**Providence City Planning Commission Agenda**
**Providence City Office Building, 164 North Gateway Drive, Providence UT 84332**
**January 27, 2021 6:00 p.m.**

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

**Call to Order:** Kathleen Alder, Chair
**Roll Call of Commission Members:**
**Pledge of Allegiance**:

**Approval of the Minutes**:
**Item No. 1.** The Planning Commission will consider approval of the minutes for January 13, 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
**Item No. 1. Request to vacate city right-of-way and adjacent property:** The Planning Commission will consider and may vote on a recommendation to the City Council regarding a request to vacate a portion of city right-of-way located in the general area of 293 North Gateway Drive and Parcel 02-171-0036.

**Administrative Action Item(s):**
**Item No. 1. Final Plat Amendment:** The Planning Commission will consider and may vote on a request to a final plat amendment adjusting an internal lot restriction on Lot 33 Little Baldy Place Subdivision Partial Amended, located at 96 N 850 E.
**Item No. 2. Preliminary Plat:** The Planning Commission will consider and may vote on a request to approve 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.

**Study Items(s):** None

Agenda posted by S Bankhead on January 23, 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**
**January 13, 2021 6:00 p.m.**

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

**Call to Order:** Kathleen Alder, Chair
**Roll Call of Commission Members:** Kathleen Alder, Chair
**Attendance:** Kathleen Alder, Rowan Cecil, Joe Chambers (voting alternate), Michael Fortune, Brian Marble (non-voting alternate, arrived 6:06 PM), Robert Perry
**Absent:** Laura Banda
**Pledge of Allegiance**: Joe Chambers

**Approval of the Minutes**:
**Item No. 1.** The Planning Commission will consider approval of the minutes for December 30, 2020.
***Motion to approve the Planning Commission minutes of December 30, 2020: — R Perry, second — R Cecil***
***Vote:***
***Yea: K Alder, J Chambers, M Fortune, R Perry***
***Nay:***
***Abstained: R Cecil***
***Absent: L Banda***

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

**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.

- Danny Macfarlane, representing the developer, gave an introduction to the project.
- M Fortune discussed the lack of mixing between retail and residential and also brought up open space. D Macfarlane discussed the efforts they have made to provide trails and connections.
- The six lot minimum requirement per phase for subdivisions was discussed. S Bankhead explained the city's position with regards to that requirement. She explained that some decisions about mixed use developments are left up to the Planning Commission. The timing of the commercial development was discussed.
- R Snow brought up reducing the number of accesses. D Macfarlane said that it is a possibility. Connecting the parking lot between the townhomes and the commercial area was discussed.
- The common theme and the small-town look and feel requirement was discussed.
- D Macfarlane said that they could do the improvements for one commercial pad with each phase of the townhomes.
- D Macfarlane reviewed the changes that he will make for the next submittal, including taking away the middle access, having the driveway on the west connect through to the parking lot, and committing top put in the commercial improvements in for one commercial lot for each phase of the townhomes.
- The look of the retail units was discussed. The HOA was discussed. D Macfarlane said that he can provide a rendition of what the commercial units might look like, but he cannot guarantee that the tenants will

chose to build the buildings in that way.

**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.

- Parking was discussed. Fire turnarounds were discussed. The live-work units were discussed, including the uses allowed, the look, and the signage. S Bankhead suggested that D Nicoll include a section on signage in the CC&Rs.

***Motion that the planning commission approve the preliminary plat for the North Providence Gateway Subdivision, a single-family attached townhome development containing 6 residential buildings and a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive*: *— R Cecil, second — M Fortune***
***Vote:***
***Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry***
***Nay:***
***Abstained:***
***Absent: L Banda***

**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.

- Mayor Drew introduced former state representative Val Potter.
- V Potter spoke about the housing situation and SB 34 requirements.
- Mayor Drew spoke about blending multi-family with single family.
- B Marble spoke about keeping the state out of housing. He felt that things are going fine the way they have been going.
- J Chambers spoke about people moving in from big cities and about low income housing projects.

**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.

- The commission discussed the density requirements and the purposes of the mixed use zone.
- Accommodating light manufacturing within the city was discussed.

**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.

- S Bankhead reviewed the difficulties that residents have encountered in attempting to meet our code for accessory dwelling units. S Bankhead reported on currently permitted accessory dwelling units and accessory apartment units.
- J Chambers was concerned that some cities are not allowing options for affordable housing while some other cities are taking upon themselves the burden of providing it.
- R Snow said that if cities do not comply voluntarily with affordable housing requirements, the state may take away their right to make certain zoning choices. This is not what we want to happen.
- Illegal ADUs/AAUs and parking issues were discussed. Enforcement was discussed. B Marble felt that parking regulations for ADUs/AAUs need to be changed.

***Motion to adjourn*: *— R Cecil, second — R Perry***
***Vote:***
***Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry***
***Nay:***
***Abstained:***
***Excused:***
Meeting adjourned at approximately 9:30 PM
Minutes prepared by Jesse Bardsley

DRAFT

| | |
|---|---|
| _____ | _____ |
| Kathleen Alder, Chair | Skarlet Bankhead, City Recorder |

DRAFT

| Review of a Petition to Vacate Right-of-Way | | |
|---|---|---|
| **Applicant**: Paul Poteet | **Development Name**: | **Review prepared by**: S Bankhead |
| **Date application received**: 01/05/2021 | **Parcel ID**: 02-171-0036 | **Report date**: 01/23/2021 |
| **Agent**: Tanner Hiatt | **Property Address**: Not assigned General area of 293 N Gateway Drive | **General Plan**:<br>**Zone**: |

**Providence City General Plan 2020**

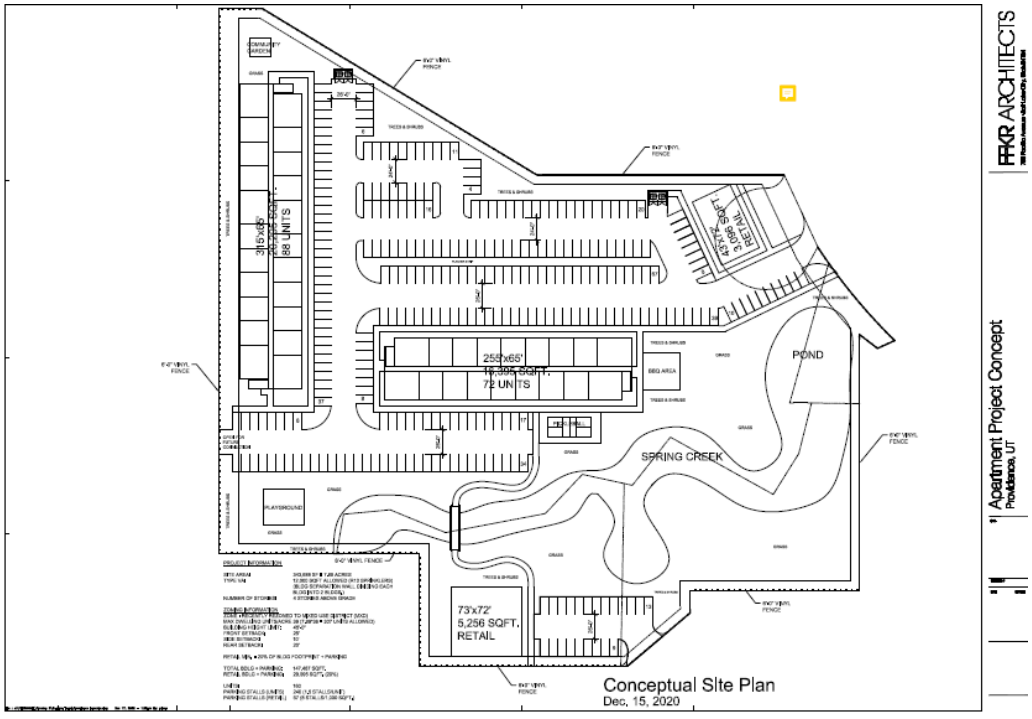
1. **Vision**:

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

2. **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.

