Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 13, 2021 6:00 p.m.

Members of the Planning Commission will 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 30, 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. Preliminary Plat: The Planning Commission will consider and may vote on a preliminary plat for Providence City-Center Subdivision, a 4-lot (with a remainder parcel) mixed use development containing 3 retail/commercial buildings and 7 residential buildings with a combined total of 54 multi-family dwelling units, located in the general area of 95 South Gateway Drive.
Item No. 2. Preliminary Plat: The Planning Commission will consider and may vote on a preliminary plat for North Providence Gateway Subdivision, a single-family attached [townhome] development containing 6 residential buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive.
Study Items(s):
Item No. 1. Affordable Housing Discussion. Val Potter, former member of the Utah House of Representatives and the Commission on Housing Affordability will discuss affordable housing.
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.
Item No. 3 City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 12 Accessory Apartment Units and Chapter 13 Accessory Dwelling Units.

Agenda posted by S Bankhead on January 11, 2021

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 30, 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
Attendance: Kathleen Alder, Laura Banda, Joe Chambers (voting alternate), Michael Fortune, Brian Marble (non-voting alternate) Robert Perry
Absent: Rowan Cecil
Pledge of Allegiance: Laura Banda

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for December 9, 2020.
Motion to approve the minutes of the December 9 Planning Commission meeting: — R Perry, second — L Banda
Vote:
Yea: K Alder, L Banda, J Chambers, M Fortune, R Perry
Nay:
Abstained:
Absent: R Cecil

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- No public comments

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.

- Nic Porter of the developer discussed access for emergency vehicles.
- The conditions in the staff report were discussed.

Motion to approve the final plat for Ballard Springs Subdivision, a 39-lot residential planned unit development including the findings of fact, conclusions of law, and conditions: — R Perry, second — J Chambers

- L Banda noted that the parcel number on the staff report (page 1) is missing a 0. It should be 02-096-0058.
- S Bankhead noted that there is a correction on page 3, first line. It should say missing, not mossing.
- S Bankhead asked if the Commission would like the staff to follow up on the conditions or if the Commission would like to follow up. K Alder said that the staff should follow up on it.

Vote:
Yea: K Alder, L Banda, J Chambers, M Fortune, R Perry
Nay:
Abstained:
Absent: R Cecil

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.

DRAFT

- Michael Jewell, Joe Rinderknecht, and Max Fletcher joined the meeting by video. M Jewell discussed the property and the Mixed Use (MXD) zone that has been assigned to it by Providence City's Future Re-Zoning of Existing Districts and Annexed Areas map.
- M Jewell proposed that the retail portion could be reserved for future construction. M Jewell and K Alder discussed other options such as a Single Family High or a multifamily zone. The need for affordable housing in the city was discussed. The difficulty of putting retail on this parcel was discussed. The future road situation was discussed.
- S Bankhead and M Jewell discussed the "common theme" requirement in PCC 10-4-4(F).
- The annexation process was discussed.
- B Marble said that the citizens he has talked to are against the type of multi-family housing that has been built on 100 South.

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.

- S Bankhead reviewed the ordinance.
- The Commission discussed the characteristics of the Mixed Use zone and whether there should be a Mixed Use zone.
- The Commission discussed areas where mixed use is and is not appropriate.
- Parking was discussed.

Other Discussion:

- The commission discussed having a presentation at the next meeting about affordable housing and accessory dwelling units.

Motion to adjourn*: *— M Fortune, second — R Perry
Vote:
Yea: K Alder, L Banda, M Fortune, B Marble, R Perry
Nay:
Abstained:
Absent: R Cecil
Meeting adjourned at approximately 7:55 PM
Minutes prepared by Jesse Bardsley

_____ _____
Kathleen Alder, Chair Skarlet Bankhead, City Recorder

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Study Items(s):
Item No. 1. Affordable Housing Discussion. Val Potter, former member of the Utah House of Representatives and the Commission on Housing Affordability will discuss affordable housing.

Administrative Action Item(s):
Item No. 1. Preliminary Plat: The Planning Commission will consider and may vote on a preliminary plat for Providence City-Center Subdivision, a 4-lot (with a remainder parcel) mixed use development containing 3 retail/commercial buildings and 7 residential buildings with a combined total of 54 multi-family dwelling units, located in the general area of 95 South Gateway Drive.

PROVIDENCE CITY
Preliminary Plat & Mixed Use Analysis

Prepared by: S Bankhead	**Date**: 01/06/2021	
Development Name: Providence City Center	**Applicant**: David Knight / DLK Enterprises	**Agent**: NA
Parcel ID: 02-096-0087	**Property Address**: Not assigned General area: 95 S Gateway Drive	**Date application received**: 12/11/2020 Review of Plan dated 12/07/2020

Acres:				**Building Uses %**		
Density (max units/acre): PCC		**Density (project units/acre):**		**Residential**	**Retail**	**Office Etc.**
Vertical: 39	Horizontal: 30	Vertical: NA	Horizontal: 23.6 See Multi-Family/Engineering Plan Sheet 2 Note 12	60	20	20

Abbreviations & Background Information:

1. Providence City Code: PCC
2. Utah Code Annotated: UCA
3. Mixed Use District: MXD
4. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1)
5. Uses-Allowed (PCC: 10-6-1 Use Chart)
6. 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. (PCC 10-4-4:E)
7. The developer provided the following summary:

PROVIDENCE CITY CENTER PROJECT SUMMARY

USE TYPE	# UNITS/BLDGS	SF PER UNIT/BLDG	GROSS RETAIL SF	COMMERCIAL SF	GROSS RESIDENTIAL SF
TOWNHOMES	54	1,250			67,500
BUILDING #1	1	18,788	6,490	6,490	
BUILDING #2	1	11,698	5,849	5,849	
BUILDING #3	1	22,064	10,450	10,450	
		AREA (SF)	% OF TOTAL		
TOTAL RETAIL		22,789	20.2%		
GROSS COMMERCIAL		22,789	20.2%		
GROSS RESIDENTIAL		67,500	59.7%		
TOTAL ALL TYPES		113,078			

LAND USE SUMMARY		
TYPE	SF	%
BUILDING	54,109	26%
LANDSCAPING/OPEN SPACE	68,973	33%
PARKING	87,040	41%
TOTAL AREA:	210,122	100%

PARKING SUMMARY			
TYPE	DESCRIPTION	TOTAL STALLS	
TOWNHOMES	2 PER UNIT IN GARAGE PLUS 0.25 GUEST STALLS PER UNIT	122	
RETAIL PARKING	1 STALL PER 250 SF	91	
COMMERCIAL PARKING	1 STALL PER 250 SF	91	Includes 18 stalls on Gateway Drive per 10-4-4-H-3

FINDINGS OF FACT:

General Land Use Authority (UCA 10-9a-102)

A municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and

development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

(a) uses; (b) density; (c) open spaces; (d) structures; (e) buildings; (f) energy efficiency; (g) light and air; (h) air quality; (i) transportation and public or alternative transportation; (j) infrastructure; (k) street and building orientation; (l) width requirements; (m) public facilities; (n) fundamental fairness in land use regulation; and (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

Cache County GIS Parcel Summary

The GIS Parcel Summary indicates the following areas that may require further analysis:

1. Liquefaction

Providence City General Plan 2020

- **Vision**:

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

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

FINDINGS OF FACT:

This review used the following resources:

1. 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. PCC 2-4-1 establishes the Planning Commission as the land use authority for all subdivisions.
3. PCC 10-4-4 established the Planning Commission as the land use authority for mixed use development.
4. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the preliminary plat.
5. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
6. PCC 11-3-2: Preliminary Plat list the requirements for a preliminary plat.
7. PCC 10-4-4 lists the requirements for developments in the mixed use district
8. PCC 10-8-5 lists the requirements for commercial sites.
9. PCC 10-8-9 lists the requirements for attached and multi-family residential development.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The Planning Commission is the appropriate land use authority.
3. The development is consistent with the General Plan map for zoning. The plat as drawn does not provide for additional recreation facilities, nor does it provide for access throughout the development. A townhome occupant must enter either 100 N or Gateway Dr. to access Alder Square by vehicle; this is a change from the concept plan.
4. The application for dedication of water showing that with either dedication of water or payment-in-lieu there will be sufficient water rights, storage, and capacity to meet present and future needs of the development, was not included.
5. The red comments in the following items need additional information or clarification.

PCC 11-3-2 Preliminary Plat:

1. Drawing Requirements: The title block of the preliminary plat shall include the following:
   - ✓ The proposed name of the development.
   - ✓ The section, township and range of the development.
   - ✓ The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
   - ✓ Scale of drawing and north arrow.
2. Existing Conditions: The preliminary plat shall also show:
   - ✓ The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor.
   - ✓ Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
   - ✓ The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
   - ✓ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
   - ✓ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
   - ✓ Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
   - ✓ By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
   - ✓ A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)
3. Proposed Conditions: The preliminary plat shall also show;
   - ✓ The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
   - ☐ The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development. See Engineering comments.
   - ☐ The layout, numbers, hazard setback, and typical dimensions of lots and square footage. Plan notes refer to townhomes; however, the individual units are not labeled as independent lots. Townhomes are attached single-family residences owned independently.
     This plat does not provide for independent ownership; the structures are considered multiple-family dwellings by definition in PCC 10-1-4 Dwelling, Multiple-Family
   - ☐ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development.
   - ✓ Written statement by the design engineer verifying that all lots have an adequate buildable envelope with regards to hazardous slope, building, water, zoning setbacks, etc. Easements for water, sewer, drainage, utility lines and other utilities.
   - ☐ Typical street cross-sections and preliminary street grades if required. NA
   - ☐ Copies of any agreements with adjacent property owners relevant to the proposed development. See Engineering comments.
   - ☐ Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.

Plan Note 9 indicates open space on Lot 1 will be managed as part of a homeowners association. Open space on Lots 2 – 4 will be managed privately or by share agreement between lot owners. Since the units on Lot 1 are not individually owned (Lot 1 is a single lot) and Lots 2 – 4 are called out separately, who will make up the homeowner association for Lot 1?

- ✓ A professionally prepared plat having been prepared on a minimum twenty inch by thirty inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36") approved reproducible drafting medium.
- ✓ A signature block along the right-hand margin of the preliminary plat, providing for the following certifications or approvals:
    - Prior to City review, an affidavit or certificate of clear title to the effect that the applicant is the owner of, or that he is authorized by the owner in writing to make application for, the land proposed to be subdivided. The affidavit or certificate shall state clearly in which status, a copy of said written authorization from the owner shall be submitted with the preliminary plat. A title report shall also be submitted which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property.
- ☐ Phasing. The development shall be phased to provide public infrastructure, facilities, and services in a timely and orderly manner and provide the City the ability to protect and promote public health, safety, and welfare.
    - ☐ When developing a large tract of land, developers may choose to construct the subdivision in phases rather than develop the entire property at once. However, in no case should a phase contain less than 6 lots; and no less than two acres of land area. Development contains less than 6 lots.
    - ✓ Phases shall be planned to ensure the efficient and consecutive construction of adjacent future phases (those phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development does not allow for leapfrog development.
    - ✓ Each proposed phase shall provide no less than a proportionate share of required open space, recreation facilities, and/or dedications for public use concurrent with development. In cases where construction of a proportionate fair share improvement is not feasible or would result in incomplete facilities which do not mitigate the impacts of the phase, construction of the entire improvement may be required.
    - ☐ All phases shall be required to be stand-alone. No proposed prior phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including but not limited to: the looping of roads and utilities; the provision of fire flow; and the mitigation of transportation, recreation and/or public services impacts. Landscaping and parking improvement shall be provided within each phase as required. A mixed use development requires 20% of each use. Phase 2 and 3 of the proposed plan do not include any retail. Phase 4 & 5 do not include any residential.
    - ✓ Infrastructure improvements which are required to serve the entire project may be constructed within a nonadjacent phase.
    - ✓ Phasing Plans shall include the following information:
        - ✓ Illustrative maps for each proposed phase which clearly mark in heavy lines the boundaries of the subject phase, label the phase alphabetically (to avoid confusion with lot numbers) and depict roads, lots, infrastructure, easements, dedications and open space which are included within the subject phase. The plan shall also illustrate those proposed improvements which mitigate impacts associated with the unbuilt portions of the project which are not located within the boundaries of the subject phase. Previously established phases, including roads, lots, infrastructure, easement, dedications, and open space, should be shown on the map shaded or gray-scaled. All phasing maps shall be drawn at the same scale.
        - ✓ A narrative description or table which describes each phase and its associated improvements, in addition, the narrative or table shall demonstrate that each phase would comprise a "stand-alone" development which, should no subsequent phases be constructed, would meet or exceed the standards of this title and all other conditions of

approval. The narrative should also describe the proposed timeline for completion of the entire project and any proposals to bond for required unbuilt or yet-to-be-constructed improvements.

- ✓ Choosing to phase the subdivision does not relieve developer of the requirement to present the entire subdivision in its phases, for final approval by the Planning Commission as required by Section 3 of this Title and Chapter.
- ☐ Remainder parcel. In no case should a remainder parcel contain less area than the area required for 6 lots.

☐ PCC 11-3-2:E Approval: No preliminary plat shall be approved by the Planning Commission, the City Council, or any other designated Land Use Authority unless it complies with or can be shown that a final plat will be likely to comply with all the provisions set forth in the Providence City Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter has not been issued for the plat pursuant to Section 8-1-21. Water dedication requirements necessary for a commitment-of-service need to be provided.

1. A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

PCC 10-4-4 Mixed Use District

Development Standards (PCC 10-4-4:D): 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.
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.
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.

Architectural Design and Materials (PCC 10-4-4:F):

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

Landscaping (PCC 10-4-4:J):

Landscaping shall comply with landscaping requirements in commercial districts (see PCC 10-8-5:C) except as approved by the Planning Commission in the process of reviewing a MX District Development.

✓ **Design Standards for Attached and Multi-Family Residential Development (PCC 10-8-9:D)**

Submittals. Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:

b. Preliminary Plat: Preliminary plat submittals shall consist of preliminarily 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 of the project.
    (1) 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.

CONDITIONS:

1. Address the comments in red in the Conclusions of Law section
2. Submit information showing the water dedication requirement based on the following (taken from PCC 8-1-21.D.):
   The amount of culinary water to be dedicated shall be a minimum depletion amount of 0.45 acre-feet per year, approved for municipal use, per year per ERC for indoor use. Culinary water rights dedicated hereunder shall be perpetual in character and readily capable of use by the City.
   A. The general requirement for outdoor water shall be one-acre foot of water per one-quarter acre of net irrigated area, defined as (1) 64 percent of the total area of a lot up to one-half acre and (2) 60 percent of the total acreage of lots over one-half acre in size.
   B. All open space within a development shall generally be considered as irrigated acreage, and one acre-foot of outdoor water per one-quarter acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City.
   C. All outdoor water use, pursuant to Utah law, shall be subject to the duty values promulgated by the Division of Water Rights, the necessary water for which shall be in addition to the amounts required above.

