

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
December 30, 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 December 9, 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):

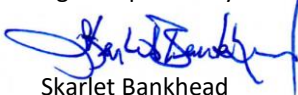
Item No. 1. Final Plat: The Planning Commission will consider for approval a final plat for Ballard Springs Subdivision, a 39-lot residential planned unit development (PUD) located in the general area of 515 W 500 South.

Study Items(s):

Item No. 1. Discussion possible annexation development options. Max Fletcher will discuss development options for Parcel 02-117-0022, a 10-acre parcel located in the general area of 600 S Garden Drive.

Item No. 2 City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 4 Section 4 Mixed Use District.

Agenda posted by S Bankhead on December 28, 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
December 9, 2020 6:00 p.m.

Members of the Planning Commission attended 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, Laura Banda, Rowan Cecil, Joe Chambers (non-voting alternate), Michael Fortune, Brian Marble (non-voting alternate), Robert Perry

Pledge of Allegiance: Brian Marble

Approval of the Minutes:

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

Motion to approve the minutes for October 14, 2020: — R Cecil, second — B Marble

Vote:

Yea: K Alder, L Banda, R Cecil, M Fortune

Nay:

Abstained: R Perry

Excused:

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

Motion to approve the minutes of the Planning Commission meeting for November 10, 2020: — R Perry, second —

R Cecil

Vote:

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

Nay:

Abstained: L Banda

Excused:

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.

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.

- Stephanie Swan explained the background of this request. She applied for a variance on this property which has already been approved by the Appeal Authority.

Motion to approve 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 due to the slope and topographical conditions of the subject property: — R Cecil, second — M Fortune

Motion to amend the motion to add as additional cause that the [Appeal Authority] granted a variance on the property for the reasons they set forth in their decision: — J Chambers, second — R Cecil

Vote (on the amendment):

Yea: K Alder, L Banda, R Cecil, M Fortune, R Perry

Nay:

Abstained:

Excused:

Vote (on the first motion with the amendment):

Yea: K Alder, L Banda, R Cecil, M Fortune, R Perry

Nay:

Abstained:

Excused:

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.

- K Alder explained the background for this request.
- S Bankhead explained some of the conditions listed on the staff report.

Motion to approve the amended final plat analysis on parcel ID #03-086-0002 and 03-086-0016, address of 500 Edgehill Dr, to include the findings of fact, conclusions of law, and conditions: — R Perry, second — R Cecil

Vote:

Yea: K Alder, L Banda, R Cecil, M Fortune, R Perry

Nay:

Abstained

Excused:

Study Items(s):

- None

Discussion:

- K Alder brought up the affordable housing requirements mandated by the State. We will be discussing them at the next meeting. B Marble asked for the chair to provide her opinion about affordable housing. J Chambers would like a presentation by R Snow at the next meeting. S Bankhead suggested that all commission members review the General Plan relative to affordable housing.
- S Bankhead reviewed the developments that are in process.

Motion to adjourn: — R Cecil, second — L Banda

Vote:

Yea: K Alder, L Banda, R Cecil, M Fortune, R Perry

Nay:

Abstained:

Excused:

Meeting adjourned at approximately 6:45 PM

Minutes prepared by Jesse Bardsley

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder

Final Plat Analysis

Ballard Springs Subdivision Final Plat (Received 12/03/2020)

Item Type: PUD Final Plat	Applicant: Champlin Development	Agent: Nic Porter
Prepared by: S Bankhead	General Plan: SFH	Zone: Single-Family High (SFH)
	Density per acre: PCC SFH with PUD density increase – 6.05/net acre	No of properties: 1
	Gross density: Net density:	Proposed lots: 39
Parcel ID #: 02-96-0058	Address: General area of 515 West 500 South	Acres: 9.58
Background Information: 1. A concept plan prepared by I Mortensen 7/7/2020, attached to N Porter email 07/08/2020 was reviewed. It replaces the previous concept, preliminary plat, and final plats that had three private roads connecting to 500 South. 2. The Planning Commission approved the preliminary plat on 10/14/2020 3. This is a review of the final plat prepared by DB 10/27/20 received 12/03/2020		
Summary of Key Issues: 1. This is a residential planned unit development. PCC 10-14-2:A. states the intent of the PUD chapter is to: a. Provide regulations that shall further the objectives of the general plan relating to residential developments. b. Achieve a balance between open space and buildings, harmony between new development and the surrounding area, and an overall project atmosphere that concurs with goals for a more attractive city. c. Ensure superior maintenance, and longer life expectancy of structures and environs. d. Require the developer to demonstrate by plans submitted for approval that the objectives and foals of the general plan have been fostered. If these requirements cannot be met, approval of the planned unit development with its inherent density increases will not be given. 2. The city is currently in the process of working with property owners in the area south of 300 South and west of 500 West to provide sewer collection for the area. The developer has been involved in the discussions and has designed a private system with a lift station. The lift station will be converted to a gravity flow when the proposed city sewer system is in place.		
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: 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. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the final plat.
3. PCC 10-8-1: Area Regulations lists the minimum space requirement regulations for each zoning district, including the Single-Family High (SFH) district.
4. PCC 10-14-2: Planned Unit Development (PUD) lists the requirements and provisions for a PUD.

5. PCC 11-3-3: Final Plat lists the requirements for a final plat.

CONCLUSIONS OF LAW:

1. The legislative body of Providence City has enacted ordinances for subdividing property.
2. The General Plan calls out encouraging housing options to meet the needs of residents of all ages, income level, and family size, regardless of their stage of life. This development is in harmony with that initiative.
3. PCC 10-8-1:
 - a. All lots meet the minimum lot area of 6,000 sq. ft.
 - b. All lots meet the minimum lot width of 60-ft.
 - c. The project is equal to or less than the maximum density of 6.05 units/net acre (includes PUD credit).
 - d. Setback meet or exceed the minimum requirements.
4. PCC 10-14-2:
 - a. The written statement that describes the impact the development will have on natural features of the areas; including any measures to mitigate negative conditions that occur as a result of the project, was not provided.
 - b. Sewer and water within the project will be private (owned and maintained by the HOA). The sewer lift station is temporary. When the City's gravity flow system is in place, the Developer and/or HOA will terminate the lift station and connect to the gravity flow system.
 - c. Landscaping: All areas not covered by buildings, parking, streets or drives shall be planted with plant materials as approved by the planning commission in a final landscape plan. A permanent sprinkler system shall be installed with back flow protection for all planted landscaping. Landscaping plans have not been provided.
 - d. The project exceeds the minimum land area required for a PUD.
 - e. The setback from a public street is a minimum 30', setback from a private roadway is a minimum of 20'.
 - f. The open space requirement is 35%
 - g. Two parking spaces for every dwelling unit shall be provided. One additional space for every three units shall be provided for guest parking. Parking and surfacing will be addressed on the preliminary plat and/or construction plans. Parking was not addressed on the preliminary plat nor the construction plans.
 - h. Improving 500 South will be a required off-site public improvement. Improvement details will be shown on the construction plans.
 - i. A development agreement and declaration of management policies, covenants and restrictions were not submitted with the final plat.
5. PCC 11-3-3
 - a. The final plat date received 12/03/2020 meets the minimum requirements with the conditions listed below:

CONDITIONS:

1. Provide the following (see PCC 10-14-2):
 - a. The written statement that describes the impact the development will have on natural features of the areas; including any measures to mitigate negative conditions that occur as a result of the project
 - b. Development agreement and declaration of management policies, covenants and restrictions.
 - c. Landscaping plans.
 - d. Parking plans showing a minimum of two parking spaces for every dwelling unit and one additional space for every three units for guest parking. All parking spaces, parking areas and driveways shall be hard surfaced and properly drained with no drainage running across public or private sidewalks or roadways.
 - i. Access needs to remain at 20 feet in width at all times. There is no proposed group parking, group gatherings may cause compromised fire department access.
2. Add the following to the final plat (see 11-3-3):
 - a. A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
 - b. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
 - c. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.
3. Final plat corrections from Public Works & City Engineer review:
 - a. Common Area #1 will not be dedicated to the city.

- b. The west line of Common Area #1 is missing a dimension.
- c. Change General Note 2 by removing "without city approval."
- 4. Final plat note additions from Fire Review:
 - a. Parking will not be allowed on streets where it reduces fire department access to less than 20 feet in width.
 - b. Fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs.
 - i. Include the following on the appropriate page of the construction plans and in the maintenance section of the homeowner's association CCRs:
Fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs. The signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background (2018 IFC D103.6). Signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (2018 IFC D103.6.1).
- 5. A fire flow analysis needs completed and approved by the Fire Department and Providence City.
- 6. If construction of the project is completed in phases, all dead-end fire department access roads longer than 150 feet shall require approved temporary turnarounds, and emergency fire department access shall be maintained throughout construction.
- 7. The applicant shall meet all applicable City, state and federal laws, codes, rules.
- 8. Approval by the City of any application submitter 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.

*****Note: These comments are not all inclusive. Additional comments may come from Planning Commission and/or executive staff review members.**

December 7, 2020



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

RE: Final plat review comments – Ballard Springs Retirement Community

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 review is being submitted to Providence City for approval with the comments listed below.

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.

(IFC D107.1) Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Exception 2 allows for increases with documented future connectivity.

- Subdivision roads are within 150 feet of all buildable areas as submitted.
- Fire Apparatus access roads shall be maintained at least 20-feet wide at all times.
- Parking will not be allowed on streets where it reduces fire department access to less than 20 feet in width.
- Fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs. The signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background (2018 IFC D103.6). Signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (2018 IFC D103.6.1).

