$300
Preliminary Subdivision Plat	✓	---	✓	---	---	---	---	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	---	✓	---	✓ <sup>4</sup>	---	---	\$600
Site Plan	✓	✓	---	---	---	---	---	\$50
Lot Consolidation <sup>5</sup>	✓	---	✓	---	---	---	---	\$50
Exception to Title <sup>6</sup>	✓	---	✓	---	✓	---	---	\$100
General Plan Amendment	✓	---	✓	✓	✓	---	---	\$100
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---	\$100
Variance/ Appeal	---	---	---	---	---	---	✓	\$100

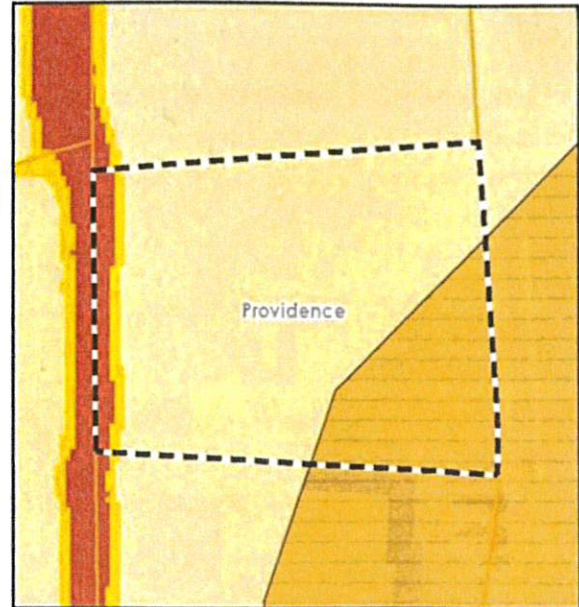
<sup>1</sup> Filing Fees do not include professional firm review fees. Those will be billed to the applicant separately.  
<sup>2</sup> Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.  
<sup>3</sup> Construction drawings are reviewed/approved by the City Engineer and Public Works Director.  
<sup>4</sup> The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.  
<sup>5</sup> Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.  
<sup>6</sup> Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

*Generated on 05 Oct. 2020 at 10:59 AM*

**Parcel Number:** 02-288-0002  
**Property Address:** 65 N SHERWOOD DRIVE  
 PROVIDENCE  
**Tax Roll Acreage:** 0.29  
**Owner Name:** STAN CHECKETTS PROPERTIES  
 LC  
**Owner Address:** PO BOX 55  
 PROVIDENCE, UT 84332-0055  
**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](http://www.cachecounty.org/gis)*

**Initial Parcel** Incorporated Area  
**Legality Review:** Contact Providence for Applicable Regulations

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

### Areas That May Require Further Analysis

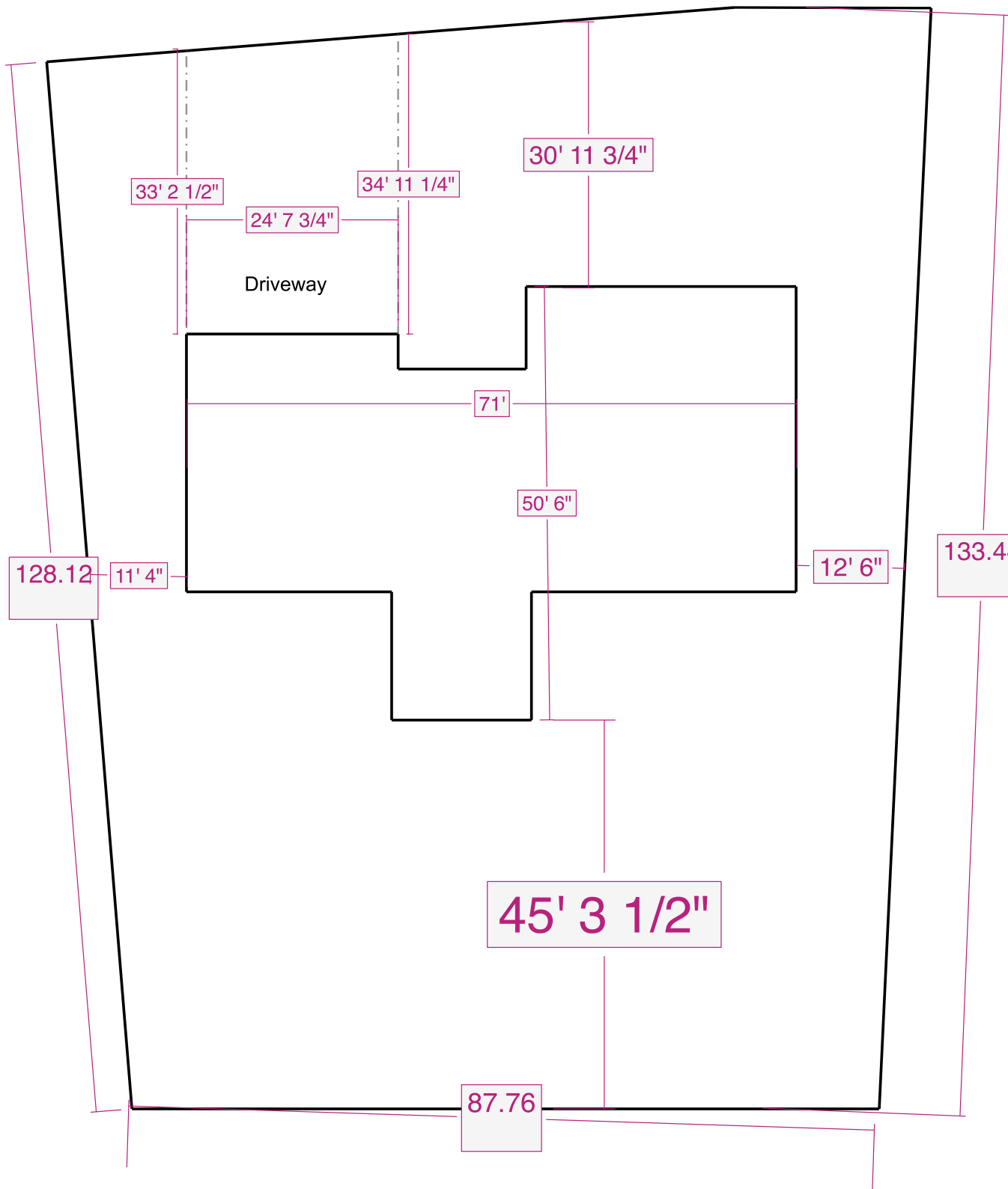
Moderate Slopes  
 Steep Slopes

Landslides

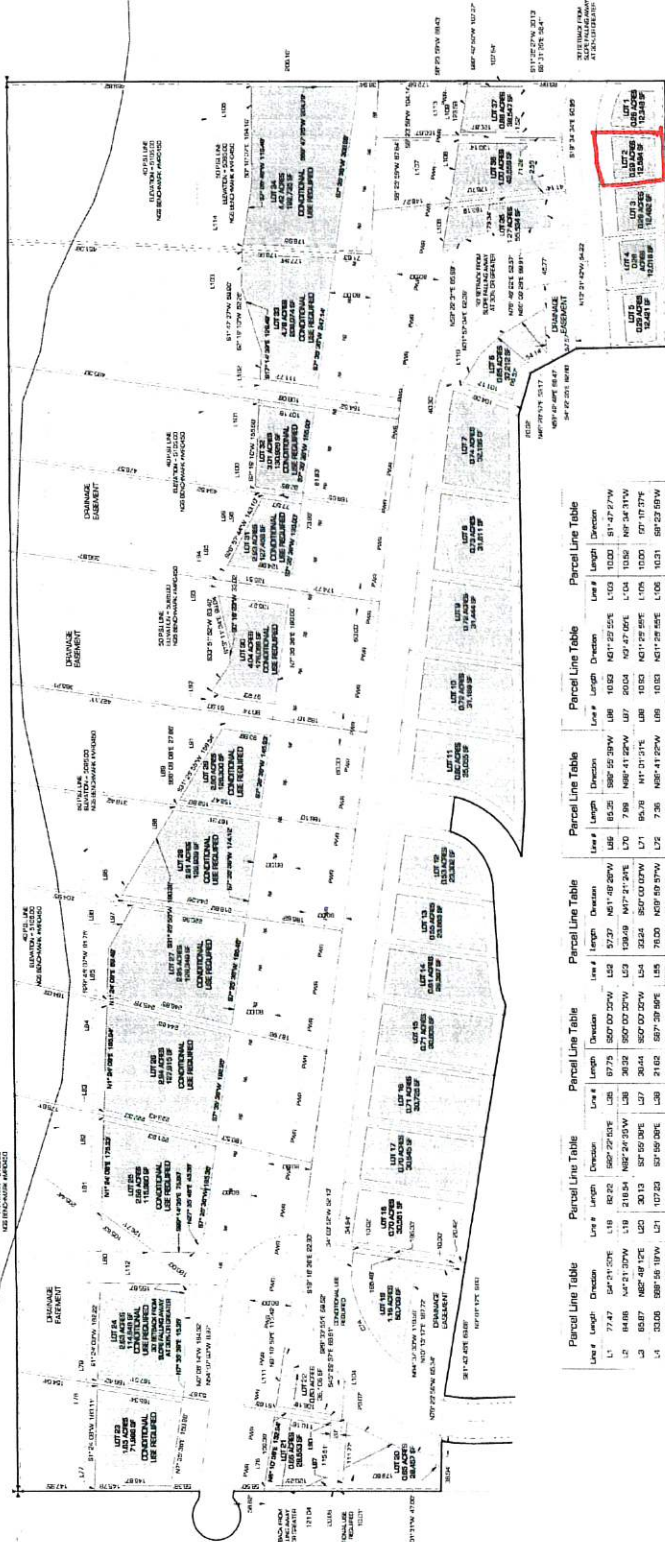
Wildfire Hazard Areas

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.



