

Providence City
Administrative Land Use Authority (ALUA)
Agenda – January 13, 2021 – 2:30 PM

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

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

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a home located at 152 E. 520 N., Providence, UT.

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a home located at 528 N. 275 E., Providence, UT.

Agenda posted on January 12, 2020



Diane Campbell

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

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: January 13, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 152 E. 520 N., Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 152 E. 520 N.,
Providence UT (Lot 1)

Parcel ID #: 02-301-0001

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received January 5, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 7, 2021.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional Use Permit Required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW), Hazard Earthquake Primary Fault (HE), or Hazard Wildfire (WF), shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
3. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. This parcel is in a Hazard Water Table area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

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

3. This conditional use is for the residence only as shown on the site plan date stamped January 5, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City.

Initial JW Name Jessica Williamson

Date 1/4/21

SUBMITTAL REQUIREMENTS

Staff Check

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 152 E 520 N Parcel Tax I.D. 02-301-0001
Zone _____ Height 35' 11" Initial JW
Setbacks (front yard) 21' (side yard) 8' 6" & (rear yard) 21' 2" Initial JW
7' 6"

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

Jessica Williamson
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

1/4/21
Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 1/4/21

Required Submittals

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Jessica Williamson/VHD LLC Initial JW

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

*May not apply in all cases

Applicant Information

Name: VHD LLC

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

Telephone: 435-752-1480 Email: jessica@visionaryhomes.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Do the plans include an Accessory Apartment Unit (circle):

Yes

No

Is this an Accessory Dwelling Unit (circle):

Yes

No

Project InformationAddress: 152 E 520 NSubdivision: Vineyard Parcel Tax ID: 02-301-0001

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

3,185 Initial JWZone _____ Height 35' 11" Initial JWSetbacks (front yard) 21' (side yard) 8' 6" & (rear yard) 21' 2" Initial JW**Contractor Information** 7' 6"Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations.

Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.

Initial JW Name Jessica Williamson/VHD LLC

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

Initial JW

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All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Jessica Williamson
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

1/4/21
Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

- a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

- a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

By signing below, I state that I have read and agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson Jessica Williamson/VHD LLC
Signature Printed Name On Behalf Of

1/4/21
Date

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

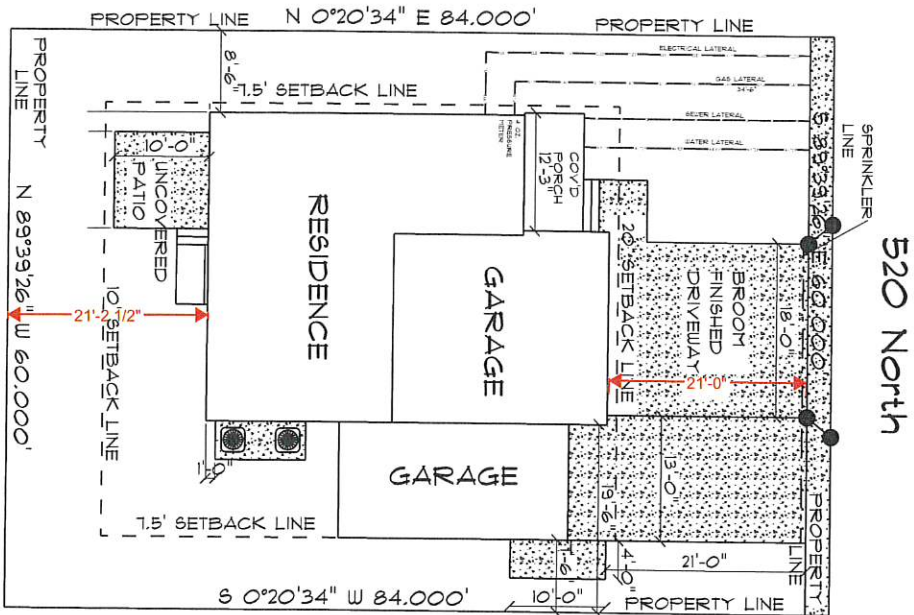
Vineyard Subdivision
Phase 1, Lot 1, 5,227 SF
Parcel: 02-301-0001

152 East 520 North
Providence, Utah 84332

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

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 44,000 BTU

TOTAL BTU LOAD - 84,000 BTU





Public Works Infrastructure Inspection

Project Address: 152 E 520 N Providence (Vineyard lot 1)

Contact Name: Jessica Williamson

Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use		
Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	SWPPP Completed: Yes No N/A	
NOI Needed: Yes No	NOI UTR: _____	NOI Issued To: _____
Inspection Completed by <u>[Signature]</u>		Date <u>1.7.21</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