   For nondomestic and non-irrigation uses, water dedication quantity shall be determined by a development-specific, water-usage analysis undertaken at the expense of the developer and acceptable to the City.
   The water rights or sources dedicated shall be legally and physically sufficient to satisfy the indoor and outdoor use requirements of all of the property in the development according to the requirements set forth in rule R 309-510-7 of the Utah Administrative Code, or any successor provision.
3. The items in blue in the Conclusions of Law require Planning Commission input.
4. Address comments in Aaron Walker, Deputy Fire Marshal/Inspector letter dated 12/20/2020
5. Engineering Comments:
   Providence City Center
   December 28, 2020
   a. This property has water and sewer stubbed into it and will not need to cut into Gateway Drive. The water stub on Gateway should be connected to the water main behind Macey's to provide looping.
   b. The sewer behind Macey's is private and will require written agreement from the owner.
   c. To ensure that commercial/retail portions of this development will happen, they should be required to construct these along with the multi-family.
   d. The concept plan only showed two driveways onto Gateway Dr. this should be sufficient and more in line with the limited access plan.
   e. The driveway connection shown on the concept plan between phase 1 and phase 1 A has been removed. This should be reconsidered to provide better connectivity. A consideration should also be made to connect with the parking lot in from of Family Dollar.
   f. The driveway access onto 100 North should have cross access agreements in place and should not need to be relocated. This access will need to be shared with the undeveloped lot to the west.
6. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

December 20, 2020

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

RE: Preliminary site plan review – Providence City Center 485 W 100 S, Providence, UT.

The above-named preliminary 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 is being deferred to Providence City for approval with the following comments and conditions.

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.

- Fire Department access is adequate as submitted
- Provide a fire apparatus turning analysis (two track) through the development on the plans, designed to meet not less than the minimum turning radius of the largest fire department apparatus. Completed.
- Provide dimensions of all fire apparatus access roads. Completed.
- Parking will not be allowed where it restricts fire department access roads to anything less than 20' in width. Signage and markings will be required per 2018 IFC Section D103.
- As Subdivision is phased, turn arounds and/or second access roads will be required per 2018 IFC.

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 exterior areas of all buildings.
- Note 5.1 on the engineering plans page (2 of 5) states *existing fire hydrants are located at adequate spacing from all buildings*, However, the

size of the buildings proposed on lots 2 and 3 call for a fire flow from at least 3 accessible fire hydrants. The size of the building proposed on lot 4 calls for a fire flow from at least 4 accessible hydrants.

- Question: Are the existing hydrants located along the west side of the townhome area accessible or is there to be a fence or obstruction placed between the existing hydrants and the proposed development?
- At least one fire hydrant will need to be added in the area of the west side of lot 3, in addition to counting the existing hydrant (if accessible) located at the southeast corner of the Amsource property (02-210-0111).
- Note 5.2 on the engineering plans page (2 of 5) states that the building on lot 4 will be sprinklered and there will be a fire line installed. On buildings containing an approved sprinkler system and an FDC (Fire Department Connection), a fire hydrant must be located within 100 feet of the FDC.

Fire Flow Requirements

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

- The building on lot 4 (largest building) appears to be approx. 20,900 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 20,900 sq. ft. of type V-B is 4,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Provide water modeling for the development to determine the flows of the proposed new hydrants to assure for proper fire flow.

FIRE DEPARTMENT

Other project comments to be addressed at future submittal

- If the proposed development contains any live/work units, they may be required to have approved fire sprinkler systems. These are permitted to be delayed submittals.
- On townhome units accessed from both the front and the back of the unit, address identification numbers will be required on both sides.

If you have any questions, please call me.
Respectfully,

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

FOR OFFICE USE ONLY
Date 12/11/2020
Payment Form Check
Amount $400.00
Receipt # 185140
Clerk

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT

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 DK Name David Knight

Date 12/11/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $400 application fee _____
- Cache County Recorder's parcel map(s) of areas on the preliminary plat _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat _____
- A written/signed statement from the owner of record, consenting to the applicant's pursuit of the preliminary plat approval _____
- A title report, dated within 30 days of the date of the application, which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. _____
- A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property. _____
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) _____

Applicant (all information **must** be provided)
Name David Knight
Address 1082 Grandview Drive, Providence, UT 84332
Phone 435-890-0081 Email Knightd22@gmail.com

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

Property (all information **must** be provided)
Owner of Record Amsource Providence LLC
Address 358 Rio Grande St Ste 200, SLC, UT 84101
Phone 801-532-2109 Email lisav@amsource.com

Project (all information **must** be provided)
Project name Providence City Center
Project location Gateway Drive / 100 South Parcel Tax ID 02-096-0087
Phase 1 Acreage of phase 4.83 Total phases in project 4
Zone MXD Height 37 Initial DK
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial DK

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions Group
Address 540 W. Golf Course Rd Ste B1
Phone 435-213-3762 Email danny@civilsolutionsgroup.net

Multi – Family Design Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: 12/11/20

Required Submittals

(See attached Providence City Code 10-8-9 for details)

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.

Initial DK Name David Knight

Construction Type	Application	Filing Fee $100	11x17 Site Plan (dimensions, setbacks, existing buildings, & utilities)	11x17 Landscaping Plan	11x17 Parking Plan	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
Single-Family Attached Townhome	☐	☐	☐	☐	☐	☐	☐
Single-Family Attached Condominium	☐	☐	☐	☐	☐	☐	☐
Multi-Family Apartment	☐	☐	☐	☐	☐	☐	☐
Multi-Family Duplex	☐	☐	☐	☐	☐	☐	☐

Applicant Information

Name: David Knight

Mailing address: 1082 Grandview Drive

Telephone: 435-890-0081 Email: Knightd22@gmail.com

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

Name: Amsource Providence LLC

Mailing address: 358 Rio Grande st Ste 200, SLC, UT 84101

Telephone: 801-532-2109 Email: lisav@amsource.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

Project Information

Address: Gateway Drive & 100 South

Subdivision: Providence City Center Parcel Tax ID: 02-096-0087

Valuation: Occupancy classification: Type of Construction: New

Zone MXD Height Initial DK Name David Knight

Set Backs (front yard) _____ (side yard) _____ (rear yard) _____ Initial DK

Contractor Information
Name: Gene Ashton
Mailing Address: 528 N. 520 E. Providence, UT 84332
Telephone: 801-599-4891 Email: gene.ashton@gmail.com

Stormwater Notice of Intent (NOI) Information
NOI No. UTR UTR00000 Permit issued to: Danny Macfarlane / Gene Ashton

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: https://secure.utah.gov/account/log-in.html. You will create a log in and then access the Storm Water Permit Issuance System. There is a $150 NOI fee, paid directly to the state when you file your permit.

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

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 DK

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 DK

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 state 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 might 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

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

David Knight	David Knight		12/11/20
Signature	Printed Name	On Behalf Of	Date

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 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.

David Knight — David Knight — 12/11/20

Signature of Applicant | Printed Name | Date

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

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

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 DK Name David Knight

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 DK

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 DK

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.

David Knight — David Knight — 12/11/20

Signature of Applicant | Printed Name | Date

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

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

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

[2] Construction drawings are reviewed/approved by the City Engineer and Public Works Director

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

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

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

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

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM
(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my premises at Gateway Drive & 100 South _____ to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.

2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.

   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
   f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
   g. All materials used that are placed on City property shall become the property of Providence City.
   h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.

3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.

4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.

5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".

6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

David Knight	David Knight		12/11/20
Signature	Printed Name	On Behalf Of	Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

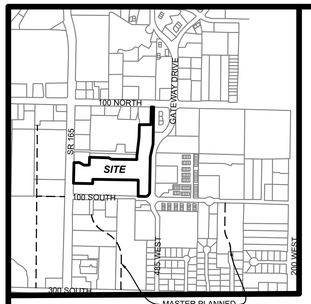
(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my residence at Gateway Drive & 100 South _____ to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
   a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
      1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility and cost to the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. Time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
   a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement and at reasonable times, through applicants property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

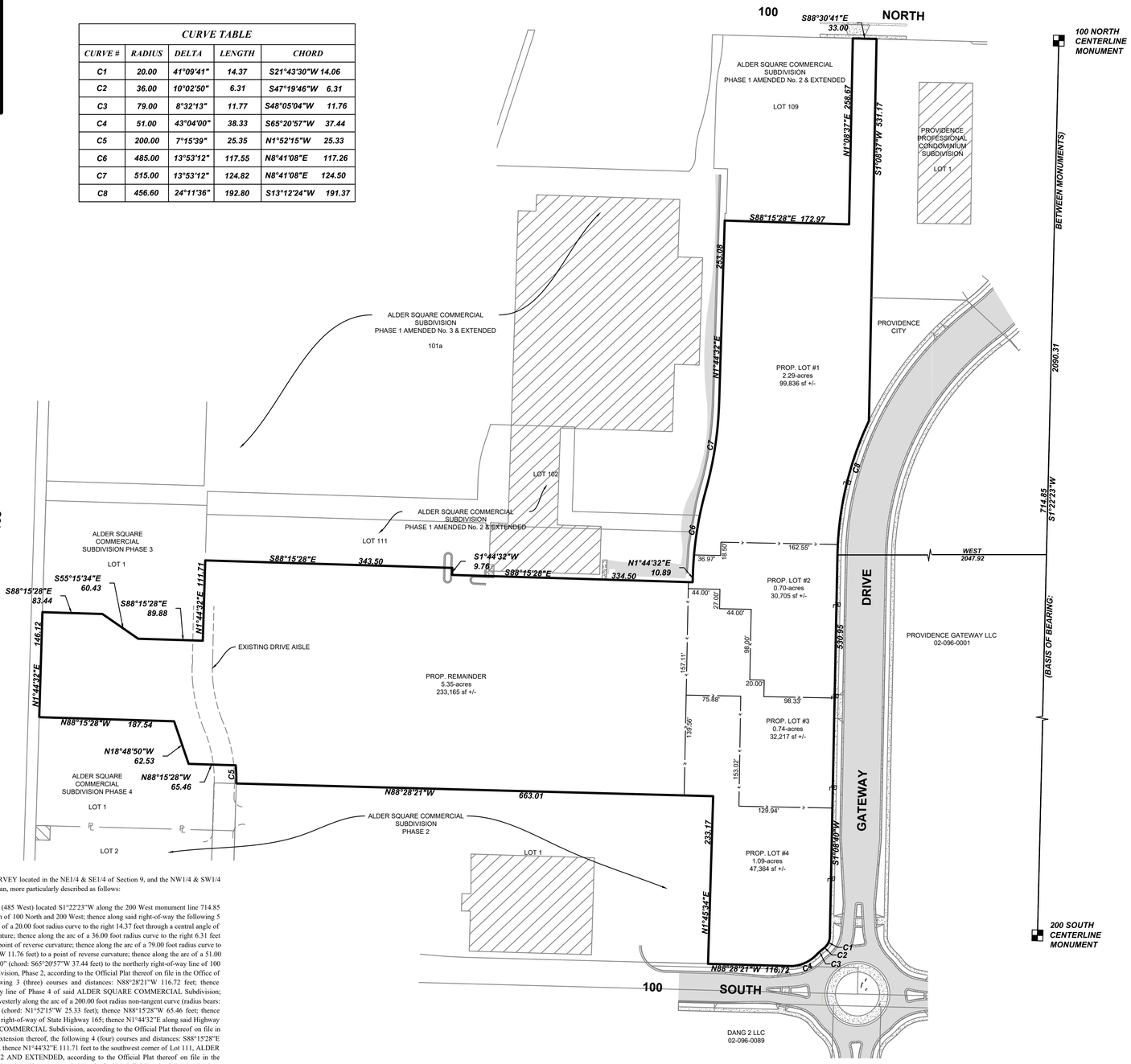
David Knight	David Knight		12/11/20
Signature	Printed Name	On Behalf Of	Date

PRELIMINARY PLAT
OF
PROVIDENCE CITY CENTER SUBDIVISION
LOCATED IN THE NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T12N, R1E, SLB&M
PROVIDENCE, UTAH



VICINITY MAP

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	41°09'41"	14.37	S21°43'30"W 14.06
C2	36.00	10°02'50"	6.31	S47°19'46"W 6.31
C3	79.00	8°32'13"	11.77	S48°05'04"W 11.76
C4	51.00	43°04'00"	38.33	S65°20'57"W 37.44
C5	200.00	7°15'39"	25.35	N1°52'15"W 25.33
C6	485.00	13°53'12"	117.55	N8°41'08"E 117.26
C7	515.00	13°53'12"	124.82	N8°41'08"E 124.50
C8	456.60	24°11'36"	192.80	S13°12'24"W 191.37

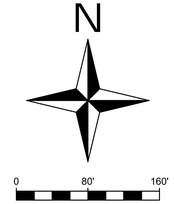


LEGAL DESCRIPTION

A portion of Lots 7 & 8, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NE1/4 & SE1/4 of Section 9, and the NW1/4 & SW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Gateway Drive (485 West) located S1°22'23"W along the 200 West monument line 714.85 feet and West 2,047.92 feet from a centerline monument at the intersection of 100 North and 200 West; thence along said right-of-way the following 5 (five) courses and distances: S1°08'40"W 530.95 feet; thence along the arc of a 20.00 foot radius curve to the right 14.37 feet through a central angle of 41°09'41" (chord: S21°43'30"W 14.06 feet) to a point of compound curvature; thence along the arc of a 36.00 foot radius curve to the right 6.31 feet through a central angle of 10°02'50" (chord: S47°19'46"W 6.31 feet) to a point of reverse curvature; thence along the arc of a 79.00 foot radius curve to the left 11.77 feet through a central angle of 8°32'13" (chord: S48°05'04"W 11.76 feet) to a point of reverse curvature; thence along the arc of a 51.00 foot radius curve to the right 38.33 feet through a central angle of 43°04'00" (chord: S65°20'57"W 37.44 feet) to the northerly right-of-way line of 100 South and the southerly line of ALDER SQUARE COMMERCIAL Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Subdivision the following 3 (three) courses and distances: N88°28'21"W 116.72 feet; thence N1°45'34"E 233.17 feet; thence N88°28'21"W 663.01 feet to the easterly line of Phase 4 of said ALDER SQUARE COMMERCIAL Subdivision; thence along said Plat the following 4 (four) courses and distances: Northwesterly along the arc of a 200.00 foot radius non-tangent curve (radius bears: N88°14'24") to the left 25.35 feet through a central angle of 7°15'39" (chord: N1°52'15"W 25.33 feet); thence N88°15'28"W 65.46 feet; thence N18°48'50"W 62.53 feet; thence N88°15'28"W 187.54 feet to the easterly right-of-way of State Highway 165; thence N1°44'32"E along said Highway 146.12 feet to the southwest corner of Lot 1, Phase 3, ALDER SQUARE COMMERCIAL Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence said Subdivision and extension thereof, the following 4 (four) courses and distances: S88°15'28"E 83.44 feet; thence S55°15'34"E 60.43 feet; thence S88°15'28"E 89.88 feet; thence N1°44'32"E 111.71 feet to the southwest corner of Lot 111, ALDER SQUARE COMMERCIAL SUBDIVISION-PHASE 1 AMENDED No. 2 AND EXTENDED, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Subdivision, and also along Phase 1 Amended No. 3 of said Subdivision, the following 9 (nine) courses and distances: S88°15'28"E 343.50 feet; thence S1°44'32"W 9.76 feet; thence S88°15'28"E 334.50 feet; thence N1°44'32"E 10.89 feet; thence along the arc of a 485.00 foot radius curve to the right 117.55 feet through a central angle of 13°53'12" (chord: N8°41'08"E 117.26 feet) to a point of reverse curvature; thence along the arc of a 515.00 foot radius curve to the left 124.82 feet through a central angle of 13°53'12" (chord: N8°41'08"E 124.52 feet); thence N1°44'32"E 253.08 feet; thence S88°15'28"E 172.97 feet; thence N1°08'37"E 258.67 feet to the southerly right-of-way line of 100 North; thence S88°30'41"E along said right-of-way line 33.00 feet to the northwest corner of Lot 1, PROVIDENCE PROFESSIONAL CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S1°08'37"W along said Plat and extension thereof 531.17 feet to the westerly right-of-way line of said Gateway Drive; thence along said right-of-way line: Southwesterly along the arc of a 456.60 foot radius non-tangent curve (radius bears: S64°41'48"E) to the left 192.80 feet through a central angle of 24°11'36" (chord: S13°12'24"W 191.37 feet) to the point of beginning.