LITTLE BALDY PLACE SUBDIVISION  
 FINAL PLAT  
 PROVIDENCE UT  
 CIVIL SOLUTIONS GROUP, INC.  
 PROVIDENCE, UT 84302  
 801.438.3192  
 www.civilsolutionsgroup.net



Lot #	Length	Dimension	Area	Lot #	Length	Dimension	Area
1	77.47	547.21	42411.37	51	107.28	887.56	95184.89
2	84.86	547.21	46391.37	52	107.28	887.56	95184.89
3	84.86	547.21	46391.37	53	107.28	887.56	95184.89
4	84.86	547.21	46391.37	54	107.28	887.56	95184.89
5	84.86	547.21	46391.37	55	107.28	887.56	95184.89
6	84.86	547.21	46391.37	56	107.28	887.56	95184.89
7	84.86	547.21	46391.37	57	107.28	887.56	95184.89
8	84.86	547.21	46391.37	58	107.28	887.56	95184.89
9	84.86	547.21	46391.37	59	107.28	887.56	95184.89
10	84.86	547.21	46391.37	60	107.28	887.56	95184.89
11	84.86	547.21	46391.37	61	107.28	887.56	95184.89
12	84.86	547.21	46391.37	62	107.28	887.56	95184.89
13	84.86	547.21	46391.37	63	107.28	887.56	95184.89
14	84.86	547.21	46391.37	64	107.28	887.56	95184.89
15	84.86	547.21	46391.37	65	107.28	887.56	95184.89
16	84.86	547.21	46391.37	66	107.28	887.56	95184.89
17	84.86	547.21	46391.37	67	107.28	887.56	95184.89
18	84.86	547.21	46391.37	68	107.28	887.56	95184.89
19	84.86	547.21	46391.37	69	107.28	887.56	95184.89
20	84.86	547.21	46391.37	70	107.28	887.56	95184.89
21	84.86	547.21	46391.37	71	107.28	887.56	95184.89
22	84.86	547.21	46391.37	72	107.28	887.56	95184.89
23	84.86	547.21	46391.37	73	107.28	887.56	95184.89
24	84.86	547.21	46391.37	74	107.28	887.56	95184.89
25	84.86	547.21	46391.37	75	107.28	887.56	95184.89
26	84.86	547.21	46391.37	76	107.28	887.56	95184.89
27	84.86	547.21	46391.37	77	107.28	887.56	95184.89
28	84.86	547.21	46391.37	78	107.28	887.56	95184.89
29	84.86	547.21	46391.37	79	107.28	887.56	95184.89
30	84.86	547.21	46391.37	80	107.28	887.56	95184.89
31	84.86	547.21	46391.37	81	107.28	887.56	95184.89
32	84.86	547.21	46391.37	82	107.28	887.56	95184.89
33	84.86	547.21	46391.37	83	107.28	887.56	95184.89
34	84.86	547.21	46391.37	84	107.28	887.56	95184.89
35	84.86	547.21	46391.37	85	107.28	887.56	95184.89
36	84.86	547.21	46391.37	86	107.28	887.56	95184.89
37	84.86	547.21	46391.37	87	107.28	887.56	95184.89
38	84.86	547.21	46391.37	88	107.28	887.56	95184.89
39	84.86	547.21	46391.37	89	107.28	887.56	95184.89
40	84.86	547.21	46391.37	90	107.28	887.56	95184.89
41	84.86	547.21	46391.37	91	107.28	887.56	95184.89
42	84.86	547.21	46391.37	92	107.28	887.56	95184.89
43	84.86	547.21	46391.37	93	107.28	887.56	95184.89
44	84.86	547.21	46391.37	94	107.28	887.56	95184.89
45	84.86	547.21	46391.37	95	107.28	887.56	95184.89
46	84.86	547.21	46391.37	96	107.28	887.56	95184.89
47	84.86	547.21	46391.37	97	107.28	887.56	95184.89
48	84.86	547.21	46391.37	98	107.28	887.56	95184.89
49	84.86	547.21	46391.37	99	107.28	887.56	95184.89
50	84.86	547.21	46391.37	100	107.28	887.56	95184.89
51	84.86	547.21	46391.37	101	107.28	887.56	95184.89
52	84.86	547.21	46391.37	102	107.28	887.56	95184.89
53	84.86	547.21	46391.37	103	107.28	887.56	95184.89
54	84.86	547.21	46391.37	104	107.28	887.56	95184.89
55	84.86	547.21	46391.37	105	107.28	887.56	95184.89
56	84.86	547.21	46391.37	106	107.28	887.56	95184.89
57	84.86	547.21	46391.37	107	107.28	887.56	95184.89
58	84.86	547.21	46391.37	108	107.28	887.56	95184.89
59	84.86	547.21	46391.37	109	107.28	887.56	95184.89
60	84.86	547.21	46391.37	110	107.28	887.56	95184.89
61	84.86	547.21	46391.37	111	107.28	887.56	95184.89
62	84.86	547.21	46391.37	112	107.28	887.56	95184.89
63	84.86	547.21	46391.37	113	107.28	887.56	95184.89
64	84.86	547.21	46391.37	114	107.28	887.56	95184.89
65	84.86	547.21	46391.37	115	107.28	887.56	95184.89
66	84.86	547.21	46391.37	116	107.28	887.56	95184.89
67	84.86	547.21	46391.37	117	107.28	887.56	95184.89



FINAL PLAT  
 BUILDABLE AREA  
 SHEET 3 OF 3

October 12, 2020

Providence City  
164 North Gateway Dr.  
Providence, UT 84332

To whom it may concern:

Considering the gentle slope, grade, and size of the home on the lot located at 65 N Sherwood Drive, the proposed home size in ratio to lot size, with full basement, and minimal side yard setbacks will be a sufficient mitigation strategy for landslide.

To satisfy mitigation strategies for wildfire hazard we will be in contact with the fire marshal and will comply with any fire safety measures needed to be implemented.

If you have any questions please call Jason Seamons at 208-709-9062.

Shelly Seamons  
SS Enterprises  
435-757-6001



October 22, 2020

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

RE: Conditional Use Review, Bickers Residence, 65 North, Sherwood Dr., Providence  
Ut. (02-288-0002)

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.

**This project review is being recommended to Providence City for approval.**

The following comments document the review process:

Access

*Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).*

- Fire department access is adequate from Sherwood Drive.

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 1 allows for the distance to be increased to 600 feet for R-3 occupancies.*

- There are at least three hydrants within 600 feet of all buildable areas of the building lot.

Fire Water Flow

*An approved water supplies 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 507.1).*

- The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of a building (2018 IFC B104.1) This was confirmed on a phone conversation with Shelly.

- The building appears to be approx. 4,175 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 4,175 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.
- Fire hydrant #483 located across the street of the building lot contains a water flow of approximately 1,650 GPM at 20PSI.
- Fire hydrant #366 located near the intersection of Eagleview Drive and Sherwood Drive is within 600 feet of the home and has a reported fire flow of approximately 2,350 GPM at 20PSI. Hydrant #366 would easily provide the remainder of fire flow requirements.

### 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) Class A roof covering of asphalt shingles will be installed (confirmed in a phone conversation with Shelly).*

*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). Close all combustible underfloor decks and eaves with soffits (confirmed in a phone conversation with Shelly).*

*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. Install no smaller than 1/8" mesh screen on all openings per building code (confirmed in a phone conversation with Shelly).*

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

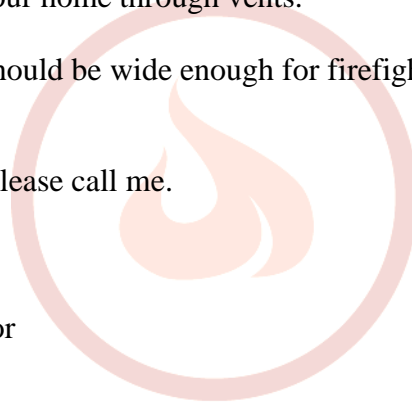
Property owners are encouraged to implement the following:

- 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,

Aaron Walker, Fire Inspector  
Logan Fire Department  
435-716-9516



FIRE DEPARTMENT



Cache Valley Office  
2100 North Main Street, North Logan, Utah 84341 | TEL 435.563.3734 | FAX 435.563.6097

December 3, 2020

Providence City  
164 North Gateway Dr.  
Providence, UT 84332

Subject: Shelly Seamons – Parcel 02-288-0002 – Slope Stability and Fire Hazard

To Whom It May Concern,

This letter is to document my finding of the evaluation of Parcel 02-288-0002. On November 25<sup>th</sup>, 2020 I conducted a site visit to address the potential slope stability and fire hazards of the site. My findings are as follows:

Slope Stability

According to the attached report from NRCS, the native soils on the subject parcel are known as SwD – Sterling Gravelly Loam, with 10 to 20 percent slopes. The soil type has the following characteristics. The full report can be seen in the attachment of this letter.

Typical soil profile is as follows:

- A11 – 0 to 9 inches: gravelly loam
- A12 – 0-16 inches: very gravelly loam
- C1ca – 16 to 27 inches: extremely gravelly sandy loam
- C2 – 27 to 60 inches: extremely gravelly loamy sand

Based on the native soil characteristics, the native ground is stable and is not anticipated to have stability issues.

Fire Hazard

Due to the neighboring developments in the immediate area of this parcel. Fire hazard is low to minimal. The risk of fire is no greater than in the other areas of Providence.

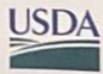
If you have any questions concerning this letter, please call me at 435 890-0104.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Archibald".

Scott Archibald, PE  
Principal Engineer  
Sarchibald@sunrise-eng.com

Enclosure: NRC Soils Report



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Cache Valley Area, Parts of Cache and Box Elder Counties, Utah

**Shelly Seamons**

## Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agricultural water planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help their assessment, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The responsibility of user is responsible for selecting and complying with existing laws and regulations.



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

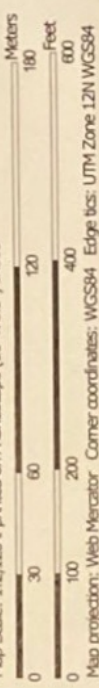
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map



Map Scale: 1:2,120 if printed on A landscape (11" x 8.5") sheet.