**Abbreviations & Background Information**:

1. Providence City Code: PCC
2. Utah Code Annotated: UCA
3. The applicant plans to build a mixed use development consisting of parcels 02-171-0001, 02-212-0005, 02-212-0004, and would like to include a portion of 02-171-0036 as conceptually illustrated.



4. The applicant is requesting the City vacate a circle of right-of-way located in adjacent to the southeast corner of Parcel 02-171-0001,




**The applicant provided the following justification for the vacation:**

1. The city has not used this area for some time and has no plans for its use in the future.
2. City staff has recommended we do this as part of our development.
3. If the vacation is approved, we'll be able to bring the retail portion of our project up on the street, allowing for better visibility of civilians for the retail uses available to them.
4. This will allow us to provide more parking for the site overall.
5. The area being vacated covering the stream will be able to be landscaped along with the rest of our site, improving the view from the street and allowing for continued maintenance and use of our residents and the public.

**Staff response to developer justification:**

1. Lack of city use or no immediate plans for use property does not necessarily justify that the property should be vacated. While it may apply in a few limited areas, it needs to be carefully considered on a case by case basis.
2. The staff is not requesting that the property be vacated. However, staff is not opposed to vacating property when it can be shown that the vacation benefits the city with development improvements, such as: building a public feature like a park, trail, fishing pond etc, maintaining the area and granting an easement for public use, providing landscaping and maintenance in areas that are difficult for the city to maintain and can enhance the development.
3. The city need to maintain access for repair and maintenance of the stream channel and for a box culvert in the area.

**Findings of Fact**:

1. UCA 10-9a-609.5(4) states the legislative body may adopt an ordinance granting a petition to vacation some or all of a public street or municipal utility easement if the legislative body finds that:
   (a) good cause exists for the vacation; and
   (b) neither the public interest nor any person will be materially injured by the vacation.
2. UCA 10-9a-302(1) The planning commission shall review and make a recommendation to the

legislative body for (b)(ii) amendments to existing land use regulations.

**Conclusions of Law**:

1. Vacation of some or all of a public street requires an ordinance adopted by the [city council].
2. The planning commission reviews and makes recommendations to land use regulations.
3. The planning commission must find that:
    a. Good cause exists for the vacation:
    b. Neither the public interest nor any person will be materially injured by the proposed vacation.

**Conditions**:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DocuSign Envelope ID: A8CA7997-56B8-4664-B468-B5BC271628FD

# PROVIDENCE CITY APPLICATION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

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

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

DS

Initial PP Name Paul Poteet

**Date** Jan 5th, 2021

**SUBMITTAL REQUIREMENTS** **Staff Check**

- $400 application fee _____
- Cache County Plat Map, current; and a copy of the official recorded final plat that includes any notes. _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat showing the area proposed for vacation _____
- A statement outlining the reasons and justification for the proposed vacation _____
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) _____

**Applicant** (all information **must** be provided)
Name Tanner Hiatt
Address 79 W 900 N Ste. B, Springville, UT 84663
Phone 4795865017 Email tanner.summaterraventures@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 Aubrey Watson
Address 79 W 900 N Ste. B, Springville, UT 84663
Phone 8014008452 Email aubreypalmer1012@gmail.com

**Property** (all information **must** be provided)
Owner of Record Providence Partners, LLC
Address 1689 W. Cadbury Ln, Springville, UT 84663
Phone 253.320.0357 Email pot14004@gmail.com

**Architect/Engineer/Surveyor** (all information **must** be provided)
Name FFKR Architects
Address 730 Pacific Ave. Salt Lake City, UT 84104
Phone 8015344210 Email pdean@ffkr.com

**WRITTEN STATEMENT** (attach additional sheets if necessary)
See the attachment

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

DocuSign Envelope ID: A8CA7997-56B8-4664-B468-B5BC271628FD

**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** PP **Name** Paul Poteet

**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** PP

**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. Other types of land use approvals, such as but not limited to conditional uses, may also require engineering review at the City's discretion. Some land use approvals may require review by the City's legal counsel. 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** PP

**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.**

DocuSigned by: Paul Poteet AB1D7DB7BD184F1...

| Signature of Applicant | Printed Name | Date |
|---|---|---|
| | Paul Poteet | 1/5/2021 |

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

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

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

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

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

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

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

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

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

# GATEWAY BUSINESS PARK SUBDIVISION

02-171
-1-

Tax Unit 09

A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 11 NORTH, RANGE 1 EAST, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

FILED 29 SEP 1999 FILING NO. 725110
MAP NO. 1999-1289 SITE PAGE 02-091

PARCEL NO. = 02-171-LOT NO.
i.e. LOT 01 = 02-171-0001

LOT 4 GATEWAY BUSINESS PARK IS NOW
SAUNDERS PROFESSIONAL PLAZA CONDO
UNIT 1 PARCEL 02-171-0041
UNIT 2 PARCEL 02-171-0042
UNIT 3 PARCEL 02-171-0043

SCALE 1" = 100'

02-171

Tax Unit 09 -2-

# GATEWAY BUSINESS PARK SUBDIVISION PHASE II

A PART OF THE NORTHWEST QUARTER OF SECTION 10, T.11N., R.1E., AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, T.11N., R.1E., SALT LAKE BASE & MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH

SOUTH CACHE COMMERCIAL SUBDIVISION

LOT 6

SEE 02-206

LOT 5
COMMERCIAL GENERAL DISTRICT
3.40 ACRES

LOT 7
MULTIFAMILY ~~HIGH~~ DENSITY DISTRICT
Medium 7.05 ACRES
8.30 AC

LOT 8
COMMERCIAL GENERAL DISTRICT
1.51 ACRES

LOT 3

LOT 2

LOT 4

GATEWAY BUSINESS PARK SUBDIVISION

CREEKSIDE SUBDIVISION

| LOT # | ADDRESS |
|---|---|
| 5 | 577 NORTH GATEWAY DRIVE |
| 6 | 660 NORTH GATEWAY DRIVE |
| 7 | 592 NORTH GATEWAY DRIVE |
| | N/A WEST [illegible]T GOLF COURSE DRIVE |
| 8 | 328 NORTH GATEWAY DRIVE |
| | 546 WEST [illegible]T GOLF COURSE DRIVE |

SCALE:1"=100'

AREA OF GATEWAY BUSINESS PARK SUBDIVISION PHASE II IMPACTED BY THE 100 YEAR FLOOD ACCORDING TO THE FLOOD INSURANCE STUDY PREPARED FOR THE CITY OF LOGAN BY FEMA DATED MARCH 28, 1984

APPROXIMATE LOCATION OF TOP OF BANK

- INDICATES MONUMENT TO BE PLACED.
- ALL UTILITY EASEMENTS ARE 10 FEET UNLESS NOTED OTHERWISE.
- SET 5/8" REBAR MARKED "HANSEN AND ASSOCIATES 167819" APRIL 22, 1998 (TYP)
- BUILDING SETBACK LINE
- 30' BUILDING SETBACK OFF OF TOP OF BANK

FILED 11 JAN 2000 FILING NO. 731203
MAP NO. 2000-1313 SITE PAGE 02-091

PARCEL NO. = 02-171-LOT NO.
i.e. LOT 08 = 02-171-0008

# GATEWAY BUSINESS PARK SUBDIVISION, PHASE 3

A PART OF THE NORTHWEST QUARTER OF SECTION 10, T.11N., R.1E.,
AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3,
T.11N., R.1E., SALT LAKE BASE & MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH

02-171
-3-

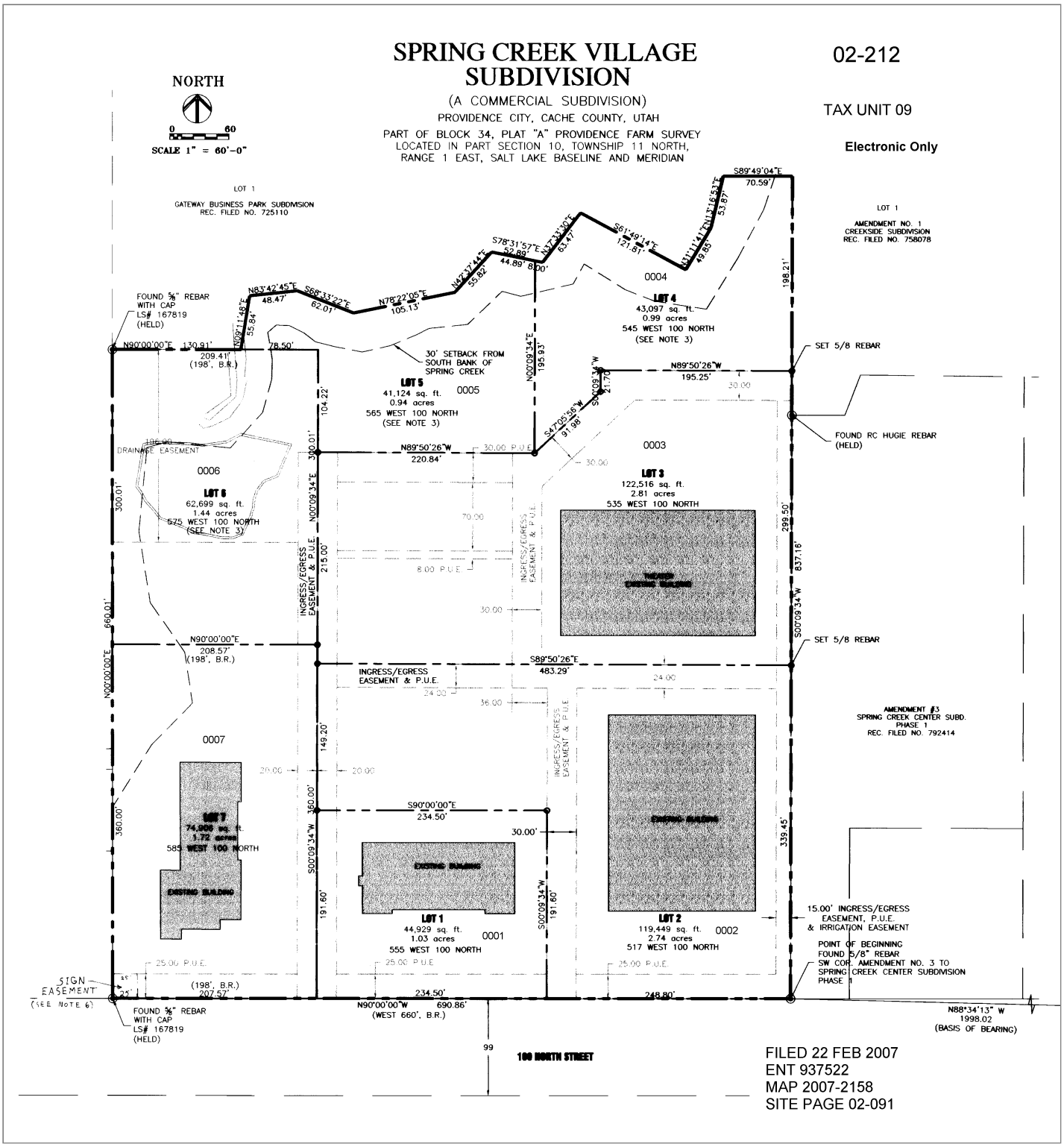
Tax Unit 09

FILED 12 AUGUST 2004 FILING NO. 869341
MAP NO. 2004-1839 SITE PAGE 02-171-1

OWNER OF LOTS NOT INDICATED OTHERWISE:
R DEE ERICKSON ETAL

SURVEY (HCAP)
N87°32'09"E
27.43'
C3
L=207.58'
L=146.93'
C4
35' SETBACK
NEW STREET LIGHT REQ'D
L=60.65'
C5
EAST GOLF COURSE DRIVE
S55°42'59"E
87.39'
N67°36'56"W
(BASIS OF BEARING)
288.92'
10' UTILITY EASEMENT
L=10.46'
C6
C2
L=224.98'
L=147.28'
C7
540
30'
30'
S89°38'20"E
74.37'
L=67.24'
C8
C1
L=23.33'
S01°04'42"E
242.56'
(242.70 B.R.)
0031
1
44,442 sq.ft.
1.02 acres
EXISTING 20'STORM DRAINAGE EASEMENT
P.O.B.
10' UTILITY EASEMENT
FOUND SURVEY MARKER (HCAP)
54.31'
SURVEY (HCAP)
N89°38'18"W
(53.89' B.R.)
N01°04'42"W
55.75'
20' UTILITY EASEMENT
136.68'
324.84'
N58°55'12"W
126.24'
61.92'
N01°04'42"W
287.63'
0032
40' ACCESS CROSS EASEMENT & UTILITY EASEMENT
2
34,466 sq.ft.
0.79 acres
35' SETBACK
10' R.O.W. EASEMENT
N04°18'48"E
268.91'
20' UTILITY EASEMENT
3
OFFICE CONDOMINIUM
UNIT A 02-171-0331
UNIT B 02-171-0332
N10°29'58"E
250.79'
20' UTILITY EASEMENT
0034
4
43,579 sq.ft.
1.00 acres
ACCESS TO LOT 4 SHALL BE DETERMINED AT SITE PLAN APPROVAL
35' SETBACK
S00°31'50"E
226.20'
7' R.O.W. EASEMENT
10' PUBLIC UTILITY EASEMENT
20' UTILITY EASEMENT
33'
33'
57.58'
203.92'
261.50'
N89°38'20"W
GATEWAY DRIVE
N00°31'50"W
260.09'
N00°02'48"W
538.77'
WEST 692.70'
LOT 1
JONATHAN H. DAINES
N00°09'34"E
66.05'
NORTHWEST CORNER OF SPRINGCREEK SUBD.
N89°51'46"W
54.12'
S21°17'10"W
44.10'
N89°25'40"W
207.24
455 WEST
N0°09'34"W
682.34'
100 NORTH
SCALE: 1" = 40'

# Plat Maps for Parcel 02-212-0005 - Cache County CORE



# Justification for Proposed Vacation

There are a number of reasons for this vacation request. They are as follows.

1. The city has not used this area for some time and has no plans for its use in the future.
2. City staff has recommended we do this as part of our development.
3. If the vacation is approved, we'll be able to bring the retail portion of our project up on the street, allowing for better visibility of civilians for the retail uses available to them.
4. This will allow us to provide more parking for the site overall.
5. The area being vacated covering the stream will be able to be landscaped along with the rest of our site, improving the view from the street and allowing for continued maintenance and use of our residents and the public.