Contains: 10.18+/- acres



NOTES

1. PROPERTY TAX IDENTIFICATION #: 02-096-0087
2. ZONE: MIXED-USE
3. NO DITCHES, CANALS, OR NATURAL DRAINAGE CHANNELS OR OPEN WATERWAYS WITHIN PROJECT OR WITHIN 100-FT THEREOF.
4. NO WATER RIGHTS, WELLS OR SPRINGS ON OR WITHIN 100-FT OF THE PROPERTY
5. BUILDING SETBACKS:
   FRONT:
   SIDE:
   REAR:

CONTACTS

- SUBDIVIDER:
  D2L2, LLC
  c/o DAVID KNIGHT
  435.890.0081
- OWNER:
  AMSOURCE PROVIDENCE, LLC
  358 S RIO GRANDE ST STE 200
  SALT LAKE CITY, UT 84101
- CONSULTANT:
  - CIVIL SOLUTIONS GROUP, INC
    540 WEST GOLF COURSE ROAD, SUITE B1
    PROVIDENCE, UTAH 84314
  - CIVIL ENGINEER:
    MICHAEL E. TAYLOR, PE
    LICENSE #: 8243189-2202
  - SURVEYOR:
    DENNIS CARLISLE, PLS
    LICENSE #: 172675-2201

PLANNING COMMISSION CHAIRMAN APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 20___, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIRMAN _____ DATE

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF_____A.D. 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ DATE

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

CULINARY WATER & SANITARY SEWER AUTHORITY _____ DATE

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

DESIGN ENGINEER _____ 12/11/2020 DATE

ENGINEER'S CERTIFICATE

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

CITY ENGINEER _____ DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 20___.

CITY ATTORNEY _____ DATE

OWNER'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

OWNER _____ DATE

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

PRELIMINARY PLAT
OF
PROVIDENCE CITY CENTER SUBDIVISION
LOCATED IN THE NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T12N, R1E, SLB&M
PROVIDENCE, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 20-237
DRAWN BY: M.TAYLOR
PROJECT MANAGER: M. TAYLOR
ISSUED: 12-7-20

DRAFT
PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
12/11/2020
STATE OF UTAH

SURVEY PLAN

SHEET 1 OF 5

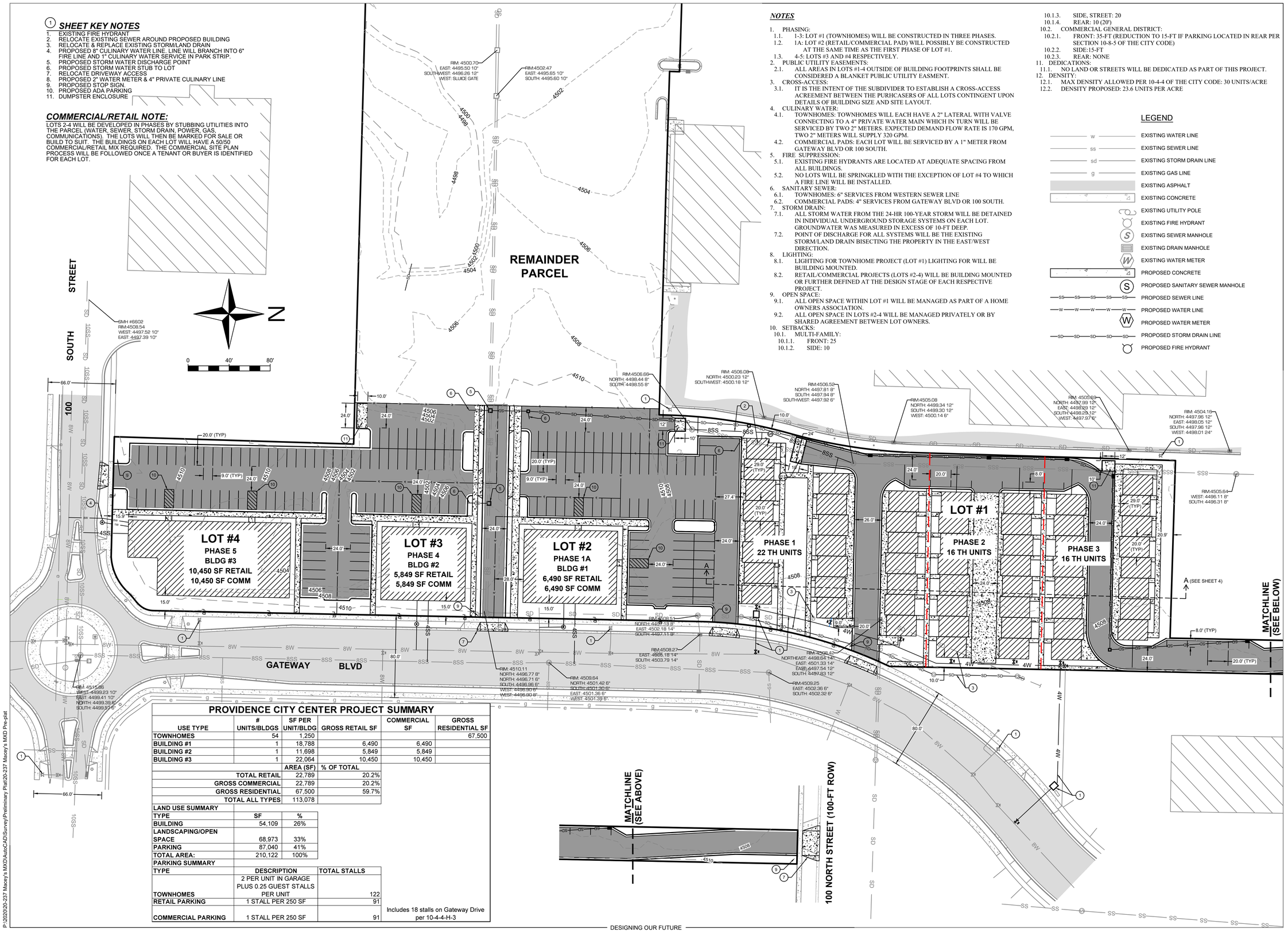
P:\2020\20-237 Macey's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Macey's MXD Pre-plat

1 SHEET KEY NOTES

1. EXISTING FIRE HYDRANT
2. RELOCATE EXISTING SEWER AROUND PROPOSED BUILDING
3. RELOCATE & REPLACE EXISTING STORM/LAND DRAIN
4. PROPOSED 8" CULINARY WATER LINE. LINE WILL BRANCH INTO 6" FIRE LINE AND 1" CULINARY WATER SERVICE IN PARK STRIP.
5. PROPOSED STORM WATER DISCHARGE POINT
6. PROPOSED STORM WATER STUB TO LOT
7. RELOCATE DRIVEWAY ACCESS
8. PROPOSED 2" WATER METER & 4" PRIVATE CULINARY LINE
9. PROPOSED STOP SIGN.
10. PROPOSED ADA PARKING
11. DUMPSTER ENCLOSURE

COMMERCIAL/RETAIL NOTE:

LOTS 2-4 WILL BE DEVELOPED IN PHASES BY STUBBING UTILITIES INTO THE PARCEL (WATER, SEWER, STORM DRAIN, POWER, GAS, COMMUNICATIONS). THE LOTS WILL THEN BE MARKED FOR SALE OR BUILD TO SUIT. THE BUILDINGS ON EACH LOT WILL HAVE A 50/50 COMMERCIAL/RETAIL MIX REQUIRED. THE COMMERCIAL SITE PLAN PROCESS WILL BE FOLLOWED ONCE A TENANT OR BUYER IS IDENTIFIED FOR EACH LOT.



NOTES

1. PHASING:
   - 1.1. 1-3: LOT #1 (TOWNHOMES) WILL BE CONSTRUCTED IN THREE PHASES.
   - 1.2. 1A: LOT #2 (RETAIL/COMMERCIAL PAD) WILL POSSIBLY BE CONSTRUCTED AT THE SAME TIME AS THE FIRST PHASE OF LOT #1.
   - 1.3. 4-5: LOTS #3 AND #4 RESPECTIVELY.
2. PUBLIC UTILITY EASEMENTS:
   - 2.1. ALL AREAS IN LOTS #1-4 OUTSIDE OF BUILDING FOOTPRINTS SHALL BE CONSIDERED A BLANKET PUBLIC UTILITY EASMENT.
3. CROSS-ACCESS:
   - 3.1. IT IS THE INTENT OF THE SUBDIVIDER TO ESTABLISH A CROSS-ACCESS ACREEMENT BETWEEN THE PURHCASERS OF ALL LOTS CONTINGENT UPON DETAILS OF BUILDING SIZE AND SITE LAYOUT.
4. CULINARY WATER:
   - 4.1. TOWNHOMES: TOWNHOMES WILL EACH HAVE A 2" LATERAL WITH VALVE CONNECTING TO A 4" PRIVATE WATER MAIN WHICH IN TURN WILL BE SERVICED BY TWO 2" METERS. EXPECTED DEMAND FLOW RATE IS 170 GPM, TWO 2" METERS WILL SUPPLY 320 GPM.
   - 4.2. COMMERCIAL PADS: EACH LOT WILL BE SERVICED BY A 1" METER FROM GATEWAY BLVD OR 100 SOUTH.
5. FIRE SUPPRESSION:
   - 5.1. EXISTING FIRE HYDRANTS ARE LOCATED AT ADEQUATE SPACING FROM ALL BUILDINGS.
   - 5.2. NO LOTS WILL BE SPRINGKLED WITH THE EXCEPTION OF LOT #4 TO WHICH A FIRE LINE WILL BE INSTALLED.
6. SANITARY SEWER:
   - 6.1. TOWNHOMES: 6" SERVICES FROM WESTERN SEWER LINE
   - 6.2. COMMERCIAL PADS: 4" SERVICES FROM GATEWAY BLVD OR 100 SOUTH.
7. STORM DRAIN:
   - 7.1. ALL STORM WATER FROM THE 24-HR 100-YEAR STORM WILL BE DETAINED IN INDIVIDUAL UNDERGROUND STORAGE SYSTEMS ON EACH LOT. GROUNDWATER WAS MEASURED IN EXCESS OF 10-FT DEEP.
   - 7.2. POINT OF DISCHARGE FOR ALL SYSTEMS WILL BE THE EXISTING STORM/LAND DRAIN BISECTING THE PROPERTY IN THE EAST/WEST DIRECTION.
8. LIGHTING:
   - 8.1. LIGHTING FOR TOWNHOME PROJECT (LOT #1) LIGHTING FOR WILL BE BUILDING MOUNTED.
   - 8.2. RETAIL/COMMERCIAL PROJECTS (LOTS #2-4) WILL BE BUILDING MOUNTED OR FURTHER DEFINED AT THE DESIGN STAGE OF EACH RESPECTIVE PROJECT.
9. OPEN SPACE:
   - 9.1. ALL OPEN SPACE WITHIN LOT #1 WILL BE MANAGED AS PART OF A HOME OWNERS ASSOCIATION.
   - 9.2. ALL OPEN SPACE IN LOTS #2-4 WILL BE MANAGED PRIVATELY OR BY SHARED AGREEMENT BETWEEN LOT OWNERS.
10. SETBACKS:
    - 10.1. MULTI-FAMILY:
      - 10.1.1. FRONT: 25
      - 10.1.2. SIDE: 10
      - 10.1.3. SIDE, STREET: 20
      - 10.1.4. REAR: 10 (20')
    - 10.2. COMMERCIAL GENERAL DISTRICT:
      - 10.2.1. FRONT: 35-FT (REDUCTION TO 15-FT IF PARKING LOCATED IN REAR PER SECTION 10-8-5 OF THE CITY CODE)
      - 10.2.2. SIDE:15-FT
      - 10.2.3. REAR: NONE
11. DEDICATIONS:
    - 11.1. NO LAND OR STREETS WILL BE DEDICATED AS PART OF THIS PROJECT.
12. DENSITY:
    - 12.1. MAX DENSITY ALLOWED PER 10-4-4 OF THE CITY CODE: 30 UNITS/ACRE
    - 12.2. DENSITY PROPOSED: 23.6 UNITS PER ACRE

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING WATER METER
- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT

PROVIDENCE CITY CENTER PROJECT SUMMARY

USE TYPE	# UNITS/BLDGS	SF PER UNIT/BLDG	GROSS RETAIL SF	COMMERCIAL SF	GROSS RESIDENTIAL SF
TOWNHOMES	54	1,250			67,500
BUILDING #1	1	18,788	6,490	6,490	
BUILDING #2	1	11,698	5,849	5,849	
BUILDING #3	1	22,064	10,450	10,450	
		AREA (SF)	% OF TOTAL		
TOTAL RETAIL		22,789	20.2%		
GROSS COMMERCIAL		22,789	20.2%		
GROSS RESIDENTIAL		67,500	59.7%		
TOTAL ALL TYPES		113,078			

LAND USE SUMMARY		
TYPE	SF	%
BUILDING	54,109	26%
LANDSCAPING/OPEN SPACE	68,973	33%
PARKING	87,040	41%
TOTAL AREA:	210,122	100%

PARKING SUMMARY			
TYPE	DESCRIPTION	TOTAL STALLS	
TOWNHOMES	2 PER UNIT IN GARAGE PLUS 0.25 GUEST STALLS PER UNIT	122	
RETAIL PARKING	1 STALL PER 250 SF	91	
COMMERCIAL PARKING	1 STALL PER 250 SF	91	Includes 18 stalls on Gateway Drive per 10-4-4-H-3

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PRELIMINARY PLAT OF

PROVIDENCE CITY CENTER SUBDIVISION

LOCATED IN THE NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T12N, R1E, SLB&M
PROVIDENCE, UTAH

MARK:	DATE:	DESCRIPTION:

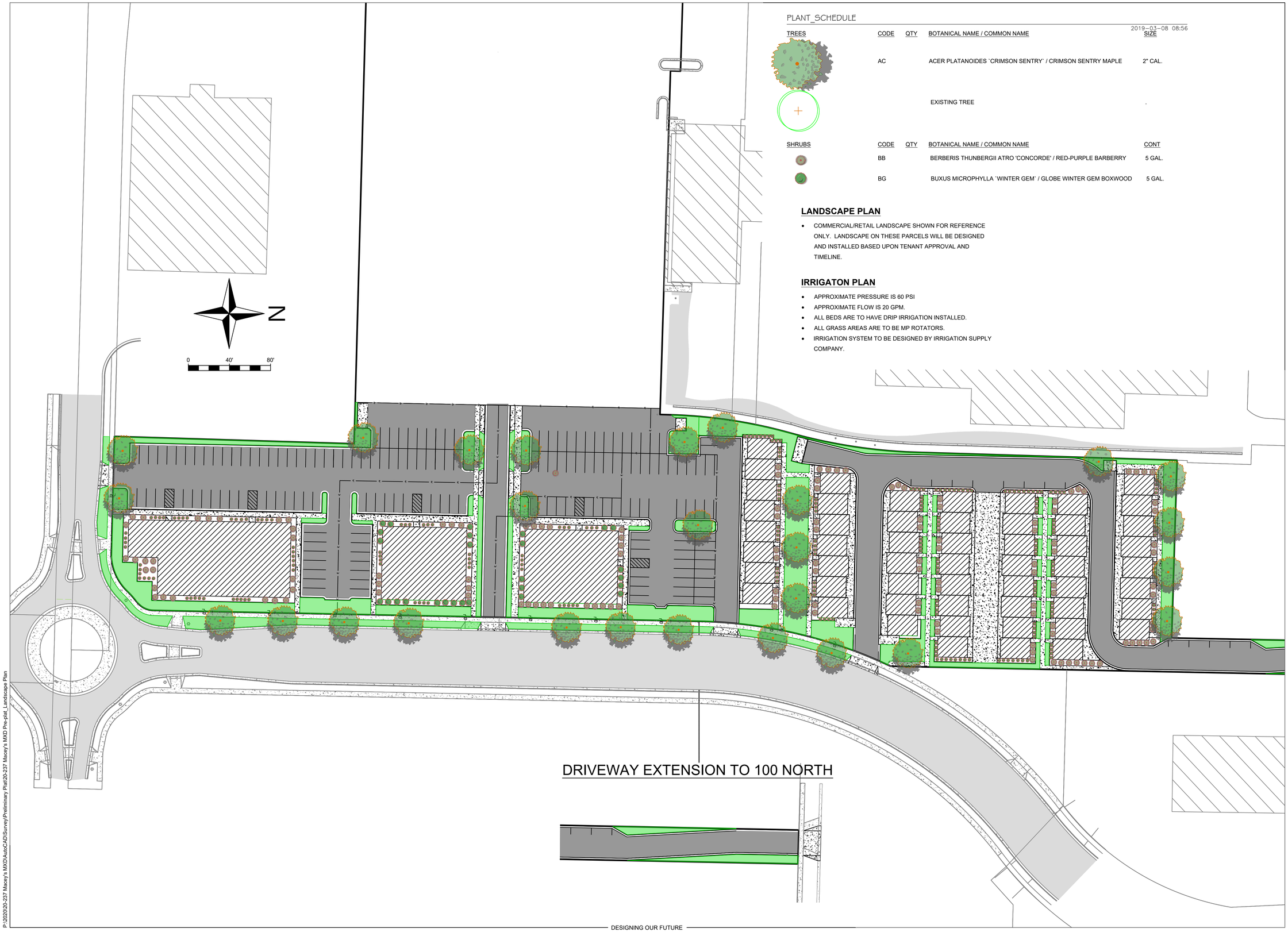
PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020

PROFESSIONAL ENGINEER
12/11/2020
No. 8276402
MICHAEL TAYLOR
STATE OF UTAH

MULTI FAMILY/ ENGINEERING PLAN

SHEET 2 OF 5

P:\2020\20-237 Macey's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Macey's MXD Pre-plat



PLANT_SCHEDULE

2019-03-08 08:56

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	AC		ACER PLATANOIDES `CRIMSON SENTRY` / CRIMSON SENTRY MAPLE	2" CAL.
			EXISTING TREE	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	BB		BERBERIS THUNBERGII ATRO 'CONCORDE' / RED-PURPLE BARBERRY	5 GAL.
	BG		BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL.

LANDSCAPE PLAN

- COMMERCIAL/RETAIL LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE ON THESE PARCELS WILL BE DESIGNED AND INSTALLED BASED UPON TENANT APPROVAL AND TIMELINE.

IRRIGATON PLAN

- APPROXIMATE PRESSURE IS 60 PSI
- APPROXIMATE FLOW IS 20 GPM.
- ALL BEDS ARE TO HAVE DRIP IRRIGATION INSTALLED.
- ALL GRASS AREAS ARE TO BE MP ROTATORS.
- IRRIGATION SYSTEM TO BE DESIGNED BY IRRIGATION SUPPLY COMPANY.

civilsolutionsgroup inc.
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SALT LAKE | P: 801.216.3192
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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PROVIDENCE CITY CENTER

PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

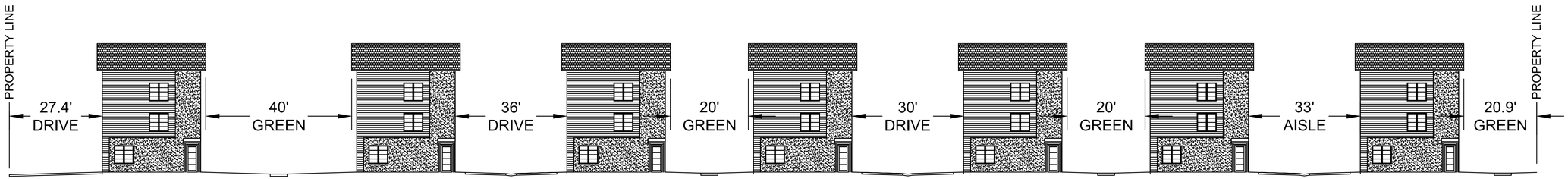
MARK	DATE	DESCRIPTION

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020

LANDSCAPE PLAN

SHEET 3 OF 5

SECTION A-A



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info@civilsolutionsgroup.net
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PRELIMINARY PLAT
OF
PROVIDENCE CITY CENTER SUBDIVISION
LOCATED IN THE NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T12N, R1E, SLB&M
PROVIDENCE, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
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ISSUED: 12/11/2020

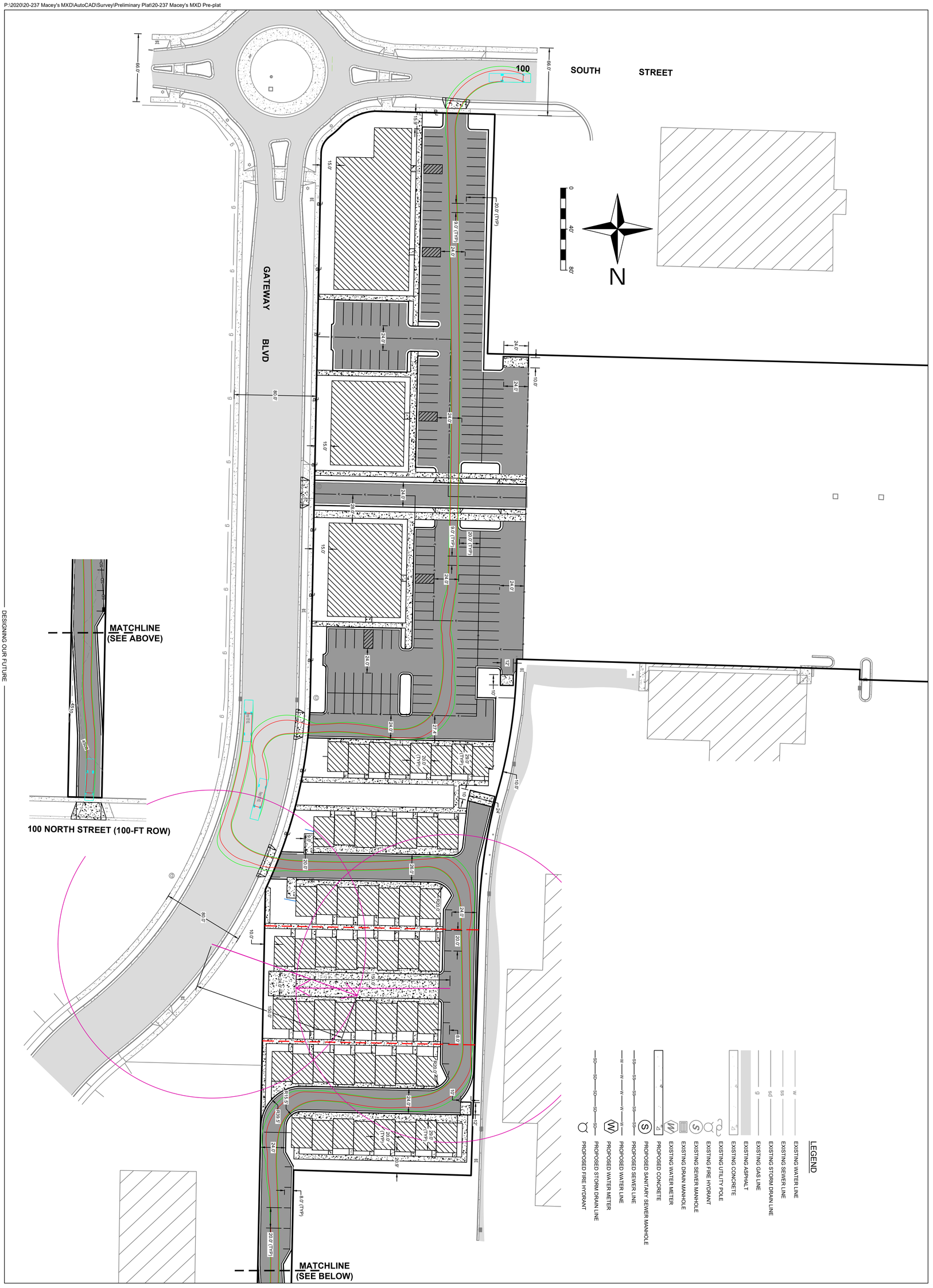
PROFESSIONAL ENGINEER
12/11/2020
No. 8276766-2202
MICHAEL R. TAYLOR
STATE OF UTAH

CROSS SECTION

SHEET 4 OF 5

P:\2020\20-237 Masoy's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Masoy's MXD Pre-plat

P:\2020\20-237 Macey's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Macey's MXD Pre-plat



DESIGNING OUR FUTURE

SHEET 5 OF 5

FIRE TURNING ANALYSIS

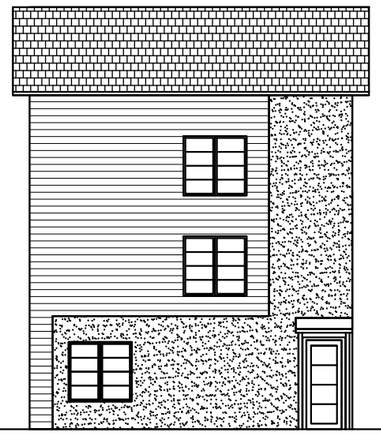
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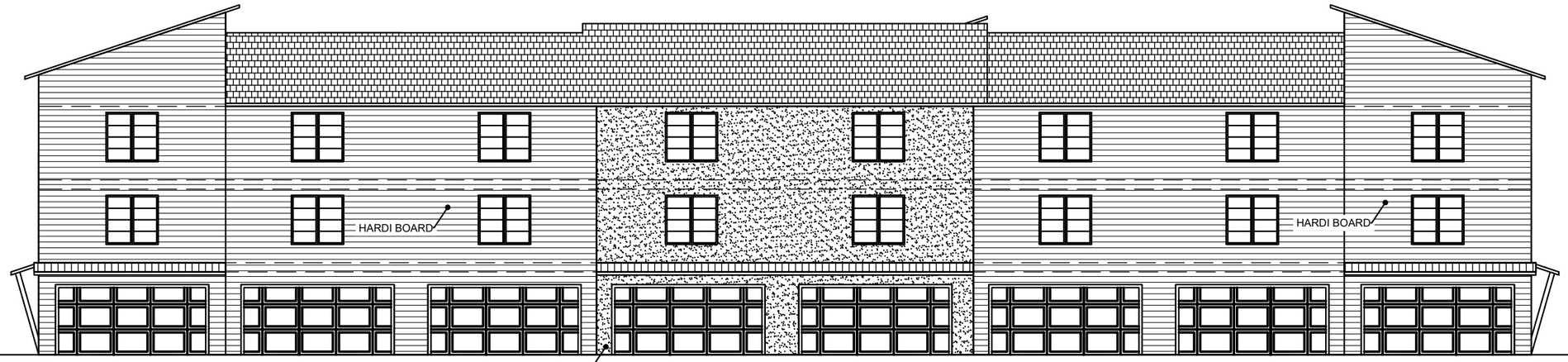
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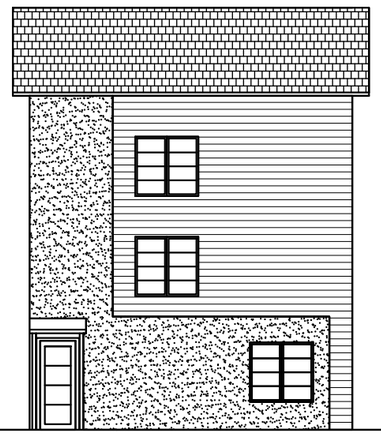
HOMES AT PROVIDENCE
CITY CENTER ELEVATIONS