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cache Valley Area, Parts of Cache and Box Elder Counties, Utah  
 Survey Area Data: Version 13, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 25, 2019—Aug 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## MAP LEGEND

- |                        |                        |                     |
|------------------------|------------------------|---------------------|
| Area of Interest (AOI) | Area of Interest (AOI) | Spot Area           |
| Soils                  | Soil Map Unit Polygons | Stony Spot          |
|                        | Soil Map Unit Lines    | Very Stony Spot     |
|                        | Soil Map Unit Points   | Wet Spot            |
| Special Point Features | Special Line Features  | Other               |
| Blowout                | Water Features         | Streams and Canals  |
| Borrow Pit             | Streams and Canals     | Transportation      |
| Clay Spot              | Transportation         | Rails               |
| Closed Depression      | Rails                  | Interstate Highways |
| Gravel Pit             | Closed Depression      | US Routes           |
| Gravelly Spot          | Gravel Pit             | Major Roads         |
| Landfill               | Gravelly Spot          | Local Roads         |
| Lava Flow              | Landfill               | Background          |
| Marsh or swamp         | Lava Flow              | Aerial Photography  |
| Mine or Quarry         | Marsh or swamp         |                     |
| Miscellaneous Water    | Mine or Quarry         |                     |
| Perennial Water        | Miscellaneous Water    |                     |
| Rock Outcrop           | Perennial Water        |                     |
| Saline Spot            | Rock Outcrop           |                     |
| Sandy Spot             | Saline Spot            |                     |
| Severely Eroded Spot   | Sandy Spot             |                     |
| Sinkhole               | Severely Eroded Spot   |                     |
| Slide or Slip          | Sinkhole               |                     |
| Sodic Spot             | Slide or Slip          |                     |
|                        | Sodic Spot             |                     |

**MAP LEGEND**

**MAP INFORMATION**

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HhE2	HILLFIELD-TIMPANOGOS SILT LOAMS, 10 TO 30 PERCENT SLOPES, ERODED	0.3	1.5%
MdE2	MCMURDIE-HILLFIELD SILT LOAMS, 10 TO 30 PERCENT SLOPES, ERODED	2.0	10.3%
SwD	STERLING GRAVELLY LOAM, 10 TO 20 PERCENT SLOPES	15.8	82.8%
TmC	TIMPANOGOS SILT LOAM, 6 TO 10 PERCENT SLOPES	1.0	5.3%
<b>Totals for Area of Interest</b>		<b>19.1</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

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was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Cache Valley Area, Parts of Cache and Box Elder Counties, Utah

### HhE2—HILLFIELD-TIMPANOGOS SILT LOAMS, 10 TO 30 PERCENT SLOPES, ERODED

#### Map Unit Setting

*National map unit symbol:* j6bd  
*Elevation:* 4,450 to 5,100 feet  
*Mean annual precipitation:* 14 to 17 inches  
*Mean annual air temperature:* 47 to 49 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Hillfield and similar soils:* 55 percent  
*Timpanogos and similar soils:* 40 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Hillfield

##### Setting

*Landform:* Escarpments  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Lacustrine deposits derived from quartzite and/or lacustrine deposits derived from limestone and sandstone

##### Typical profile

*Ap - 0 to 8 inches:* silt loam  
*C1ca - 8 to 15 inches:* silt loam  
*C2ca - 15 to 23 inches:* loam  
*C3 - 23 to 40 inches:* loam  
*C4 - 40 to 60 inches:* very fine sandy loam

##### Properties and qualities

*Slope:* 20 to 30 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 50 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 20.0  
*Available water capacity:* Moderate (about 8.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* C  
*Ecological site:* R028AY310UT - Upland Loam (Bonneville Big Sagebrush) North

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*Other vegetative classification:* Upland Loam (Mountain Big Sagebrush)  
(028AY310UT)

*Hydric soil rating:* No

### Description of Timpanogos

#### Setting

*Landform:* Lake terraces

*Landform position (three-dimensional):* Riser

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Lacustrine deposits derived from limestone and sandstone and/or  
lacustrine deposits derived from quartzite

#### Typical profile

*Ap1 - 0 to 4 inches:* silt loam

*Ap2 - 4 to 9 inches:* loam

*B21t - 9 to 13 inches:* loam

*B22tca - 13 to 18 inches:* loam

*C1ca - 18 to 29 inches:* loam

*C2ca - 29 to 42 inches:* loam

*C3 - 42 to 60 inches:* very fine sandy loam

#### Properties and qualities

*Slope:* 10 to 20 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20  
to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 45 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 15.0

*Available water capacity:* High (about 10.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 4e

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* C

*Ecological site:* R028AY310UT - Upland Loam (Bonneville Big Sagebrush) North

*Other vegetative classification:* Upland Loam (Mountain Big Sagebrush)  
(028AY310UT)

*Hydric soil rating:* No

#### Minor Components

##### Parleys

*Percent of map unit:* 5 percent

**MdE2—MCMURDIE-HILLFIELD SILT LOAMS, 10 TO 30 PERCENT  
SLOPES, ERODED**

**Map Unit Setting**

*National map unit symbol:* j6ch  
*Elevation:* 4,800 to 5,150 feet  
*Mean annual precipitation:* 14 to 20 inches  
*Mean annual air temperature:* 45 to 49 degrees F  
*Frost-free period:* 130 to 150 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Mcmurdie and similar soils:* 60 percent  
*Hillfield and similar soils:* 40 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Mcmurdie**

**Setting**

*Landform:* Lake terraces  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Lacustrine deposits derived from quartzite and/or lacustrine deposits derived from limestone and sandstone

**Typical profile**

*Ap - 0 to 7 inches:* silt loam  
*B1 - 7 to 14 inches:* silty clay loam  
*B2t - 14 to 33 inches:* silty clay  
*B3ca - 33 to 43 inches:* silty clay loam  
*C1ca - 43 to 50 inches:* loam  
*IIC2 - 50 to 60 inches:* sandy loam

**Properties and qualities**

*Slope:* 10 to 20 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water capacity:* High (about 9.3 inches)

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### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* C

*Ecological site:* R028AY310UT - Upland Loam (Bonneville Big Sagebrush) North

*Other vegetative classification:* Upland Loam (Mountain Big Sagebrush)  
(028AY310UT)

*Hydric soil rating:* No

### Description of Hillfield

#### Setting

*Landform:* Escarpments

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Parent material:* Lacustrine deposits derived from quartzite and/or lacustrine deposits derived from limestone and sandstone

#### Typical profile

*Ap - 0 to 8 inches:* silt loam

*C1ca - 8 to 15 inches:* silt loam

*C2ca - 15 to 23 inches:* loam

*C3 - 23 to 40 inches:* loam

*C4 - 40 to 60 inches:* very fine sandy loam

#### Properties and qualities

*Slope:* 20 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 50 percent

*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 20.0

*Available water capacity:* Moderate (about 8.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* C

*Ecological site:* R028AY310UT - Upland Loam (Bonneville Big Sagebrush) North

*Other vegetative classification:* Upland Loam (Mountain Big Sagebrush)  
(028AY310UT)

*Hydric soil rating:* No

## **SwD—STERLING GRAVELLY LOAM, 10 TO 20 PERCENT SLOPES**

### **Map Unit Setting**

*National map unit symbol:* j6fk  
*Elevation:* 4,600 to 5,500 feet  
*Mean annual precipitation:* 15 to 17 inches  
*Mean annual air temperature:* 46 to 48 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Farmland of local importance

### **Map Unit Composition**

*Sterling and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Sterling**

#### **Setting**

*Landform:* Lake terraces  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium and lacustrine deposits derived from limestone, quartzite and sandstone

#### **Typical profile**

*A11 - 0 to 9 inches:* gravelly loam  
*A12 - 9 to 16 inches:* very gravelly loam  
*C1ca - 16 to 27 inches:* extremely gravelly sandy loam  
*C2 - 27 to 60 inches:* extremely gravelly loamy sand

#### **Properties and qualities**

*Slope:* 10 to 20 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 60 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water capacity:* Low (about 3.1 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* 4s  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* B  
*Ecological site:* R028AY334UT - Upland Stony Loam (Wyoming Big Sagebrush)

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*Other vegetative classification:* Upland Stony Loam (Mountain Big Sagebrush)  
(028AY334UT)  
*Hydric soil rating:* No

### Minor Components

**Timpanogos, eroded**  
*Percent of map unit:* 5 percent

## TmC—TIMPANOGOS SILT LOAM, 6 TO 10 PERCENT SLOPES

### Map Unit Setting

*National map unit symbol:* j6fq  
*Elevation:* 4,450 to 5,100 feet  
*Mean annual precipitation:* 15 to 17 inches  
*Mean annual air temperature:* 46 to 48 degrees F  
*Frost-free period:* 140 to 160 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Timpanogos and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Timpanogos

#### Setting

*Landform:* Lake terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Lacustrine deposits derived from quartzite and/or lacustrine deposits derived from limestone and sandstone

#### Typical profile

*Ap1 - 0 to 4 inches:* silt loam  
*Ap2 - 4 to 9 inches:* loam  
*B21t - 9 to 13 inches:* loam  
*B22tca - 13 to 18 inches:* loam  
*C1ca - 18 to 29 inches:* loam  
*C2ca - 29 to 42 inches:* loam  
*C3 - 42 to 60 inches:* very fine sandy loam

#### Properties and qualities

*Slope:* 6 to 10 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None

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*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 45 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 15.0

*Available water capacity:* High (about 10.1 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C

*Ecological site:* R028AY310UT - Upland Loam (Bonneville Big Sagebrush) North

*Other vegetative classification:* Upland Loam (Mountain Big Sagebrush)  
(028AY310UT)

*Hydric soil rating:* No

### **Minor Components**

#### **Hillfield**

*Percent of map unit:* 5 percent

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United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

**PROVIDENCE CITY**  
**Land Use Authority – Staff Report**  
**Meeting Date: December 9, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a new home located at 171 N. 850 E. Providence, UT.