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- Fire hydrants will be required to be within 400 feet of all buildable areas (600 feet for single family dwellings) and will need to meet all other Providence City codes and requirements.
- Fire hydrants appear adequate as submitted.

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.

- Appropriate fire flows for given structures will be required.
- Fire flow analysis needs completed and approved by the Fire Department and Providence City.

Other project comments

- There is no proposed group parking, group gatherings may cause compromised fire department access. Access needs to remain at 20 feet in width at all times.
- If construction of the project is completed in phases, all dead-end fire department access roads longer than 150 feet shall require approved temporary turnarounds, and emergency fire department access shall be maintained throughout construction.

Please call with any questions or concerns.

Respectfully,

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



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 Dec 3 2020

Name NIC PORTER Initial NP

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 CHAMPLIN HOMES
Address PO BOX 56 Logan, UT 84323
Phone 435-535-1137 Email NIC@CHAMPLINdevelopment.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 (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 _____
Address _____
Phone _____ Email _____

Project (all information **must** be provided)

Project name BAHARD SPRINGS
Project location PROVIDENCE, UT Parcel Tax ID 02-096-0058
Phase 1 Acreage of phase 9.58 Total phases in project _____
Zone SPH Height _____ Initial NP Name NIC PORTER
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial NP

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

Name Civil Solutions
Address _____

Phone _____ 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 MP Name Nic Porter

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 MP

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 MP

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.

Nic Porter

Signature of Applicant

Nic Porter

Printed Name

Dec 3 2020

Date

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

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

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

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

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

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

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

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



October 27, 2020
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



A FINAL PLAT FOR:

Ballard Springs Subdivision

A PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND A PART OF THE
NORTHWEST QUARTER OF SECTION 15, T11N, R1E, S.L.B.&M.
PROVIDENCE, CACHE COUNTY, UTAH
Containing 39 Residential Lots and 3 Common Areas in 9.576 Acres

Curve Table					
Curve #	Length	Radius	Delta	Chord Brg	Chord
C1	23.56	15.00	90°00'00"	S69°42'01"W	21.21'
C2	37.83	182.50	11°52'36"	S18°45'43"W	37.76'
C3	83.42	200.00	23°53'49"	N12°45'07"E	82.81'
C4	23.56	15.00	90°00'00"	N20°17'59"W	21.21'
C5	39.24	217.50	10°20'16"	N19°31'53"E	39.19'
C6	35.76	250.00	8°11'42"	N69°23'50"W	35.73'
C7	100.46	250.00	23°01'28"	S76°48'43"E	99.79'
C8	38.29	182.50	12°01'13"	N6°48'49"E	38.22'
C9	51.47	217.50	13°33'32"	S7°34'59"W	51.35'
C10	23.79	15.00	90°52'21"	S46°14'23"W	21.37'
C11	15.71	25.00	35°59'36"	S70°19'38"E	15.45'
C12	23.33	15.00	89°07'39"	N43°45'37"W	21.05'
C13	23.79	15.00	90°52'21"	S46°14'23"W	21.37'
C14	23.56	15.00	90°00'00"	S44°11'48"E	21.21'
C15	23.56	15.00	90°00'00"	S45°48'12"W	21.21'
C16	23.33	15.00	89°07'39"	S43°45'37"E	21.05'
C17	46.56	67.50	39°31'04"	S71°02'41"W	45.64'
C18	59.47	67.50	50°28'56"	S26°02'41"W	57.57'
C19	78.54	50.00	90°00'00"	N45°48'12"E	70.71'
C20	51.05	32.50	90°00'00"	N45°48'12"E	45.96'
C22	52.50	67.50	44°33'56"	S21°28'45"E	51.19'
C23	52.50	67.50	44°33'43"	S66°02'35"E	51.19'
C24	77.78	50.00	89°07'39"	N43°45'37"W	70.17'
C25	50.56	32.50	89°07'39"	N43°45'37"W	45.61'
C26	14.02	27.00	29°44'30"	N15°40'27"E	13.86'

ADDRESS TABLE		
Lot Number	Address 1	Address 2
1	4675 580W	
2	4575 580W	
3	4475 580W	
4	4375 580W	
5	4275 580W	
6	4175 580W	
7	4185 580W	572W 410S
8	4285 580W	
9	4385 580W	
10	4525 580W	
11	4625 580W	
12	4725 580W	
13	4825 580W	571W 500S
14	4855 550W	557W 500S
15	4735 550W	
16	4815 550W	
17	4435 550W	
18	4355 550W	
19	4255 550W	
20	4155 550W	556W 410S
21	4225 550W	538W 410S
22	4325 550W	
23	4425 550W	
24	4545 550W	543W 460S
25	4555 520W	523W 460S
26	4435 520W	
27	4335 520W	
28	4235 520W	526W 410S
29	4585 520W	
30	4485 520W	
31	4385 520W	
32	4285 520W	
33	4185 520W	
34	517W 410S	
35	527W 410S	
36	537W 410S	
37	551W 410S	
38	559W 410S	
39	569W 410S	406S 580W

Line Table		
Line #	Length	Direction
L1	62.80'	N65°17'59"W
L2	0.33'	S24°42'01"W
L3	15.31'	N24°42'01"E
L4	0.33'	N24°42'01"E
L5	20.09'	S88°19'27"E
L6	19.01'	S0°48'12"W
L7	10.00'	N0°48'12"E
L8	87.50'	N89°11'48"W
L9	87.50'	S89°11'48"E
L10	87.50'	N89°11'48"W
L11	87.50'	S89°11'48"E
L12	10.00'	N0°48'12"E
L13	20.00'	N38°42'51"W
L14	2.50'	S0°48'12"W

FORESIGHT
LAND SURVEYING

2005 North 600 West Suite B
Logan, Utah 84321
(435)753-1910 Office
(435)755-3213 Fax

Project No. 20-032
Prepared by DB, 10/27/20

Record Owners: Champlin Development Inc.
P.O. Box 6221
North Logan, Utah 84341

CULINARY WATER AND SANITARY SEWER AUTHORITY
APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND
SANITARY SEWER AUTHORITY, DATED THIS ____ DAY OF
____, 20__.

Culinary Water and Sanitary Sewer Authority

UTILITY APPROVAL SIGNATURES

The utility easements shown on this plat have been reviewed and approved. We
are in agreement with placing all of the utilities underground within the
easements as shown on this plat, and are willing to provide the needed services
for this development.

DOMINION ENERGY	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER
THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF
THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS
PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO
LOTS AND STREETS HEREAFTER TO BE KNOWN AS: BALLARD SPRINGS SUBDIVISION
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE
DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND A PART OF THE
NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 1 EAST OF
THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 4, PLAT D, PROVIDENCE
FARM LAND SURVEY LOCATED 4882.06 NORTH 89°58'09" EAST AND 219.46 FEET
NORTH 01°31'47" EAST AND 492.97 FEET SOUTH 88°19'27" EAST FROM THE
NORTHWEST CORNER OF SECTION 16 (BASIS OF BEARING IS THE WEST LINE OF
SECTION 16 WHICH BEARS SOUTH 00°15'50" EAST);
RUNNING THENCE SOUTH 88°19'27" EAST 627.00 FEET ALONG THE NORTH LINE OF
SAID LOT 4 TO THE NORTHWEST CORNER OF COUNTRY GARDEN ESTATES III
RECORDED AS ENTRY NO. 813855 IN THE CACHE COUNTY RECORDER'S OFFICE;
THENCE SOUTH 00°48'12" WEST 660.08 FEET ALONG THE WEST LINE OF SAID
COUNTRY GARDEN ESTATES III TO THE SOUTH LINE OF SAID LOT 4; THENCE
NORTH 88°19'27" WEST 637.05 FEET TO THE SOUTHWEST CORNER OF SAID
LOT 4; THENCE NORTH 01°40'33" EAST 660.00 FEET ALONG THE WEST LINE OF
SAID LOT 4 TO THE POINT OF BEGINNING.
CONTAINING 9.576 ACRES.



SIGNATURE

DATE



Vicinity Map
Providence, Utah

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF
THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE
SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS BALLARD
SPRINGS SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE
PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC
USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS
AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED
STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND
MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS
SHOWN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS
____ DAY OF _____, 20__.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC THIS ____ DAY OF _____, 20__,
BY _____, WHO PROVED ON BASIS OF
SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS
SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY
HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF
ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEXED _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

GENERAL NOTES:

1. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
2. No building shall have the lowest inhabitable floor less than 1-foot above the historical highest ground water elevation without city approval.
3. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
4. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) a recorded easement or right-of-way
 - (2) the law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - (4) any other provision of law.
5. Setback requirements for primary buildings will be those in effect at the time the building permit is applied for.
6. The streets and Trail rights-of-way within the subdivision are private and are not maintained by Providence City.

LEGEND:

- BOUNDARY LINE
- CENTERLINE
- FUTURE RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- SECTION CORNER
- FOUND REBAR
- SET 5/8" REBAR W/ CAP
- ROADWAY DEDICATION

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT
FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE
AND PROVIDENCE CITY'S SUBDIVISION ORDINANCE.

DATE _____ CITY ENGINEER _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR
ACCEPTANCE BY PROVIDENCE CITY.

