

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
December 9, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.

This meeting will live stream on Providence City's YouTube Channel.

Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or
text comments to 435-752-9441.

Call to Order: Kathleen Alder, Chair

Roll Call of Commission Members:

Pledge of Allegiance:

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for October 14, 2020.

Item No. 2. The Planning Commission will consider approval of the minutes for November 10, 2020.

Public Comments: Persons wishing to express their views on issues within the Commission's jurisdiction may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Public Hearing(s): None

Legislative – Action Item(s): None

Administrative Action Item(s):

Item No. 1. Amended Final Plat: The Planning Commission will consider for approval an amended final plat for Providence Hollow Subdivision Phase 3 Lot 20 by removing the internal lot restriction and allowing access to Spring Creek Parkway, located at 694 E 535 N.

Item No. 2. Amended Final Plat: The Planning Commission will consider for approval an amended final plat for South Edgewood Hall Subdivision Lots 4 & 5 and Parcel 03-086-0016, located in the general area of 500 Edgehill Dr.

Study Items(s):

Item No. 1. None

Agenda posted by S Bankhead on December 8, 2020



Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-207 et. seq., Open and Public Meetings Act. The Providence City Office Building, 164 N. Gateway Dr. is the anchor location; unless otherwise determined by the Chair, in accordance with UCA 52-4-207(4), an electronic meeting will be held without an anchor location.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building,
164 North Gateway Drive, Providence UT 84332
October 14, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.
This meeting was live streamed on Providence City's YouTube Channel.

Call to Order: Kathleen Alder, Chair

Roll Call of Commission Members: Kathleen Alder, Chair

Attendance: Kathleen Alder, Rowan Cecil, Michael Fortune, Brian Marble (voting alternate)

Excused: Laura Banda, Robert Perry

Pledge of Allegiance: Brian Marble

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for September 9, 2020.

Motion to approve the minutes of September 9, 2020: — R Cecil, second — M Fortune

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained:

Excused: L Banda, R Perry

Public Comments: Persons wishing to express their views on issues within the Commission's jurisdiction may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comments

Administrative Action Item(s):

Item No. 1. Final Plat: The Planning Commission will consider for approval the final plat for Alder Square Commercial Subdivision Phase 4, creating a 0.85-acre commercial lot in the general area of 74 South HWY 165.

Motion to accept and approve the final plat for the Alder Square Commercial Subdivision Phase 4 recognizing the findings of fact as contained in the documentation from the staff, and also the conclusions of law and conditions:

— M Fortune, second — B Marble

Vote:

Yea: R Cecil, M Fortune, B Marble

Nay:

Abstained: K Alder

Excused: L Banda, R Perry

- S Bankhead explained that the Commission should reference the findings of fact, conclusions of law and conditions that were put together by the staff if they want to approve it on that basis.
- K Alder abstained because she has a financial interest in Alder Square.

Public Hearing(s):

Item No. 1 Proposed Rezone: Prior to making a recommendation on a proposed zone change for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium (MFM), located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. **Persons wishing to comment on the proposed zone change may appear in person, email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are considered a public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- Ben Steele of Visionary Homes said that he would like to retract the term "affordable housing" in regards to this project. They will try to make these units affordable, but they are not connected to any government

program or definition of “affordable housing.” B Steele discussed the “live work” units, and how similar units are being used in North Logan. He looked into the parking issue.

Legislative – Action Item(s):

Item No. 1. The Planning Commission will consider for recommendation to the City Council a proposed zone change for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium (MFM), located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres.

Motion to recommend approval of the rezone: — R Cecil, second — B Marble

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained:

Excused: L Banda, R Perry

- S Bankhead explained that the General Plan did not anticipate this change.
- M Fortune and R Cecil expressed support for the change.

Administrative Action Item(s):

Item No. 2. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Ballard Springs, a 39-lot residential subdivision located in the general area of 515 West 500 South.

- Nic Porter of Champlin Development explained why they changed the design of the subdivision. There is a low area on the property that will now be open space.
- S Bankhead explained that this is a Planned Unit Development (PUD). The street/sidewalk/park strip were discussed. N Porter explained why they like their streets narrow. Studies have shown that traffic goes slower the narrower the road is. It also gives a quaint feel. N Porter discussed not needing sidewalk on both sides of the street. There is no on-street parking, and this hasn't been an issue in the past. The property to the north was discussed, including connecting the road to that parcel.

Motion to approve the preliminary plat for the Ballard Springs, a 39 lot residential subdivision located in the general area of 515 West 500 South: — R Cecil, second — M Fortune

Vote:

Yea: K Alder, R Cecil, M Fortune

Nay: B Marble

Abstained:

Excused: L Banda, R Perry

Item No. 3. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Shoreline Estates, a 63-lot residential subdivision located in the general area of 700 E Spring Creek Parkway.

- Steve Earl of Cache Landmark Engineering spoke about the project.
- S Bankhead explained the conditions in the staff report, including the necessary vacations of city property that would need to be accomplished.

Motion to accept the preliminary plat for Shoreline as outlined in our agenda tonight: — B Marble, second — R Cecil

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained: L Banda, R Perry

Item No. 4. Multi-Family Design & Site Plan: The Planning Commission will consider for approval the multi-family design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family development located at 220 N Spring Creek Parkway.

- Kathleen Alder read from a letter that was submitted by Matt Harris, a resident of Providence. In his letter, he discussed why townhomes are important to the community. They provide an option for homeownership for those of median income. They provide an opportunity for conservation of land. They produce less waste. He discussed what makes a good townhome, such as proximity to open space, grocery stores, and public transportation; a unique exterior, etc. He feels that townhome developments in

Providence are doing well on some aspects, but not on proximity to open space and unique exteriors. He mentioned that the trees and land on the miniature golf course is home to birds and other creatures. The current plan with this development is to cut down the trees and plant some new ones. He feels that this plan should be revised to keep the trees. We have a responsibility to be stewards of nature.

- Jim Macfarlane, developer, spoke about the trees on the property. They have worked to preserve the trees along the southern and eastern border, as well as some others. They made this design with the intention of preserving the trees as much as possible. There was a discussion about the units being built as townhomes but not being platted on individual lots. They will be rented out.