**Item Type:** Conditional Use

**Applicant:** Stone Gate Homes – John Roberts

**Address:** 171 N 850 E. Providence

**Parcel ID #** 02-288-0010

**General Plan:** SFL

**Zone:** SFL

**Background Information:**

A complete application was received December 2, 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 December 4, 2020.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated December 7, 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 hazard area by:
  - a. See letter from Aaron Walker, Deputy Fire Marshall, dated December 7, 2020.
  - b. See Mitigation Strategies submitted with application December 2, 2020.
3. This conditional use is for the residence only as shown on the site plan updated and submitted on December 2, 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



# Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	_____
Payment Form	_____
Amount	_____
Receipt #	_____
Clerk	_____

Date: 12/2/2020

### 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 STEVE COPPIETERS Initial SM

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: STONE GATE HOMES, LLC  
 Mailing address: P.O. BOX 4701 LOGAN, UT 84323  
 Telephone: (435) 754-5350 Email: Steve@stonegateutah.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: JOHN ROBERTS  
 Mailing address: 650 S. 100E. APT P106 LOGAN, UT 84321-7246  
 Telephone: (801) 510-8149 Email: jsroberts1988@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: 171 N. 850 E.

Subdivision: LITTLE BALDY LOT # 10 Parcel Tax ID: 02-288-0010

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

8632 Initial SM

Zone SFL Height 22'-1<sup>3</sup>/<sub>4</sub>" Initial SM

Setbacks (front yard) 46.17' (side yard) 12.45' (rear yard) 119.57' Initial SM

**Contractor Information**

Name: STONE GATE HOMES, LLC

Mailing address: P.O. BOX 4701 LOGAN, UT 84323

Telephone: 435-754-5350 Email: steve@stonegateutah.com

**Stormwater Notice of Intent (NOI) Information**

NOI No. UTRHO1817 Permit issued to: STONE GATE HOMES, LLC

To obtain your NOI permit, please visit: [cdx.epa.gov](http://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](http://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 SM Name STEVE COPPIETERS

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 SM

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 SM

**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:

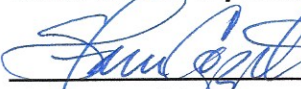
Sensitive and Hazard Areas:

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

STONE GATE HOMES

  
Printed Name

12/2/2020  
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.

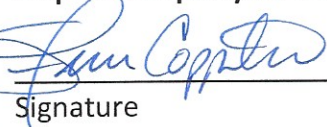
### 8. Temporary Occupancy

- 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

STEVE COPPIETERS

Printed Name

JOHN ROBERTS

On Behalf Of

12/2/2020

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 171 N. 850 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

Printed Name

On Behalf Of

Date

*Steve Coppieters*

STEVE COPPIETERS

JOHN ROBERTS

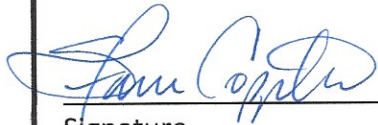
12/2/2020



**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 171 N. 850 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

STEVE COPPITERS

Printed Name

JOHN ROBERTS

On Behalf Of

12/2/2020

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 SM Name STEVE COPPIETERS

Date 9/29/2020

### 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, 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 STONE GATE HOMES, LLC  
 Address P.O. BOX 4701 LOGAN, UT 84323  
 Phone (435) 754-5350 Email steve@stonegateutah.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 JOHN ROBERTS  
 Address 650 S. 100 E. APT P106 LOGAN, UT 84321-7246  
 Phone (801) 510-8149 Email jsroberts1988@gmail.com

### Property Information

Owner of record JOHN ROBERTS  
 Owner address 650 S. 100 E. APT P106 LOGAN, UT 84321-7246  
 Owner phone (801) 510-8149 Owner email jsroberts1988@gmail.com  
 Parcel address 171 N. 850 E Parcel Tax I.D. 02-288-0010  
 Zone SFL Height 20'-9" Initial SM  
 Setbacks (front yard) 46 (side yard) 12 (rear yard) 119 Initial SM

### 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.

CONSTRUCT A SINGLE FAMILY RESIDENCE

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 SM Name STEVE COPPIETERS

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 SM

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 SM

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.

 STEVE COPPIETERS - STONE GATE HOMES, LLC 9/29/2020  
 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 <sup>1</sup>
Code Amendment	✓	----	✓	✓ <sup>2</sup>	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
Rezone	✓	----	✓	✓	✓	----	----	\$100
Conditional Use	✓	✓	----	----	----	----	----	\$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat <sup>3</sup>	✓	----	✓	----	✓ <sup>4</sup>	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation <sup>5</sup>	✓	----	✓	----	----	----	----	\$50
Exception to Title <sup>6</sup>	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

<sup>1</sup> Filing Fees do not include professional firm review fees. Those will be billed to the applicant separately.

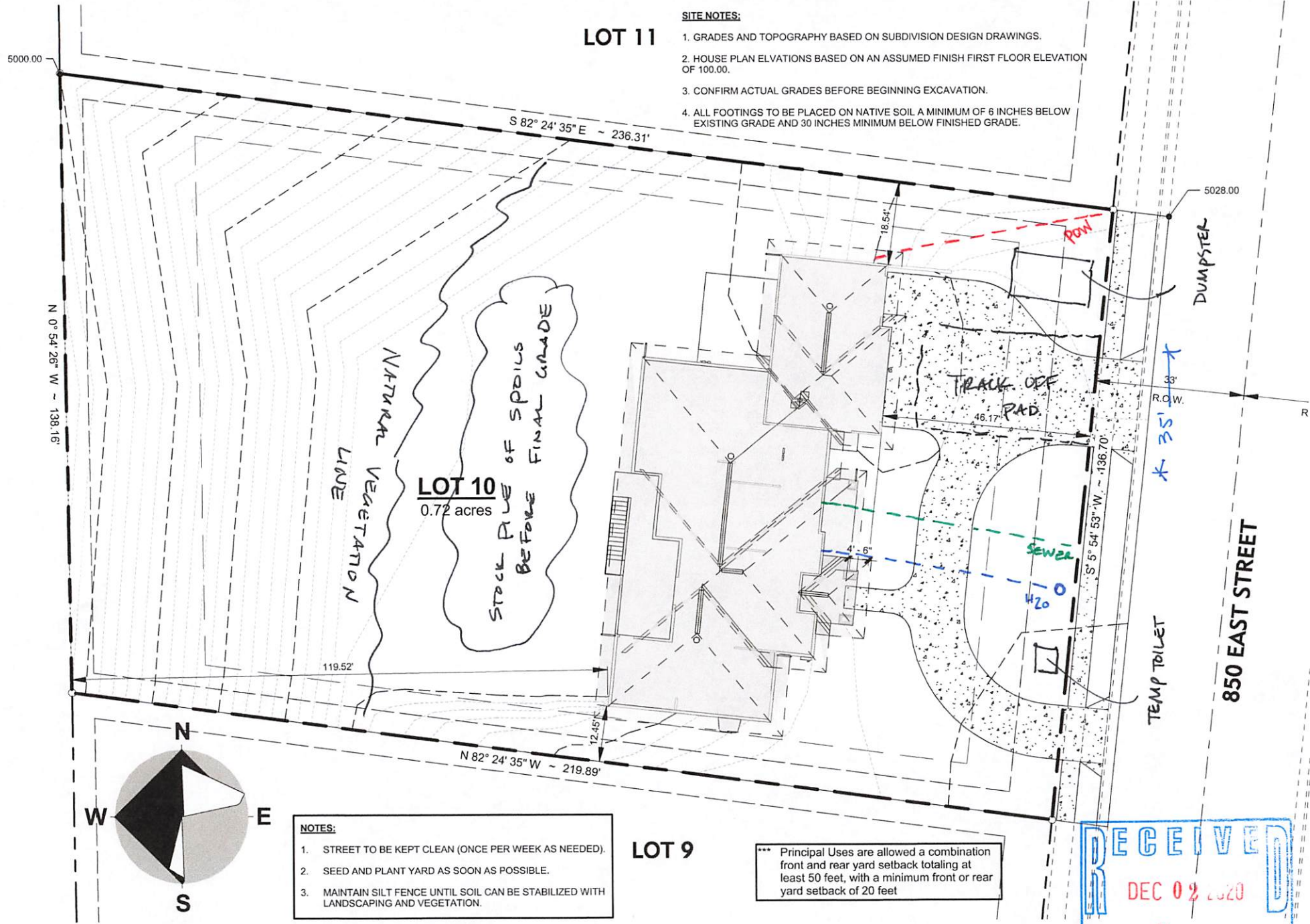
<sup>2</sup> Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

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

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

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

<sup>6</sup> 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.



- SITE NOTES:**
1. GRADES AND TOPOGRAPHY BASED ON SUBDIVISION DESIGN DRAWINGS.
  2. HOUSE PLAN ELEVATIONS BASED ON AN ASSUMED FINISH FIRST FLOOR ELEVATION OF 100.00.
  3. CONFIRM ACTUAL GRADES BEFORE BEGINNING EXCAVATION.
  4. ALL FOOTINGS TO BE PLACED ON NATIVE SOIL A MINIMUM OF 6 INCHES BELOW EXISTING GRADE AND 30 INCHES MINIMUM BELOW FINISHED GRADE.

- NOTES:**
1. STREET TO BE KEPT CLEAN (ONCE PER WEEK AS NEEDED).
  2. SEED AND PLANT YARD AS SOON AS POSSIBLE.
  3. MAINTAIN SILT FENCE UNTIL SOIL CAN BE STABILIZED WITH LANDSCAPING AND VEGETATION.