DATE _____ CITY ATTORNEY _____

MAYOR'S APPROVAL

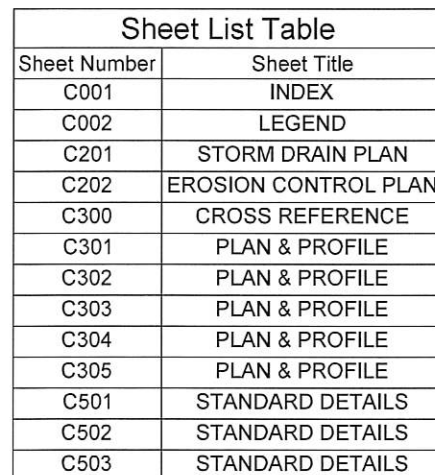
APPROVED THIS ____ DAY OF _____, 20__,
BY THE PROVIDENCE CITY MAYOR.

MAYOR _____

PROVIDENCE CITY LAND USE AUTHORITY

APPROVED THIS ____ DAY OF _____, 20__.

11/20/2020



Know what's below.

Call 811 before you dig.

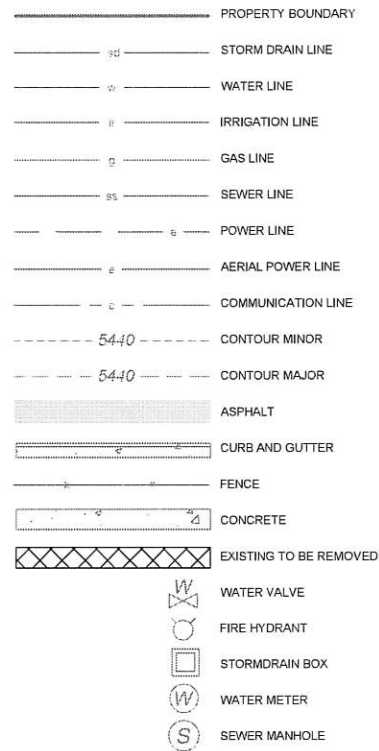
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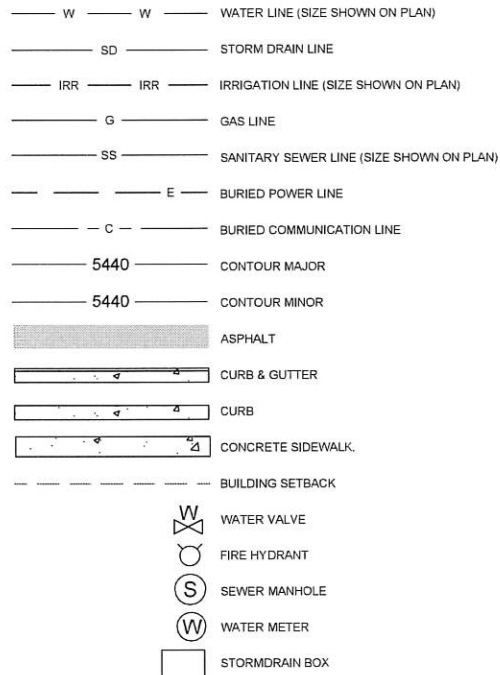
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INDEX
C001
DEC 03 2020
By 

LEGEND EXISTING



LEGEND PROPOSED



GENERAL NOTES:

- | | | | |
|----|---|--|---|
| 1. | ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS, WHERE THERE IS A CONFLICT BETWEEN THESE RULES AND THE APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY. | ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES. | CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN. |
| 2. | ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE. | 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES, SHORING AROUND EXISTING UTILITIES, PHASING OF WORK AND TRAFFIC CONTROL. | 15. ALL BMPS SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE EXTENDED DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING. |
| 3. | WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE UTAH CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS AND SPECIFICATIONS, 2017 EDITION AND IN ACCORDANCE WITH HONOLULU CITY STANDARD DETAIL DRAWINGS AND SPECIFICATIONS. | 8. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY WATER INTERRUPTION. | 16. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.). |
| 4. | THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE SITE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER. ANY DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER PRIOR TO BEING IMPLEMENTED. | 9. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. COORDINATE WITH THE UTILITY SUPPLIER. | 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. |
| 5. | THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES. | 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER CONSTRUCTION RELATED SAFETY PROTECTIVE. REFER TO OSHA PUBLICATION 22Z EXCAVATING AND TRENCHING. | 18. WORK ACTIVITY AND SCHEDULES SHALL BE COORDINATED WITH THE OWNER AND THEIR ACTIVITIES ON-SITE. |
| 6. | THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS | 11. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. | 19. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS. |
| | | 12. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, UDOT OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITY BEGINNING, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. | 20. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. |
| | | 13. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB. | 21. THE APPROVED, DESIGNATED PROJECT SUPERVISOR SHALL BE ON-SITE WHILE WORK IS BEING CONDUCTED. |
| | | 14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND | 22. SOIL COMPACTION EFFORT SHALL BE AS FOLLOWS:
a. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
c. THE MINIMUM RELATIVE DENSITY SHALL BE 90% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS. |

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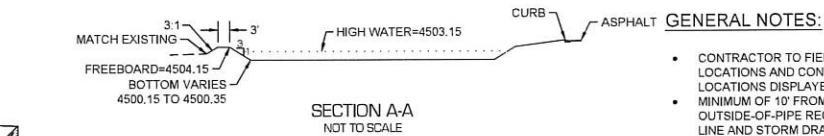


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① SHEET KEY NOTES:
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. TRASH RACK AND FLARED END SECTION
2. SNOUT (2/503)

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
- MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND STORM DRAIN.
- ALL SEWER, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL (5/501).
- 2-FT X 4-FT CURB INLET STORM DRAIN BOXES SHALL BE INSTALLED PER DETAIL (1/502).
- ALL STORM DRAIN MANHOLES SHALL BE INSTALLED PER DETAIL (7/501).
- 3-FT X 4-FT STORM DRAIN BOXES SHALL BE INSTALLED PER DETAIL (4/502).
- 3-FT X 4-FT STORM DRAIN BOX SHALL BE INSTALLED PER DETAIL (4/502).
- CPP = CORRUGATED PLASTIC PIPE OR APPROVED EQUAL

STORMWATER NARRATIVE:

- DESIGN METHODOLOGY: RATIONAL
- DESIGN STORM: 100-YR 24-HR DETENTION
- STORM WATER STORAGE NORTHWEST BASIN:
 - REQUIRED: 13,086 CF
 - POND PROVIDED: 13,095 CF
- STORM WATER STORAGE SOUTHEAST BASIN:
 - REQUIRED: 4,413 CF
 - PROVIDED: 7,051 CF
- THE SOUTHEAST STORM WATER STORAGE BASIN WILL STORE WATER IN THE NATURAL LOW AREA WITHOUT ANY ADDITIONAL GRADING. THE VOLUME ACCOUNTS FOR A DEPTH OF 2-FT.

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project:	Champlin Providence - Northwest Basin
Date:	18-Nov-20
Location:	Providence, UT
Method:	Rational
Post Development Area:	

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Road Hardscape	0.97	0.90	0.88
Rooftops (2,500 sf/lot)	1.78	0.90	1.60
Driveways (20x30' per lot)	0.43	0.90	0.39
Landscaping (Remaining Grass & Mulch)	2.88	0.20	0.58
Total Area	5.06 acres		

Design Storm: 100 year, 24-hr storm
Percolation Rate: 1.21 cfs

Duration (min)	Intensity (in./hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	18.55	5,568	363	5,205
10	4.08	14.02	8,414	727	7,688
15	3.40	11.69	10,519	1,090	9,428
30	2.28	7.84	14,107	2,181	11,926
60	1.41	4.85	17,448	4,361	13,086
120	0.81	2.77	19,922	8,723	11,200
180	0.57	1.95	21,160	13,084	8,076
360	0.34	1.17	25,367	26,168	-801
720	0.21	0.72	31,183	52,336	-21,154
1440	0.13	0.43	37,370	104,673	-67,303
2880	0.07	0.24	42,346	209,346	-167,026

Required Storage Volume Detention

Orifice Size Calculation

H = Head = W.S.E. - INV. =	3.00 ft
P.Q. = Peak Allowable Discharge =	1.21 cfs
Orifice Diameter in inches = $6.12 \cdot (P.Q. / (H^{1/2}))^{1/2}$ =	5.12 inches

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

Project:	Champlin Providence - Southeast Basin
Date:	18-Nov-20
Location:	Providence, UT
Method:	Rational

Condition	Area [acres]	Runoff Coefficient	Weighted Area
Road Hardscape	0.41	0.90	0.37
Roof tops (2,500 sf/lot)	0.46	0.90	0.41
Driveways (20x30' / per lot)	0.11	0.90	0.10
Landscaping (Remaining Grass & Mulch)	2.15	0.20	0.43
Total Area	3.13 acres		

Design Storm:	100 year, 24-hr storm
Percolation Rate:	0.63 cfs

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	7.09	2,128	188	1,940
10	4.08	5.36	3,216	376	2,840
15	3.40	4.47	4,020	564	3,456
30	2.28	3.00	5,392	1,128	4,264
60	1.41	1.85	6,669	2,256	4,413
120	0.81	1.06	7,615	4,512	3,103
180	0.57	0.75	8,088	6,768	1,319
360	0.34	0.45	9,696	13,537	-3,841
720	0.21	0.28	11,919	27,073	-15,154
1440	0.13	0.17	14,284	54,146	-39,863
2880	0.07	0.09	16,176	108,293	-92,117

Required Storage Volume Detention

H = Head = W.S.E. - INV. =	2.00 ft
P.Q. = Peak Allowable Discharge =	0.63 cfs
Orifice Diameter in inches = $6.12 \cdot (P.Q. / (H^{1/2}))^{1/2}$ =	4.08 inches

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civilsolutionsgroup inc.