Motion to approve the multi-family design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family development located at 220 N Spring Creek Parkway subject to the conditions provided by S Bankhead earlier in the meeting: — R Cecil, second — M Fortune

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained:

Excused: L Banda, R Perry

Item No. 5 Planning Commission Bylaws Amendments: The Planning Commission will consider for recommendation to the City Council proposed amendments to the Planning Commission Bylaws Section 3.2 by allowing the chair to serve consecutive terms.

- S Bankhead explained the background of this item. It was discussed by the Planning Commission last meeting.

Motion to recommend to the city council to accept changes to the planning commission bylaws, especially 3.2 allowing the chair to serve consecutive terms: — B Marble, second — M Fortune

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained:

Excused: L Banda, R Perry

Study Items(s): None

Commission Reports:

- K Alder reported that she went to the variance committee about the window well in the setback issue that was discussed at the last meeting. According to the City Attorney, it did not qualify for a variance. She would like the Commission to receive training on this issue.

Motion to close the meeting: — R Cecil, second — B Marble

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble

Nay:

Abstained:

Excused: L Banda, R Perry

Meeting adjourned at approximately 7:20 PM

Minutes prepared by Jesse Bardsley

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder

Providence City Planning Commission Minutes
Providence City Office Building
164 North Gateway Drive, Providence UT 84332
November 10, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel.

Call to Order: Kathleen Alder, Chair

Roll Call of Commission Members: Kathleen Alder, Chair

Attendance: Kathleen Alder, Rowan Cecil, Joe Chambers (after 7:15 PM, voting alternate), Michael Fortune, Brian Marble (voting alternate until J Chambers arrival), Robert Perry

Pledge of Allegiance:

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for October 28, 2020.

Motion to approve the minutes of October 28, 2020: — *R Cecil, second — M Fortune*

Vote:

Yea: K Alder, R Cecil, M Fortune, B Marble, R Perry

Nay:

Abstained:

Excused: L Banda

Public Comments: Persons wishing to express their views on issues within the Commission's jurisdiction may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comments in this section (see public hearing below).

Presentations:

Item No. 2. Parks, Trails, and Recreation Master Plan 2020: Representatives from MHTN Architects will review a draft of the Providence City Parks, Trails, & Recreation Master Plan 2020.

- Vincent Olcott, Randy Boudrero, and Amanda Dillon of MHTN Architects presented the draft plan.

Item No. 1. Transportation Master Plan 2020: Representatives from CRS Engineers will review a draft of the Providence City Transportation Master Plan.

- Scott Shea with CRS Engineers presented the draft transportation master plan.
- B Marble asked about bus ridership in Providence, prioritizing funds for maintaining poor quality roads, and whether bike lanes are necessary for residents living on the bench.
- V Olcott of MHTN Architects spoke about paths and trails.
- Joe Chambers joined the meeting. K Alder said that B Marble is now a non-voting alternate.

Public Hearing(s):

Item No. 1. 6:10 PM Zone Assignment: The purpose of the public hearing is to provide an opportunity for anyone interested to comment on a proposal to assign a Multi-Family Medium (MFM) zone to Parcel No. 02-096-0035 before the planning commission makes a recommendation. The parcel is located in the general area of 580 W 300 S, contains approximately 5.51 acres, and is part of an annexation petition. **Persons wishing to comment on the proposed zone assignment may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are considered a public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- S Bankhead read from an emailed comment from Lesley Jones. She was concerned about the signage that was posted to alert residents about this proposed rezone. It was too small and near to the ground. She felt that high density does not belong in every part of the city, and that there has already been a large increase in high density housing in the city. High density housing affects schools, makes the neighborhood more transient, and is detrimental to the small town feel that is the reason why many people move to Cache

Valley. She would prefer to see something like a restaurant in this area.

- K Alder read from a letter from Karl Mortensen. He is against the rezone. He feels that we should not allow more townhomes to be built before we have had a chance to fully evaluate the traffic impact from Providence Gateway. We have recently seen a large increase in high density dwellings which are placed very close together. They don't leave room for parking or for children to play. They are a burden on city resources. They age quicker and are less well taken care of. Crime rises, and the feel of the area becomes less family-friendly. Property values decrease, and many cars park along the road. Residents are more transient, less interested in the community, and less prone to follow rules.
- Kathleen Alder read from a letter from Kent Dunkley. He is representing the Misener family who have contracted to purchase the parcel in question. The Miseners developed the Ridgeview townhomes on 100 South. They provide a more affordable product than the other townhome builder in Providence. Currently, in Providence, there are no single family homes available below \$450,000. The average price of a single family home in Providence within the last 120 days is about \$347,000. On the property in question, only about 3 acres will be used for townhomes. The other land is made up of wetland and the Ballard Springs. This will be left in its natural state, with the exception of Providence City's proposed walking trails, which will be incorporated into the community and will be available to the public. They are requesting a medium density zoning and are planning on 40 townhomes. The 10 required guest parking spots will be expanded to 18. They believe that the majority of the traffic will flow north and west to a lighted intersection. Traffic may also go to 485 West. There is little reason for traffic to access the Meadow Lane community. The Miseners will be required to widen 300 South and to install sidewalks. A school crosswalk has also been suggested. There will be some change for some Providence residents, but we all experience some change due to development. Many of these residents will be young and enthusiastic first-time home buyers who want to be a part of a community.
- Crystal Howe of Providence was concerned about the placement of the sign for this meeting. It was low to the ground and covered in weeds. She was concerned that residents were not able to see it. It was also difficult to find on the website. She agrees with Mr. Dunkley's comments about townhouses, and that they are important from an affordability standpoint. However, she is concerned about losing commercial land. She suggested that this be postponed until residents from that area can have their voice heard.
- Tyler Smith spoke about the rezone. He was also unable to see the sign that was posted on the property. He was concerned by the lack of transparency. He was also concerned about losing commercial space, and felt that we may have enough multi-family housing in the city already. He suggested that the land be used to build an aquatic center or something else useful to the community.
- Jason Holmes of Providence agreed with Tyler Smith. He felt that the Commission should consider the best use of the property and that our available land in Providence is shrinking quickly. He is in favor of building housing but feels that we may be allowing too many multi-family units. He is concerned about overcrowding of schools and asked if the city consults with the school district about future needs. He is opposed to assigning a zone other than the commercial zone suggested by the General Plan.
- S Bankhead spoke about the City's coordination with the school districts, referencing Utah Code 10-9a-509. We cannot require that the applicants bring us any type of approval from the school districts relative to a land use application.
- K Dunkley clarified that neither he nor his client posted the notice about this meeting. That was done by the City of Providence. K Dunkley spoke about commercial development. In the Commercial Highway District, the business has to be sales tax generating. Providence is not a sought-after location for commercial development. There is also a lot of expense to develop in the south and west areas of the city due to a lack of sewer infrastructure in some areas. K Dunkley spoke about affordability, and said that those who cannot afford a \$350,000 home still have the right to live in Providence. He asked what other type of residential housing people think could be developed on this property.
- R Snow read additional comments that were posted on YouTube.
- Crystal Howe asked what brings a good tax base. R Snow explained how sales tax dollars are distributed and how much property tax would be generated in a multi-family development compared to a single family development. R Snow spoke about impact fees and about the reduced per-unit infrastructure cost in a townhome development. R Snow spoke about non-retail business and how they can still generate tax.
- S Bankhead spoke about impact fees in multi-family vs single family developments. She spoke about private vs public infrastructure within developments. S Bankhead spoke about the general plan, which recommends that this parcel be brought in as Commercial Highway District.