\*\*\* Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet

**SITE PLAN**  
1" = 20'-0"

**RECEIVED**  
DEC 02 2020  
By *[Signature]*



### GIS PARCEL SUMMARY

*Not Authoritative — For Preliminary Review Only*

*Generated on 29 Sep. 2020 at 11:21 AM*

**Parcel Number:** 02-288-0010

**Property Address:** 171 N 0850 E  
PROVIDENCE

**Tax Roll Acreage:** 0.72

**Owner Name:** JOHN S & SANDI TRS ROBERTS

**Owner Address:** 650 S 100 E APT P106  
LOGAN, UT 84321-7246

**Jurisdiction:** Providence

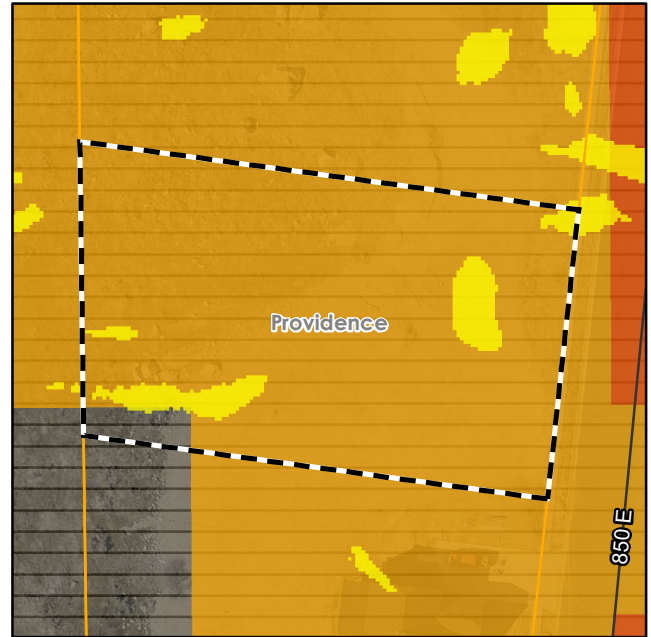
**Future Annexation Area:** n/a

**Base Zone:** Contact Providence for Zoning

**Overlay Zone:** n/a

**Initial Parcel:** Incorporated Area

**Legality Review:** Contact Providence for Applicable Regulations



*Comprehensive maps can be found at [www.cachecounty.org/gis](http://www.cachecounty.org/gis)*

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

### Areas That May Require Further Analysis

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.

# PARCEL LEGALITY

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## Summary

Parcel legality in the unincorporated county is established by the definition of “Lot/Parcel” in section 17.07 of the Cache County Land Use Ordinance (<http://bit.ly/lotparcel>). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

## How the Legality Check Works

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

### What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports “Potentially a subdivision lot.” If it isn't, you'll see “Potentially a legal parcel” or “Potentially a restricted parcel” based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.



















## Limitations















The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

# SENSITIVE AREAS

AREA	LEGEND	IF AREA PRESENT:
<b>Natural and/or Manmade Waterways</b>		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways.
Major Waterways		
Canals		
<b>Floodplain</b>		
FEMA Floodplain		A Floodplain Permit is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-c]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-3]</a> for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
Floodplain Buffer		
<b>Source Water Protection Zones</b>		
Zone 1 or 2	(No symbol)	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. <a href="#">See §17.10.050 Supplemental Standards [A-3-b]</a> .
<b>Slopes</b>		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-a]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-1, 5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards for requirements</a> .
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-1-b]</a> and <a href="#">§17.18.050 Standards and Development Plan [A-2]</a> for requirements.
<b>Geologic Hazards</b>		
Fault Lines		A geotechnical report is required if development is proposed within the hazard area(s). <a href="#">See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area; for requirements see §17.18.040 Sensitive Areas Analysis [A-2-e]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-5]</a> , and <a href="#">§17.18.060 Geotechnical Report Minimum Standards</a> .
Debris Flow		
Landslide Scarps		
Landslide		
<b>Liquefaction Potential:</b>		
6=Moderate to High		
7= High		
<b>Important Habitat Areas</b>		
Maguire Primrose		A Habitat Management Plan is required. <a href="#">See §17.18.040 Sensitive Areas Analysis [A-2-d]</a> and <a href="#">§17.18.050 Standards and Development Plan [B-4]</a> for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

<b>Wildfire Hazards</b>																			
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the <a href="#">2006 Utah Wildland-Urban Interface Code</a> .																	
<b>Wildfire Threat Level Index</b>																			
<table border="1"> <thead> <tr> <th>Wildfire Threat Level</th> <th>Assess Group</th> </tr> </thead> <tbody> <tr> <td>0 Urban, Agriculture, Barren or Water</td> <td></td> </tr> <tr> <td>1 Very Very Low</td> <td rowspan="3">LOW</td> </tr> <tr> <td>2 Very Low</td> </tr> <tr> <td>3 Low</td> </tr> <tr> <td>4 Low to Moderate</td> <td rowspan="2">MODERATE</td> </tr> <tr> <td>5 Moderate</td> </tr> <tr> <td>6 Moderate to High</td> <td rowspan="3">HIGH</td> </tr> <tr> <td>7 High</td> </tr> <tr> <td>8 Very High</td> </tr> <tr> <td>9 Extreme</td> <td></td> </tr> </tbody> </table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	HIGH	7 High	8 Very High	9 Extreme			<p>The Utah Wildfire Risk Assessment Portal (<a href="https://wildfirerisk.utah.gov/">https://wildfirerisk.utah.gov/</a>) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.</p>
Wildfire Threat Level	Assess Group																		
0 Urban, Agriculture, Barren or Water																			
1 Very Very Low	LOW																		
2 Very Low																			
3 Low																			
4 Low to Moderate	MODERATE																		
5 Moderate																			
6 Moderate to High	HIGH																		
7 High																			
8 Very High																			
9 Extreme																			
<b>Agricultural Protection Areas</b>																			
Protection Areas		See the recorded Agriculture Protection Area. <a href="#">See §2.70 Agriculture Protection Area Advisory Board</a> ; See also <a href="#">UCA §17-41</a> .																	
300' Buffer																			
<b>Airport Overlays</b>																			
65 Ldn Noise Area		For airport areas, <a href="#">see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone</a> . Federal Aviation Administration (FAA) review may also be required.																	
Inner Approach Zone																			
Approach Zone																			
Traffic Pattern Zone																			
Influence Area																			
<b>FAA Regulation Part 77</b>																			
1,000 ft / 100 = 10 ft																			
2,000 ft/ 100 = 20 ft																			
3,000 ft/ 100 = 30 ft																			
4,000 ft/ 100 = 40 ft																			
4,500 ft/ 100 = 45 ft																			
<b>Encroachment Permit and/or Section Corner Disturbance Notification</b>																			
Encroachment Permit	(No Symbol)	An Encroachment Permit is required when working within the county right-of-way see, <a href="#">§12.02.020: Development of Roadways</a> see <a href="#">§12.01.050: Damage to Roadways</a> .																	
Section Corner Disturbance		Disturbed section corner—County Surveyor to be notified. <a href="#">See Utah State Code 17-23-14</a> for requirements.																	



December 7, 2020

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

RE: Conditional Use Review, Roberts Residence, 171 N 850 E, Providence Ut. Little Baldy Lot #10 (02-288-0010)

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.

**This project is being deferred to Providence City for review and 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.*

- The home is being built to the front (east side) of lot and as such access is within 150 feet. 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.*

- There are three fire hydrants within 600 feet of all areas of the proposed home. 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. 8,632 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 8,632 sq. ft. of type V-B is 2,500 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.
- Table B105.1(1) allows for a 50% reduction in fire flow with the installation of an approved automatic sprinkler system.
- Fire hydrant #486 located closest to proposed structure contains a water flow of approximately 1161 GPM at 20PSI.
- There are three fire hydrants within 600 feet of the proposed structure. Past experience has shown when flowing both hydrants and not dropping below 20 PSI, there is approximately 1,250 GPM available.
- The builder and homeowner have elected to install an approved NFPA 13-D automatic sprinkler system throughout the required areas of the home as an option to meet the required fire flows. **Approved.**
- Sprinkler plans may be a delayed submittal. The plans shall be reviewed by a third-party reviewer prior to sending a copy of the plans to the Fire Department for final approval. Contact the Fire Department for an approved list of third-party reviewers. The plans must be reviewed and approved prior to any work taking place on the sprinkler system.

### 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) In a phone conversation with the builder (Steve at Stone Gate Homes), they are planning on a Class A roof covering. Approved.*

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). In a phone conversation with the builder (Steve at Stone Gate Homes), they are planning on closing all underfloor decks and eaves with soffits. Approved.*

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch.) In a phone conversation with the builder (Steve at Stone Gate Homes), they are planning on installing 1/8" mesh screen on all openings per building code. 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.