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

BALLARD SPRINGS
500 SOUTH 480 WEST
PROVIDENCE, UT 84332

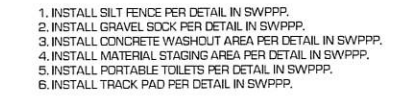
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PROJECT #:	19-376
DRAWN BY:	A. OCHSENBEIN
PROJECT MANAGER:	M. TAYLOR
ISSUED:	11/20/2020



STORM DRAIN PLAN

C201



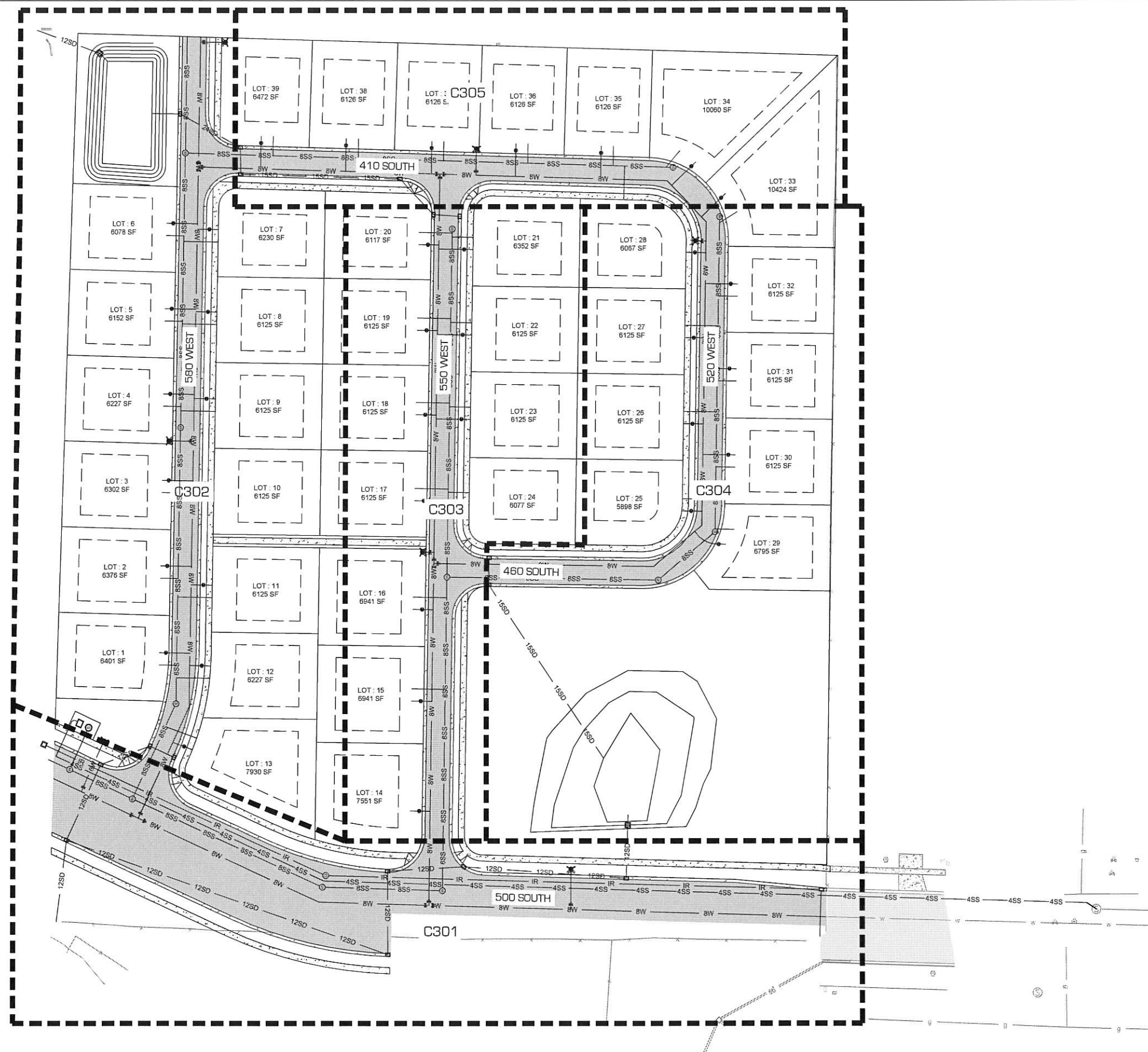
1. INSTALL SILT FENCE PER DETAIL IN SWPPP.
2. INSTALL GRAVEL SOCK PER DETAIL IN SWPPP.
3. INSTALL CONCRETE WASHOUT AREA PER DETAIL IN SWPPP.
4. INSTALL MATERIAL STAGING AREA PER DETAIL IN SWPPP.
5. INSTALL PORTABLE TOILETS PER DETAIL IN SWPPP.
6. INSTALL TRACK PAD PER DETAIL IN SWPPP.

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C300

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PROVIDENCE, UT 84332

civilsolutionsgroup inc.

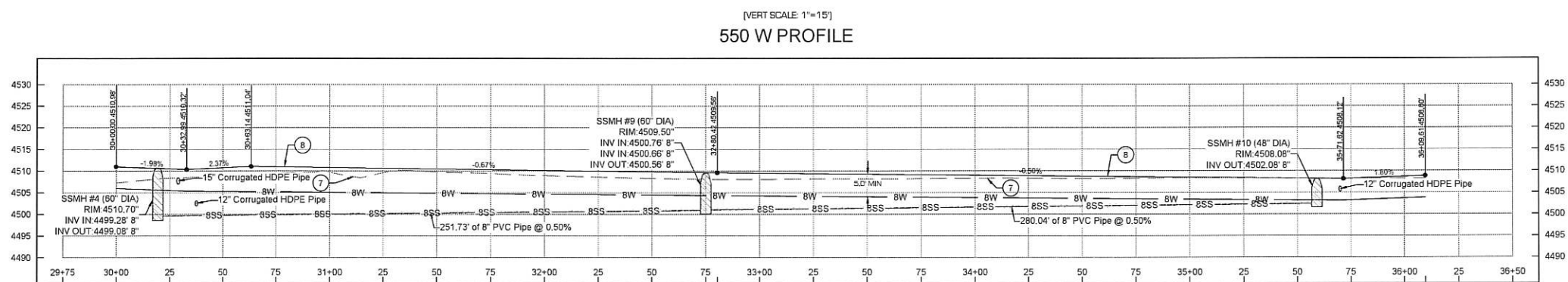
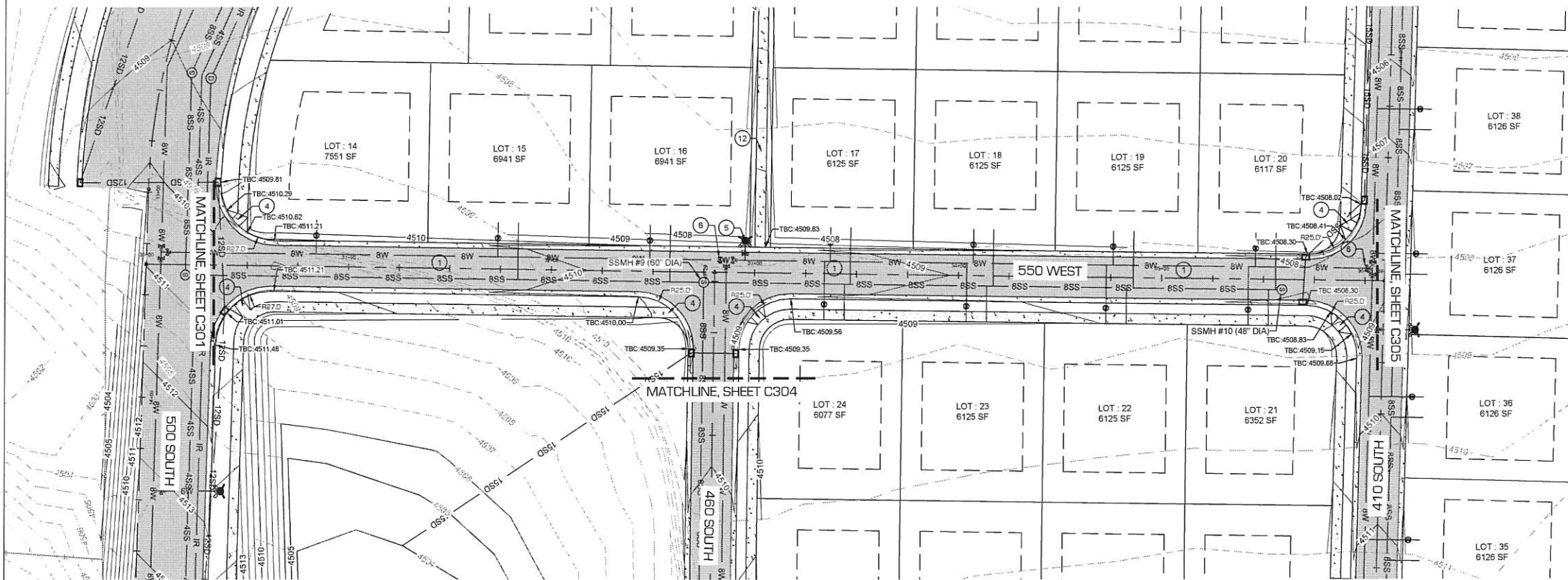