- Jeanell Nixon of the developer said that she tried to get feedback from the community but didn't get much response. She is a Providence resident and thought about what they could put on this property that would be best for the city. She feels that it will be a great place for young families to live. There is a need for housing in the valley, and many younger families do not want yards to maintain. They want a bigger home with no yard. J Nixon said that they are not putting in as many units as they could have because they want to make larger units and more outdoor space. J Nixon spoke about connecting to the trail system and about the possibility of adding a pickle ball court that could be used by the public. She said that the units would be close to 1400-1500 square feet. They would have two car garages and more guest parking than required.
- K Alder read a comment from Jason Holmes. Most of his younger real estate clients prefer single family homes with yards rather than townhomes, but due to a lack of creativity, they don't have the option.
- R Snow read a question from the Jones family. They asked whether the city has a target for how many townhomes the city wants. They asked if there are any plans for townhomes on the bench.
- K Alder spoke about a previous proposal for high-end townhomes on the bench. The residents on the bench didn't want them there. K Alder has been told by realtors that townhomes sell very quickly.
- R Sow read some comments from the YouTube channel.
- R Cecil spoke about a neighbor of his who was able to use owning a townhome to enable him to purchase a single family residence when his family grew out of the townhome.
- K Alder spoke about the difficulty of filling commercial space in Providence.

Legislative – Action Item(s):

Item No. 1. Proposed Zone Assignment: The Planning Commission will consider for recommendation to city council a proposal to assign a Multi-Family Medium (MFM) zone to Parcel No. 02-096-0035 located in the general area of 580 W 300 S, containing approximately 5.51 acres.

- Whether the units would be allowed to be rentals was discussed.
- The notification and signage requirements for the public hearing were discussed. S Bankhead confirmed that we met the state code requirements for publishing and noticing a public hearing for a land use regulation.
- K Alder read from comments submitted on the Zoom chat.

Motion to recommend to the city council the proposal to assign multi-family medium (MFM) zone to Parcel No. 02-096-0035, located in the general area of 580 W 300 S containing approximately 5.51 acres, recognizing the findings of fact, conclusions of law, and conditions as set forth by the staff of Providence City: — M Fortune, second — R Cecil

- J Chambers agreed with the observation about the vacancy rate of commercial properties along the corridor in question. He recognizes the property rights of the owner of the property and that the city also has a role to play in zoning the property. He will vote in favor because he feels that the property owner has a right to use their property.

Vote:

Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry

Nay:

Abstained:

Excused: L Banda

Administrative Action Item(s):

Item No. 1. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Homan Subdivision, a 2-lot residential subdivision located at 87 S 200 W, Providence UT.

- K Alder read a letter from Brian Cox dated November 10th, 2020. He feels that this subdivision is not being done right. He expressed concerns about the location of the property line.
- K Alder explained that the City does not decide disputes about property lines.
- S Bankhead discussed street access and water rights for the property. S Bankhead spoke about the disagreement regarding the property line. Providence City's approval [of the plat] does not allow for any laws to be violated. If there is a problem with the property line, that can still be worked out between the property owners and the surveyors.
- K Alder asked if it would still be a viable lot if the decision on the property line favors the Cox family. S Bankhead explained that lots need to have 95 ft of frontage on a recognized city street.

- K Dunkley, representing the applicant, said that Kay Homan did this the right way. She hired a licensed surveyor and had the property surveyed. He spoke about the access to the property.

Motion that the Planning Commission approve the preliminary plat for Homan Subdivision, a two lot residential subdivision, located at 87 S 200 W in Providence, recognizing the findings of fact, conclusions of law and conditions as set forth by the Providence City staff: — M Fortune, second — R Cecil

- J Chambers disclosed that K Dunkley asked him about this parcel [outside of a Commission meeting] and he declined to discuss it with him.

Vote:

Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry

Nay:

Abstained:

Excused: L Banda

Study Items(s):

Item No. 1. Subdivision Process: The city staff will review the subdivision process.

- S Bankhead reviewed state code relating to public bodies that make land use decisions. S Bankhead reviewed Providence City Code relative to land use decisions.

Motion to close the meeting: — R Cecil, second — R Perry

Vote:

Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry

Nay:

Abstained:

Excused: L Banda

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder

PROVIDENCE CITY
Amended Final Plat Analysis
Providence Hollow Subdivision Phase 3 Lot 20

Item Type: Final Plat	Applicant: WS&S Properties	Agent: Wade & Stephanie Swan
Prepared by: Skarlet	General Plan: SFT	Zone: SFT
Parcel ID: 02-296-0320 Address: 694 E 525 N	Acres: 0.36	Number of Properties: 1 Proposed Lots: 1

Background Information:

1. The final plat for Providence Hollow Subdivision Phase 3 was recorded in the office of the Cache County Reorder on 8 January 2019, and contains internal lot restrictions on several of lots. Utah Code (UCA) 10-9a-103(26) defines an "internal lot restriction" as a platted note, platted demarcation or platted designation that runs with the land; and creates a restriction that is enclosed within the perimeter of a lot described on the plat; or designates a development condition that is enclosed within the perimeter of a lot described on the plat.
2. The recorded final plat Notes 5 states, "Lots 3, 20, and 25 shall have no driveway access onto Spring Creek Parkway. Lot 20 is also labeled "No Access" adjacent to Spring Creek Parkway.
3. In August 2020, Wade & Stephanie Swan applied for a variance from Providence City Code 11-4-3 (Residential Access to a Major, Commercial, or Specified Residential Street) to allow Lot 20 to access Spring Creek Parkway. The Appeal Authority heard the request and the variance was granted.
4. The Appeal Authority Decision includes the following paragraph:
The granting of the Variance by the Appeal Authority does not extend to the removal of the restriction on the Plat prohibiting access to Spring Creek Parkway. The process to amend the Plat to remove this restriction is a Plat Amendment under City Code §11-3-8 which was not before the Land Use Authority and therefore is not before the Appeal Authority. If the Swans desire to seek a Plat Amendment that process must initiated, and the Plat Amendment approved.
5. On 11/13/2020, the City received an application for approval of a final/amended subdivision plat.

Providence City General Plan 2020

• **Vision:**

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

• **Key Initiatives:**

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

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the

municipality's ordinances and the provisions of Part 6.

2. UCA 10-9a-609 gives the land use authority the authority to approve a plat amendment if the land use authority finds that: there is good cause for the amendment, and no public street or municipal utility easement has been vacated or amended.
3. UCA 10-9a-608 allows the land use authority to consider at a public meeting an owner's petition for a subdivision amendment if the lot is owned by the petitioning fee owner, adjusts an internal lot restriction imposed by the local political subdivision [the city].
4. Providence City Code (PCC) 2-4-1 established the planning commission as the land use authority for all subdivisions.

CONCLUSIONS OF LAW:

1. The Planning Commission is the land use authority for all subdivisions in Providence City.
2. The amendment does not involve vacating or amending a public street or municipal utility easement.
3. The Planning Commission finds the following as good cause for the amendment:
 - a.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted 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.
2. The applicant will meet all conditions of variance approval.



PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A
FINAL/AMENDED SUBDIVISION PLAT

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.

Date 10/21/2020

Name Stephanie Swan Initial SS

SUBMITTAL REQUIREMENTS

- Petition for Final Plat Amendment
- \$600 application fee
- Cache County recorder's parcel map(s) of areas on the final plat
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat
- Construction drawings (2-24"x36" copies and 1-11"x17" copy)
- Cost estimates for improvements
- Notice of intent (filed w/State of Utah)
- Storm Water Pollution Prevention Plan (SWPPP)
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

Staff Check

Petition to Amend Subdivision

✓
✓
✓
✓
✓
✓
✓
✓

Applicant (all information must be provided)

Name Wade & Stephanie Swan for WSS Properties
Address 714 E 400 S River Heights, UT 84321
Phone 435-757-3541 Email stephswan@msn.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 Same as above
Address _____
Phone _____ Email _____

Property (if owner of record is different than applicant, the application must include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)

Owner of record WSS & S Properties
Address 714 E 400 S, River Heights, UT 84321
Phone 435-757-3541 Email stephswan@msn.com

Project (all information must be provided)

Project name Providence Hollow Phase 3 Lot 20
Project location 694 E 525 N Providence Parcel Tax ID 02-296-0320
Phase 10 Acreage of phase _____ Total phases in project _____
Zone _____ Height _____ Initial _____ Name _____
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial _____

Architect/Engineer/Surveyor (all information must be provided)

Name Civil Solutions Group
Address Logan, UT 84321

Phone 213-3762Email info@civilsolutionsgroup.net

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 Stephanie Swan

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

Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	---	✓	✓ ²	✓	---	---	\$100
Annexation	✓	---	---	---	✓	✓	---	\$150
Rezone	✓	---	✓	✓	✓	---	---	\$100
Conditional Use	✓	✓	---	---	---	---	---	\$100
Subdivision Concept Plan	✓	---	---	---	---	---	---	\$300
Preliminary Subdivision Plat	✓	---	✓	---	---	---	---	\$400
Final/Amended Subdivision Plat ³	✓	---	✓	---	✓ ⁴	---	---	\$600
Site Plan	✓	✓	---	---	---	---	---	\$50
Lot Consolidation ⁵	✓	---	✓	---	---	---	---	\$50
Exception to Title ⁶	✓	---	✓	---	✓	---	---	\$100
General Plan Amendment	✓	---	✓	✓	✓	---	---	\$100
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---	\$100
Variance/ Appeal	---	---	---	---	---	---	✓	\$100

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

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

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

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

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

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

PETITION TO AMEND A SUBDIVISION

UCA 10-9a-103(66) "Subdivision amendment" means an amendment to a recorded subdivision in accordance with Section 10-9a-608 that:

- (a) vacates all or a portion of the subdivision;
- (b) alters the outside boundary of the subdivision;
- (c) changes the number of lots within the subdivision;
- (d) alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
- (e) alters a common area or other common amenity within the subdivision.

Effective 5/12/2020

10-9a-608 Subdivision amendments.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

The undersigned petitioner(s) are hereby petitioning to: (please select all that apply)

- ☐ vacate all or a portion of the subdivision
- ☐ alter or change the outside boundary of the subdivision
- ☐ change the number of lots within the subdivision
- alter some or all of a
 - ☐ public right-of-way
 - ☐ a public easement
 - ☐ public infrastructure
 - ☐ common area or other common amenity with the subdivision

This petition seeks to: (please select one)

- ☐ join two or more of the petitioner fee owner's contiguous lots
- ☐ subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition
- ☐ adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision
- ☒ on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision
- ☐ alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area.

A plat prepared by a licensed surveyor, which includes the following, must be submitted with this petition.

- ☐ depicts only the portion of the subdivision that is proposed to be amended;
- ☐ includes a plat name distinguishing the amended plat from the original plat;
- ☐ describes the differences between the amended plat and the original plat; and
- ☐ includes references to the original plat.

By the signature(s) below I (we) certify the following:

1. I have personally signed this Petition; and
2. I am aware of the Petition and understand the terms and conditions of this Petition; and
3. I consent to the petition; and
4. I am an owner of a portion of the property mentioned, and my mailing address is listed correctly after my name.