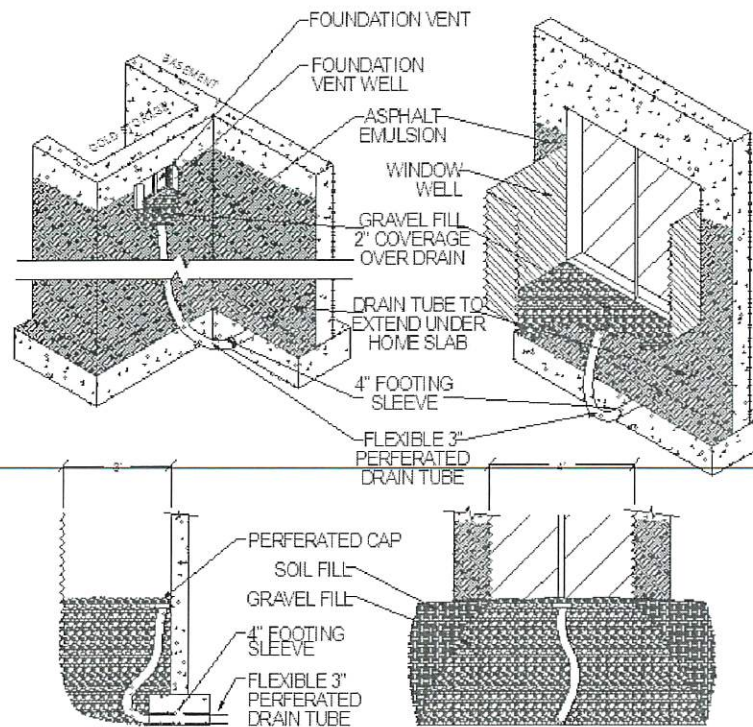
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9

WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.



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

Plan current up to:
Addendum 3

Proj: VINEYARD 01
Client: Lundberg Residence

MADISON II

FRONT & REAR ELEVATIONS

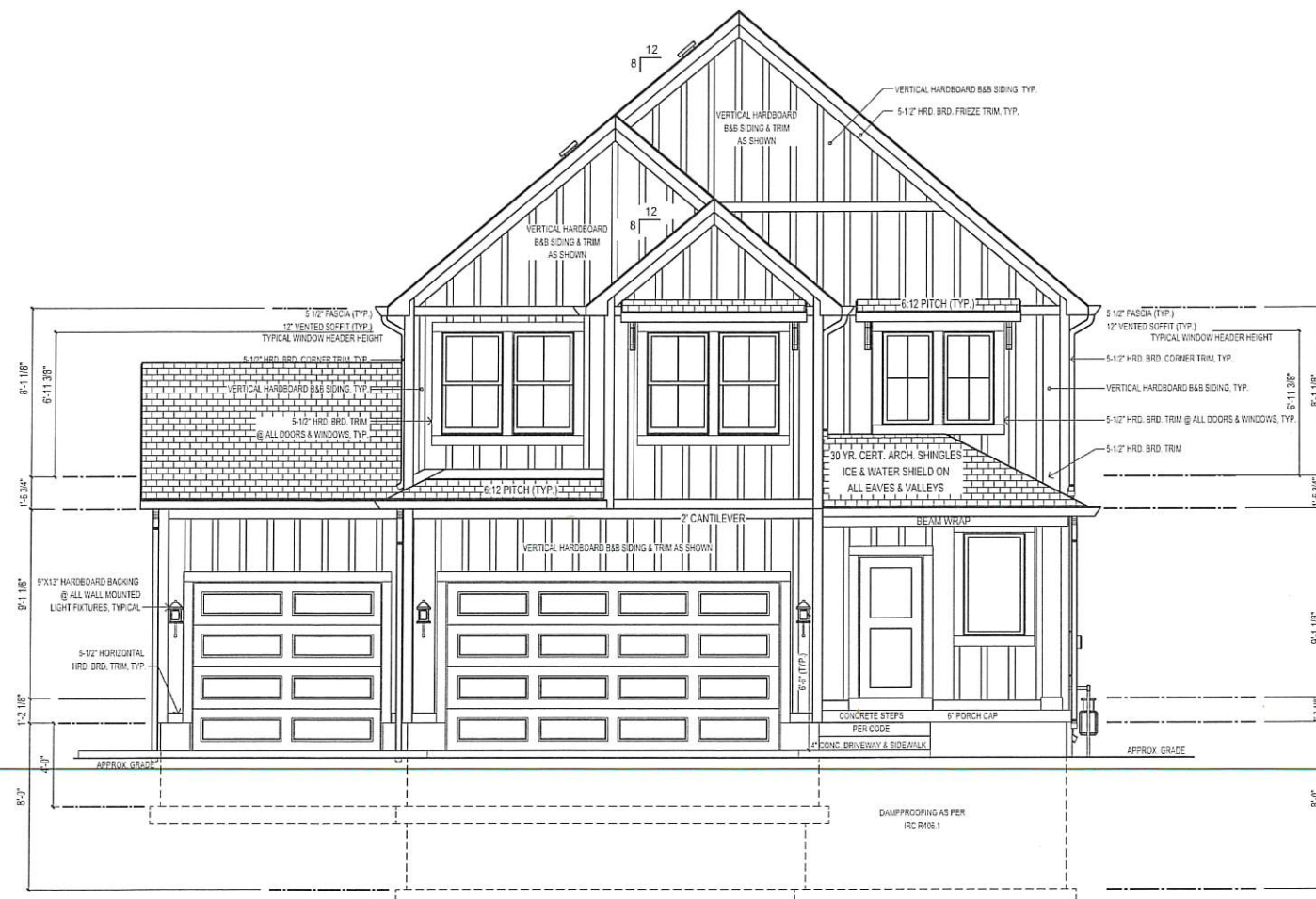
Date: 12/18/2020

Drawn By: L PARRY
Checked by: Z NIEMANN

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

SHEET:

2



FRONT ELEVATION



REAR ELEVATION

MADISON II
RIGHT & LEFT ELEVATIONS

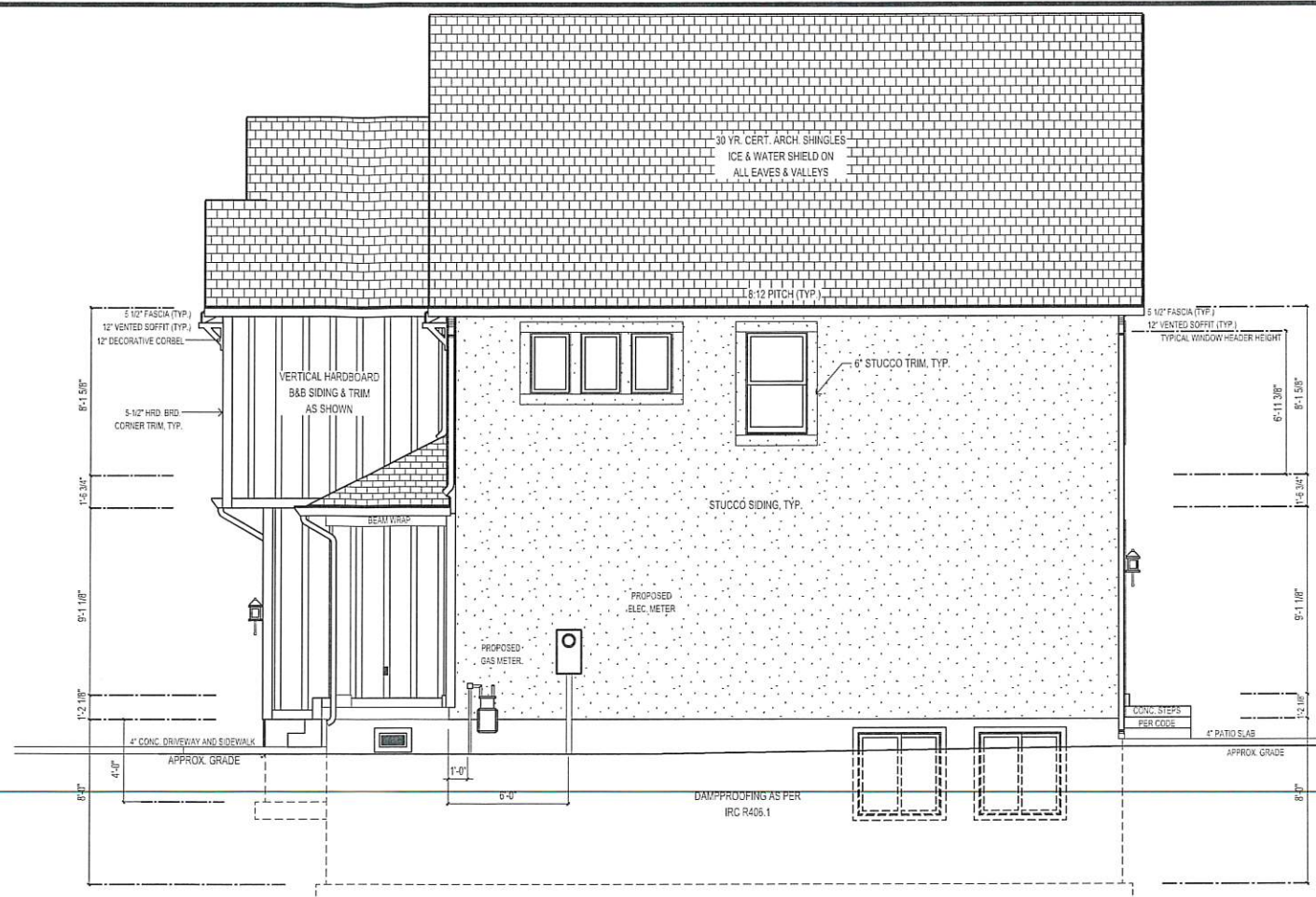