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[illegible]

PROJECT #: 19-376
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 11/20/2020

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① SHEET KEY NOTES:
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 36" PRIVATE DRIVE CROSS-SECTION [1/ 501]
2. 88" MAJOR CROSS-SECTION [1/ 501]
3. 88" MAJOR CROSS-SECTION HALF-WIDTH [1/ 501]
4. ONE DIRECTIONAL ADA RAMP [2 & 3/ 502]
5. FIRE HYDRANT ASSEMBLY & GATE VALVE [2/ 501]
6. GATE VALVE [8/ 501]
7. EXISTING GRADE
8. PROPOSED GRADE
9. LIFT STATION [1/ 503]
10. GUTTER TRANSITION
11. 4" PRESSURE SEWER MAIN [5/ 501]
12. SIDEWALK [1/ 501]
13. DEEPEN WATER LINE TO AVOID CONFLICT WITH IRRIGATION LINE

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND WET UTILITIES.
4. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER DETAIL (5/501).
5. ALL CULINARY WATER LINES SHALL BE AWWA C900 DR18.
6. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
7. ALL SEWER AND WATER SERVICES SHALL BE INSTALLED IN FRONT CENTER OF LOT UNLESS OTHERWISE NOTED. PROVIDE 11-FT HORIZONTAL SEPARATION BETWEEN CENTERLINES OF WATER & SEWER.
8. WATER SERVICES SHALL BE INSTALLED PER DETAIL (4/501):
1" WATER SERVICES SHALL BE TYPE K COPPER WITH 24" "WHITE" BARRELS. THE CITY WILL PROVIDE AND SET THE METERS. ALL OTHER PARTS (SERVICE LATERAL, PIPING, SETTERS, BARRELS, ETC) SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PRIOR TO INSTALLATION OF BARRELS, LOCATIONS SHALL BE DETERMINED USING CONSTRUCTION STAKING METHODS.
9. WATER SERVICES SHALL BE INSTALLED PER DETAIL (5/501).
10. ALL GRAVITY SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL. PRESSURE SEWER LINES SHALL BE CONSTRUCTED OF PVC C900 MATERIAL.
11. ALL SEWER MANHOLES SHALL BE INSTALLED PER DETAIL (7/501).
12. SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUNDED USING NON-FERROUS GROUT.
13. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER LINES PER DETAIL (3/501).
14. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT.
15. CONTRACTOR SHALL BE RESPONSIBLE TO TRENCH, BED, INSTALL AND FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
16. TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
17. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH QUESTAR GAS.
18. CONTRACTOR SHALL INSTALL WIRING JUNCTION FOR STREET LIGHTS AT LOCATIONS PER CITY REQUIREMENTS AND ROCKY MOUNTAIN POWER. STREET LIGHTS SHALL BE INSTALLED BY ROCKY MOUNTAIN POWER.

[illegible]

PROJECT #: 19-376
DRAWN BY: A. OCHSENBERG
PROJECT MANAGER: M. TAYLOR
ISSUED: 11/20/2020



PLAN & PROFILE

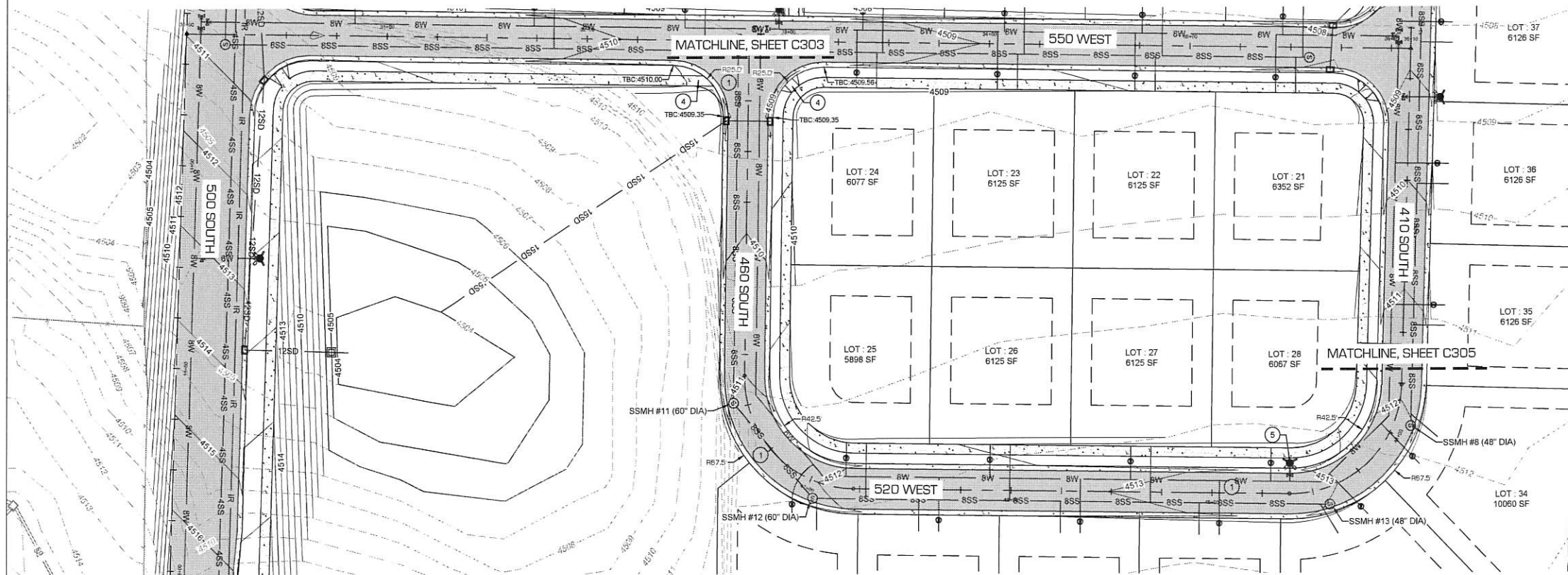
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Know what's below. 

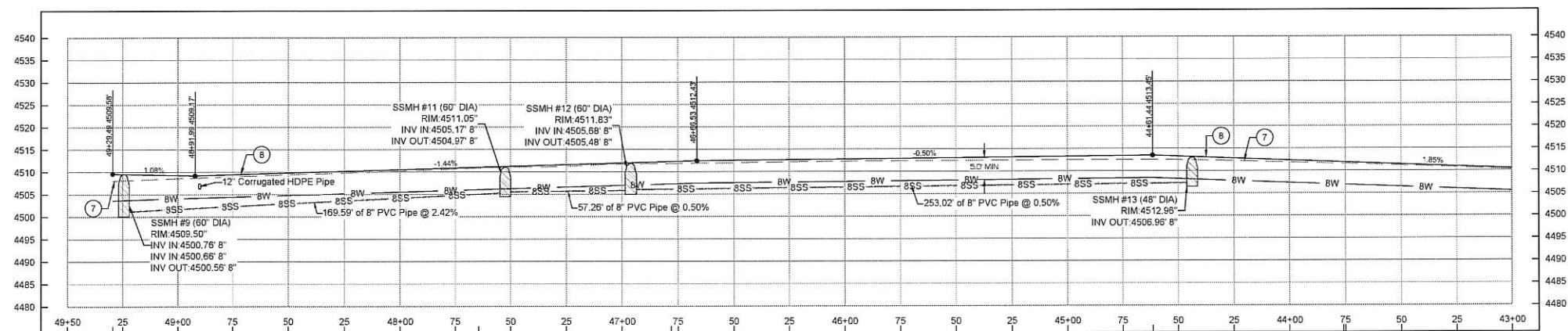
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(VERT SCALE 1"=15')
410 S - 520 W - 460 S PROFILE



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- 35' PRIVATE DRIVE CROSS-SECTION (1/501)
- 99' MAJOR CROSS-SECTION (1/501)
- 99' MAJOR CROSS-SECTION HALF-WIDTH (1/501)
- ONE DIRECTIONAL ADA RAMP (2 & 3/502)
- FIRE HYDRANT ASSEMBLY & GATE VALVE (2/501)
- GATE VALVE (8/501)
- EXISTING GRADE
- PROPOSED GRADE
- LIFT STATION (1/503)
- GUTTER TRANSITION
- 4" PRESSURE SEWER MAIN (5/501)
- SIDEWALK (1/501)
- DEEPEN WATER LINE TO AVOID CONFLICT WITH IRRIGATION LINE

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civilsolutionsgroup inc.