**PROVIDENCE CITY**
**Amended Final Plat Analysis**
**Little Baldy Place Lot 33**

| | | |
|---|---|---|
| **Applicant**: Cameron Widner | **Development Name**: Little Baldy Place Lot 33 | **Review prepared by**: S Bankhead |
| **Date application received**: 12/21/2020 | **Parcel ID**: 02-171-0036 | **Report date**: 01/23/2021 |
| **Agent**: NA | **Property Address**: 96 North 850 East [Spring Creek Parkway]. | **General Plan**: SFL<br>**Zone**: SFL |

**Abbreviations & Background Information**:

1. Providence City Code: PCC
2. Utah Code Annotated: UCA
3. Single-Family Large (SFL) zoning district
4. The final plat for Little Baldy Place Subdivision was recorded in the office of the Cache County Reorder on 4 January 2017, and contains internal lot restrictions on several of lots. Utah Code (UCA) 10-9a-103(26) defines an "internal lot restriction" as a platted note, platted demarcation or platted designation that runs with the land; and creates a restriction that is enclosed within the perimeter of a lot described on the plat; or designates a development condition that is enclosed within the perimeter of a lot described on the plat.
5. The recorded final plat Notes 12 states, "front setbacks for Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33 coincide with the east line of the 80' wide Pacificorp Power overhead power line easement recorded as Entry #1052079. Lots 24 & 25 are also subject to an additional slope setback corresponding to the bearing and distances shown on this plat. The rear setback of these lots shall be the westernmost of either the Bonneville Shoreline Trail or the 50 PSI line as show on the plat hereon.
6. The approve building envelope for Lot 33 is illustrated and dimensioned on the Little Baldy Place recorded plat.
7. The city owns parcel 02-288-0000, which is adjacent to a portion of the north lot line of Lot 33.
8. In July 2020, VHD, LLC applied for a conditional use to construct a home on Lot 33 owned by Cameron & Casey Winder.
9. The Providence City Administrative Land Use Authority met on September 2, 2020; after review and discussion approved the conditional use. The Record of Decision and site plan are attached to this report.
10. On 12/21/2020, the City received an application for approval of a final/amended subdivision plat. The applicant is requesting the east line of internal lot restriction for the building envelope be moved further east.
11. The Applicant provided reasons for the request and a site plan showing the proposed relocation.
12. The Little Baldy Place Subdivision contains land that is considered Sensitive Areas (as per PCC 10-5 Sensitive Areas) that include Non-Developable and Potentially Developable area. During the subdivision process, the developer and his engineer and city staff, including the city engineer, discussed the best location for building envelopes; taking into account the sensitive areas, power line easements, Bonneville Trail and Deer Fence Road, water pressure, and emergency vehicle access. The building envelopes designated on the recorded plat are a result of those discussions. The City staff does not recommend altering the designated building envelopes.

**Providence City General Plan 2020**

- **Vision**:

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

- **Key Initiatives:**
    1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
    2. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices.
    3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
    4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking,

walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

**FINDINGS OF FACT:**

This review used the following resources:

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

**CONCLUSIONS OF LAW:**

1. The Planning Commission is the land use authority for all subdivisions in Providence City.
2. The amendment does not involve vacating or amending a public street or municipal utility easement.
3. The Planning Commission finds the following as good cause for the amendment:
    a. To be designated by the Planning Commission during the planning commission meeting. The Planning Commission may also find that good cause does not exist.

**CONDITIONS:**

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

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

# PROVIDENCE CITY
# APPLICATION FOR APPROVAL OF A FINAL/AMENDED 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. Name CAMERON WIDNER Initial CW

Date 21 DEC 20

**SUBMITTAL REQUIREMENTS** — **Staff Check**

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

**Applicant** (all information **must** be provided)
Name CAMERON WIDNER
Address 161 W 100 N APT 3, LOGAN UT 84321
Phone 530-945-8399 Email CAMERON24WIDNER@YAHOO.COM

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

**Property** (if owner of record is different than applicant, the application **must** include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)
Owner of record CAMERON WIDNER
Address 161 W 100 N APT 3, LOGAN UT 84321
Phone 530-945-8399 Email CAMERON24WIDNER@YAHOO.COM

**Project** (all information **must** be provided)
Project name WIDNER RESIDENCE
Project location 96 N 950 E PROVIDENCE, UT 84332 Parcel Tax ID 02-288-0033
Phase 1 Acreage of phase 4.78 Total phases in project 1
Zone RESIDENTIAL Height _____ Initial CW Name CAMERON WIDNER
Setbacks (front yard) 30 FT (side yard) 10 FT (rear yard) 20 FT Initial CW

**Architect/Engineer/Surveyor** (all information **must** be provided)
Name DAVE WIDNER
Address 19274 AZAR LN, REDDING, CA 96003

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

Phone 530-246-4159 Email DALE.WIDNER@YAHOO.COM

**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 CW Name CAMERON WIDNER

**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 CW

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 CW

**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.**

CAMERON WIDNER 21 DEC 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 |

[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.

To whom it may concern,

My family and I recently purchased a parcel in the Little Baldy Subdivision (96 N 850 E, Lot 33, Tax ID 02-288-0033). Due to the unique terrain, and the power lines that run through the property, we knew that significant excavation would be required to achieve a safe and comfortable building area for our home.

When we were looking at parcels to purchase for our "forever home," we were immediately drawn to the Little Baldy Subdivision on the Providence bench. However, we wanted to keep the terrain as natural as possible – ergo excavate as little as possible. The Providence bench is known for its natural beauty, we wanted to enjoy it to its fullest extent.

We constructed a site plan that would achieve our goals:

1. Achieve 12% max grade on the driveway
2. Excavate a north to south building pad that would allow our family to enjoy the view of Cache Valley
3. Construct building pad at or below 5,085' elevation (eastern limit of buildable area)
4. Ensure road/driveway and building pad meet all fire and emergency vehicle requirements
5. Achieve adequate water pressure and fire flow for fire suppression
6. Disrupt the natural landscape of the bench as little as possible

After our site plan was developed, it was clear that not all of our goals would fit inside the building envelope that Cache County and Providence City had put together. We are proposing a slight modification of the building envelope to allow our home to be constructed, all while meeting or exceeding all safety and code requirements.

We have cut in an all-weather road, and excavated our building pad to fit our home's needs. We are asking for the last piece of the puzzle, an amendment to the final plat. We appreciate the time everyone has taken thus far at Providence City to review our plans and assist us with this amendment application. We thank you for your consideration.