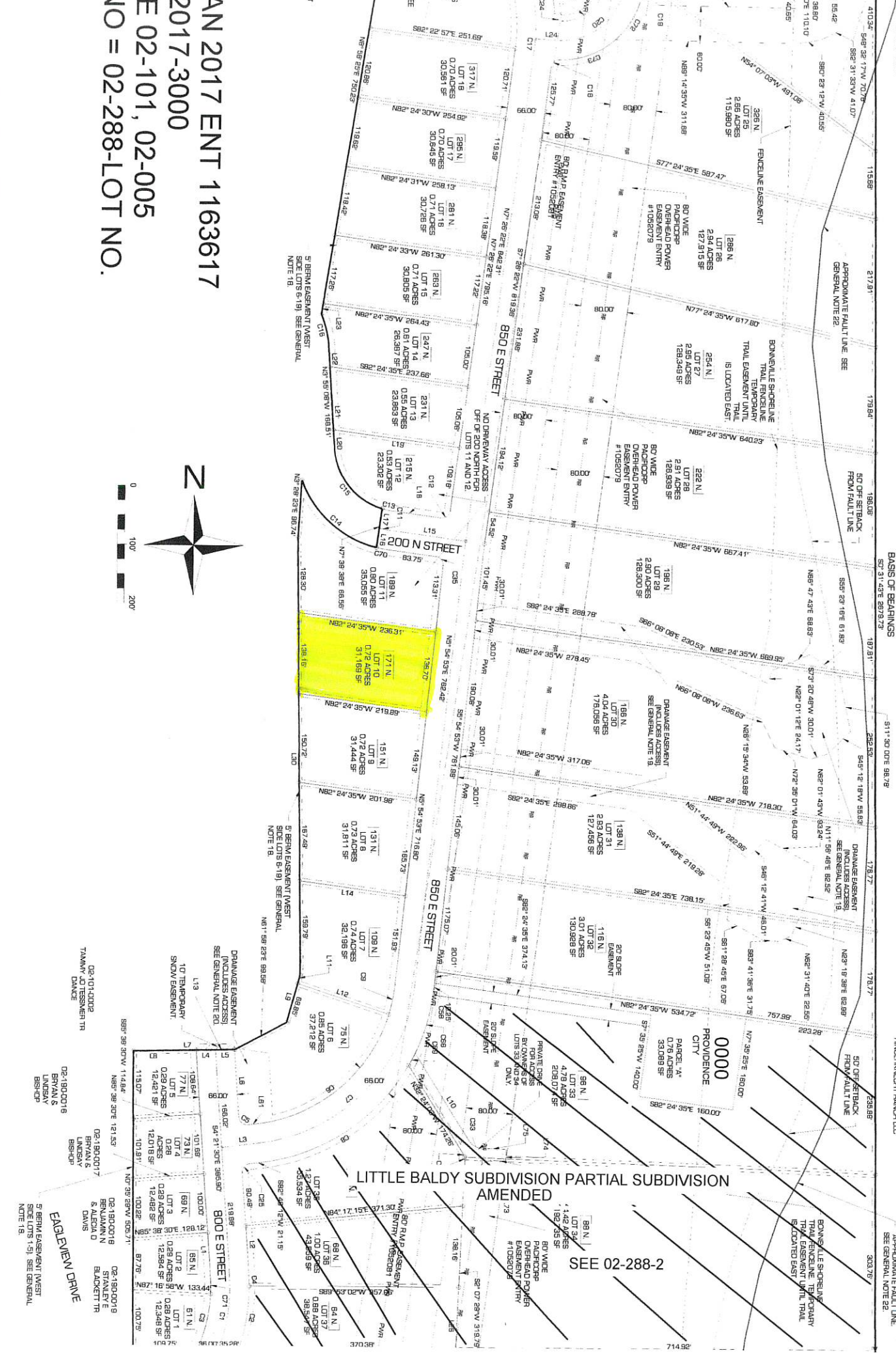
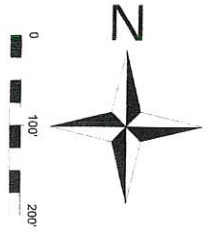
Respectfully,

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

# LITTLE BALDY PLACE SUBDIVISION

SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN  
 DECEMBER 2016, SCALE: 1"=100'

AN 2017 ENT 1163617  
 2017-3000  
 02-101, 02-005  
 NO = 02-288-LOT NO.



LITTLE BALDY SUBDIVISION PARTIAL SUBDIVISION  
 AMENDED

SEE 02-288-2

02-112-0003  
 RANDKNECHT RANCH LLC

APPROXIMATE FAULT LINE  
 SEE GENERAL NOTE 02

- 02-101-0002 TAMMAY LOT EASEMENTS DANCE
- 02-190-0016 BRYAN & LINDSAY BISHOP
- 02-190-0017 BRYAN & LINDSAY BISHOP
- 02-190-0018 STANLEY & BLACKETT TR
- 02-190-0019 EAGLEVIEW DRIVE



## civilsolutionsgroup inc.

October 6, 2020

Steve Coppieters  
Stone Gate Homes, LLC  
steve@stonegateutah.com

### **RE: Little Baldy Lot 10 Geotechnical Investigation Fee Proposal**

Dear Steve,

Civil Solutions Group is providing a fee proposal for services for Little Baldy Lot 10 located in Providence, UT. According to the Utah Geological Survey, the proposed development is in an area defined as having very low liquefaction potential. The following are the services being offered for your consideration:

1. **Geotechnical Investigation:** It is understood that the structure in this development will be two stories and will be of wood frame construction. Maximum column and wall loads are anticipated to be on the order of 20 to 50 kips and 2 to 5 kips/ft respectively. Civil Solutions Group will provide geotechnical exploration, analysis, and reporting. This item includes a geotechnical study (scoped below) for the entirety of the proposed site as shown in Figure 1 below.

#### **Objectives:**

- Define and evaluate subsurface soil and groundwater conditions across the site.
- Provide foundation, earthwork, and drainage recommendations.

#### **Scope:**

- Field Program: 2 Borings located generally in building footprints to depths of 15-20 feet, or until refusal.
- Laboratory Testing
- Engineering Analysis
- Summary Report

#### **Schedule:**

We are prepared to begin work on this project within 2 weeks upon approval. The field work will require one day to complete. A final report is expected to be available within eighteen working days after receiving the completion of drilling.

- a. *Deliverable: Digital copy in PDF format. Prints are available upon request and will be billed at the print rates shown below.*



# civilsolutionsgroup inc.

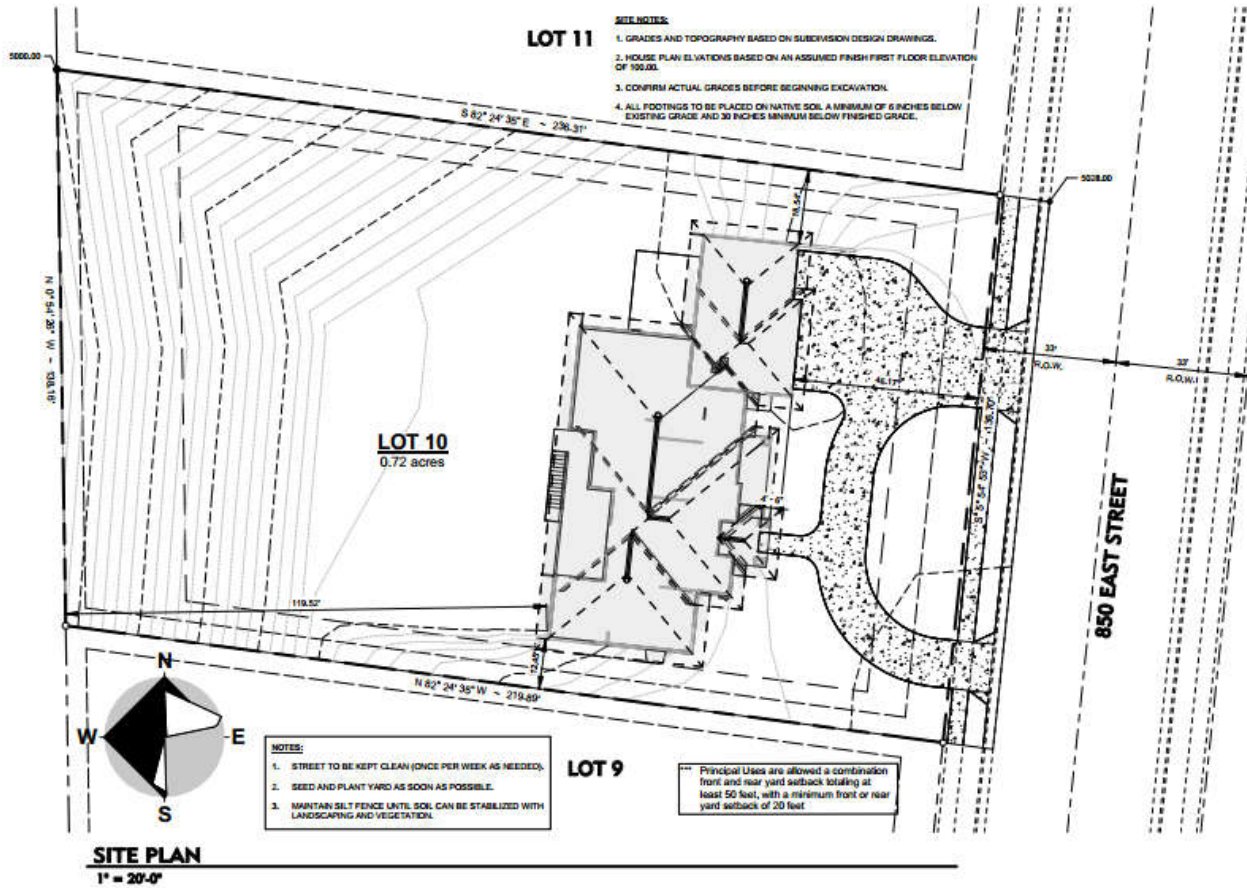


Figure 1

Civil Solutions Group provides a lump sum, per unit price which represents a **fixed price** for the duration of the project. There will not be change orders unless the scope changes. The lump sum price to complete the items above is as follows:

Table 1 - Schedule of Fees

Item	Scope of Work	Fixed Fee
1	<u>Geotechnical Investigation</u>	\$3,600

Any additional requested work will be completed per the separately attached CSG schedule of charges document.

The following additional services are available if requested:

1. Civil Engineering



## civilsolutionsgroup inc.

2. Surveying
3. Phase 1 ESA
4. Off-Site Utility Design
5. Construction Staking
6. Traffic Study
7. Landscape Architecture

The following services are **NOT INCLUDED** in the scope and fees presented above.

Construction Administration, Slope Stability, Geological Study, Deep Foundation Analysis, Soil Improvement Design, Shrink and Swell Potential or Special Testing, Construction Materials Testing, Submittal Reviews, etc.

Civil Solutions Group is grateful to provide this proposal to **Steve Coppieters**. Please call me with any questions or comments at 435.938.8079 or email me at [jpowell@csg.work](mailto:jpowell@csg.work).

Sincerely,

**John Powell**, GEOTECHNICAL MANAGER  
MOBILE 435.938.8079  
SALT LAKE | UTAH VALLEY | CACHE VALLEY



# civilsolutionsgroup Inc.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made as of the date listed above, by and between CIVIL SOLUTIONS GROUP, INC., having its principal place of business located at 540 West Golf Course Road Suite B1, Providence, Utah 84332 (“Civil Solutions Group” or “Contractor”), and Stone Gate Homes (“Client”).