Owner Name: WS&S Properties - Wade & Stephanie Swan		
Address: 714 E 400 S River Heights, UT		Parcel No. 02-296-0320
Phone No. 435-757-3540	Cell No. 435-757-3540	Email: stephswane@msn.com
Signature: 		
Owner Name: NA		
Address: NA		Parcel No.
Phone No.	Cell No.	Email:
Signature:		
Owner Name: NA		
Address: NA		Parcel No.
Phone No.	Cell No.	Email:
Signature:		
Owner Name: NA		
Address: NA		Parcel No.
Phone No.	Cell No.	Email:
Signature:		

Providence City Land Use Appeal Authority

Decision of the Appeal Authority Re: Variance Request of Wade & Stephanie Swan

The Providence City Land Use Appeal Authority ("**Appeal Authority**") enters the following Decision in the matter of Wade and Stephanie Swan ("**Swans**") variance request from the Providence City Land Use Authority's ("**LUA**") denial of access to Spring Creek Parkway for a proposed single family residence to be built on Lot 20, Providence Hollow Phase 3 Subdivision, ("**Subject Property**") located at 694 E. 5252 N. Providence, Utah (the "**Variance Request**"). The Appeal Authority considered all arguments and evidence submitted by the parties who participated at the duly noticed Appeal Authority Meeting on August 27, 2020, and based its Decision on substantial evidence found in The Record of Appeal(hereinafter "**Record**") provided by Providence City ("**City**"),

The Record included the Swan Application for Variance, with attachments, an email dated 8/4/20, a copy of the Providence Hollow Subdivision Phase 3 Plat ("**Plat**") with handwritten notations. Also a nine page letter dated July 31, 2020 to Providence City Officials followed by the same Plat with differing hand written notations, an aerial photo of the Subject Property with notations, a County ownership plat with notations, the Little Baldy Place Subdivision Plat, and Little Baldy Place Subdivision Partial Amended Plat, with notations, and the Transportation Systems map, 5.1 from the Providence City Master Plan with notations. The Record did not include the approved minutes or other documents from the meeting of the Providence Land Use Authority where the decision was made which is the subject of the Variance Request. A copy of the Record is attached as **Exhibit A**. A copy of the Record is also available at the Providence City Offices, 15 South Main Street, Providence, Utah 84332.

Parties to the Variance Request:

1. Appellants, Wade and Stephanie Swan.
2. Providence City Land Use Authority.
3. No other parties appeared.

I. Findings & Conclusions

1. The Swans have a contract to purchase the Subject Property.
2. This matter is properly before the Appeal Authority, as Wades have standing to bring this Variance Request on behalf of the current owner of the Subject Property. *See* City Code § 2-5-3.
3. The Wades timely filed their Request for Variance and complied with the other procedural requirements of City Code § 2-5-3.

4. The Appeal Authority has jurisdiction to decide this Variance Request under City Code § 2-5-1
5. The Subject Property abuts both 535 North Street and Spring Creek Parkway. The Swans submitted a plan to the City to construct a single-family dwelling on the Subject Property with a driveway accessing only Spring Creek Parkway.
6. Due to topographical and slope conditions of the Subject Property literal enforcement of City Code § “11-4-3(Q) *Residential Access to a Major, Commercial, or Specified Residential Street: Access to a major, commercial, or specified residential street, as shown on the General Plan and/or Transportation Corridor Master Plan, from a residential unit (i.e. driveway cutout) shall only be allowed where no other option or solution exists. would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purposes of the land use ordinances.*” Not granting the variance would cause an unreasonable Hardship to the Swans pursuant to City Code § 2-5-4 (A)(1)(a).
7. Also due to the slope and topographical conditions of the Subject Property, there are Special Circumstances attached to the property that do not generally apply to other properties in the same zone. See City Code § 2-5-4 (A)(1)(b).
8. Granting the variance is essential to the enjoyment of a substantial property right for the Subject Property possessed by other property in the same zone. See City Code § 2-5-4 (A)(1)(c).
9. Based in part on the testimony from Hales Engineering granting the variance will not substantially affect the general plan of the City and will not be contrary to the public interest. See City Code § 2-5-4 (A)(1)(d).
10. The Hardship is located on or associated with the Subject Property for which the variance is sought; and comes from circumstances peculiar to the Subject Property, not from conditions that are general to the neighborhood. See City Code § 2-5-4 (A)(2)(a).
11. The Hardship is not self-imposed or economic. See City Code § 2-5-4 (A)(2)(b).
12. The special circumstances attached to the Subject Property relate to the hardship complained of; and deprive the Subject Property of privileges granted to other properties in the same zone. See City Code § 2-5-4 (A)(3).
13. Due to the fact that the Map designating the limited access to Spring Creek Parkway is not shown “on the General Plan and/or Transportation Corridor Master Plan” as required by Code Section 11-4-3(Q) the restriction is arbitrary.

II. Decision

Based on the above Findings and Conclusions the Appeal Authority hereby **GRANTS** the Variance requested by the Swans.

The granting of the Variance by the Appeal Authority does not extend to the removal of the restriction on the Plat prohibiting access to Spring Creek Parkway. The process to amend the Plat to remove this restriction is a Plat Amendment under City Code §11-3-8 which was not before the Land Use Authority and therefore is not before the Appeal Authority. If the Swans desire to seek a Plat Amendment that process must be initiated, and the Plat Amendment approved.

III. Conditions of Variance Approval

Pursuant to City Code § 2-5-4(E), to mitigate any harmful effects of the Variance Granted, and to address the slope and topographical Swans shall abide by the following Conditions:

1. Subject Property bordering 525 North, shall have no driveway access from the Top of the Property down to the new Up-hill home and owner is responsible for all the approved 'Top Drainage' within the property lines slopping down to the 525 North street with grade elevations maintained at the top of the Subject Property, sloped down to the 525 North street.
2. Keep and Maintain the landscape on upper portion of Subject Property for aesthetic looks for the surrounding neighborhood 'no fences' or RV parking on upper portion of Subject Property above the house, no obstructions to neighbors and or neighborhood.
3. Provide city Building Official a 'Soils Report' for the review of geological history of prior excavation and Fills for any construction on Subject Property , Unified **Soils** Classifications of Materials (USCM). Material competency and strength of the existing **soils**, approved by a registered engineer and submit findings during Plan Check Review.
4. Provide 'Special Inspections' to City Building Official during all and or preliminary grading and foundation work, reviewed and verified by the 'Registered Special Inspector' to ensure that all the criteria of the engineered design is met.
5. Provide City Building Official continuous 'Structural Observation Reports' by the Registered Special Inspector 'for' and sent to the Structural Engineer for approval, and then submitting approved (stamped reports from Structural Engineer) for final inspection of grading and foundation work, to the city inspector of the local authority having jurisdiction for building and safety inspections.