Regards,

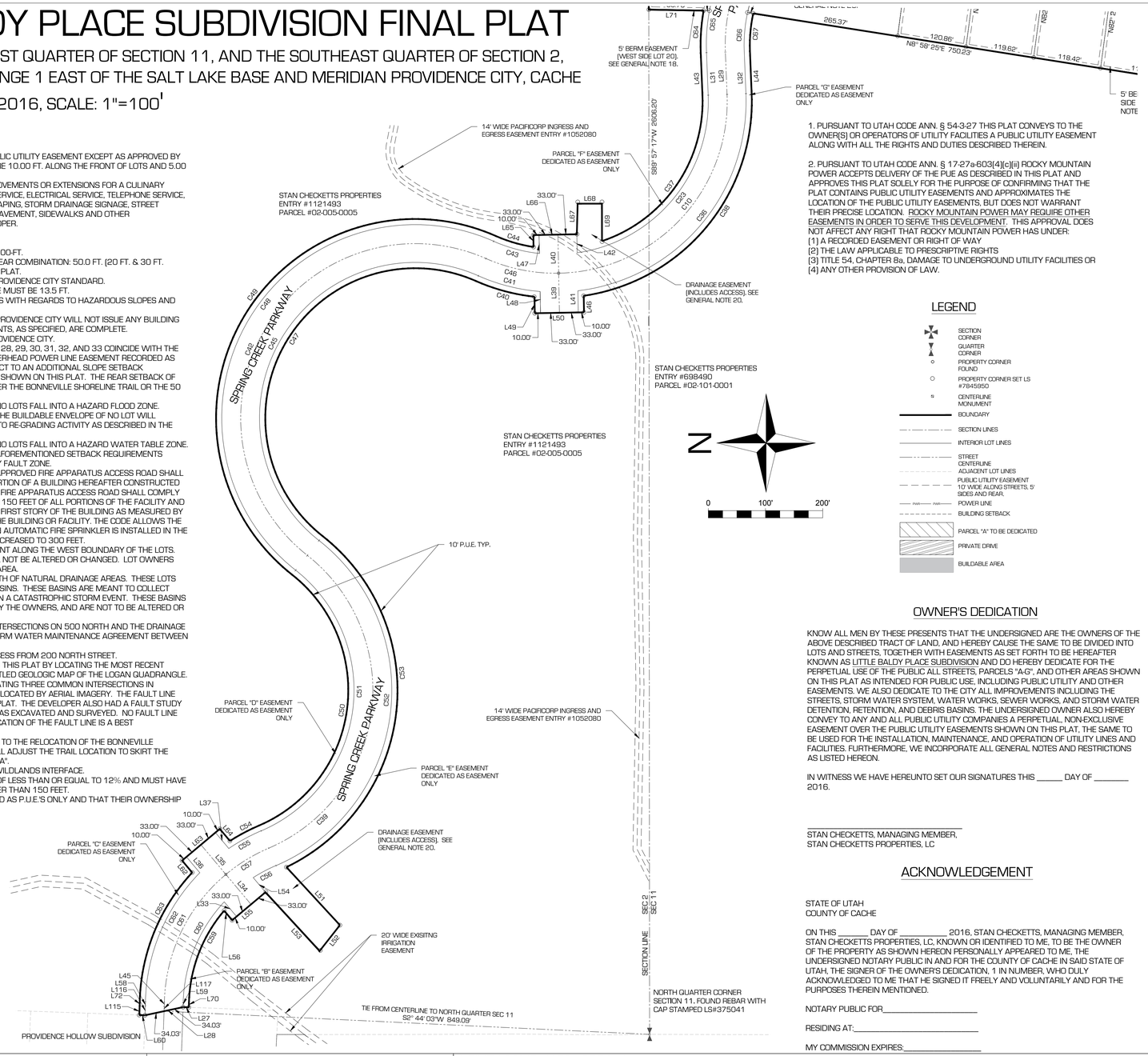
Cameron Widner
21 December 2020

# LITTLE BALDY PLACE SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'

## GENERAL NOTES:

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE 10.00 FT. ALONG THE FRONT OF LOTS AND 5.00 FEET ON THE SIDES AND REAR.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
3. CURRENT ZONE: SINGLE FAMILY LARGE.
4. MINIMUM LOT SIZE: 21,800 SF.
5. MINIMUM FRONTAGE (MEASURED AS SETBACK) 100-FT.
6. BUILDING SETBACKS: SIDE 10.0 FT, FRONT AND REAR COMBINATION: 50.0 FT. (20 FT. & 30 FT. COMBINATION) UNLESS OTHERWISE NOTED ON THE PLAT.
7. ALL DRIVEWAYS SHALL BE 30.0 FT. APART PER PROVIDENCE CITY STANDARD.
8. THE CLEAR WIDTH HEIGHT ON THE PRIVATE DRIVE MUST BE 13.5 FT.
9. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
10. PURSUANT TO PROVIDENCE CITY CODE 11-5-2: PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
11. STREET ADDRESSES SHALL BE ASSIGNED BY PROVIDENCE CITY.
12. FRONT SETBACKS FOR LOTS 23, 24, 25 , 26, 27, 28, 29, 30, 31, 32, AND 33 COINCIDE WITH THE EAST LINE OF THE 80' WIDE PACIFICORP POWER OVERHEAD POWER LINE EASEMENT RECORDED AS ENTRY #1052079. LOTS 24 & 25 ARE ALSO SUBJECT TO AN ADDITIONAL SLOPE SETBACK CORRESPONDING TO THE BEARING AND DISTANCES SHOWN ON THIS PLAT. THE REAR SETBACK OF THESE LOTS SHALL BE THE WESTERNMOST OF EITHER THE BONNEVILLE SHORELINE TRAIL OR THE 50 PSI LINE AS SHOWN HEREON.
13. PURSUANT TO PROVIDENCE CITY CODE 10-5-3: NO LOTS FALL INTO A HAZARD FLOOD ZONE.
14. PURSUANT TO PROVIDENCE CITY CODE 10-5-4: THE BUILDABLE ENVELOPE OF NO LOT WILL CONTAIN SLOPES IN EXCESS OF 30% SUBSEQUENT TO RE-GRADING ACTIVITY AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
15. PURSUANT TO PROVIDENCE CITY CODE 10-5-5: NO LOTS FALL INTO A HAZARD WATER TABLE ZONE.
16. PURSUANT TO PROVIDENCE CITY CODE 10-5-6: AFOREMENTIONED SETBACK REQUIREMENTS ACCOUNT FOR THE HAZARD EARTHQUAKE PRIMARY FAULT ZONE.
17. PURSUANT TO PROVIDENCE CITY CODE 10-5-7: APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND AROUND PORTIONS OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THE CODE ALLOWS THE FIRE CODE OFFICIAL TO EXTEND THIS DISTANCE IF AN AUTOMATIC FIRE SPRINKLER IS INSTALLED IN THE STRUCTURE. THAT DISTANCE IS APPROVED TO BE INCREASED TO 300 FEET.
18. LOTS 1-20 HAVE A PERPETUAL 5' BERM EASEMENT ALONG THE WEST BOUNDARY OF THE LOTS. THE BERM AS SPECIFIED AND CONSTRUCTED SHALL NOT BE ALTERED OR CHANGED. LOT OWNERS MAY LANDSCAPE WITHIN THE 5' BERM EASEMENT AREA.
19. LOTS 24 AND 29-32 ARE LOCATED AT THE MOUTH OF NATURAL DRAINAGE AREAS. THESE LOTS CONTAIN AN EASEMENT FOR DEBRIS/DRAINAGE BASINS. THESE BASINS ARE MEANT TO COLLECT RUNOFF AND DEBRIS FROM THE DRAINAGE AREAS IN A CATASTROPHIC STORM EVENT. THESE BASINS ARE PART OF THESE LOTS, SHALL BE MAINTAINED BY THE OWNERS, AND ARE NOT TO BE ALTERED OR REMOVED.
20. THE DRAINAGE EASEMENTS LOCATED AT THE INTERSECTIONS ON 500 NORTH AND THE DRAINAGE EASEMENT ON LOTS 6 AND 19 WILL REQUIRE A STORM WATER MAINTENANCE AGREEMENT BETWEEN THE LOT/LAND OWNERS AND PROVIDENCE CITY.
21. LOTS 11 AND 12 CANNOT HAVE DRIVEWAY ACCESS FROM 200 NORTH STREET.
22. THE EAST CACHE FAULT LINE WAS LOCATED ON THIS PLAT BY LOCATING THE MOST RECENT FAULT MAP CREATED BY USGS (MCALPIN, 1996), TITLED GEOLOGIC MAP OF THE LOGAN QUADRANGLE. THIS MAP WAS GEOLOCATED TO THIS PLAT BY LOCATING THREE COMMON INTERSECTIONS IN PROVIDENCE CITY AS SHOWN ON THE MAP AND AS LOCATED BY AERIAL IMAGERY. THE FAULT LINE WAS THEN TRACED AND TRANSPOSED ONTO THIS PLAT. THE DEVELOPER ALSO HAD A FAULT STUDY COMPLETED BY GEOSTRATA IN 2008. A TRENCH WAS EXCAVATED AND SURVEYED. NO FAULT LINE WAS FOUND IN THE AREA OF THE TRENCH. THE LOCATION OF THE FAULT LINE IS A BEST APPROXIMATION OF THE EAST CACHE FAULT LINE.
23. IF WATER TANK CONSTRUCTION OCCURS PRIOR TO THE RELOCATION OF THE BONNEVILLE SHORELINE TRAIL TO THE EAST, THE DEVELOPER WILL ADJUST THE TRAIL LOCATION TO SKIRT THE EASTERN BOUNDARY OF CITY DEDICATION PARCEL "A".
24. LOTS 23-24 ARE LOCATED ALONG THE URBAN WILDLANDS INTERFACE.
25. ALL DRIVEWAYS ARE TO BE BUILT WITH SLOPE OF LESS THAN OR EQUAL TO 12% AND MUST HAVE AN APPROVED TURN AROUND AT THE END IF LONGER THAN 150 FEET.
26. PARCELS "B" THROUGH "G" ARE TO BE DEDICATED AS P.U.E.'S ONLY AND THAT THEIR OWNERSHIP REMAINS WITH THE OWNER.