By signing this agreement below, you agree that the PROFESSIONAL SERVICES AGREEMENT contract language has been reviewed and accepted as found at the following link.

[PROFESSIONAL SERVICES AGREEMENT](#)

CIVIL SOLUTIONS GROUP, INC.

Dayton Law, Principal, Director

Stone Gate Homes

\_\_\_\_\_  
Its:

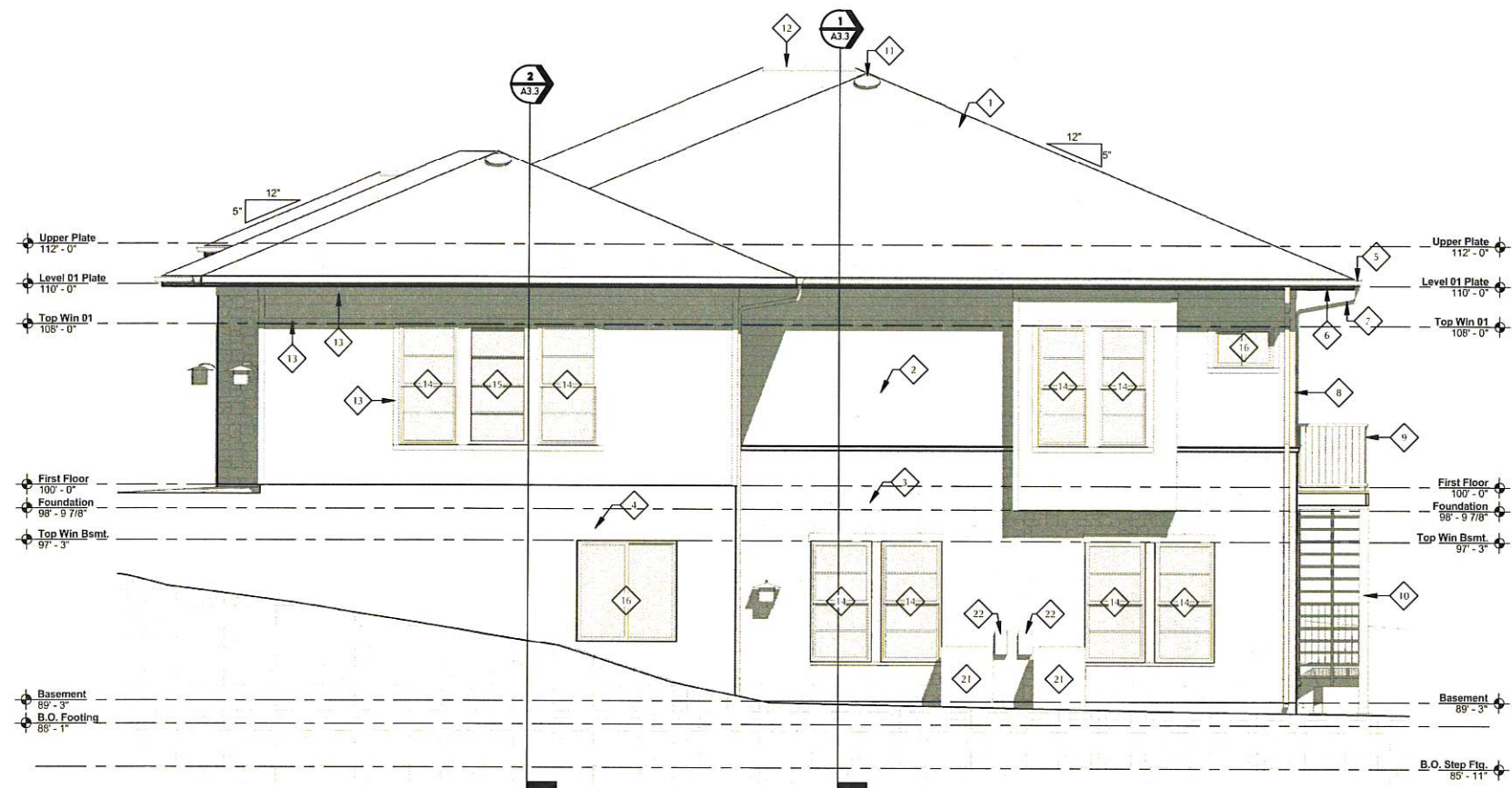
## **John Roberts Residence**

171 N 850 E – Little Baldy Subdivision LOT 10

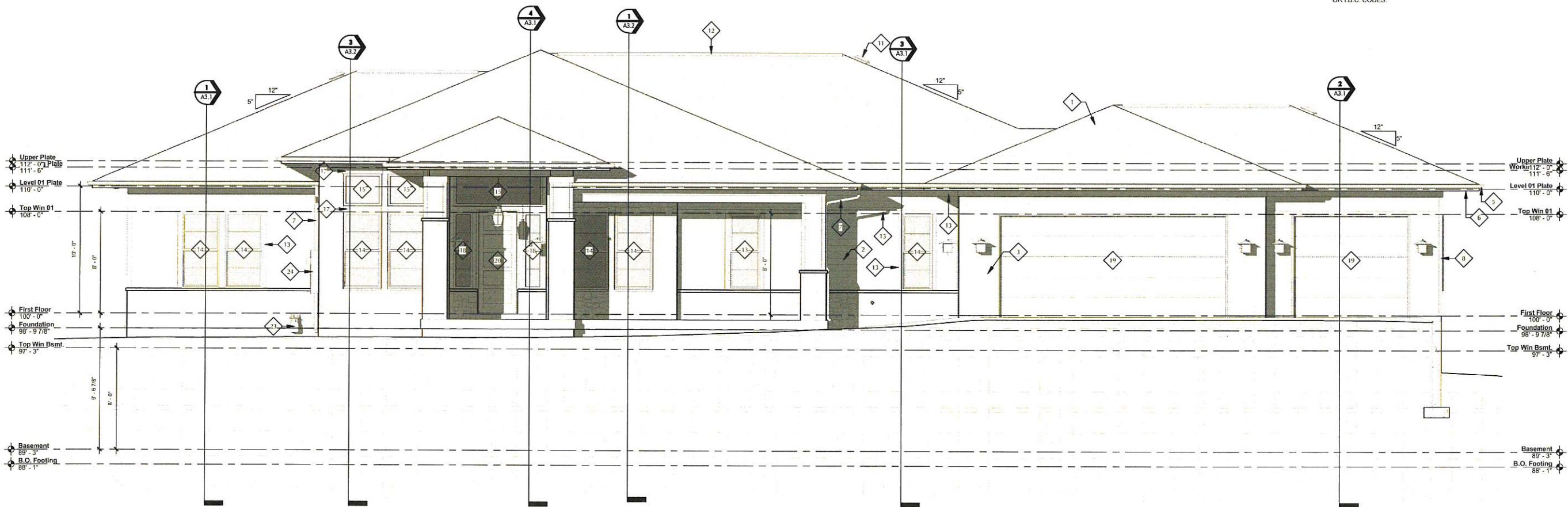
### Mitigation Strategies for Wildfire and Moderate Slopes

We propose to reduce or eliminate potential for wildfires during construction by stripping the top soil layer and stock piling it for future use. This will eliminate any combustible foliage directly around the construction area and within 30' front and back. We also will not allow the storage of combustible materials such as gasoline, propane or other easily ignitable materials on site, except for their use in the equipment they are designated for which have approved safety mechanisms in place.

There are very minor areas designated as moderate slope. We propose to mitigate these areas as designated on the GIS Parcel summary map (see attached) through the process of constructing the home. The excavation for the foundation will create spoils that will be used to level the areas around the home and provide more gentle slopes in the area immediately around the home. The attached elevation sheet for the home shows that we will use sloping grades to create the elevation change between the front and rear yards. The rear yard will be leveled a minimum of 25 ft at the walk out basement grade. We will maintain minimum code slopes away from the foundation at the completion of final grade.



**RIGHT SIDE BUILDING ELEVATION**  
1/4" = 1'-0"



**FRONT BUILDING ELEVATION**  
1/4" = 1'-0"

KEYNOTE LEGEND	
No.	Description
1	Architectural Grade Asphalt Shingles
2	Fiber Cement Board Siding (or Approved Equal)
3	Simulated Rock Veneer
4	Foundation Plaster Finish
5	5K Ogee Aluminum Seamless Rain Gutter (or Approved Equal)
6	8" Aluminum Fascia
7	2" x 3" Aluminum Downspout (or Approved Equal)
8	Fiber Cement Board Corner Trim (or Approved Equal)
9	Custom Metal Stair Railing (See Owner for Exact Finish & Style)
10	6x6 Heavy Timber
11	Owens Corning VTSG-144 Ventisure Metal Roof Vent w/ Screen
12	12" Ridge Vent
13	Fiber Cement Board Trim (or Approved Equal)
14	Single Hung Vinyl Low E Window
15	Fixed Vinyl Low E Window
16	Single Vent Vinyl Low E Window
17	Stucco Crosshead
18	Fixed Vinyl Tempered Window
19	Insulated Over Head Garage Door W/ Garage Door Opener
20	1 3/4" Insulated Fiberglass Entry Door
21	Central Air Conditioning Unit
22	30 Amp Disconnect Box
23	Gas Meters
24	Combination Service Entrance Meter Main

**EXTERIOR**

- REFER TO FOUNDATION PLAN FOR LOCATION OF FOUNDATION STRAPS.
- SEE SOFFIT FRAMING DETAIL FOR FASCIA AND SOFFIT SIZE.
- INSTALL RIDGE OR TURTLE VENTS AS NEEDED TO MEET PROPER VENTILATION OF ATTIC SPACE (I.E. 1/150 OR 1/200 IF 50% OF VENTING IN UPPER HALF OF ATTIC AND 3' ABOVE HORIZ. EVE). SEE VENTING NOTE ON ROOF PLAN SHEET.
- FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE 6" MINIMUM OVERLAP FLASHING AROUND ALL WINDOWS AND DOORS WITH SILL PLATE FLASHING.
- CONFIRM EXTERIOR FINISHES, COLORS AND TRIMS WITH OWNER PRIOR TO INSTALLATION. WHAT IS SHOWN ON PLAN IS FOR BIDDING PURPOSE ONLY.
- ALL EXTERIOR FINISHES AND MATERIALS TO MEET CURRENT I.R.C. OR I.B.C. CODES.