Date: 12/18/2020

Drawn By: L PARRY
Checked by: Z NIEMANN

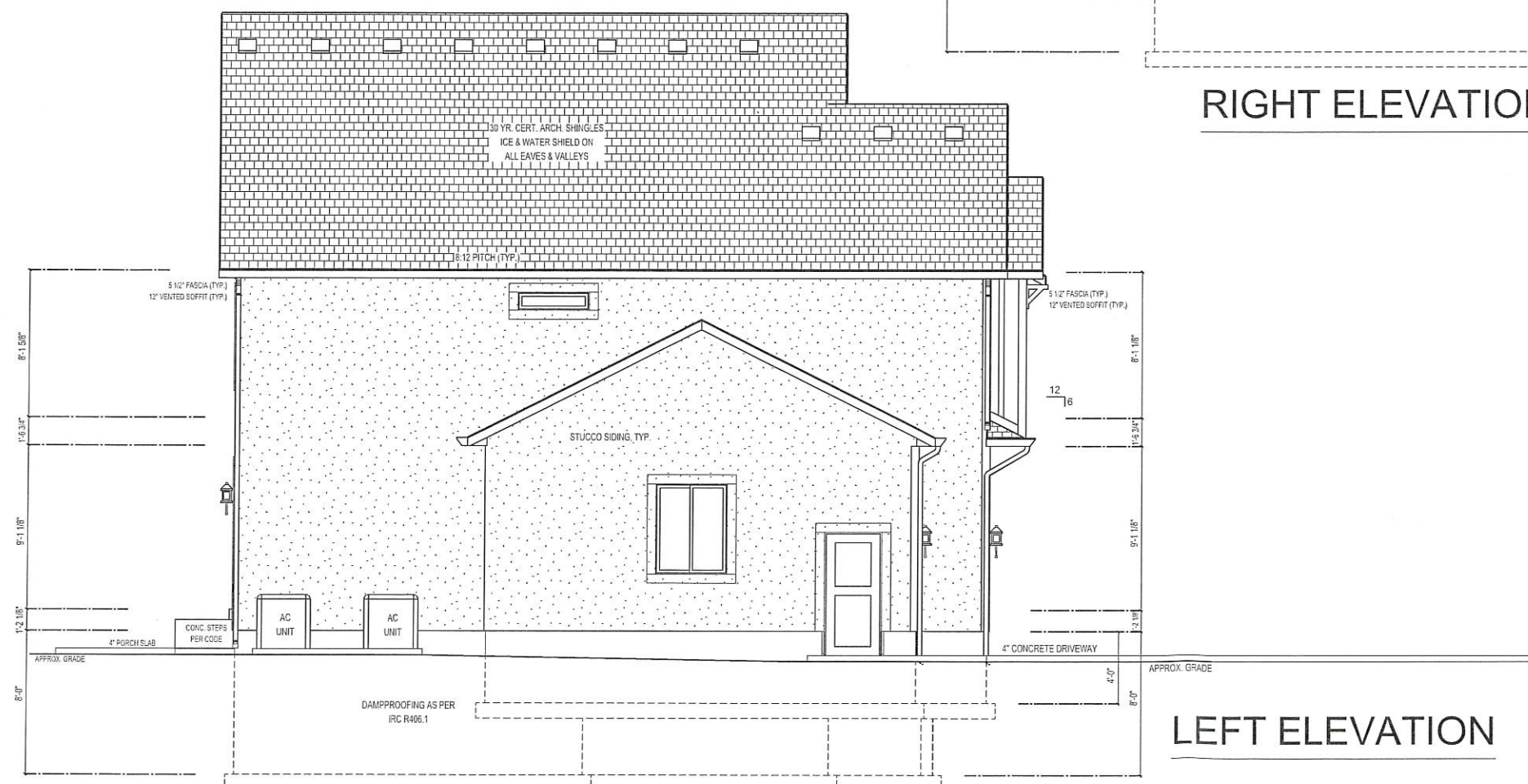
SCALE: 1/4" = 1'-0"

SHEET:

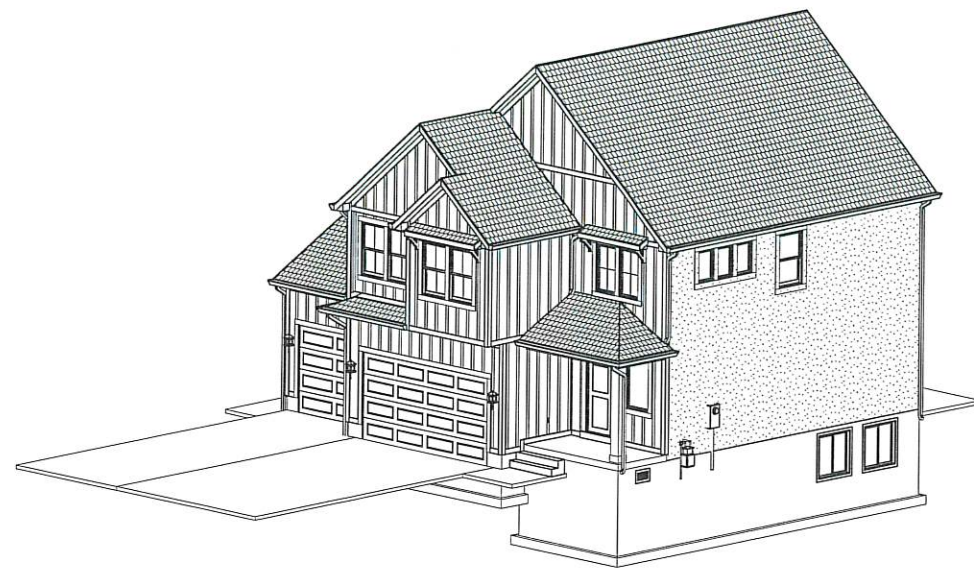
3



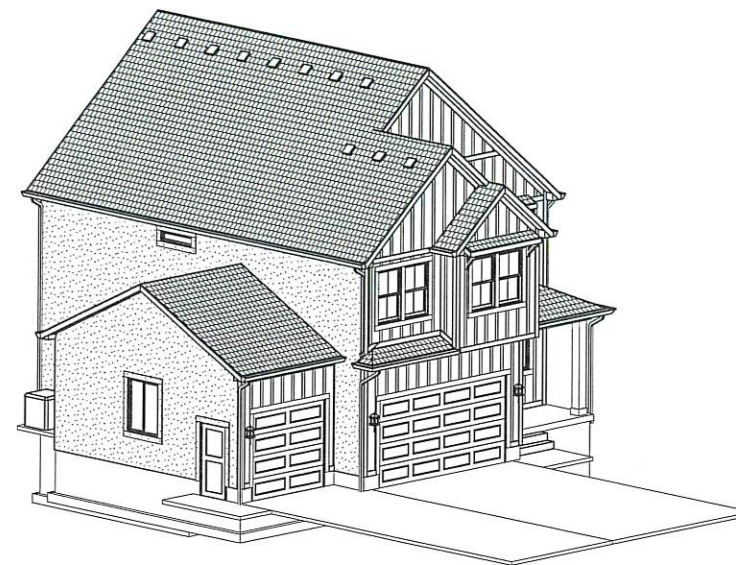
RIGHT ELEVATION



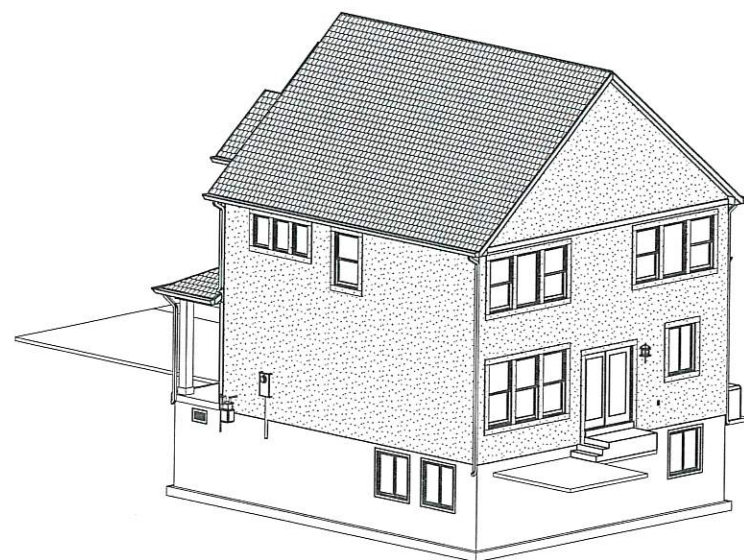
LEFT ELEVATION



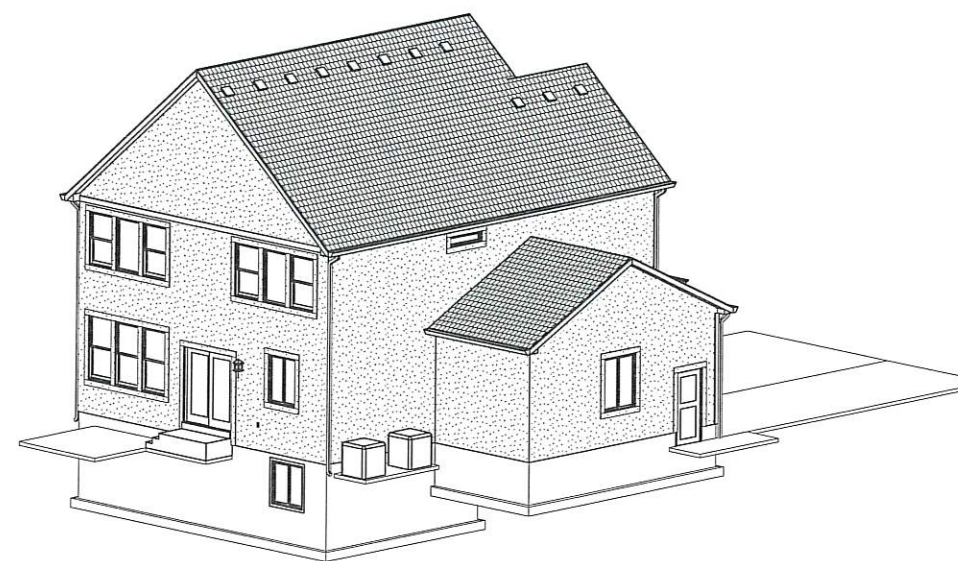
FRONT RIGHT ELEVATION



FRONT LEFT ELEVATION



REAR RIGHT ELEVATION



REAR LEFT ELEVATION



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

Plan current up to:
Addendum 3

Proj: VINEYARD 01
Client: Lundberg Residence

MADISON II

PERSPECTIVE VIEWS

Date: 12/18/2020

Drawn By: L PARRY
Checked by: Z NIEMANN

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

SHEET:

4

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: January 13, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 528 N. 275 E., Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 528 N. 275 E.,
Providence UT (Lot 67)

Parcel ID #: 02-301-0067

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received January 5, 2021; application contained:

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2. Payment of \$100 application fee

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 7, 2021.