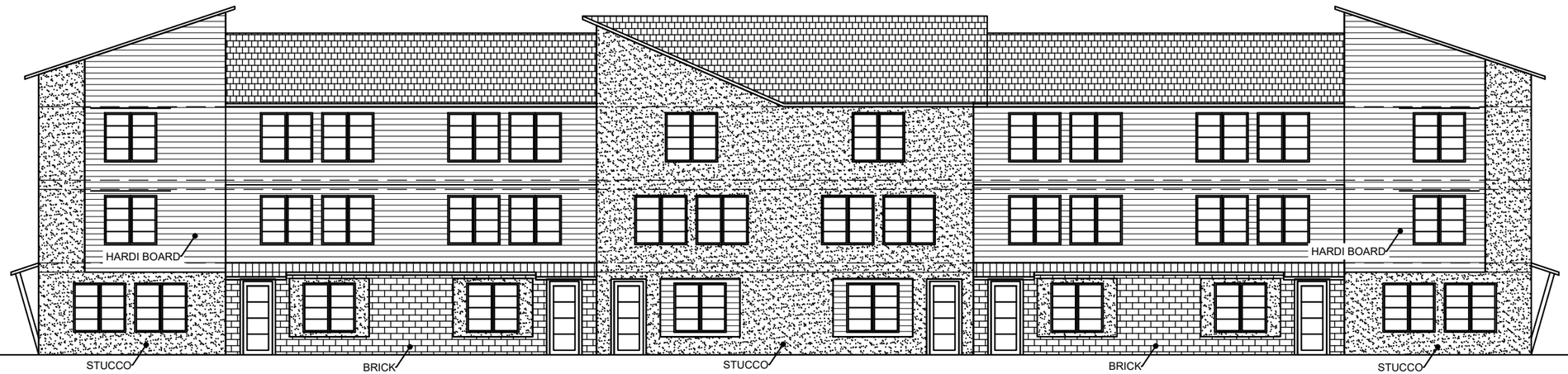
LEFT ELEVATION



REAR ELEVATION

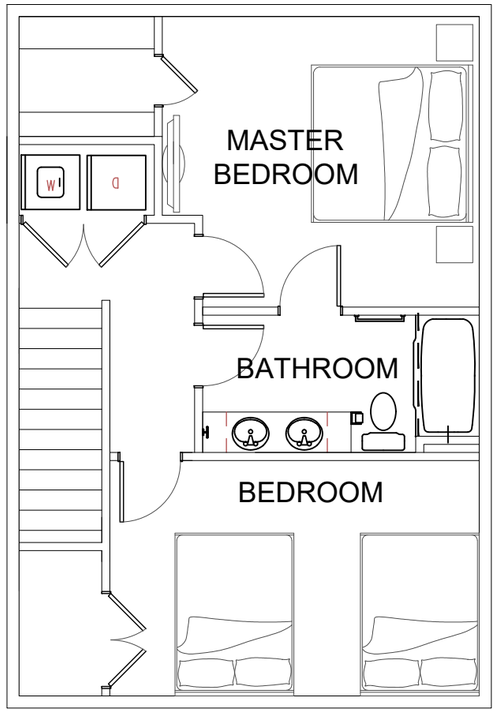


RIGHT ELEVATION

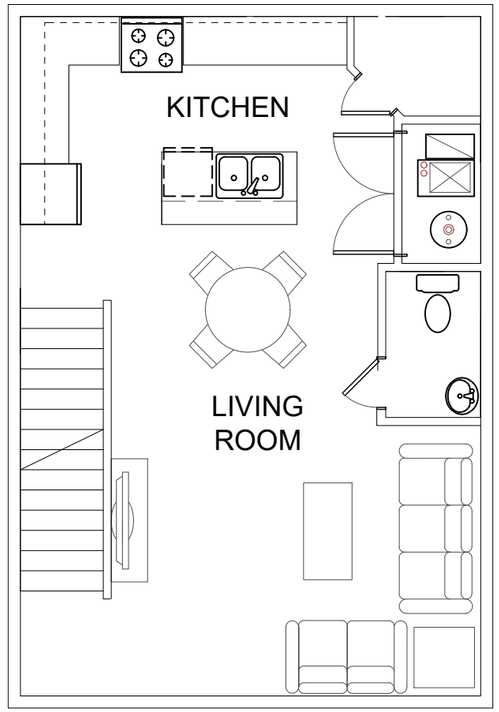


FRONT ELEVATION

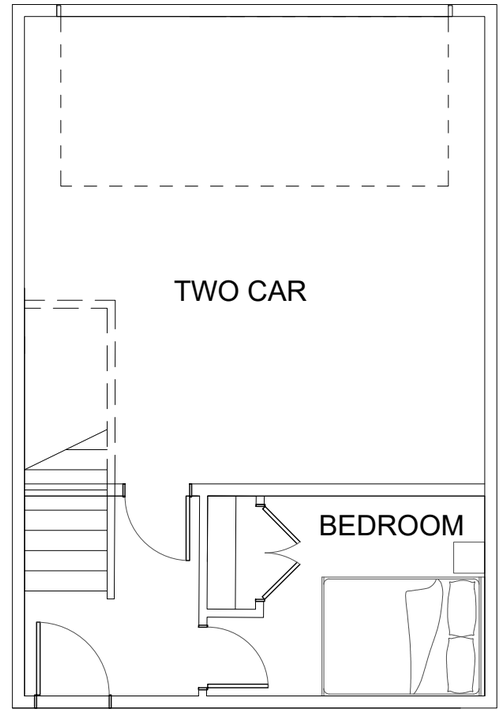
HOMES AT PROVIDENCE
CITY CENTER FLOOR PLAN



THIRD LEVEL
(533 SF)



SECOND LEVEL
(533 SF)



MAIN LEVEL
(157 SF)

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 13, 2021 6:00 p.m.

Members of the Planning Commission will 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.

Study Items(s):
Item No. 1. Affordable Housing Discussion. Val Potter, former member of the Utah House of Representatives and the Commission on Housing Affordability will discuss affordable housing.

Administrative Action Item(s):
Item No. 2. Preliminary Plat: The Planning Commission will consider and may vote on a preliminary plat for North Providence Gateway Subdivision, a single-family attached [townhome] development containing 6 residential buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive.

PROVIDENCE CITY
Preliminary Plat Analysis

Development: North Providence Gateway Subdivision	**Applicant:** Visionary Homes	**Agent**: Jon Harrop
Prepared by: Skarlet **Date:** 01/11/2021	**General Plan**: CGD	**Zone**: MFM
Parcel ID: 02-096-0054 **Address**: Not assigned – general area 60 North Gateway Dr	**Acres:** 3.2 **Density - units per net acre:** **Code**: 12 **Project**: 11.8	**Number of Properties:** 1 **Proposed dwelling units:** 38

Abbreviations & Background Information:

1. Providence City Code: PCC
2. Utah Code Annotated: UCA
3. Multi-Family Medium Density: MFM
4. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1)
5. The concept plan received by the City on 11/16/2020.
6. The preliminary plat application was received on 12/15/2020

Summary of Key Issues for site consideration:

1. Rob Stapley, Public Works Director:
    a. No additional comments
2. Aaron Walker, Deputy Fire Marshal/Inspector:
    a. Letter dated 12/22/2020 is attached.
3. Max Pierce, City Engineer:
    a. Comments are shown in red on the attached plans.
4. The developer provided the following summary:
    Developer note bullet point three is incorrect; the property is zoned Multi-family Medium (MFM)

NOTES

- PROPERTY TAX IDENTIFICATION #: 02-096-0054.
- WARRANTY DEED ENT #: 1072535, BK #: 1733, PG #s: 448
- ZONE: SINGLE FAMILY RESIDENTIAL (SFR)
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 38
- PROPOSED NUMBER OF PHASES: 1
- TOTAL AREA: 3.22 ACRES
- OPEN SPACE AREA: 1.58 ACRES
- OPEN SPACE PROVIDED: 44.8%
- OPEN SPACE REQUIRED: 35.0%
- SPACE USED FOR BUILDINGS: 29.6%
- SPACE USED FOR PARKING: 2.2%
- SPACE USED FOR LANDSCAPING: 41.0%
- ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
- ALL COMMON SPACES AND PRIVATE DRIVES SHALL BE MANAGED BY AN HOA
- BUILDING SETBACKS:
    - FRONT: 30'
    - SIDE - 10'
    - REAR: 10'

FINDINGS OF FACT:

General Land Use Authority (UCA 10-9a-102)

A municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

(a) uses; (b) density; (c) open spaces; (d) structures; (e) buildings; (f) energy efficiency; (g) light and air; (h) air quality; (i) transportation and public or alternative transportation; (j) infrastructure; (k) street and building orientation; (l) width

requirements; (m) public facilities; (n) fundamental fairness in land use regulation; and (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

Cache County GIS Parcel Summary

The GIS Parcel Summary indicates the following areas that may require further analysis:

1. Moderate to High Liquefaction Potential

Providence City General Plan 2020

- **Vision**:

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

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

FINDINGS OF FACT:

This review used the following resources:

1. 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. PCC 2-4-1 establishes the Planning Commission as the land use authority for all subdivisions.
3. PCC 10-4-4 established the Planning Commission as the land use authority for single-family attached and multi-family design standards.
4. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the preliminary plat.
5. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
6. PCC 11-3-2: Preliminary Plat list the requirements for a preliminary plat.
7. PCC 10-8-9 lists the requirements for attached and multi-family residential development.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The Planning Commission is the appropriate land use authority.
3. The development is consistent with the general plan key initiatives.
4. The application for dedication of water showing that with either dedication of water or payment-in-lieu there will be sufficient water rights, storage, and capacity to meet present and future needs of the development, was not included.
5. The red comments in the following items need additional information or clarification.

PCC 11-3-2 Preliminary Plat:

1. Drawing Requirements: The title block of the preliminary plat shall include the following:
    - ✓ The proposed name of the development.
    - ✓ The section, township and range of the development.
    - ✓ The names, addresses, and contact information of the owners, developer(s), if other than the owners, and

surveyors or and designers of the development.
- ✓ Scale of drawing and north arrow.

2. Existing Conditions: The preliminary plat shall also show:
   - ☐ The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor. See Engineering comments.
   - ✓ Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
   - ✓ The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
   - ✓ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
   - ✓ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
   - ✓ Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
   - ✓ By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
   - ✓ A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)

3. Proposed Conditions: The preliminary plat shall also show;
   - ☐ The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements. See comments in Design Standards for Attached and Multi-Family Residential Development (PCC 10-8-9) section
   - ☐ The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development. See Engineering comments.
   - ☐ The layout, numbers, hazard setback, and typical dimensions of lots and square footage. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development. See comments in Design Standards for Attached and Multi-Family Residential Development (PCC 10-8-9) section
   - ✓ Written statement by the design engineer verifying that all lots have an adequate buildable envelope with regards to hazardous slope, building, water, zoning setbacks, etc.
   - ✓ Easements for water, sewer, drainage, utility lines and other utilities.
   - ✓ Typical street cross-sections and preliminary street grades if required.
   - ☐ Copies of any agreements with adjacent property owners relevant to the proposed development. See Engineering comments.
   - ☐ Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use. See Engineering comments.
   - ✓ A professionally prepared plat having been prepared on a minimum twenty inch by thirty inch (20” x 30”) or maximum twenty-four inch by thirty-six inch (24” x 36”) approved reproducible drafting medium.
   - ✓ A signature block along the right-hand margin of the preliminary plat, providing for the following

certifications or approvals:

- Prior to City review, an affidavit or certificate of clear title to the effect that the applicant is the owner of, or that he is authorized by the owner in writing to make application for, the land proposed to be subdivided. The affidavit or certificate shall state clearly in which status, a copy of said written authorization from the owner shall be submitted with the preliminary plat. A title report shall also be submitted which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property.

✓ Phasing. The development shall be phased to provide public infrastructure, facilities, and services in a timely and orderly manner and provide the City the ability to protect and promote public health, safety, and welfare.

☐ PCC 11-3-2:E Approval: No preliminary plat shall be approved by the Planning Commission, the City Council, or any other designated Land Use Authority unless it complies with or can be shown that a final plat will be likely to comply with all the provisions set forth in the Providence City Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter has not been issued for the plat pursuant to Section 8-1-21. Water dedication requirements necessary for a commitment-of-service need to be provided.

1. A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

Design Standards for Attached and Multi-Family Residential Development (PCC 10-8-9)

D. 1. Submittals. Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:

b. Preliminary Plat: Preliminary plat submittals shall consist of preliminarily 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 of the project.

(1) 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. The preliminary landscaping plan needs to be submitted.

D.9. Miscellaneous Site Development Standards

a. Walkways and Paths. Each development shall include common area pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. Sheets 2 and 3 show an asphalt path (see Note 16 on Sheet 2) that is mostly within the boundaries of Providence Gateway Condominiums Phase C&D and Providence Gateway Phase E. Will the general public be allowed to use this path or is it private for the development residents? If it is going to be available for public use, an easement will need to be recorded; and who will be responsible for maintenance?

CONDITIONS:

1. Address the comments in red in the Conclusions of Law section
2. Correct sheet numbering. The plans submitted contain 4 sheets that are numbered # of 3, there are two Sheet 3 of 3.
3. Submit information showing the water dedication requirement based on the following (taken from PCC 8-1-21.D.):
4. Address comments from Aaron Walker.
5. Address comments from Max Pierce.
6. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

December 22, 2020

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

RE: Preliminary site plan review – North Providence Gateway, 50 N Gateway Dr, Providence, UT.

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project is being recommended to Providence City for approval with the following comments and conditions.

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.

- With the addition of the added fire department vehicle access on the south side of the 9-unit townhome building, access is adequate for this project.
- Provide a fire apparatus turning analysis (two track) through the development on the plans, designed to meet not less than the minimum turning radius of the largest fire department apparatus. Completed.
- Provide dimensions of all fire apparatus access roads. Completed.
- Parking will not be allowed where it restricts fire department access roads to anything less than 20' in width. Signage and markings will be required per 2018 IFC Section D103. Acknowledged.
- As Subdivision is phased, turn arounds and/or second access roads will be required per 2018 IFC.

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 exterior areas of all buildings. Completed.
- The 2018 IBC identifies live/work units as an R2 occupancy and if constructed as such they will require fire sprinklers. An accessible fire hydrant is required within 100 feet of all FDC's.

Fire Flow Requirements

(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.

- It appears that the largest fire area is less than 3,600 square feet in size and would require a fire flow of about 1,500 GPM. Fire flows in the area have generally proven to be greater than what is required.
- Provide water modeling for the development to determine the flows of the proposed new hydrants to assure for proper fire flow.

Other project comments to be addressed at future submittal

- On units accessed from both the front and the back of the unit, address identification numbers will be required on both sides.
- Live/work buildings may be required to have approved fire sprinkler systems. These are permitted to be delayed submittals.
- Building life safety system plans are to have a third-party review and be reviewed by the fire department prior to any work beginning.

If you have any questions, please call me.
Respectfully,

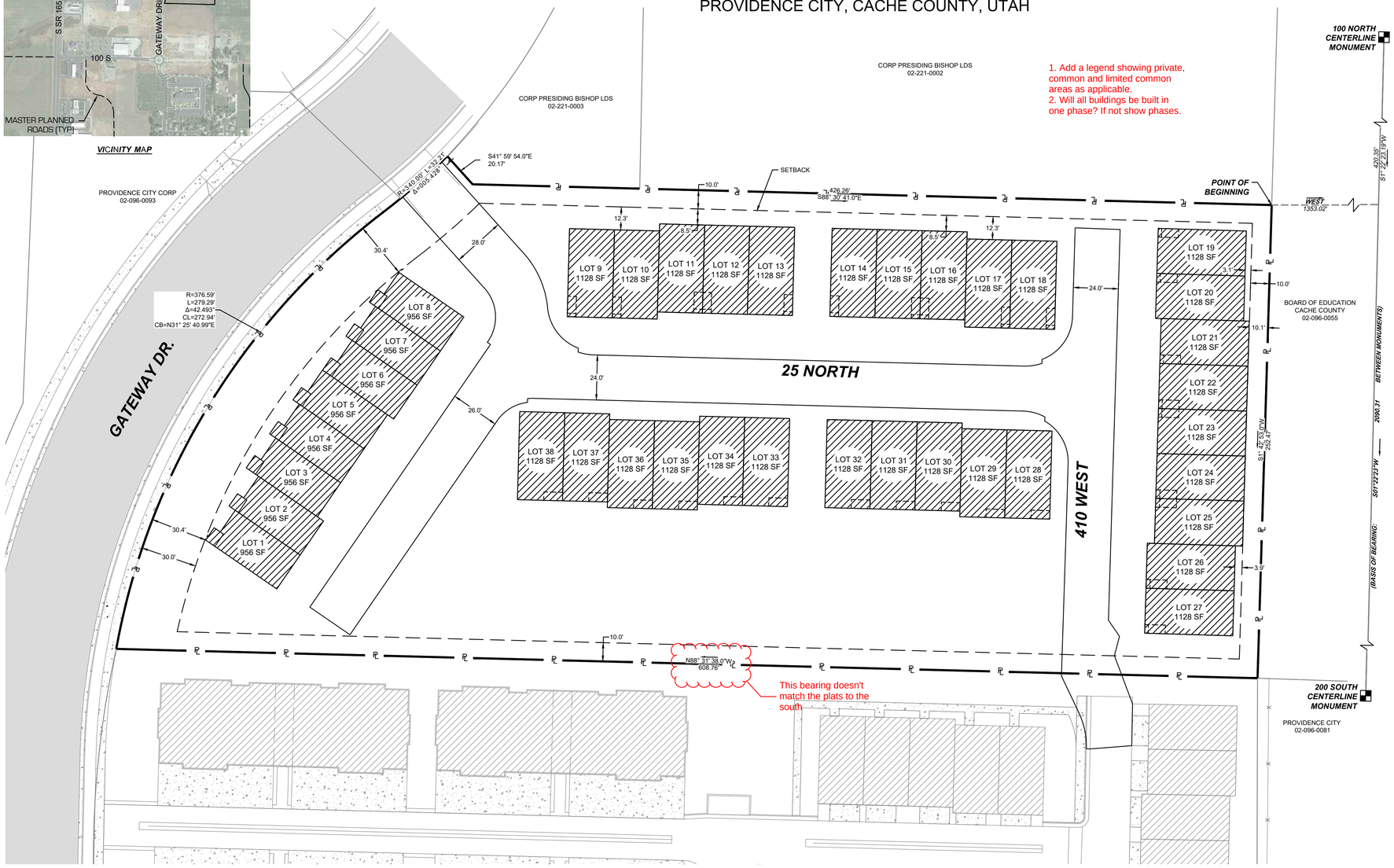
Aaron Walker
Deputy Fire Marshal / Inspector
Logan Fire Department
435-716-9516

NORTH PROVIDENCE GATEWAY SUBDIVISION
PRELIMINARY PLAT

SECTIONS 10, TOWNSHIP 11 NORTH, RANGE 1 EAST
PROVIDENCE CITY, CACHE COUNTY, UTAH



VICINITY MAP



1. Add a legend showing private, common and limited common areas as applicable.
2. Will all buildings be built in one phase? If not show phases.