REVISIONS	
No.	Date

**MEMBER**  
**A I B D**  
MEMBER SINCE 1981 THE  
BUILDING DESIGN

**ERICKSEN**  
OFFICE ADDRESS: 40 WEST 3800 NORTH - HYDE PARK, UTAH 84318  
MAILING ADDRESS: 955 WEST HIGHWAY 30 - BEAVERDAM, UTAH 84306  
(435) 512-2979 - HEN@ERICKSENHD.COM - WWW.ERICKSENHD.COM

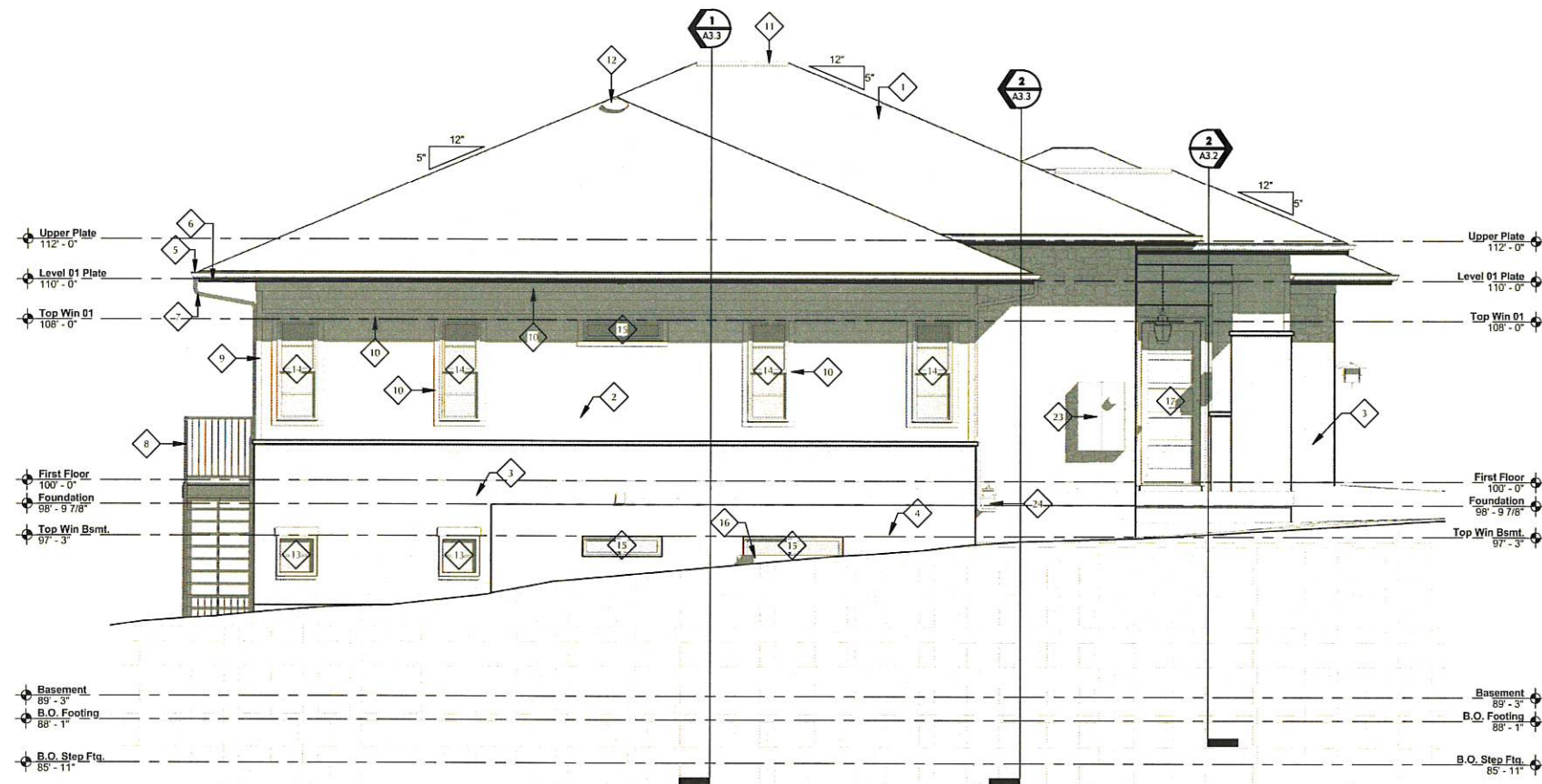
**ROBERTS RESIDENCE**  
171 N. 850 EAST - PROVIDENCE - UTAH - 84332  
**JOHN & SANDI ROBERTS**  
Drawn By: K.D. ERICKSEN  
Designed By: K.D. ERICKSEN

Project Name:  
Project Address:  
Client Name:  
Date: 8-10-20

Sheet Name:  
**BUILDING ELEVATIONS**

Sheet #  
**A2.1**

**PERMIT SET**



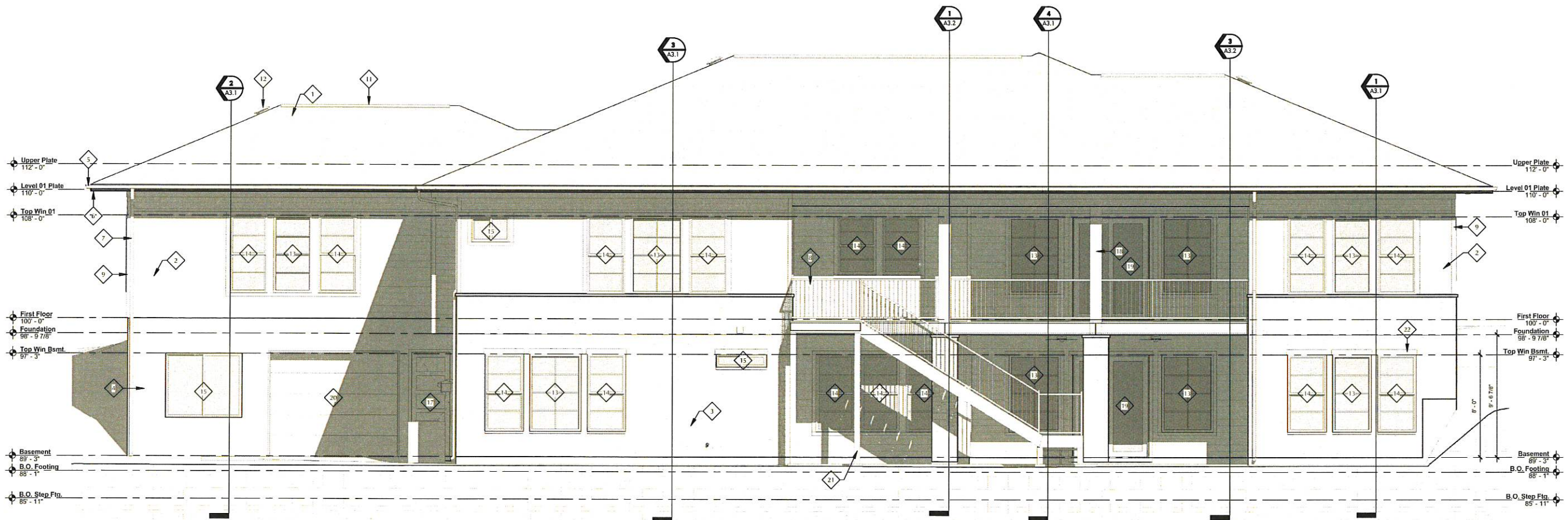
**LEFT SIDE BUILDING ELEVATION**

1/4" = 1'-0"

KEYNOTE LEGEND	
No.	Description
1	Architectural Grade Asphalt Shingles
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3	Simulated Rock Veneer
4	Foundation Plaster Finish
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6	Vented Aluminum Soffit
7	2" x 3" Aluminum Downspout (or Approved Equal)
8	Custom Metal Stair Railing (See Owner for Exact Finish & Style)
9	Fiber Cement Board Corner Trim (or Approved Equal)
10	Fiber Cement Board Trim (or Approved Equal)
11	12" Ridge Vent
12	Owens Corning VTSG-144 Ventsure Metal Roof Vent w/ Screen
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14	Single Hung Vinyl Low E Window
15	Single Vent Vinyl Low E Window
16	Window Well
17	1 3/4" Insulated Fiberglass Entry Door
18	12x12 Heavy Timber
19	Vinyl Sliding Glass Door
20	Insulated Over Head Garage Door w/ Garage Door Opener
21	6x6 Heavy Timber
22	Stucco Crosshead
23	Combination Service Entrance Meter Main
24	Gas Meters

**EXTERIOR**

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- ALL EXTERIOR FINISHES AND MATERIALS TO MEET CURRENT I.R.C. OR I.B.C. CODES.



**REAR BUILDING ELEVATION**

1/4" = 1'-0"

REVISIONS	
No.	Date

MEMBER  
**A I B D**  
 AMERICAN INSTITUTE OF BUILDING DESIGN

**ERICKSEN**  
 OFFICE ADDRESS: 40 WEST 3800 NORTH - HYDE PARK, UTAH 84318  
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 JOHN & SANDI ROBERTS  
 Project Name: ROBERTS RESIDENCE  
 Project Address: 171 N. 850 EAST - PROVIDENCE - UTAH - 84332  
 Client Name: JOHN & SANDI ROBERTS  
 Date: 8-10-20  
 Drawn By: K.D.ERICKSEN  
 Designed By: K.D.ERICKSEN

PERMIT SET

Sheet Name:  
**BUILDING ELEVATIONS**

Sheet #  
**A2.2**