Entered this ____ day of September 2020 by the **Providence City Land Use Appeal Authority:**

Randy Simmons, Chair

Ed Banda, Member

Mary Hubbard, Member

Certificate of Service

PROVIDENCE CITY
Amended Final Plat Analysis
South Edgewood Hall Subdivision

Item Type: Final Plat Amendment	Applicant: John W Vanderford	Agent: NA
Prepared by: Skarlet	General Plan: SFT	Zone: SFT
Parcel ID: 03-086-0002 & 03-086-0016 Address: 500 Edgehill Dr & not assigned	Acres: 03-086-0002 - 0.528 acres 03-086-0016 – 0.943 acres	Number of Properties: 2 Proposed Lots: 2
Background Information: - On 12/07/2020, the City received an application for approval of a final/amended subdivision plat. - The applicant is adjusting the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision.		
Providence City General Plan 2020 Vision: <i>Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.</i> Key Initiatives: - Preserve the ‘sense of place’ by identifying characteristics that define Providence as a unique place. - Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices. - Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects. - Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice. - Consider long-term economic development impacts when making land use, transportation, and other planning decisions. - Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.		

FINDINGS OF FACT:

This review used the following resources:

- Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality’s ordinances and the provisions of Part 6.
- UCA 10-9a-608 allows the land use authority to consider at a public meeting an owner’s petition for a subdivision amendment if the lot is owned by the petitioning fee owner, adjusts an internal lot restriction imposed by the local political subdivision [the city].
- UCA 10-9a-609 gives the land use authority the authority to approve a plat amendment if the land use authority finds that: there is good cause for the amendment, and no public street or municipal utility easement has been vacated or amended.
- Providence City Code (PCC) 2-4-1 established the planning commission as the land use authority for all subdivisions.

CONCLUSIONS OF LAW:

- The Planning Commission is the land use authority for all subdivisions in Providence City.
- The amendment does not involve vacating or amending a public street or municipal utility easement.
- The Planning Commission finds the following as good cause for the amendment:

a.

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted 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.
2. The proposed plat shows an existing shop on 03-086-0015 that encroaches on Lot 3. The shop will have to be brought into compliance with city code, prior to the issuance of a building permit for 03-086-0016.
3. If the driveways remain as shown on the proposed plat, access easements to Lot 3 and 03-086-0002 will have to be granted.



PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A
FINAL/AMENDED SUBDIVISION PLAT

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.

Date 12/1/2020

Name _____ Initial _____

SUBMITTAL REQUIREMENTS

- Petition for Final Plat Amendment
- \$600 application fee
- Cache County recorder's parcel map(s) of areas on the final plat
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat
- Construction drawings (2-24"x36" copies and 1-11"x17" copy)
- Cost estimates for improvements
- Notice of intent (filed w/State of Utah)
- Storm Water Pollution Prevention Plan (SWPPP)
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

Staff Check

Applicant (all information must be provided)

Name John W. Vanderford
Address 500 Edgehill Dr. Providence Ut. 84332
Phone 1-435-760-0070 Email _____

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

Name Roger Bishop
Address _____
Phone 1-801-554-4688 Email r.bishop@debug-us.com

Property (if owner of record is different than applicant, the application must include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)

Owner of record John W. Vanderford
Address 500 Edgehill
Phone 760-0070 Email j.v@usu.edu

Project (all information must be provided)

Project name Boundary Adjustment of 03-086-0002 + -0016 South Edgewood Hall
Project location _____ Parcel Tax ID _____
Phase _____ Acreage of phase _____ Total phases in project _____
Zone _____ Height _____ Initial JV Name _____
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JV

Architect/Engineer/Surveyor (all information must be provided)

Name Olint Hansen
Address 1770 Research Park Way #111 Logan Ut 84341

Phone 435-760-0070

Email _____

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 JV Name JV

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 JV

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 JV

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.

John Vanderford
Signature of Applicant

John Vanderford 12/1/20
Printed Name Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	---	✓	✓ ²	✓	---	---	\$100
Annexation	✓	---	---	---	✓	✓	---	\$150
Rezone	✓	---	✓	✓	✓	---	---	\$100
Conditional Use	✓	✓	---	---	---	---	---	\$100
Subdivision Concept Plan	✓	---	---	---	---	---	---	\$300
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Site Plan	✓	✓	---	---	---	---	---	\$50
Lot Consolidation ⁵	✓	---	✓	---	---	---	---	\$50
Exception to Title ⁶	✓	---	✓	---	✓	---	---	\$100
General Plan Amendment	✓	---	✓	✓	✓	---	---	\$100
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---	\$100
Variance/ Appeal	---	---	---	---	---	---	✓	\$100

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

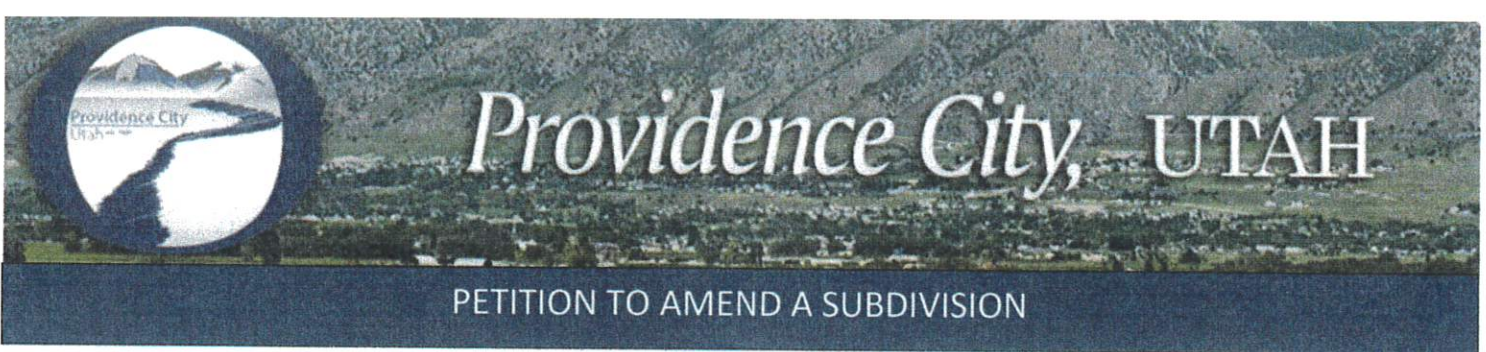
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⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.