'NET' SURVEY BOUNDARY

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the intersection of the southeast corner of Lot 2, PROVIDENCE PROFESSIONAL CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder and a Boundary Line Agreement recorded in Deed Book 1733 Page 427 of the Official Records of Cache County located S1°22'23"W along the 200 West monument line 420.35 feet and West 1,353.02 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°42'53"W along said Boundary Line Agreement 252.47 feet to the easterly terminus of a Boundary Line Agreement recorded in Deed Book 1733 Page 435 of the Official Records of Cache County; thence N88°31'38"W 608.76 feet along said Agreement and along the northerly lines of PROVIDENCE GATEWAY Subdivision, Phase E and PROVIDENCE GATEWAY CONDOMINIUMS, Phase C & D (Amended), both according to the Official Plats thereof on file in the Office of the Cache County Recorder, to the easterly line of Gateway Drive; thence along the easterly right-of-way line of said roadway the following 2 (two) courses and distances: Northeasterly along the arc of a 376.59 foot radius non-tangent curve (radius bears: S79°49'06"E) to the right 279.29 feet through a central angle of 42°29'33" (chord: N31°25'41"E 272.94 feet) to a point of reverse curvature; thence along the arc of a 337.98 foot radius curve to the left 13.22 feet through a central angle of 2°14'31" (chord: N51°33'12"E 13.22 feet) to the southwesterly line of said PROVIDENCE PROFESSIONAL CENTER Subdivision; thence continuing along Gateway Drive: Northeasterly along the arc of a 340.00 foot radius non-tangent curve (radius bears: N39°33'17"W) to the left 32.21 feet through a central angle of 5°25'42" (chord: N47°43'52"E 33.20 feet); thence S41°59'54"E 20.17 feet to the southerly line of said Subdivision; thence S88°30'41"E along said southerly line 426.26 feet to the point of beginning.

Contains: 3.22+/- acres

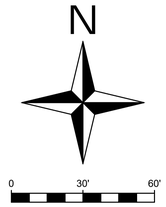
Provide a copy of this boundary line agreement for the city to review.

NOTES

- PROPERTY TAX IDENTIFICATION #: 02-096-0054,
- WARRANTY DEED ENT #: 1072535, BK #: 1733, PG #s: 448
- ZONE: SINGLE FAMILY RESIDENTIAL (SFR)
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 38
- PROPOSED NUMBER OF PHASES: 1
- TOTAL AREA: 3.22 ACRES
- OPEN SPACE AREA: 1.58 ACRES
- OPEN SPACE PROVIDED: 44.8%
- OPEN SPACE REQUIRED: 35.0%
- SPACE USED FOR BUILDINGS: 29.6%
- SPACE USED FOR PARKING: 2.2%
- SPACE USED FOR LANDSCAPING: 41.0%
- ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
- ALL COMMON SPACES AND PRIVATE DRIVES SHALL BE MANAGED BY AN HOA
- BUILDING SETBACKS:
  - FRONT: 30'
  - SIDE - 10'
  - REAR: 10'

CONTACTS

- SUBDIVIDER: VISIONARY HOMES
- ADDRESS: 50 E 2500 N, NORTH LOGAN, UT 84341
- PHONE #: 435-774-0438
- OWNER: VISIONARY HOMES
- ADDRESS: 50 E 2500 N, NORTH LOGAN, UT 84341
- CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE
  - LICENSE #: 8243189-2202
  - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
  - PHONE #: 435-890-4498
  - SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE
  - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
  - PHONE: 801-633-6982



PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS_____DAY OF_____A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
DATE PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF_____A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____ _____
DATE CULINARY WATER AND SANITARY SEWER AUTHORITY

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

12/11/2020 _____
DATE DESIGN ENGINEER

ENGINEER'S CERTIFICATE

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

_____ _____
DATE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____A.D. 2020.

_____
CITY ATTORNEY

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

_____ _____
DATE OWNER

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

VISIONARY NORTH PROVIDENCE GATEWAY

PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

MARK:	DATE:	DESCRIPTION:

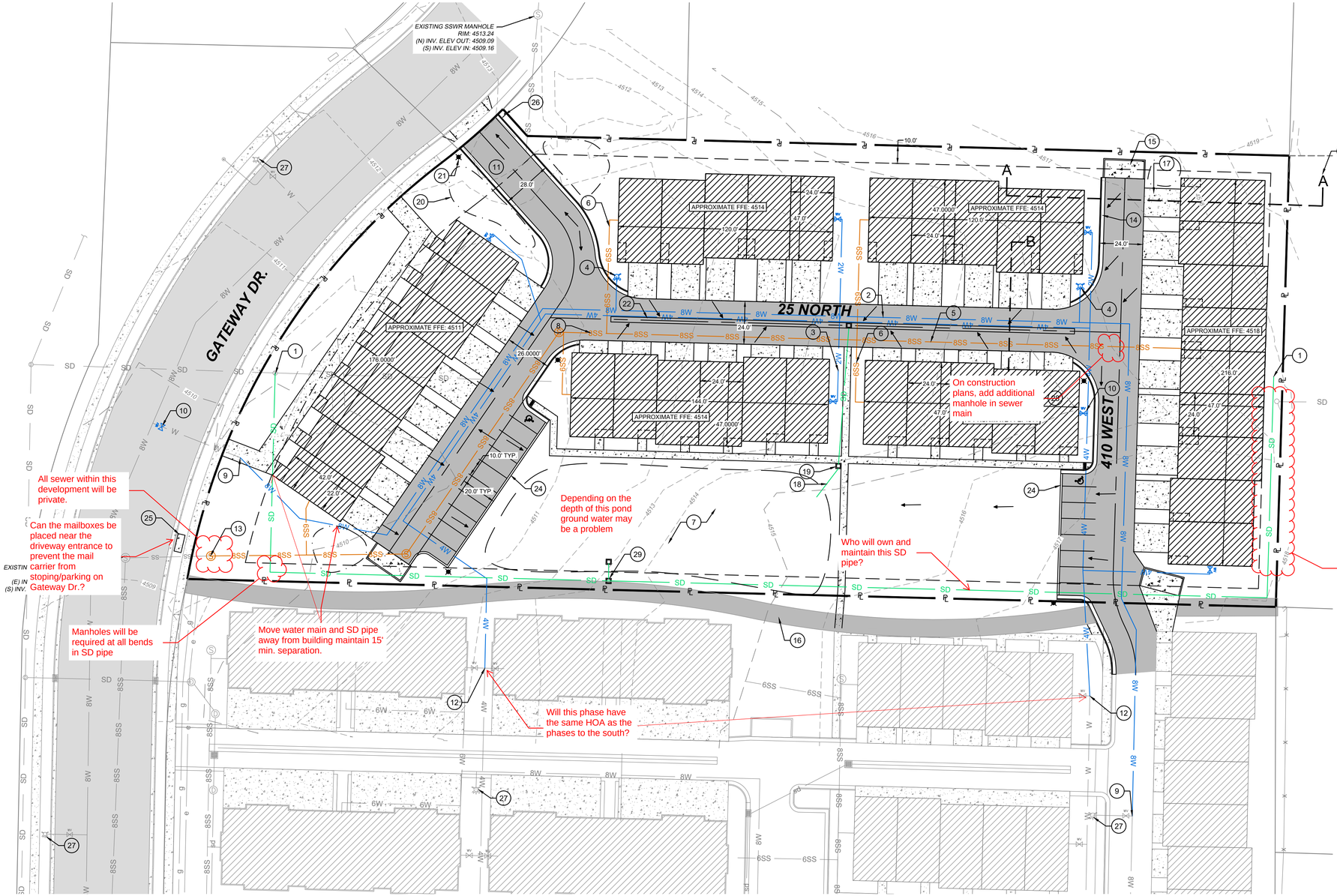
PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020



SURVEY PLAN

SHEET 1 OF 3

P:\2020\20-281 Visionary-North Prov Gateway\Auto\CAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat



SHEET KEY NOTES

1. REPLACE EXISTING CLAY TILE DRAIN WITH CORRUGATED HDPE PIPE.
2. 8" FIRE LINE, TYP.
3. 2" CULINARY WATER SERVICE, TYP.
4. FIRE HYDRANT ASSEMBLY, TYP.
5. 8" SEWER LINE, TYP.
6. 6" SEWER SERVICE
7. STORM WATER DETENTION AREA.
8. SEWER MANHOLE, TYP.
9. CONNECT PROPOSED 8"Ø FIRE LINE TO EXISTING FIRE LINE.
10. GATE VALE, TYP.
11. PRIVATE ASPHALT DRIVE.
12. CONNECT PROPOSED 4"Ø WATER LINE TO EXISTING WATER LINE.
13. CONNECT PROPOSED 8"Ø SEWER LINE TO EXISTING SEWER LINE.
14. CONCRETE CURB & GUTTER, TYP.
15. 10' x 24' CONCRETE DUMPSTER PAD AND ENCLOSURE, TYP.
16. ASPHALT PATHWAY.
17. CONCRETE DRIVEWAY, TYP.
18. CORRUGATED HDPE STORM WATER PIPE.
19. STORM WATER JUNCTION BOX, TYP.
20. POSSIBLE SNOW STORAGE AREA, TYP.
21. LIGHT POLE, TYP.
22. CONCRETE WATERWAY
23. ADA PARKING STALL WITH APPROPRIATE SIGNAG, TYP.
24. CONCRETE RIBBON CURB
25. CONCRETE MAIL BOX PAD
26. STOP SIGN
27. EXISTING FIRE HYDRANT
28. CROSS SECTION VIEW. SEE SHEET C104.
29. STORM WATER RELEASE

spelling

No Sheet 104 included

NOTES

- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- PROJECT SHALL BE COMPLETED IN ONE PHASE
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- UTILITIES ARE PROPOSED AS SHOWN ON THE PLAN.
- UNIT TABULATION
  - TOWNHOMES = 38
- PARKING TABULATION
  - SURFACE PARKING STALLS = 18
  - GARAGE PARKING STALLS (2 PER UNIT) = 76
    - TOTAL STALLS REQUIRED (2.25 PER UNIT) = 86
    - TOTAL STALLS PROVIDED = 94

STORM WATER NOTES

- THIS PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 7,737 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED DETENTION AREA SHOWN BY KEYNOTE 7 AND THEN RELEASED INTO THE PROPOSED LAND DRAIN SYSTEM NEAR THE SOUTH PROPERTY LINE.

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING WATER METER
- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER LINE (SIZE ON PLANS)
- PROPOSED WATER LINE (SIZE ON PLANS)
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- SETBACK LINE
- SLOPE ARROW

N

0 30' 60'

civilsolutionsgroup inc.
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SALT LAKE | P: 801.216.3192
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VISIONARY NORTH
PROVIDENCE GATEWAY

PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020

PROFESSIONAL ENGINEER
12/11/2020
No. 8270442
MICHAEL D. TAYLOR
STATE OF UTAH

ENGINEERING PLAN

SHEET 2 OF 3

P:\2020\20-281 Visionary-North Prov Gateway\AutoCAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat

GENERAL NOTES:

1. THE PIERCE 105' HDL FIRE APPARATUS TRUCK WAS USED FOR THIS SIMULATION.



N

0 30' 60'

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VISIONARY NORTH PROVIDENCE GATEWAY

PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020

PROFESSIONAL ENGINEER
12/11/2020
No. 8276402
MICHAEL D. TAYLOR
STATE OF UTAH

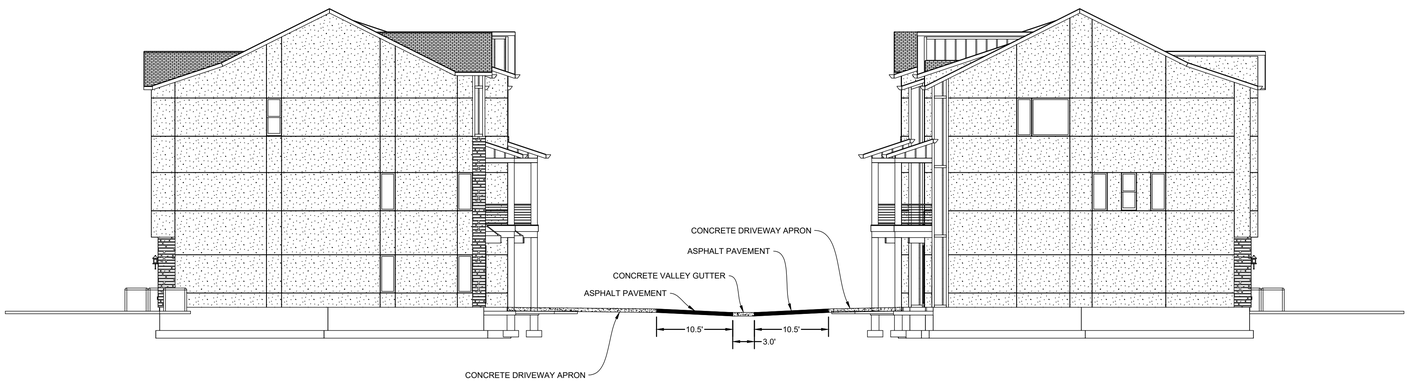
FIRE TURNING ANALYSIS

SHEET 3 OF 3

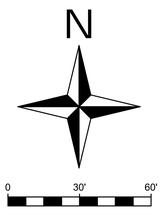
P:\2020\20-281 Visionary-North Prov. Gateway\AutoCAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat



SECTION A-A



SECTION B-B



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www.civilsolutionsgroup.net

VISIONARY NORTH
PROVIDENCE GATEWAY

PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/11/2020

PROFESSIONAL ENGINEER
12/11/2020
No. 8276442
CHAD M. TAYLOR
STATE OF UTAH

CROSS SECTIONS

SHEET 3 OF 3

P:\2020\20-281 Visionary-North Prov Gateway\AutoCAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat

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

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT

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 JH Name Jon Harrop

Date 10/28/2020

SUBMITTAL REQUIREMENTS — **Staff Check**

- ✓ $400 application fee
- ✓ Cache County Recorder's parcel map(s) of areas on the preliminary plat
- • Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat
- ✓ A written/signed statement from the owner of record, consenting to the applicant's pursuit of the preliminary plat approval
- ✓ A title report, dated within 30 days of the date of the application, which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon.
- ✓ A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property.
- • An electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

Applicant (all information **must** be provided)
Name Visionary Homes
Address 50 East 2500 North Suite 101 N. Logan UT 84341
Phone 253-389-5377 Email jharrop@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 same as above
Address
Phone Email

Property (all information **must** be provided)
Owner of Record Providence Professional Center LLC, c/o Morris Poole
Address 55 Bristol Road Logan UT 84341
Phone 435-512-4980 Email mnplogan@gmail.com

Project (all information **must** be provided)
Project name Providence Gateway North
Project location 50-60 North Gateway Dr. Parcel Tax ID 02-096-0054
Phase _____ Acreage of phase 3.2 Total phases in project _____
Zone MFM Height _____ Initial _____
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial _____

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions group - Michael Taylor
Address 540 W Golf course rd. Ste B1 Providence UT
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 JH Name Jon Harrop

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 JH

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 JH

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

Signature of Applicant	Jon Harrop Printed Name	Oct 28, 2020 Date

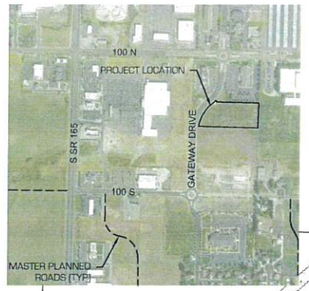
The following is a summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council. This does not include permits for new single-home construction or for business licenses, which are reviewed/approved by city staff.