## LEGEND

- SECTION CORNER
- QUARTER CORNER
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS #7845950
- CENTERLINE MONUMENT
- BOUNDARY
- SECTION LINES
- INTERIOR LOT LINES
- STREET CENTERLINE
- ADJACENT LOT LINES
- PUBLIC UTILITY EASEMENT 10' WIDE ALONG STREETS, 5' SIDES AND REAR.
- POWER LINE
- BUILDING SETBACK
- PARCEL "A" TO BE DEDICATED
- PRIVATE DRIVE
- BUILDABLE AREA

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS LITTLE BALDY PLACE SUBDIVISION AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, PARCELS "A-G", AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY AND OTHER EASEMENTS. WE ALSO DEDICATE TO THE CITY ALL IMPROVEMENTS INCLUDING THE STREETS, STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, AND STORM WATER DETENTION, RETENTION, AND DEBRIS BASINS. THE UNDERSIGNED OWNER ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL GENERAL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ 2016.

_____
STAN CHECKETTS, MANAGING MEMBER,
STAN CHECKETTS PROPERTIES, LC

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____ 2016, STAN CHECKETTS, MANAGING MEMBER, STAN CHECKETTS PROPERTIES, LC, KNOWN OR IDENTIFIED TO ME, TO BE THE OWNER OF THE PROPERTY AS SHOWN HEREON PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNER OF THE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FOR_____

RESIDING AT:_____

MY COMMISSION EXPIRES:_____

## LEGAL DESCRIPTION OVERALL SUBDIVISION

A PART OF THE NORTH HALF OF SECTION 11 AND SOUTH HALF OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING MONUMENTED WITH A CACHE COUNTY SURVEYOR'S ALUMINUM CAP, AND RUNNING THENCE S 00° 31' 43" E 2,679.73 FEET ALONG THE EAST LINE OF SAID SECTION TO THE EAST QUARTER CORNER OF SAID SECTION, SAID POINT BEING MONUMENTED WITH A CACHE COUNTY SURVEYOR'S ALUMINUM CAP; THENCE S 89° 47' 21" W 1266.34 FEET ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 11 TO AN EXISTING IRON PIPE; THENCE NORTH 00° 35' 28" WEST 505.71 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER AND REBAR; THENCE THE FOLLOWING COURSES ALONG THE SUBDIVISION BOUNDARY: THENCE N 88° 56' 19" E 173.58 FEET; THENCE N 61° 58' 23" E 99.58 FEET; THENCE N 15° 41' 30" E 83.95 FEET; THENCE N 00° 54' 26" W 744.47 FEET; THENCE, N 03° 28' 23" E 95.74 FEET TO A POINT ON A 183.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, A RADIAL TO THE BEGINNING THAT BEARS N 69°22'35" E; THENCE SOUTHEASTERLY 178.21 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 48°31'20" E 171.25 FEET); THENCE N 07° 39' 38" E 66.56 FEET TO A POINT ON A 117.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, A RADIAL TO THE BEGINNING THAT BEARS N 16°56'31" E; THENCE NORTHWESTERLY 141.18 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 38° 29' 18" W 132.77 FEET); THENCE N 03°55' 08" W 168.51 FEET TO A POINT ON A 183.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 59.95 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 13°18'13" W 59.69 FEET); THENCE N 08° 58' 25" E 750.23 FEET TO A POINT ON A 257.00 FOOT NON-TANGENTIAL RADIUS CURVE TO THE LEFT, A RADIAL TO THE BEGINNING THAT BEARS N 12°23'01" E; THENCE WESTERLY 65.83 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 84°57'17" W 65.65 FEET); THENCE S 87°42'25" W 74.96 FEET TO A POINT ON A 343.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 503.00 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 50°16'55" W 459.12 FEET); THENCE S 88° 55' 33" W 28.88 FEET; THENCE N 1° 04' 27" W 86.00 FEET; THENCE N 88° 55' 33" E 28.89 FEET TO A POINT ON A 343.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, A RADIAL TO THE BEGINNING THAT BEARS N 83°52'03" W; THENCE NORTHEASTERLY 106.22 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 15°00'17" E 105.80 FEET) TO A POINT ON A 262.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 757.65 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N58°58'03" W 519.92 FEET) TO A POINT ON A 343.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 694.81 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 83°46'47" W 581.96 FEET) THENCE S 47°21'24" W 137.82 FEET; THENCE N 51° 48' 26" W 57.37 FEET; THENCE N 47° 21' 24" E 139.49 FEET; THENCE N 39° 59' 57" W 75.00 FEET; THENCE N 50°00'03" E 21.81 TO A POINT ON A 257.00 FOOT NON-TANGENTIAL RADIUS CURVE TO THE LEFT, A RADIAL TO THE BEGINNING THAT BEARS S 40°29'02" W; THENCE NORTHWESTERLY 175.71 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 69° 06' 10" W 172.31 FEET); THENCE N 88°41'22" W 7.99 FEET; THENCE N 02°04'18" E 10.00 FEET; THENCE N 12°03'03" W 68.05 FEET; THENCE N 02°03'40" E 10.00 FEET; THENCE S 87°56'20" E 16.09 FEET; THENCE S 88°41'22" E 7.86 FEET; TO A POINT ON A 343.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 248.88 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 67° 54' 09" E 243.46 FEET); THENCE N 50°00'03" E 27.37 FEET; THENCE S 39°59'57" E 86.00 FEET; THENCE S 50°00'03" W 27.50 FEET TO A POINT ON A 343.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, A RADIAL TO THE BEGINNING THAT BEARS N 15°17'16" E; THENCE SOUTHEASTERLY 57.40 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 27° 55' 02" E 57.33 FEET) TO A POINT ON A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 532.38 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 82° 28' 03" E 442.17 FEET) TO A POINT ON A 348.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 1006.35 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 58°58'03" E 690.58 FEET) TO A POINT ON A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 68.67 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 16°13'18" W 68.47 FEET; THENCE N 88°55'33" E 20.81 FEET; THENCE S 01°04'27" E 76.00 FEET; THENCE S 88°25'46" E 53.47 FEET; THENCE S 00°00'12" E 42.46 FEET; THENCE S 89°55'39" W 65.35 FEET TO A POINT ON A 257.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, A RADIAL TO THE BEGINNING THAT BEARS S 71°33'13" W; THENCE SOUTHEASTERLY 331.24 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 55°22'11" E 308.78 FEET); THENCE N 87° 42' 25" E 74.96 FEET TO A POINT ON A 343.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 73.95 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S 86° 07' 00" E 73.81 FEET); THENCE, N 01°01'31" E 95.78 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE, N 89° 57' 17" E 399.17 FEET ALONG SAID NORTH LINE OF SAID SECTION 11; THENCE N 6° 51' 14" E 12.49 FEET ALONG THE WEST PROJECTED RIGHT OF WAY LINE OF 900 EAST STREET TO A POINT ON A 46.50 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, A RADIAL TO THE BEGINNING THAT BEARS S 42°57'57" W; THENCE NORTHERLY EASTERLY, AND SOUTHERLY 217.33 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS N 85° 51' 40" E 67.02 FEET) TO A POINT ON THE EAST PROJECTED RIGHT OF WAY LINE OF 900 EAST STREET; THENCE S 6° 51' 14" W 16.14 FEET TO A POINT ON SAID NORTH LINE OF SAID SECTION 11; THENCE N 89° 57' 17" E 350.11 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING:

CONTAINING 66.81 ACRES MORE OR LESS.