UCA 10-9a-103(66) "Subdivision amendment" means an amendment to a recorded subdivision in accordance with Section 10-9a-608 that:

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- (c) changes the number of lots within the subdivision;
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- (e) alters a common area or other common amenity within the subdivision.

Effective 5/12/2020

10-9a-608 Subdivision amendments.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

The undersigned petitioner(s) are hereby petitioning to: (please select all that apply)

- ☐ vacate all or a portion of the subdivision
- ☐ alter or change the outside boundary of the subdivision
- ☐ change the number of lots within the subdivision
- alter some or all of a
 - ☐ public right-of-way
 - ☐ a public easement
 - ☐ public infrastructure
 - ☐ common area or other common amenity with the subdivision

This petition seeks to: (please select one)

- ☐ join two or more of the petitioner fee owner's contiguous lots
- ☐ subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition
- ☒ adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision
- ☐ on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision
- ☐ alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area.

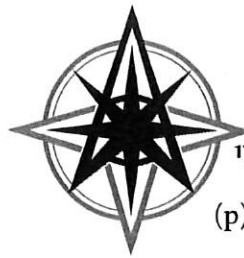
A plat prepared by a licensed surveyor, which includes the following, must be submitted with this petition.

- ☒ depicts only the portion of the subdivision that is proposed to be amended;
- ☒ includes a plat name distinguishing the amended plat from the original plat;
- ☒ describes the differences between the amended plat and the original plat; and
- ☒ includes references to the original plat.

By the signature(s) below I (we) certify the following:

1. I have personally signed this Petition; and
2. I am aware of the Petition and understand the terms and conditions of this Petition; and
3. I consent to the petition; and
4. I am an owner of a portion of the property mentioned, and my mailing address is listed correctly after my name.

Owner Name: John W. Vanderford		
Address: 500 Edgehill Dr. Providence RI		Parcel No. 03-086-0002 + 03-086-0016
Phone No. 435 760 0070	Cell No.	Email:
Signature: John W. Vanderford		
Owner Name:		
Address:		Parcel No.
Phone No.	Cell No.	Email:
Signature:		
Owner Name:		
Address:		Parcel No.
Phone No.	Cell No.	Email:
Signature:		
Owner Name:		
Address:		Parcel No.
Phone No.	Cell No.	Email:
Signature:		



**ADVANCED
LAND SURVEYING INC**

1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

October 19, 2020

RE: James Johnsen

(Advanced Land Surveying Project#20-258)

Parcel A:

A Part of the Northeast Quarter of Section 15, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 4 of South Edgewood Hall Subdivision

Beginning at the Southeast Corner of Lot 3 of said South Edgewood Hall Subdivision and RUNNING THENCE along the Perimeter of said Lot 3 the Following Three (3) Courses: (1) North 02°35'50" East (North 02°34'40" East by Record) 55.67 Feet; (2) North 06°54'05" East (North 06°52'55" East by Record) 55.45 Feet; (3) North 83°05'55" West (North 83°07'05" West by Record) 134.67 Feet to the East Right-of-way Line of South Edgehill Drive; Thence North 06°52'19" East (North 06°52'55" East by Record) 66.00 Feet Along said Right-of-Way Line; Thence South 83°05'55" East 134.70 Feet (135.00 Feet by Record) to the East Line of said South Edgewood Hall Subdivision; Thence Along the Perimeter of said South Edgewood Hall Subdivision the Following Two (2) Courses: (1) North 06°54'05" East (North 06°52'55" East by Record) 272.77 Feet; (2) South 64°31'05" East 87.06 Feet (South 64°40'00" East 88.27 Feet by Record) to the Northwest corner of Edgehill Drive Estates Subdivision; Thence Along the Perimeter of said Edgehill Drive Estates Subdivision the Following Three (3) Courses: (1) South 25°33'34" West (South 25°21'43" West by Record) 27.95 Feet; (2) North 89°54'56" West (South 89°52'23" West by Record) 21.61 Feet; (3) South 00°24'50" West (South 00°12'09" West by Record) 329.68 Feet to the Northwest Corner of East Edgehill Estates Phase 1 Subdivision; Thence Along the Perimeter of said East Edgehill Estates Phase 1 the Following Two (2) Courses: (1) South 00°24'50" West 58.84 Feet (South 00°02'52" East 58.40 Feet by Record); (2) North 87°24'10" West 92.10 Feet (North 87°57'33" West 92.96 Feet) to the Point of Beginning. Containing 0.943 Acres.

Parcel B:

A Part of the Northeast Quarter of Section 15, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 4 and Lot 5 of South Edgewood Hall Subdivision

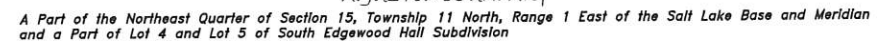
Beginning on the West Line of said Lot 4 at a Point Located 66.00 Feet North 06°52'19" East (North 06°52'55" East by Record) from the Southwest Corner of said Lot 4 and RUNNING THENCE North 06°52'19" East (North 06°52'55" East by Record) 170.87 Feet to the Northwest Corner of said Lot 5; Thence South 83°05'55" East 134.79 Feet (South 83°07'05" East 135.00 Feet by Record) to the Northeast Corner of said Lot 5; Thence South 06°54'05" West (South 06°52'55" West by Record) 170.87 Feet Along the East Line of said Lots 4 and 5; Thence North 83°05'55" West 134.70 Feet (135.00 Feet by Record) to the Point of Beginning. Containing 0.528 Acres