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

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

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

NORTH PROVIDENCE GATEWAY SUBDIVISION
PRELIMINARY PLAT
SECTIONS 10, TOWNSHIP 11 NORTH, RANGE 1 EAST
PROVIDENCE CITY, CACHE COUNTY, UTAH



VICINITY MAP



NOTES

- PROPERTY TAX IDENTIFICATION #: 02-096-0054.
- WARRANTY DEED ENT #: 1072535, BK #: 1733, PG #s: 448
- ZONE: SINGLE FAMILY RESIDENTIAL (SFR)
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 38
- PROPOSED NUMBER OF PHASES: 1
- TOTAL AREA: 3.22 ACRES
- OPEN SPACE AREA: 1.58 ACRES
- OPEN SPACE PROVIDED: 44.8%
- OPEN SPACE REQUIRED: 35.0%
- SPACE USED FOR BUILDINGS: 29.6%
- SPACE USED FOR PARKING: 2.2%
- SPACE USED FOR LANDSCAPING: 41.0%
- ALL COMMON AREAS ARE PUBLIC UTILITY EASEMENTS.
- ALL COMMON SPACES AND PRIVATE DRIVES SHALL BE MANAGED BY AN HOA.
- BUILDING SETBACKS:
  - FRONT: 30'
  - SIDE - 10'
  - REAR: 10'

CONTACTS

- SUBDIVIDER: VISIONARY HOMES
- ADDRESS: 50 E 2500 N, NORTH LOGAN, UT 84341
- PHONE #: 435-774-0438
- OWNER: VISIONARY HOMES
- ADDRESS: 50 E 2500 N, NORTH LOGAN, UT 84341
- CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE
  - LICENSE #: 8243189-2202
  - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
  - PHONE #: 435-890-4498
  - SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE
  - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
  - PHONE: 801-633-6982



'NET' SURVEY BOUNDARY

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the intersection of the southeast corner of Lot 2, PROVIDENCE PROFESSIONAL CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder and a Boundary Line Agreement recorded in Deed Book 1733 Page 427 of the Official Records of Cache County located S1°22'23"W along the 200 West monument line 420.35 feet and West 1,353.02 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°42'53"W along said Boundary Line Agreement 252.47 feet to the easterly terminus of a Boundary Line Agreement recorded in Deed Book 1733 Page 435 of the Official Records of Cache County; thence N88°31'38"W 608.76 feet along said Agreement and along the northerly lines of PROVIDENCE GATEWAY Subdivision, Phase E and PROVIDENCE GATEWAY CONDOMINIUMS, Phase C & D (Amended), both according to the Official Plats thereof on file in the Office of the Cache County Recorder, to the easterly line of Gateway Drive; thence along the easterly right-of-way line of said roadway the following 2 (two) courses and distances: Northeasterly along the arc of a 376.59 foot radius non-tangent curve (radius bears: S79°49'06"E) to the right 279.29 feet through a central angle of 42°29'33" (chord: N31°25'41"E 272.94 feet) to a point of reverse curvature; thence along the arc of a 337.98 foot radius curve to the left 13.22 feet through a central angle of 2°14'31" (chord: N51°33'12"E 13.22 feet) to the southwesterly line of said PROVIDENCE PROFESSIONAL CENTER Subdivision; thence continuing along Gateway Drive: Northeasterly along the arc of a 340.00 foot radius non-tangent curve (radius bears: N39°33'17"W) to the left 32.21 feet through a central angle of 5°25'42" (chord: N47°43'52"E 33.20 feet); thence S41°59'54"E 20.17 feet to the southerly line of said Subdivision; thence S88°30'41"E along said southerly line 426.26 feet to the point of beginning.

Contains: 3.22+/- acres

PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ DATE

_____ PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____ A.D. 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ MAYOR

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____ DATE

_____ CULINARY WATER AND SANITARY SEWER AUTHORITY

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

12/14/2020 DATE

_____ DESIGN ENGINEER

ENGINEER'S CERTIFICATE

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

_____ DATE

_____ CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2020.

_____ CITY ATTORNEY

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

_____ DATE

_____ OWNER

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

VISIONARY NORTH PROVIDENCE GATEWAY

PRELIMINARY PLAT
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MARK	DATE	DESCRIPTION

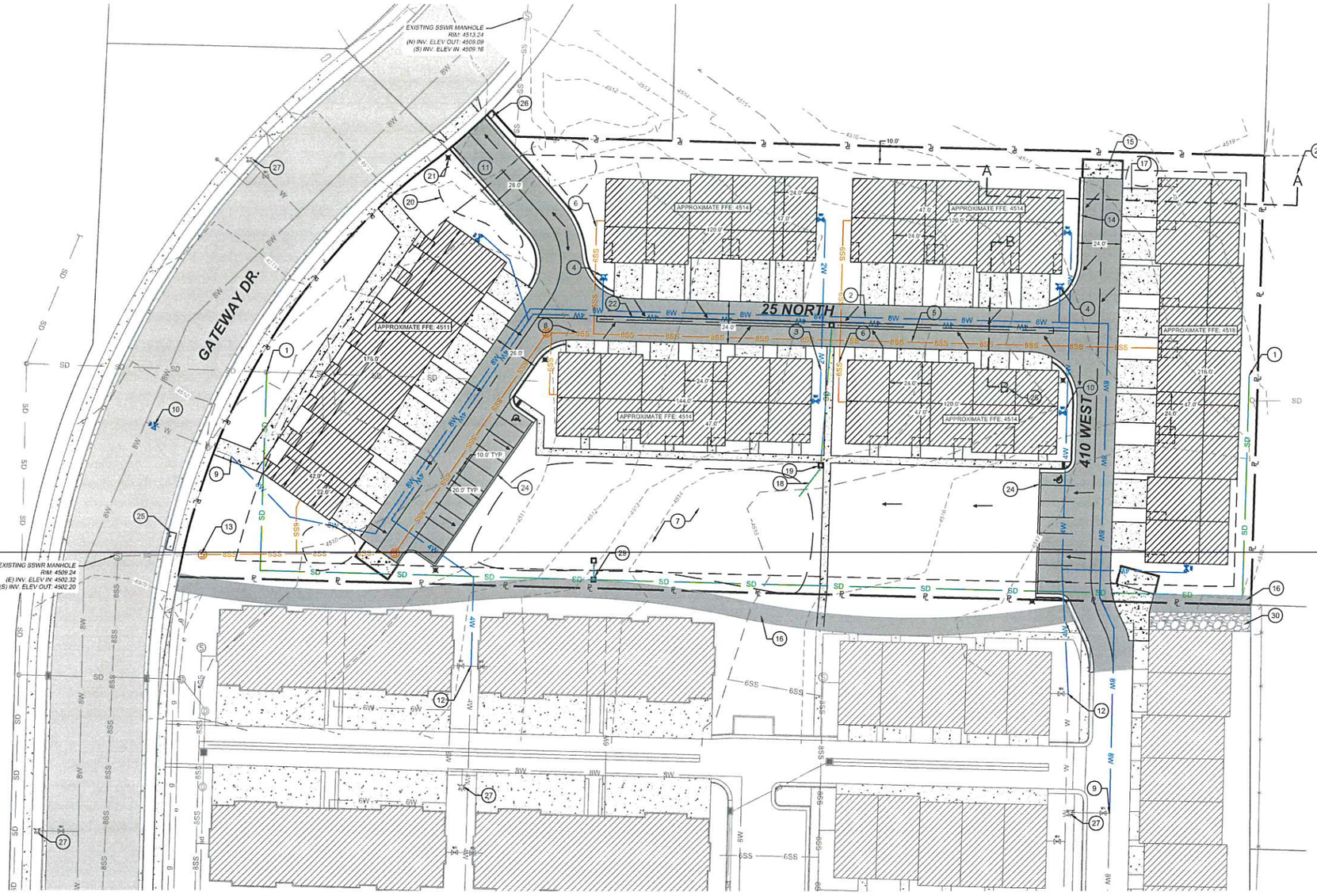
PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/14/2020

DRAFT
LAND SURVEYOR
No. 171...
DENNIS D. CARLISLE
12/11/2020
STATE OF UTAH

SURVEY PLAN

SHEET 1 OF 3

P:\2020\20-281 Visionary-North Prov Gateway\Auto\CAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat



SHEET KEY NOTES

1. REPLACE EXISTING CLAY TILE DRAIN WITH CORRUGATED HDPE PIPE.
2. 8" FIRE LINE, TYP.
3. 2" CULINARY WATER SERVICE, TYP.
4. FIRE HYDRANT ASSEMBLY, TYP.
5. 8" SEWER LINE, TYP.
6. 6" SEWER SERVICE
7. STORM WATER DETENTION AREA.
8. SEWER MANHOLE, TYP.
9. CONNECT PROPOSED 8"Ø FIRE LINE TO EXISTING FIRE LINE.
10. GATE VALE, TYP.
11. PRIVATE ASPHALT DRIVE.
12. CONNECT PROPOSED 4"Ø WATER LINE TO EXISTING WATER LINE.
13. CONNECT PROPOSED 8"Ø SEWER LINE TO EXISTING SEWER LINE.
14. CONCRETE CURB & GUTTER, TYP.
15. 10' x 24' CONCRETE DUMPSTER PAD AND ENCLOSURE, TYP.
16. ASPHALT PATHWAY.
17. CONCRETE DRIVEWAY, TYP.
18. CORRUGATED HDPE STORM WATER PIPE.
19. STORM WATER JUNCTION BOX, TYP.
20. POSSIBLE SNOW STORAGE AREA, TYP.
21. LIGHT POLE, TYP.
22. CONCRETE WATERWAY
23. ADA PARKING STALL WITH APPROPRIATE SIGNAG, TYP.
24. CONCRETE RIBBON CURB
25. CONCRETE MAIL BOX PAD
26. STOP SIGN
27. EXISTING FIRE HYDRANT
28. CROSS SECTION VIEW. SEE SHEET C104.
29. STORM WATER RELEASE
30. GRAVEL

NOTES

- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- PROJECT SHALL BE COMPLETED IN ONE PHASE
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- UTILITIES ARE PROPOSED AS SHOWN ON THE PLAN.
- UNIT TABULATION
  - TOWNHOMES = 38
- PARKING TABULATION
  - SURFACE PARKING STALLS = 18
  - GARAGE PARKING STALLS (2 PER UNIT) = 76
    - TOTAL STALLS REQUIRED (2.25 PER UNIT) = 86
    - TOTAL STALLS PROVIDED = 94

STORM WATER NOTES

- THIS PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 7,737 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED DETENTION AREA SHOWN BY KEYNOTE 7 AND THEN RELEASED INTO THE PROPOSED LAND DRAIN SYSTEM NEAR THE SOUTH PROPERTY LINE.

LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING WATER METER
- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER LINE (SIZE ON PLANS)
- PROPOSED WATER LINE (SIZE ON PLANS)
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- SETBACK LINE
- SLOPE ARROW

N

0 30' 60'

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PROVIDENCE GATEWAY

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PROVIDENCE CITY, CACHE COUNTY, UTAH

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DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/14/2020

PROFESSIONAL ENGINEER
12/14/2020
No. 8170862-2202
MICHAEL R. TAYLOR
STATE OF UTAH

ENGINEERING PLAN

SHEET 2 OF 3

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GENERAL NOTES:

1. THE PIERCE 105' HDL FIRE APPARATUS TRUCK WAS USED FOR THIS SIMULATION.





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ISSUED: 12/14/2020

PROFESSIONAL ENGINEER
12/14/2020
No. 6270966-2202
MICHAEL D. TAYLOR
STATE OF UTAH

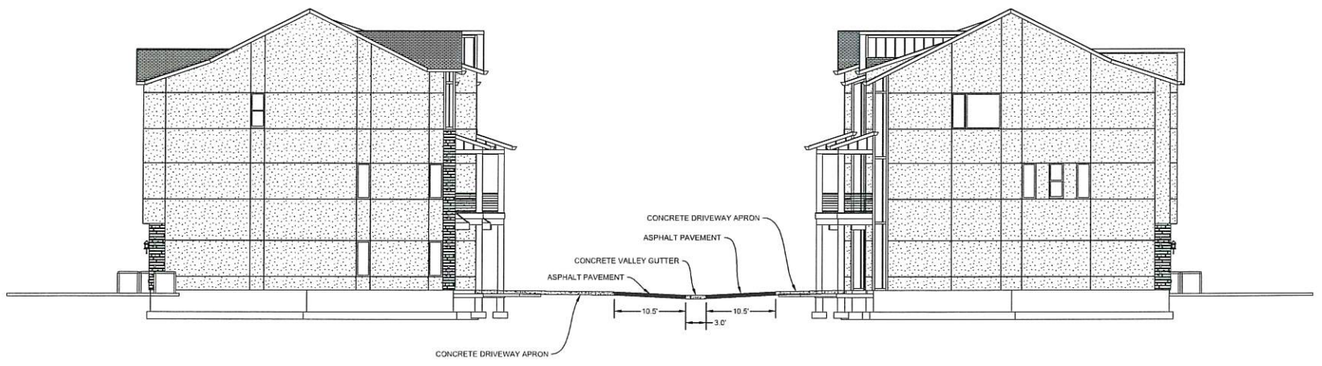
FIRE TURNING ANALYSIS

SHEET 3 OF 3

P:\2020\20-281 Visionary-North Prov Gateway\Auto\CAD\Survey\Preliminary Plat\20-281 Visionary North Prov Gateway PrePlat