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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1442
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BALLARD SPRINGS
500 SOUTH 480 WEST
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

PROJECT #: 19-376
DRAWN BY: A. OCHSENBEIN
PROJECT MANAGER: M. TAYLOR
ISSUED: 11/20/2020



**PLAN &
PROFILE**

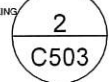
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NOT TO SCALE



NOT TO SCALE

PROJECT #: 19-376
DRAWN BY: A. OCHSENBEIN
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ISSUED: 11/20/2020



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C503

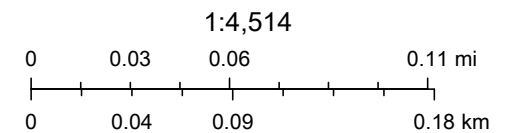
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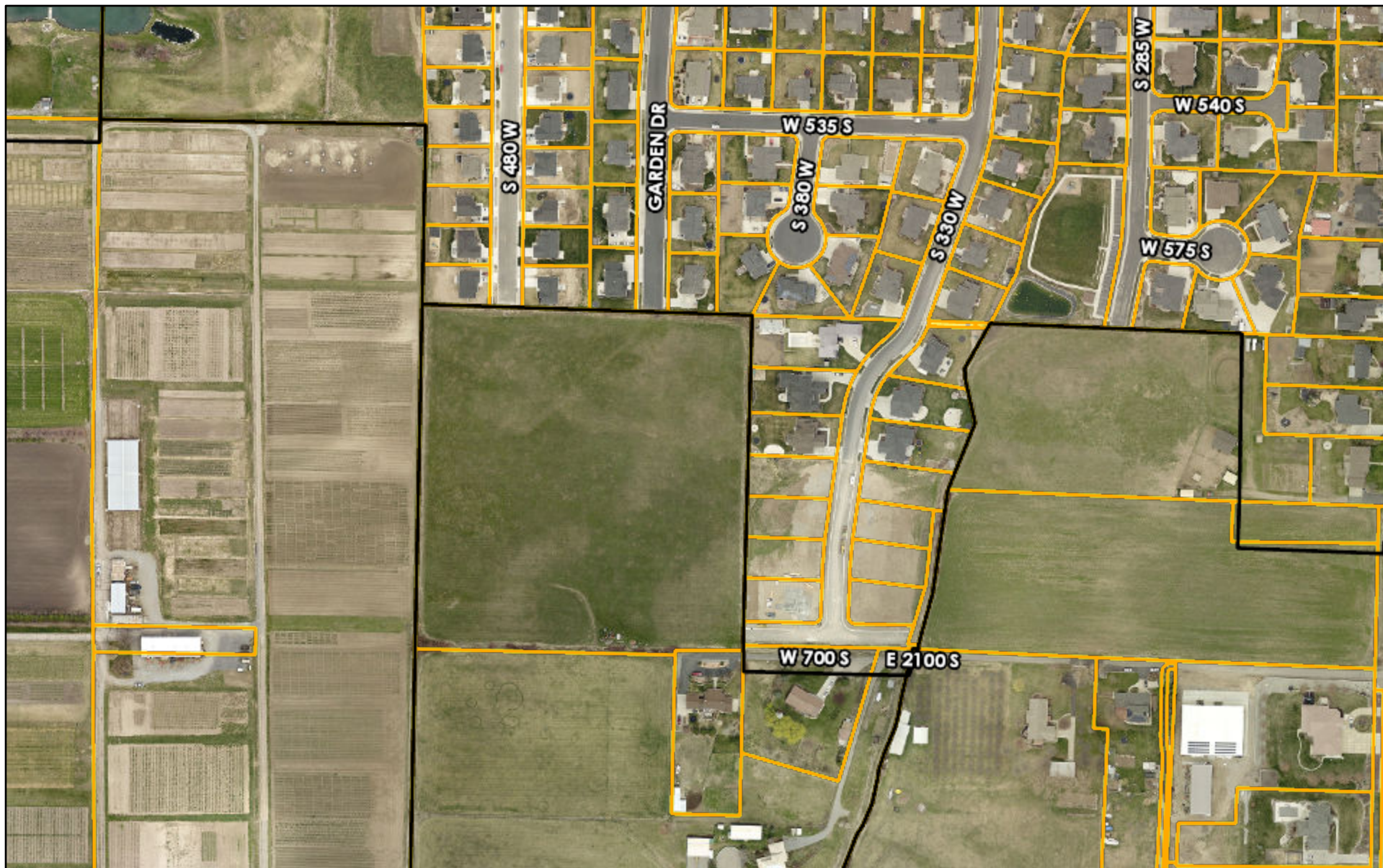
 Municipal Boundaries  Cache Parcels

 County Boundary



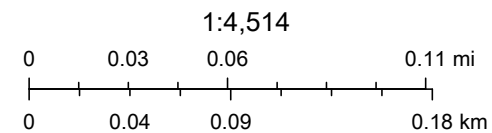
Web AppBuilder for ArcGIS

Parcel Map



12/28/2020, 7:18:45 AM

-  Municipal Boundaries  Cache Parcels
-  County Boundary



USDA FSA, GeoEye, Maxar

Web AppBuilder for ArcGIS

USDA FSA, Maxar | Copyright:© 2013 National Geographic Society, i-cubed | National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | USDA FSA, Maxar | Earthstar Geographics | Earthstar

FUTURE RE-ZONING
OF EXISTING DISTRICTS
& ANNEXED AREAS
OF THE
CITY OF PROVIDENCE
UTAH

SHEET 5-B OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: JAN. 23, 2020
PRINTED: FEB. 06, 2020
PROJECT NUMBER: 18004L1

LEGEND

PROVIDENCE CORPORATE LIMITS
NEIGHBORING CITY LIMITS
ZONING DISTRICT BOUNDARY *
PROPERTY LINE
SECTION CORNER

00-000-0000 PROPERTY TAX NUMBER

ZONING DISTRICTS *

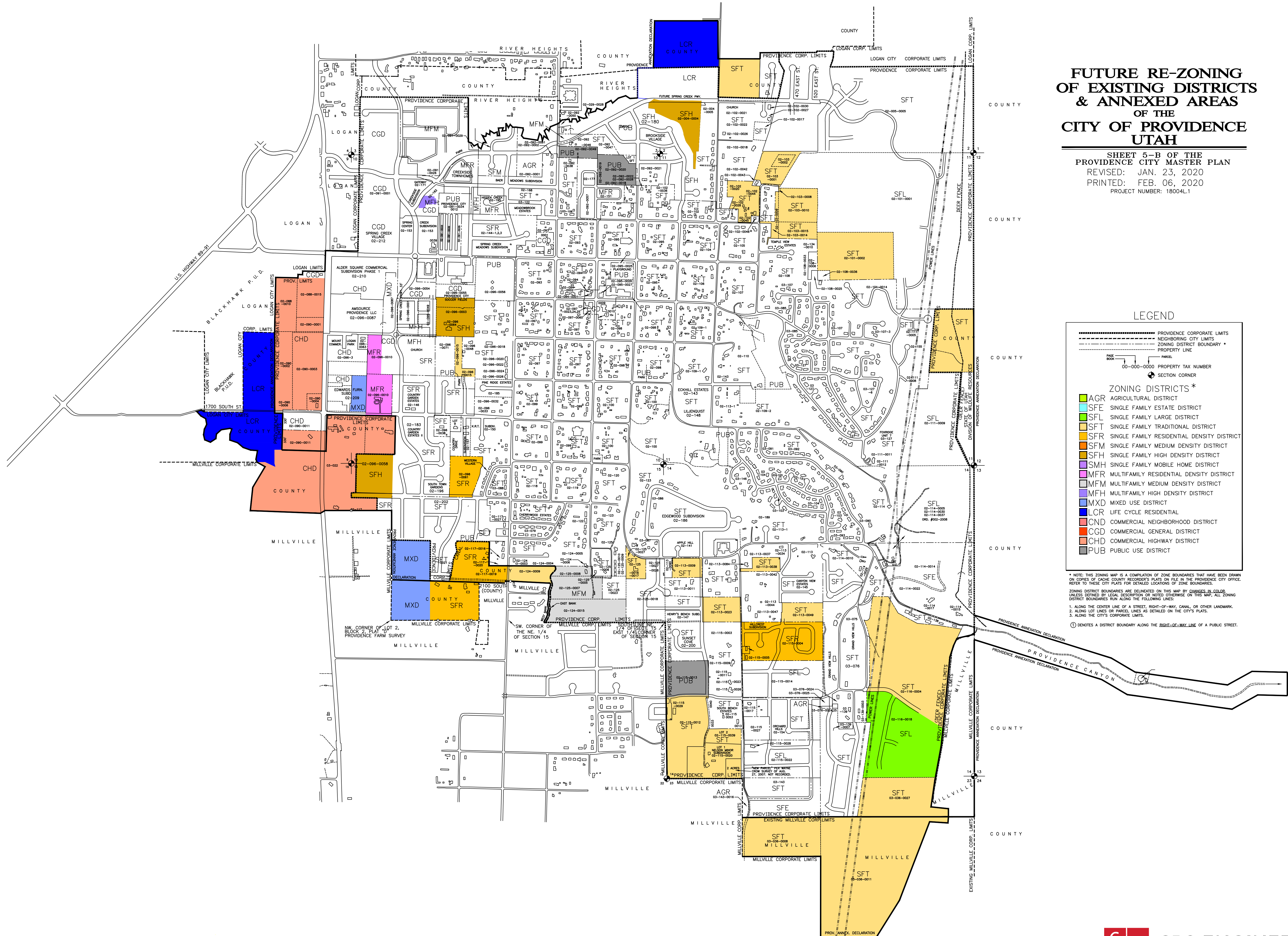
- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFL SINGLE FAMILY LARGE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
- MFH MULTIFAMILY HIGH DENSITY DISTRICT
- MXD MIXED USE DISTRICT
- LCR LIFE CYCLE RESIDENTIAL
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT
- CHD COMMERCIAL HIGHWAY DISTRICT
- PUB PUBLIC USE DISTRICT