SURVEY CERTIFICATE

7881387
Clinton G.
Hansen
REGISTERED LAND SURVEYOR
STATE OF UTAH

Date _____



Beginning on the West Line of said Lot 4 at a Point Located 66.00 Feet North 06°52'19" East (North 06°52'55" East by Record) from the Southwest Corner of said Lot 4 and RUNNING THENCE North 06°52'19" East (North 06°52'55" East by Record) 170.87 Feet to the Northwest Corner of said Lot 5; Thence South 83°05'55" East 134.79 Feet (South 83°07'05" East 135.00 Feet by Record) to the Northeast Corner of said Lot 5; Thence South 06°54'05" West (South 06°52'55" West by Record) 170.87 Feet Along the East Line of said Lots 4 and 5; Thence North 83°05'55" West 134.70 Feet (135.00 Feet by Record) to the Point of Beginning. Containing 0.528 Acres

DEC 01 2020

By

James Johnsen
Property Adjustment Survey for

500 Edgehill Drive
Providence, Cache County, Utah
A Part of the Northeast Quarter of Section 15,
Township 11 North, Range 1 East, S.L.B.&M.



ADVANCED
LAND SURVEYING INC
770 Research Park Way #111
Logan Utah 84341
435-770-1585 (f) 435-514-5883
www.advancedlsi.com

Job Number:	20-258
Drawn By:	CGH
Date:	10/19/20
Scale:	1"=30'
File:	20-258.DWG



Scale: 1" = 30'



30' 60'

Scale In Feet

LEGEND

-

NARRATIVE

The purpose of this survey was to establish, adjust, and set the property corners of the parcel as shown and described hereon. The survey was ordered by James Johnson. The control used to establish the property corners was the existing Cache County and South Edgewood Hall Survey monumentation within the Northeast Quarter of Section 15, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the East line of the Southwest Quarter of said Section which bears North 00°21'22" West, Utah Coordinate System 1983 North Zone.

SURVEY CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 7881387 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



Date _____



Parcel A
ADJUSTED BOUNDARY

A Part of the Northeast Quarter of Section 15, Township 11 North, Range 1 East of the Salt Lake Base and Meridian
and a Part of Lot 4 of South Edgewood Hall Subdivision

Beginning at the Southeast Corner of Lot 3 of said South Edgewood Hall Subdivision and RUNNING THENCE along the Perimeter of said Lot 3 the Following Three (3) Courses: (1) North 02°35'50" East (North 02°34'40" East by Record 55.67 Feet; (2) North 06°54'05" East (North 06°52'55" East by Record 55.45 Feet; (3) North 83°05'55" West (North 83°07'05" West by Record) 134.67 Feet to the East Right-of-Way Line of South Edgell Hill Drive; Thence North 06°52'19" East (North 06°52'55" East by Record) 66.00 Feet along said Right-of-Way Line; Thence South 83°05'55" East 134.70 Feet (135.00 Feet by Record) to the East Line of said South Edgewood Hall Subdivision; Thence Along the Perimeter of said South Edgewood Hall Subdivision the Following Two (2) Courses: (1) North 06°54'05" East (North 06°52'55" East by Record) 272.77 Feet; (2) South 64°31'05" East 87.06 Feet (South 64°40'00" East 88.27 Feet by Record) to the Northwest corner of Edgell Hill Estates Subdivision; Thence Along the Perimeter of said Edgell Hill Drive Estates Subdivision the Following Three (3) Courses: (1) South 25°33'34" West (South 25°21'43" West by Record) 27.95 Feet; (2) North 89°54'56" West (South 89°52'23" West by Record) 21.61 Feet; (3) South 00°24'50" West (South 00°12'09" West by Record) 329.68 Feet to the Northwest Corner of East Edgell Hill Estates Phase 1 Subdivision; Thence Along the Perimeter of said East Edgell Hill Estates Phase 1 the Following Two (2) Courses: (1) South 00°24'50" West 58.84 Feet (South 00°02'52" East 58.40 Feet by Record); (2) North 87°24'10" West 92.10 Feet (North 87°57'33" West 92.96 Feet) to the Point of Beginning. Containing 0.943 Acres.

N 0°21'22" W 2760.96"

Plug & Flash #1542
East Quarter Corner of Section
15, T11N, R1E, SLB&M

Basis of Bearings

Cache County Brass Cap
Southeast Corner of Section
15, T11N, R1E, SLB&M

A Part of the Northeast Quarter of Section 15, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 4 and Lot 5 of South Edgewood Hall Subdivision

Beginning on the West Line of said Lot 4 at a Point Located 66.00 Feet North 06°52'19" East (North 06°52'55" East by Record) from the Southwest Corner of said Lot 4 and RUNNING THENCE North 06°52'19" East (North 06°52'55" East by Record) 170.87 Feet to the Northwest Corner of said Lot 5; Thence South 83°05'55" East 134.79 Feet (South 83°07'05" East 135.00 Feet by Record) to the Northeast Corner of said Lot 5; Thence South 04°54'05" West (South 06°52'55" West by Record) 170.87 Feet Along the East Line of said Lots 4 and 5; Thence North 83°05'55" West 134.70 Feet (135.00 Feet by Record) to the Point of Beginning. Containing 0.528 Acres

DEC 01 2020

By 

**Property Adjustment Survey for
James Johnsen**

500 Edgehill Drive
Providence, Cache County, Utah
A Part of the Northeast Quarter of Section 15,
Township 11 North, Range 1 East, S.L.B.&M.

Job Number:	20-258
Drawn By:	CGH
Date:	10/19/2022
Scale:	1"=30'
File:	20-258.dwg

ADVANCED
LAND SURVEYING INC
1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

[illegible]



December 4, 2020

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

RE: Vanderford lot line adjustment / amended plat.

The above-named lot line adjustment proposal plans have been submitted to the Logan Fire Department for a fire and life safety review. The following are some of my concerns and point of interest;

- There are places of the proposed lot adjustment that are greater than 400 or 600 feet from a fire hydrant. Depending on proposed use and possible development, a fire hydrant may need added at the entrance. (2018 IFC 507.5.1 Exception 1)
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn-around provisions in compliance with Table D103.4. IFC 2018, D103.1. Depending on the proposed use and possible development, a turn around may be required.

If you have any questions, please call me. Thanks

Regards,

Aaron Walker
Deputy Fire Marshal / Fire Inspector
76 East 200 North
Logan, UT 84321
Aaron.walker@loganutah.org
435-716-9516