SECTION A-A



SECTION B-B



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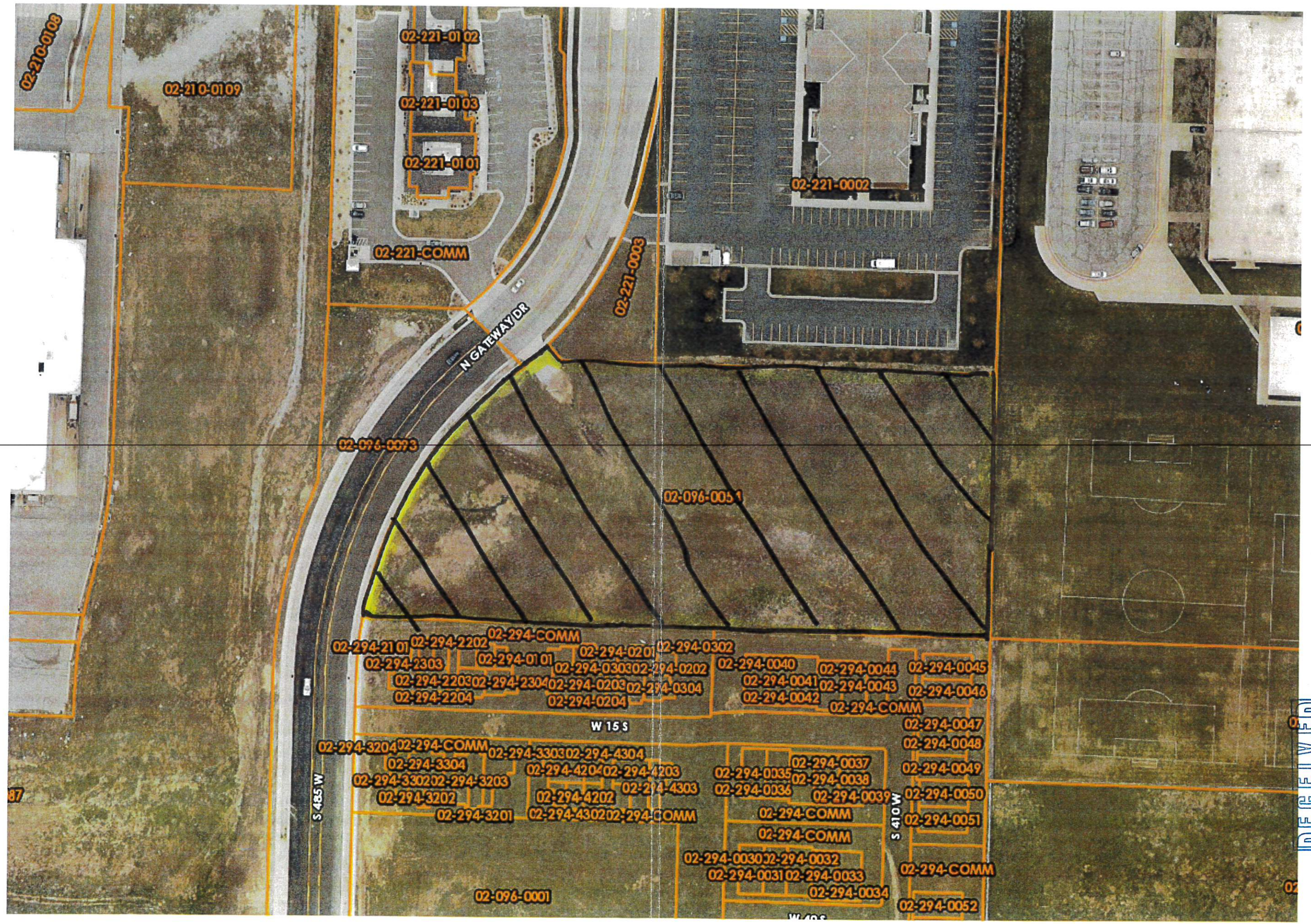
PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/14/2020

PROFESSIONAL ENGINEER
12/14/2020
No. 6276861-2202
MICHAEL D. TAYLOR
STATE OF UTAH

CROSS SECTIONS

SHEET 3 OF 3

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RECEIVED
AUG 19 2020
By

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 13, 2021 6:00 p.m.

Members of the Planning Commission will 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.

Study Items(s):
Item No. 1. Affordable Housing Discussion. Val Potter, former member of the Utah House of Representatives and the Commission on Housing Affordability will discuss affordable housing.

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 13, 2021 6:00 p.m.

Members of the Planning Commission will be attending this meeting electronically.
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Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.

Study Items(s):
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.

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.

(Amended: Ordinance No. 011-2009, 12/08/2009; 2015-007-02/24/2015; 2018-005, 04/24/2018, 2019-001, 01/08/2019)

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

(Amended: Ordinance No. 011-2009, 12/08/2009; 2015-007-02/24/2015; 2018-005, 04/24/2018, 2019-001, 01/08/2019)

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 1of 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.

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)

Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 13, 2021 6:00 p.m.

Members of the Planning Commission will 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.

Study Items(s):
Item No. 3 City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 12 Accessory Apartment Units and Chapter 13 Accessory Dwelling Units.

Chapter 10-12 Accessory Apartment Units

10-12-1 Purpose And Intent
10-12-2 Definitions
10-12-3 Required Conditions
10-12-4 Legalizing Existing AAUs
10-12-5 Permit Regulations
10-12-6 Report To Council

(OM 002-2006, 01/10/2006)
(OM 006-2006, 06/27/2006)

10-12-1 Purpose And Intent

The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Apartment Units (AAUs). AAUs are separate dwelling units attached to the primary residence. Chapter 13 of this title covers Accessory Dwelling Units (ADU) which are detached from the primary residence.

HISTORY
Amended by Ord. 2019-020 on 10/22/2019

10-12-2 Definitions

A. Accessory Apartment Unit (AAU) - A second dwelling unit which is a self-contained dwelling unit located within a single family dwelling unit, but has a separate entrance. It is a separate housekeeping unit that can be isolated within the original dwelling unit and conforms to all applicable building codes and standards. An AAU maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen.

B. Accessory Dwelling Unit (ADU) - A second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen. See Chapter 13 of this title for the ordinance governing Accessory Dwelling Units.

HISTORY
Adopted by Ord. 2019-020 on 10/22/2019

10-12-3 Required Conditions

An accessory apartment unit (AAU) unit shall be allowed in all single-family residential zones provided that the conditions and criteria listed below are complied with.

A. **Number Allowed**: Only one accessory apartment unit shall be permitted within a single-family dwelling unit.

B. **Occupancy**:

1. An AAU shall only be permitted when the property owner lives on the property within either the principal dwelling or AAU. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Cache County tax assessment rolls, or by any person who is related by blood, marriage or adoption, or a trustor of a family trust that possesses legal ownership of the property.

   Within 30 days of securing approval for construction of an AAU, the owner shall record against the deed to the subject property, a deed restriction running in favor of the municipality limiting occupancy of either the principal dwelling unit or the AAU to the owner of the property. Proof that such a restriction has been recorded shall be provided to the City prior to issuance of the occupancy permit for the AAU.

   Owner occupancy shall not be required when an owner has a bona fide temporary absence of two (2) years or less for activities such as military service, temporary job assignments, work sabbaticals, or voluntary service.
   Neither the primary dwelling unit nor the AAU may be sold or conveyed separately.

2. The accessory apartment unit shall be occupied by a single family or no more than four (4) individuals unrelated by blood, marriage or adoption.

C. **Design; Size**:

1. The accessory apartment unit shall be designed so that the appearance of the residence remains as that of a single-family dwelling unit. Entrances to the accessory apartment unit shall be located on the side or rear of the dwelling unit whenever possible. If a front entrance is required, it shall be visually screened from all public right of ways.

2. The design and size of the accessory apartment unit shall conform to all applicable health, building and other codes.

D. **Parking**: No off-street parking requirement.

HISTORY
Amended by Ord. 2019-020 on 10/22/2019
Renumbered by Ord. 2019-020 on 10/22/2019

10-12-4 Legalizing Existing AAUs

Any existing illegal AAU will not be subject to any enforcement action if an application to legalize the AAU is submitted within 12 months of the adoption of these regulations.

Owners of illegal AAUs shall be guilty of a Class B misdemeanor and subject to a penalty listed in Providence City Code Title 1 Chapter 4. Any existing illegal AAU will not be subject to any enforcement action if:
1. The AAU owner applies for a permit to legalize the illegal AAU within 12 months of the adoption of these regulations;
2. The AAU complies with the minimum requirements of the International Residential Code within 6 months of the date of applying for a permit under this section.
3. The AAU complies with the minimum housing code standards within 6 months of the date of applying for a permit under this section.
4. The AAU owner supplies the City with certification that the water supply and sewage disposal facilities are adequate for the AAU.

HISTORY
Adopted by Ord. 2019-020 on 10/22/2019

10-12-5 Permit Regulations

A. **Building Permit**: A zoning permit shall be obtained by the homeowner from the City, and a building permit shall be obtained from the designated authority, before the commencement of any new construction of an accessory apartment unit.

B. **Occupancy Permit**: Prior to anyone occupying an accessory apartment unit, a certificate of occupancy shall be obtained by the homeowner from the designated authority.

(Ord., 2-16-1994)

HISTORY
Amended by Ord. 2019-020 on 10/22/2019
Renumbered by Ord. 2019-020 on 10/22/2019

10-12-6 Report To Council

The mayor and city staff shall report to the council once a year the number of new AAUs permitted during the previous 12 months. This report shall be made to the council no later than 30 days after the end of the calendar year.

HISTORY
Adopted by Ord. 2019-020 on 10/22/2019

Chapter 10-13 Accessory Dwelling Units
10-13-1 Purpose And Intent
10-13-2 Definitions
10-13-3 Permitted Use
10-13-4 Owner Occupied Requirement
10-13-5 Number Of Accessory Dwelling Units
10-13-6 Accessory Dwelling Unit Size
10-13-7 Rear Yard Limitation
10-13-8 Building Height
10-13-9 Building Setbacks
10-13-10 Design And Materials
10-13-11 Fire, Building And Health Codes
10-13-12 Parking
10-13-13 Utilities
10-13-14 Screening
10-13-15 Legalizing Accessory Dwelling Units
10-13-16 Report To Council

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-1 Purpose And Intent

The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate dwelling units detached from the primary residence. Chapter 12 of this title covers Accessory Apartment Units (AAU) which are attached to the primary residence.

It is the policy of Providence City to promote and encourage the creation of legal ADUs in a manner that enhances residential neighborhoods while respecting the existing look and scale of single-family dwellings. The intent of this ordinance is to provide for a broader range of affordable housing options that generate these benefits:

- Provides an alternative for older homeowners who want to remain in their home and would like a family member, caretaker or renter to help make that possible so that elderly can “age in place” rather than inhabit senior living centers.
- Make housing affordable for young people to live in desirable communities where single-family homes are out of their reach.
- Contribute to solving the housing shortage.
- Opens up areas for development potential without threatening the existing character of a neighborhood.
- Adds inexpensive rental units to the housing stock to meet the needs of smaller households, both old and young.
- Develops housing units in single-family neighborhoods to serve the needs of the residents through a variety of stages in the life cycle, thereby lessening fluctuations in neighborhood demand for services.
- Requirement that owner be on the premises decreases the chance of ADU tenants inflicting nuisances on the surrounding neighborhood.
- Provide a extra living space for a growing family.
- Is intended to be a family friendly ordinance allowing for young and old to live together, for grown children to stay in the community that they love.
- Enhance neighborhood stability with owners more likely to remain; allow current neighbors to stay through different stages of life.
- Promotes more efficient use of existing housing stock and City infrastructure.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-2 Definitions

A. Accessory Dwelling Unit (ADU) - A second dwelling unit which is a self-contained dwelling unit located on an owner-occupied lot or parcel. It is in a detached building which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a separate kitchen. It is also known as:

- Granny flat
- Caretaker dwelling
- Mother-in-law suite
- Carriage house
- Guest quarters
- Backyard cottage
- Nanny Suite
- Housekeeping Suite
- Teenagers’ Retreat
- In-Law Suite
- Grandparents Suite
- Newly-wed suite saving for permanent housing
- Home office
- Rental income suite

B. Accessory Apartment – a dwelling unit that is an integral part of the primary dwelling unit, but has a separate entrance; see Chapter 12 of this title for the ordinance governing Accessory Apartments.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-3 Permitted Use

ADUs are a permitted use in all residential zones. ADUs must comply with all applicable ordinances.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-4 Owner Occupied Requirement

An ADU shall only be permitted when the property owner lives on the property within either the principal dwelling or ADU. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Cache County tax assessment rolls, or by any person who is related by blood, marriage or adoption, or a trustor of a family trust that possesses legal ownership of the property.

Within 30 days of securing approval for construction of an ADU, the owner shall record against the deed to the subject property, a deed restriction running in favor of the municipality limiting occupancy of either the principal dwelling unit or the ADU to the owner of the property. Proof that such a restriction has been recorded shall be provided to the City prior to issuance of the occupancy permit for the ADU.

Owner occupancy shall not be required when an owner has a bona fide temporary absence of two (2) years of less for activities such as military service, temporary job assignments, sabbaticals or voluntary service.
Neither the primary dwelling unit nor the ADU may be sold or conveyed separately.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-5 Number Of Accessory Dwelling Units

A maximum of one ADU shall be allowed on each property associated with a single-family dwelling.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-6 Accessory Dwelling Unit Size

The total area of the ADU shall be less than fifty percent (50%) of the total square footage of the primary residence for a detached accessory dwelling, but not more than 1200 square feet.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-7 Rear Yard Limitation

Accessory buildings of any kind, which are customarily incidental to the permitted uses are limited to twenty-five percent (25%) of the rear lot area. Accessory buildings shall not be located in front of the primary dwelling unit.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-8 Building Height

An ADU shall not exceed the height permitted by the zone assigned to the primary dwelling unit.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-9 Building Setbacks

New ADUs are subject to the same ordinances that apply to the principal dwelling unit as far as zoning and setbacks. Existing structures that do not meet setback requirements may be approved on a conditional basis. Adjacent property owners will be notified and a public hearing will be held before the Administrative Land Use Authority; which will either approve or deny the conditional use.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-10 Design And Materials

An ADU shall be of compatible design and materials and incorporate the same or substantially similar architectural features with respect to roof pitch, building materials, colors and design details of the primary dwelling unit.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-11 Fire, Building And Health Codes

An ADU shall comply with all building construction, fire codes and municipal codes in effect at the time the ADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-12 Parking

No off-street parking requirement.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-13 Utilities

An ADU may utilize the existing utilities (City supplied culinary water and sanitary sewer) of the principal dwelling. An ADU that requires separate utility hookups will be subject to metering and City connection fees.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-14 Screening

The orientation of the proposed ADU shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the ADU, including landscape screening, fencing, and window and door placement.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-15 Legalizing Accessory Dwelling Units

Any existing illegal ADU will not be subject to any enforcement action if an application to legalize the ADU is submitted within 12 months of the adoption of these regulations.

Owners of illegal ADUs shall be guilty of a Class B misdemeanor and subject to a penalty listed in Providence City Code Title 1 Chapter 4. Any existing illegal ADU will not be subject to any enforcement action if:
A. The ADU owner applies for a permit to legalize the illegal ADU permit within 12 months of the adoption of these regulations;
B. The ADU complies with the minimum requirements of the International Residential Code within 6 months of the date of applying for a permit under this section.
C. The ADU complies with the minimum housing code standards within 6 months of the date of applying for a permit under this section.
D. The ADU owner supplies the City with certification that the water supply and sewage disposal facilities are adequate for the ADU.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019

10-13-16 Report To Council

The mayor and city staff shall report to the council once a year the number of new ADUs permitted during the previous 12 months. This report shall be made to the council no later than 30 days after the end of the calendar year.

HISTORY
Adopted by Ord. 2019-003 on 2/12/2019