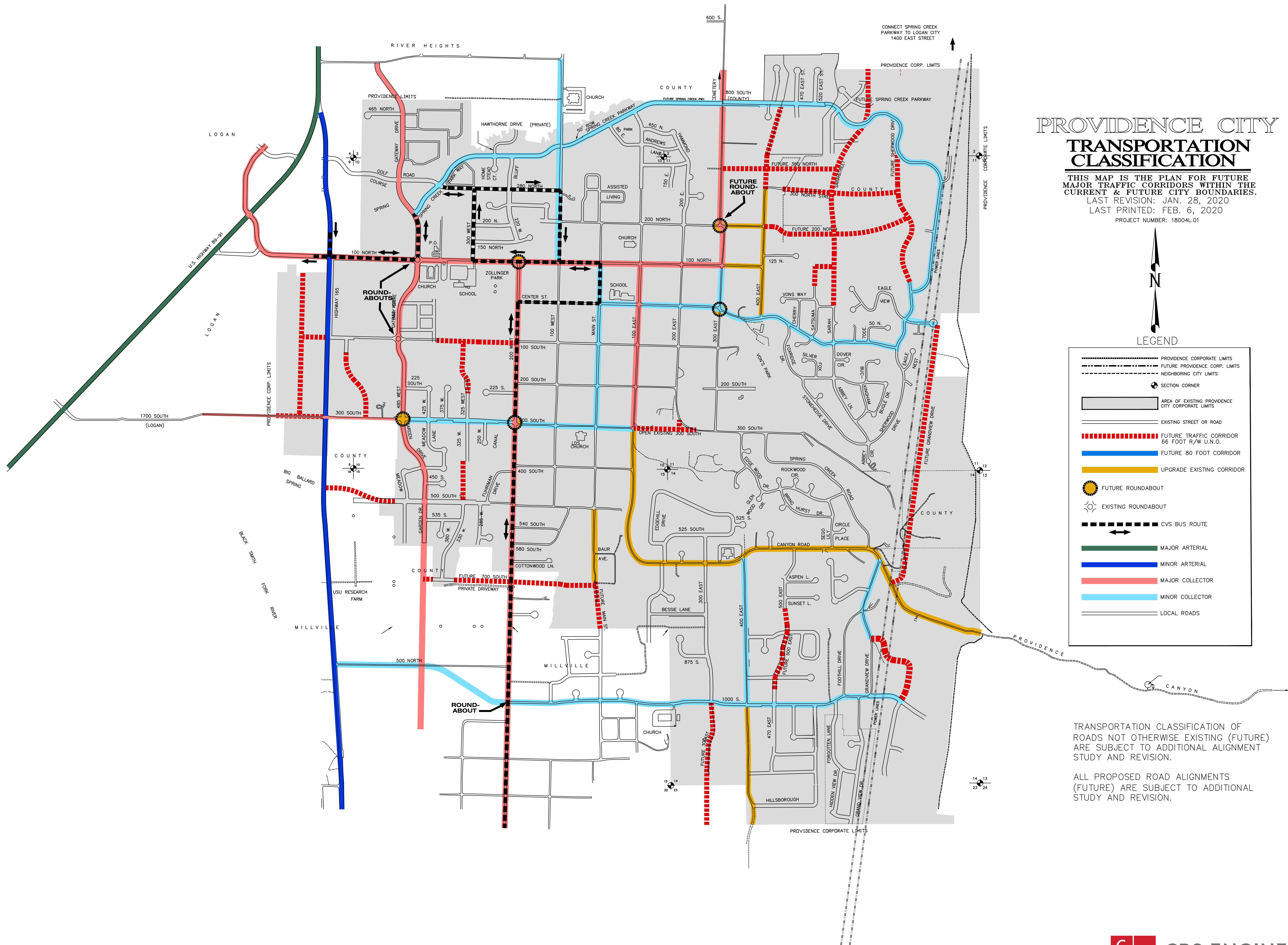
* NOTE: THIS ZONING MAP IS A COMPILED OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON COPIES OF CASH COUNTY RECORDER'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THESE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR. UNLESS DEFINED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THIS MAP, ALL ZONING DISTRICT BOUNDARIES RUN ALONG THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.
2. ALONG LOT LINES OR PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.





DEVELOPMENT STEPS SUMMARY – MIXED USE DISTRICT (MXD)

This is a summary of the steps and ordinances used in reviewing and approving MXD subdivisions and/or site development. **This list is not exhaustive**; for full details, please see Providence City General Plan 2020 (GP 2020) Providence City Code (PCC), Providence City Department of Public Works Standards and Specifications (Spec Book), and Utah Code (UCA), and any other relevant rules and/or codes.

The applicant is required 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.

Land Use Authority: Planning Commission (PC)

Review: Executive Staff (ESR)

GP 2020:

Providence City 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 use 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.

Submissions: Plans must be submitted in accordance with the zoning ordinance. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.

Purpose: The MXD is established to stimulate economic development by providing a unique planning environment that combines retail commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and sites design. The MXD includes a mixture of uses with no one land use type being a constant dominate or prevailing use. Residential development is required

(maximum density – 39 units/acre excluding ROW, infrastructure; infrastructure is defined to include rights-of-way, Public, & Recreation districts within the development; maximum building height 45-ft).

Allowed Uses: Uses are listed in PCC 10-6-1 Use Chart. Any uses not listed on the table in that section are not permitted. Any development in the MXD must include retail and residential uses; and may include office and/or commercial.

The variety of uses allowed in MXD are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development.

Standards: Standards for area, coverage, density, yard requirements, parking and screening for MXD uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function to the proposed MXD use(s). Design standards for commercial sites can be found in PCC 10-8-5. Design standards for attached and multi-family residential development can be found in PCC 10-8-9.

Usable open space shall be provided within the MXD with the amount and type of open space depending upon size, scale, and nature of the development.

MXD projects may utilize horizontal design or vertical design. When using horizontal design strategies, commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints. Vertical design strategies have commercial, office, and residential uses designed as a single project and constructed within the same building footprint. Vertical design promotes pedestrian oriented commercial and retail uses on the main level and residential uses on upper floors.

Design: The treatment of mass, materials, and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission.

Review & Approval: While city staff reviews plans as quickly as possible, Providence City has 30 days to review an application for completeness.

Step	Water Availability Requirement PCC 8-1-21	Subdivision PCC 11-3	Mixed Use PCC 10-4-4	Commercial Site PCC 10-8-5	Design Standards MF PCC 10-8-9
Step 1. ESR review		Concept Plan must include information indicating the	Prior to the Planning Commission taking	Conceptual site plan showing building footprint, travel ways, parking, drainage	General site plan showing approximate building locations,

Timeframe – generally 30 days		total acreage (including all property within the parcel(s) and all phases); lot and street layout; all non-developable sensitive areas and all potentially developable sensitive areas	action, plans must be submitted in accordance with the zoning ordinance. Conceptual site plan showing open space, standards for area, coverage, density yard requirements, parking and screening, and horizontal and/or vertical design.	facilities, connections to water & sewer mains, trails, lighting, and landscaping and garden elements.	proposed road layouts, proposed open space, general parking layouts, anticipated public & private amenities and their locations.
Step 2. ESR review; PC approval Timeframe – generally 30 – 60 days	Calculations for water requirement	Preliminary Plat shall be prepared in accordance with all the requirements of the City; shall include all proposed phases; and shall be certified by a licensed land surveyor.	Theme presentation & Preliminary site plan includes the general development plan, the treatment of building mass, materials and exterior appurtenances; list and area of uses; proposed common theme reflecting the heritage and community of Providence and traditional small town streetscapes.	Preliminary site plan includes, but not limited to: scale, building location, property lines, setbacks, abutting rights—of-way, parking layout, ADA parking & ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines, and appurtenances. Elevations, including color renderings of design concept or intent, site elements, and building facades. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including number of parking spaces)	Preliminary plat submittals shall consist of preliminary engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development. The preliminary landscaping plan shall consist of the general location and type of plants to be used as well as the preliminary calculations demonstrating that landscaping requirements have been met.
Step 3. ESR review PC approval Timeframe – generally 30 – 45 days	Dedication of water	Final Plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. Along with the final plat, a complete set of construction drawings, including the storm water pollution prevention plan and	Final site plan consisting of fully designed and engineered drawings & estimated costs, general development plan for architectural design and materials; buffers, fences, & walls; parking areas; signage; landscaping; service	Final site plan consisting of the fully designed and engineered drawings for the site, parking/parking lots, landscaping & cost estimates, and undeveloped area.	Final plat submittals shall consist of the fully designed and engineered drawings for the site plan, architectural plan, landscaping plans and parking plan for the project, with plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings

		the engineer's cost estimates shall be submitted	and loading areas; and general maintenance		which may be required as part of the subdivision of property.
Step 4. Development agreement ESR review City Council approval Timeframe – generally 14 – 30 days		The Developer shall enter into and sign an agreement with the City, which shall indicate a timetable for completion of the final improvements as listed in the preliminary and final plat.	Final general development plan. If the mixed use development is subdividing the general development plan can be combined with the development agreement.	See Mixed Use general development plan	See Mixed Use general development plan
Step 5. Recording		Once all documents are approved and signed, and bonding (if required) is in place, the developer takes them to the County Recorder's office for recording. If a final plat is not recorded within one (1) year of approval of the development agreement by the City Council, the plat shall be void.	If part of a subdivision, see Subdivision Step 5.	If part of a subdivision, see Subdivision Step 5.	If part of a subdivision, see Subdivision Step 5.
Step 6. Construction & Inspections		PCC 11-5-4. A pre-construction meeting will be held with the developer, general contractor for the development, and city staff prior to beginning construction in the development, including grading and trenching. The storm water NOI and SWPPP must be in place prior to the preconstruction meeting. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	Spec Book Pg. 9 The developer or contractor will contact the city to schedule a meeting prior to the commencement of work. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	A pre-construction meeting will be held with the developer, general contractor for the development, and city staff prior to beginning construction in the development, including grading and trenching. The storm water NOI and SWPPP must be in place prior to the preconstruction meeting. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	Spec Book Pg. 9 The developer or contractor will contact the city to schedule a meeting prior to the commencement of work. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)