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A 34 LOT SUBDIVISION AND AN ACCESS ROAD ON PARCEL NUMBERS 02-005-0005 AND 02-101-0001. IN DETERMINING THE BOUNDARY FOR THE SUBDIVISION, WE RELIED ON THE SECTION CORNERS AS SHOWN HEREON, RECORD OF SURVEY NUMBERS 99-48, AND EAGLE VIEW ESTATES SUBDIVISION PHASES 1 AND 2.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°31'43" EAST.

## SURVEYOR'S CERTIFICATE

I, JAMES D TAYLOR, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS LITTLE BALDY PLACE SUBDIVISION IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: 11/02/16
James D Taylor
JAMES D. TAYLOR

## CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE,

DATED THIS _____ DAY OF _____, 2016

_____
CITY ENGINEER

## MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 2016 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

## UTILITY COMPANIES APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

QUESTAR GAS _____
DATE_____

ROCKY MOUNTAIN POWER _____
DATE_____

COMCAST CABLE _____ DATE_____

CENTURYLINK COMMUNICATIONS _____ DATE_____

SPRING CREEK WATER COMPANY_____DATE_____

## COUNTY RECORDER'S NO._____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST_____
DATE_____TIME_____FEE_____
ABSTRACTED_____

INDEX_____ _____
FILED IN: FILE OF PLATS COUNTY RECORDER

## CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ 2016 BY THE PROVIDENCE CITY ATTORNEY.

BY:_____
PROVIDENCE CITY ATTORNEY

## LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____, 2016

_____

## CULINARY WATER AND SANITARY SEWER AUTHORITY APPROVALS

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

DATED THIS _____ DAY OF _____, 2016

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING


civilsolutionsgroup inc.
PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


LITTLE BALDY PLACE SUBDIVISION
FINAL PLAT
PROVIDENCE UT

| MARK | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 742-1501 |
| DRAWN BY: | J. TAYLOR |
| PROJECT MANAGER: | M. TAYLOR |
| REVIEWED BY: | D. MACFARLANE |
| ISSUED: | 11.2.2016 |