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CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. This parcel is in a Hazard Water Table area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

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

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DRAFT



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial JW Name Jessica Williamson

Date 1/4/21

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of ALL submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 528 N 275 E Parcel Tax I.D. 02-301-000161
Zone _____ Height 25' 10" Initial JW
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17' 1"

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

Jessica Williamson Jessica Williamson/VHD LLC 1/4/21
Signature of Applicant Printed Name Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 1/4/21

Required Submittals

Please Note: City Staff will **NOT** accept the application and fee payment if they are incomplete. Incomplete applications will **NOT** be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Jessica Williamson/VHD LLC Initial JW

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

*May not apply in all cases

Applicant Information

Name: VHD LLC

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

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Do the plans include an Accessory Apartment Unit (circle):

Yes

No

Is this an Accessory Dwelling Unit (circle):

Yes

No

Project InformationAddress: 528 N 275 ESubdivision: Vineyard Parcel Tax ID: 02-301-0067

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

2,034 Initial JWZone _____ Height 25' 10" Initial JWSetbacks (front yard) 20' 9" (side yard) 14' 6" & (rear yard) 26' 1" Initial JW**Contractor Information** 17' 1"Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations.

Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances.

Initial JW Name Jessica Williamson/VHD LLC

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Jessica Williamson
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

1/4/21
Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

- a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

- a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

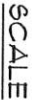
By signing below, I state that I have read and agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson Jessica Williamson/VHD LLC
Signature Printed Name On Behalf Of

1/4/21
Date

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

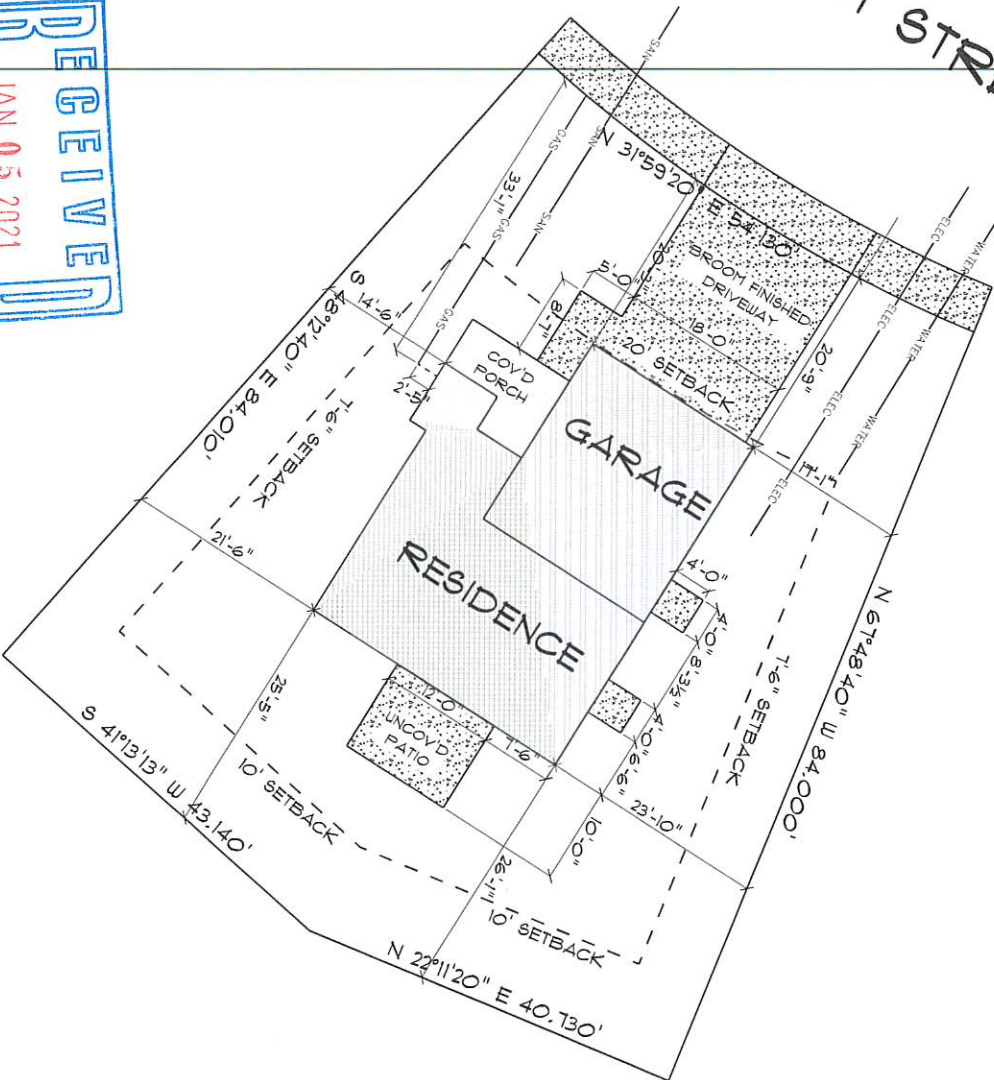
528 North 275 East
Providence 84332
Vinyard Subdivision
Phase #2, Lot #67, 5,867 SF
Parcel #02-301-0067