10-4-4: **MIXED USE DISTRICT:**

- A. **Purpose:** The Mixed Use District is established to stimulate economic development by providing a unique planning environment that combines retail, commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and site. The MX District includes a mixture of uses with no one land use type being a constant dominate or prevailing use. However, residential development is required at a maximum of 39 dwelling units per acre.
- B. **Procedures:**
1. The Planning Commission shall be the land use authority for approval of all development proposals in the MX District. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.
 2. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.
 3. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.
- C. **Uses-Allowed:** Uses are listed in 10-6-1. Any uses not listed on a table in that section are not permitted. Any development in the MX District must include retail and residential uses; and may include office and/or commercial.
- D. **Development Standards:** The following provisions shall apply in a MX District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulation specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.
1. Open Space: Usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development as determined by the Planning Commission. Approved open space may include but is not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, and greenbelts. Open space shall be maintained by owners or the homeowners association. The design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.
 2. Standards for area, coverage, density, yard requirements, parking and screening for MX District uses shall be governed by the standards of the residential or commercial, zoning districts most similar in nature and function to the proposed MX District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.
 3. Horizontal Design. Mixed use projects can utilize horizontal design where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.
 4. Vertical Design. Vertical design mixed use uses design strategies where commercial, office, and residential uses are designed as a single project and constructed within the same building footprint. Vertical mixed use promotes pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors.
 - a. Mixed use projects utilizing vertical mixed use are eligible for a residential density bonus of up to 30% (39 units per acre) provided other applicable standards are met.

5. Maximum building height within the MX District shall be 45'. Building height is defined in Providence City Code 10-1-4.
- E. **Uses:** The variety of uses allowed in a MX District are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development.
- F. **Architectural Design and Materials:** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission. Requirements applicable to all buildings are stated below:
1. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular or pedestrian traffic and adjacent properties. Façade shifts shall be encouraged on structures with a width greater than 50 feet.
 2. Basic exterior construction materials shall be limited to no more than three types of materials per building and all buildings within the development shall possess a similar architectural theme. Building styles shall be compatible with existing buildings in the MX District.
 3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
 4. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
 5. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the MX District.
 6. The primary entrance to a building shall be located facing the public street. Entrances at a building corner that faces the street may be used to meet this requirement.
- G. **Buffers, Fences, and Walls:** The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.
1. Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.
 2. Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.
 3. Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.
 4. Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonable prevent the disruption of privacy.

- H. **Parking Areas:** Parking areas shall be considered as structures since they present a three dimensional

appearance when occupied.

1. Parking lots shall be located in the central portions of the development and not along streets so they can service a variety of buildings. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
 - a. Type of land use and structure.
 - b. Building height and configuration.
 - c. Relationship to other buildings both horizontally and vertically.
 - d. Natural land features such as slopes and vegetation.
 - e. Physical features such as rail lines, canals, and controlled ingress and egress.
 - f. Visibility from vehicular approaches and distant highways.
 - g. Parking locations are strongly encouraged on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street.
 - h. Cooperation among neighboring land owners and tenants to share parking for the public and/or employees is encouraged. The availability of shared parking may be used as a justification for the approval of development design and configuration proposals that would otherwise not be approved.
 2. Parking shall not occur adjacent to any public street except when:
 - a. It has been established that such a location is needed or justified by other site or building entrance orientation.
 - b. The use is restricted to visitors and/or key employees.
 - c. Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
 - d. A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required,
 3. Parking requirements will be considered as maximum parking requirements. Residential units will require at least one and a half spaces per unit. Non residential uses may consider the parking available on public streets as meeting the development requirements.
- I. **Signage:** Proper design and placement of signs and their lighting is critical and shall be compatible with structures and uses. Permitted signs within the MX District shall be in compliance with this code, except that off-premise signs or billboards shall not be permitted. Typical retail signage is designed upon a pedestrian scale located 8 – 12 feet above the sidewalk and placed on the store fronts.
- J. **Landscaping:** Landscaping shall comply with landscaping requirements in commercial Districts except as approved by the Planning Commission in the process of reviewing a MX District Development.
- K. **Service and Loading Areas:** Loading and refuse collections areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets. Streets shall not be used directly for loading, unloading, or refuse collection. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection. Loading and refuse collection areas shall be properly screened meeting standards stated herein.
- L. **General Maintenance:** An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, and parking lots (including surfacing and striping, signs, or other structures). The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair.

Mixed Use District – Uses (see PCC 10-6-1)					
A.	Residential Uses		B.	Accessory/Incidental Uses	
1	Single family, detached	P	1	Accessory building	P
2	Single family, attached	P	2	Accessory apartment unit	
3	Dwelling, two family	P	3	Accessory dwelling unit	P
4	Dwelling, three family	P	4	Accessory farm building	
5	Dwelling, four family	P	5	Off street parking incidental to main use	P
6	Dwelling, multi-family	P	6	Private swimming pool	P
7	Manufactured/modular	P			
8	Mobile/trailer home		C.	Governmental/Institutional/Special Services	
10	Cluster development	C	1	Church	
11	Inner block development	C	2	Ministers, rabbis, priests, and other similar ordained religious work	
12	Planned Unit Development	C	3	Community center	
13	Bed & Breakfast	C	4	Day care nursery	C
14	Hotel/motel	C	5	Preschool	C
15	Lodging house	C	6	Public Park	P
16	Residence for persons with disabilities	C		Private Lessons / public facility	
17	Residential facility for the aged	C	7	Public School (OM 020-2004)	
			8	Public building	P

D.	Utility and Related Service		E.	Professional Services	
1	Electric substation		1	Business office, medium impact	P
2	Electric power plant		2	Business office, low impact	P
3	Fire station		3	Business office, general	P
4	Gas meter station		4	Clinic, dental	P
5	Irrigation supply	P	5	Clinic, medical	P
6	Utility distribution lines	P	6	Clinical Social Worker	P
7	Radio/TV/cellular tower		7	Office for single physician, dentist, or chiropractor	P
8	Sewage/water pumping station	P	8	Licensed professional	P
9	Telephone utilities	P	9	Mortuary	P
10	Public utilities, other	P	10	Optical shop	P
11	Utility shop, storage and bldgs	P	11	Pharmacy	P
12	Water treatment plant	P	12	Private school, teaching, tutoring(1 or 2 students at a time)	
13	Water well reservoir or storage tank	P	13	Private school, teaching	P
			14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	
			15	Studio: Art, Dance, Drama, Photography, etc and tutoring	P
			16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	
			17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	
			18	Veterinarian^^	P

F.	Retail/Related Uses		G.	Commercial/Related Uses	
1	Adult oriented business		1	Auto Sales – New & Used (OM 016-2004 05/11/04)	
2	Food preparation, catering, etc	P	2	Auto Sales –Used (OM 016-2004 05/11/04)	
3	Bakery/Confectionery sales	P	3	Auto wash	
4	Barber/beauty shop	P	4	Bank/financial	P
5	Book/Stationery Store	P	5	^^^Nondepository Financial Institutions	
6	Computer Store	P	6	Building materials	
7	Department store	P	7	Dance hall	
8	Florist Store	P	8	Gasoline/petroleum storage (not bulk)	
9	Furniture Store	P	9	Gasoline sales/service	
10	Specialty Store/Shop		10	Fitness Center Commercial (Gym)	P
11	Grocery store	P	11	Convenience store	
12	Hardware store	P	12	Night club	
13	Home & Garden store	P	13	Print shop/sales	P
14	Laundry/dry cleaning store	P	14	Recreation/Entertainment	
15	Laundry services		15	Research facilities	
16	Liquor store (OM 015-2004)	P	16	Theater	P
17	Music Store	P	17	Vehicle storage	
	Paint Store	P			
18	Pet Grooming	P			
19	Pet Store	P			
20	Restaurant/fast food	P			
21	Shoe repair	P			
22	Small appliance repair	C			
23	Variety Store	P			
24	Commercial complex	P			
25	Shopping center	P			
26	Tire sales, retail (OM 001-002, 02/27/01)				
27	Yard sales on an occasional basis				

H.	Industry and Manufacturing		I.	Agriculture and Related Uses	
1	Auto repair	C	1	Beekeeping 4 or less colonies	P^ ^
2	Paint and body shop		1A	Beekeeping More than 4 colonies	C^ ^
3	Bldg maintenance & repair services		2	Breeding or raising animals for sale, food, pleasure, or profit	
4	Cabinet Shop		3	Keeping dogs, cats, fish, or exotic caged birds	P
5	Counter top shop		4	Commercial crop production	
6	Clothing Manufacturer		5	Dairy business	
7	Furniture Manufacturer		6	Feed lot	
8	General contractor yard		7	Gardens and orchards for home use	P
9	Landscape services		8	Ranch/farm production and operation	
10	Yard/lawn/snow removal maintenance		9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	
11	HVAC shop/sales		10	Gasoline/petroleum storage (not bulk)	
12	Ice cream plant				

13	Lumber yard				
14	Paint Shop				
15	Welding/machine Shop				
16	Wholesale outlet/storage and sales				
17	Light Manufacturing				
18	Motorcycle, Snowmobile, ATV, etc repair				

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.