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

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU
3. Oven/Range - 60,000 BTU
4. Future Fireplace - 20,000 BTU

275 EAST STREET





Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

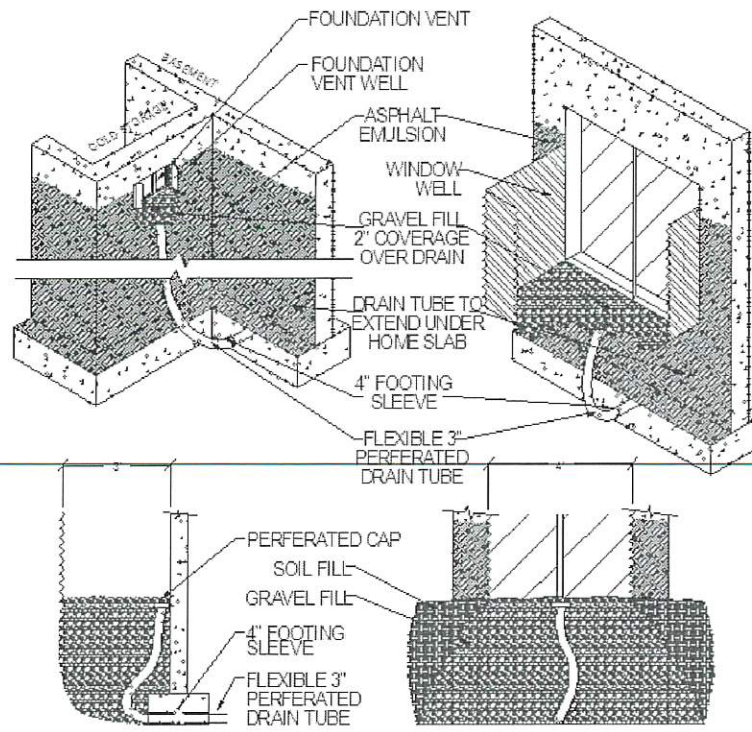
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9

WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.



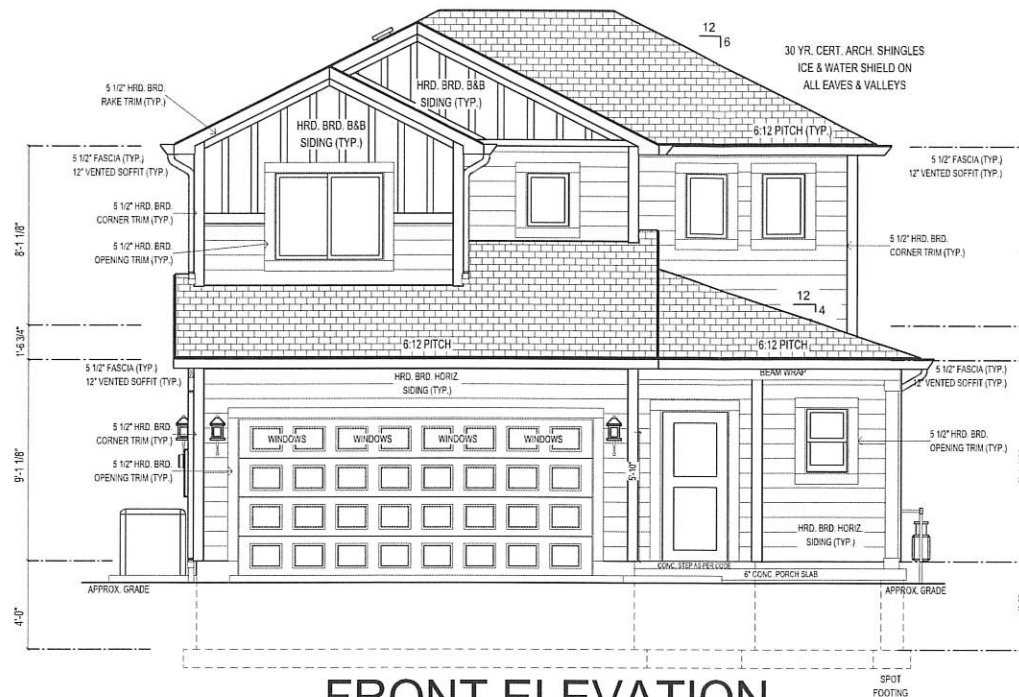
Public Works Infrastructure Inspection

Project Address: 528 N 275 E Providence (Vineyard lot 67)

Contact Name: Jessica Williamson

Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use		
Fire Hydrants: Location Flow		
SWPPP Needed: Yes No		SWPPP Completed: Yes No N/A
NOI Needed: Yes No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <u>R. K. B.</u>		Date <u>1.7.21</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



FRONT ELEVATION



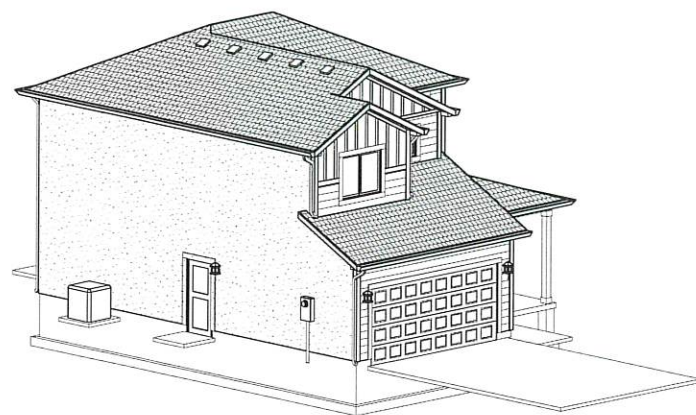
REAR ELEVATION



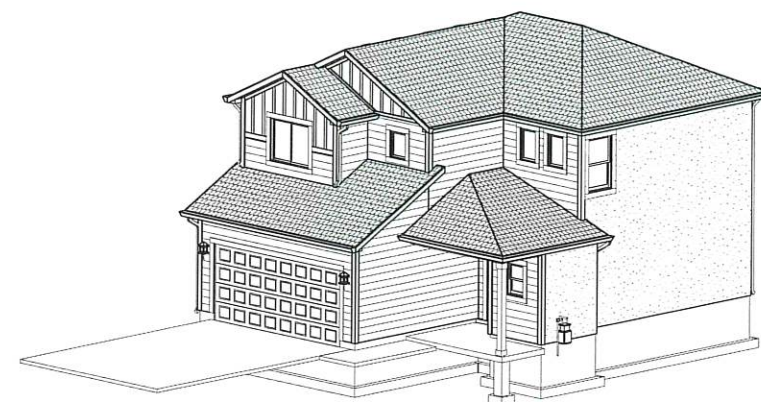
© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com
Plan current up to:
Addendum #3
Proj: Vinyard 67
Client: Baker

STONEBROOK
FRONT & REAR
ELEVATION

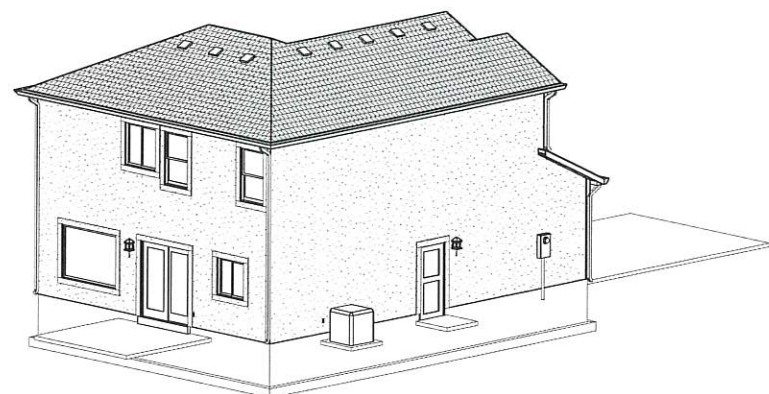
Date: 01/04/2021
Drawn By: T. Schiffman
Checked by: M. Shelton
SCALE: 1/4" = 1'-0"
SHEET:
02



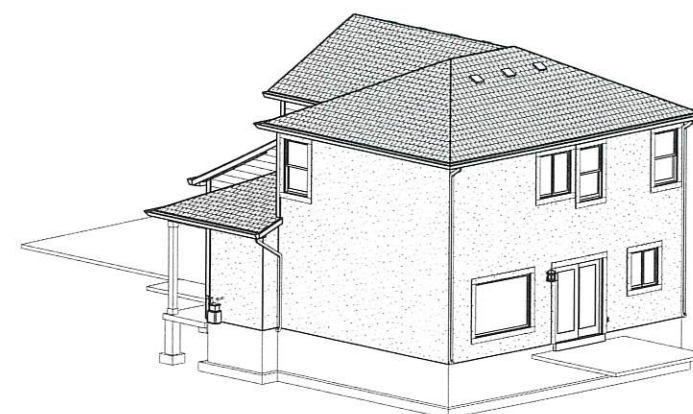
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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

buildwithvisionary.com

Plan current up to:
Addendum #3

Proj: Vinyard 67
Client: Baker

STONEBROOK

PERSPECTIVE VIEWS

Date: 01/04/2021

Drawn By: T.Schiffman
Checked by: M.Shelton

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

SHEET:

04