PROFESSIONAL LAND SURVEYOR
11/02/16
L.S. NO. 7845950
JAMES D. TAYLOR
STATE OF UTAH
James D Taylor

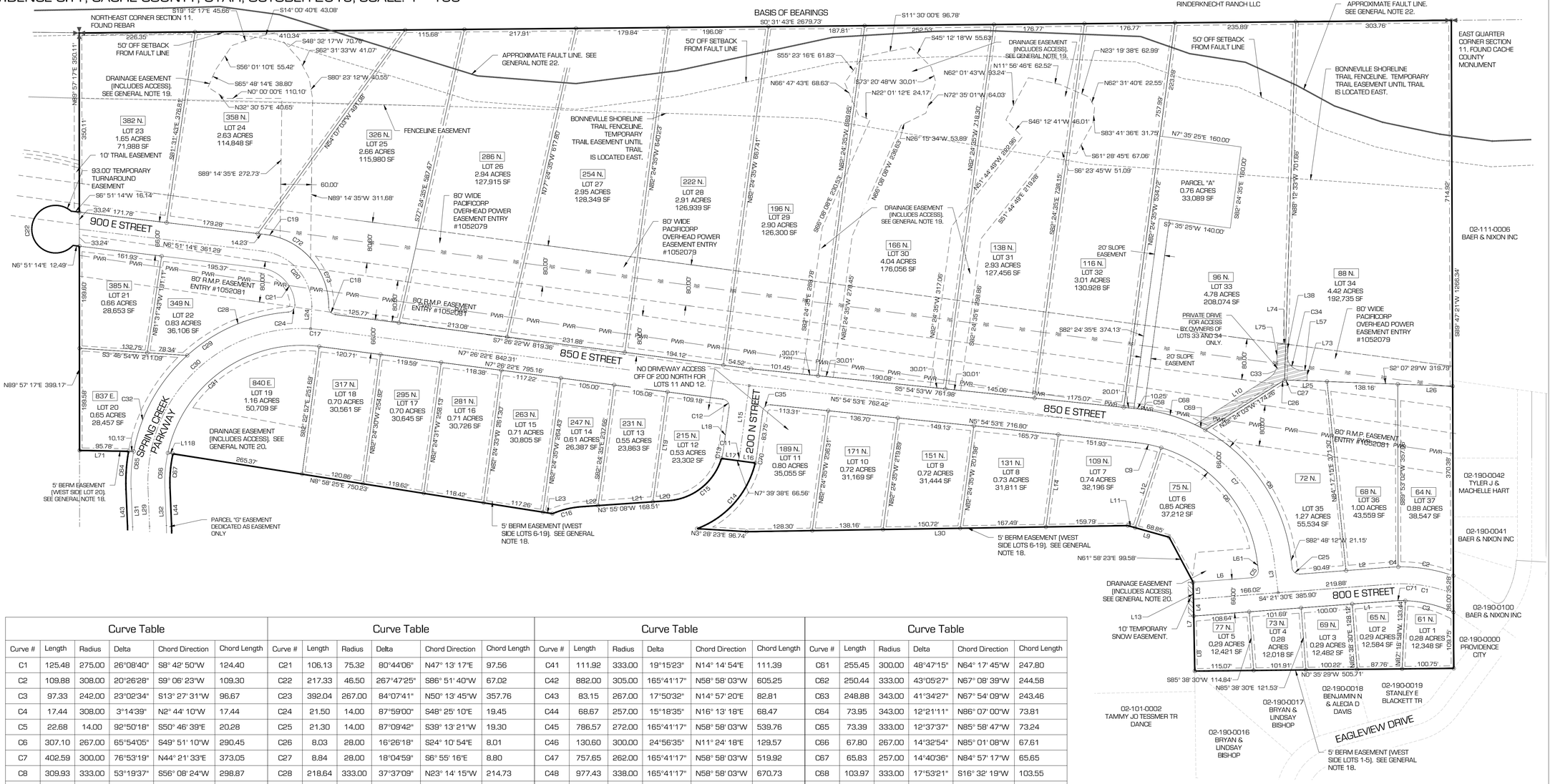
FINAL PLAT

SHEET 1 OF 3

# LITTLE BALDY PLACE SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 125.48 | 275.00 | 26°08'40" | S8° 42' 50"W | 124.40 |
| C2 | 109.88 | 308.00 | 20°26'28" | S9° 06' 23"W | 109.30 |
| C3 | 97.33 | 242.00 | 23°02'34" | S13° 27' 31"W | 96.67 |
| C4 | 17.44 | 308.00 | 3°14'39" | N2° 44' 10"W | 17.44 |
| C5 | 22.68 | 14.00 | 92°50'18" | S50° 46' 39"E | 20.28 |
| C6 | 307.10 | 267.00 | 65°54'05" | S49° 51' 10"W | 290.45 |
| C7 | 402.59 | 300.00 | 76°53'19" | N44° 21' 33"E | 373.05 |
| C8 | 309.93 | 333.00 | 53°19'37" | S56° 08' 24"W | 298.87 |
| C9 | 51.20 | 267.00 | 10°59'14" | N11° 24' 30"E | 51.12 |
| C10 | 477.66 | 300.00 | 91°13'36" | S46° 40' 47"E | 428.78 |
| C11 | 19.03 | 150.00 | 7°16'08" | S78° 44' 49"E | 19.02 |
| C12 | 22.03 | 14.00 | 90°10'45" | N52° 31' 45"E | 19.83 |
| C13 | 19.04 | 117.00 | 9°19'24" | S77° 43' 11"E | 19.02 |
| C14 | 178.21 | 183.00 | 55°47'50" | S48° 31' 20"E | 171.25 |
| C15 | 141.18 | 117.00 | 69°08'22" | S38° 29' 18"E | 132.77 |
| C16 | 59.95 | 183.00 | 18°46'15" | N13° 18' 13"W | 59.69 |
| C17 | 21.10 | 300.00 | 4°01'49" | N5° 25' 28"E | 21.10 |
| C18 | 20.37 | 14.00 | 83°22'46" | S49° 07' 46"W | 18.62 |
| C19 | 30.16 | 141.32 | 12°13'39" | S12° 58' 04"W | 30.10 |
| C20 | 163.48 | 108.32 | 86°28'35" | N50° 05' 32"E | 148.40 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C21 | 106.13 | 75.32 | 80°44'06" | N47° 13' 17"E | 97.56 |
| C22 | 217.33 | 46.50 | 267°47'25" | S86° 51' 40"W | 67.02 |
| C23 | 392.04 | 267.00 | 84°07'41" | N50° 13' 45"W | 357.76 |
| C24 | 21.50 | 14.00 | 87°59'00" | S48° 25' 10"E | 19.45 |
| C25 | 21.30 | 14.00 | 87°09'42" | S39° 13' 21"W | 19.30 |
| C26 | 8.03 | 28.00 | 16°26'18" | S24° 10' 54"E | 8.01 |
| C27 | 8.84 | 28.00 | 18°04'59" | S6° 55' 16"E | 8.80 |
| C28 | 218.64 | 333.00 | 37°37'09" | N23° 14' 15"W | 214.73 |
| C29 | 437.28 | 333.00 | 75°14'19" | N42° 02' 49"W | 406.53 |
| C30 | 501.10 | 300.00 | 95°42'09" | S44° 26' 31"E | 444.84 |
| C31 | 396.96 | 267.00 | 85°11'04" | N35° 09' 09"W | 361.40 |
| C32 | 218.64 | 333.00 | 37°37'09" | N60° 51' 24"W | 214.73 |
| C33 | 27.02 | 28.00 | 55°17'12" | S60° 01' 24"E | 25.98 |
| C34 | 44.08 | 28.00 | 90°12'32" | N47° 13' 45"E | 39.67 |
| C35 | 21.57 | 14.00 | 88°17'46" | N38° 14' 00"W | 19.50 |
| C36 | 497.15 | 333.00 | 85°32'18" | N49° 31' 26"W | 452.25 |
| C37 | 331.24 | 257.00 | 73°50'49" | N55° 22' 11"W | 308.78 |
| C38 | 503.00 | 343.00 | 84°01'20" | N50° 16' 55"W | 459.12 |
| C39 | 621.45 | 300.00 | 118°41'18" | N82° 28' 03"W | 516.15 |
| C40 | 106.22 | 343.00 | 17°44'38" | N15° 00' 17"E | 105.80 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C41 | 111.92 | 333.00 | 19°15'23" | N14° 14' 54"E | 111.39 |
| C42 | 882.00 | 305.00 | 165°41'17" | N58° 58' 03"W | 605.25 |
| C43 | 83.15 | 267.00 | 17°50'32" | N14° 57' 20"E | 82.81 |
| C44 | 68.67 | 257.00 | 15°18'35" | N16° 13' 18"E | 68.47 |
| C45 | 786.57 | 272.00 | 165°41'17" | N58° 58' 03"W | 539.76 |
| C46 | 130.60 | 300.00 | 24°56'35" | N11° 24' 18"E | 129.57 |
| C47 | 757.65 | 262.00 | 165°41'17" | N58° 58' 03"W | 519.92 |
| C48 | 977.43 | 338.00 | 165°41'17" | N58° 58' 03"W | 670.73 |
| C49 | 1006.35 | 348.00 | 165°41'17" | N58° 58' 03"W | 690.58 |
| C50 | 532.38 | 257.00 | 118°41'18" | N82° 28' 03"W | 442.17 |
| C51 | 553.09 | 267.00 | 118°41'18" | N82° 28' 03"W | 459.37 |
| C52 | 689.81 | 333.00 | 118°41'18" | N82° 28' 03"W | 572.92 |
| C53 | 694.81 | 343.00 | 116°03'50" | N83° 46' 47"W | 581.96 |
| C54 | 57.40 | 343.00 | 9°35'19" | N27° 55' 03"W | 57.33 |
| C55 | 64.52 | 333.00 | 11°06'03" | N28° 40' 25"W | 64.42 |
| C56 | 45.05 | 267.00 | 9°39'59" | N27° 57' 23"W | 44.99 |
| C57 | 87.85 | 300.00 | 16°46'44" | N31° 30' 46"W | 87.54 |
| C58 | 9.76 | 333.00 | 1°40'45" | S6° 45' 16"W | 9.76 |
| C59 | 175.71 | 257.00 | 39°10'24" | N69° 06' 10"W | 172.31 |
| C60 | 194.33 | 267.00 | 41°42'02" | N67° 50' 21"W | 190.07 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C61 | 255.45 | 300.00 | 48°47'15" | N64° 17' 45"W | 247.80 |
| C62 | 250.44 | 333.00 | 43°05'27" | N67° 08' 39"W | 244.58 |
| C63 | 248.88 | 343.00 | 41°34'27" | N67° 54' 09"W | 243.46 |
| C64 | 73.95 | 343.00 | 12°21'11" | N86° 07' 00"W | 73.81 |
| C65 | 73.39 | 333.00 | 12°37'37" | N85° 58' 47"W | 73.24 |
| C66 | 67.80 | 267.00 | 14°32'54" | N85° 01' 08"W | 67.61 |
| C67 | 65.83 | 257.00 | 14°40'36" | N84° 57' 17"W | 65.65 |
| C68 | 103.97 | 333.00 | 17°53'21" | S16° 32' 19"W | 103.55 |
| C69 | 23.21 | 333.00 | 3°59'36" | N27° 28' 47"E | 23.20 |
| C70 | 19.04 | 183.00 | 5°57'38" | S79° 24' 04"E | 19.03 |
| C71 | 26.59 | 242.00 | 6°17'43" | S1° 12' 38"E | 26.58 |
| C72 | 72.32 | 141.32 | 29°19'11" | S33° 44' 29"W | 71.53 |
| C73 | 104.62 | 141.32 | 42°25'04" | S69° 36' 36"W | 102.25 |
| C74 | 188.84 | 238.60 | 45°20'52" | S30° 36' 15"E | 183.95 |

## LEGEND

- SECTION CORNER
- QUARTER CORNER
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS #7845950
- CENTERLINE MONUMENT
- BOUNDARY
- SECTION LINES
- INTERIOR LOT LINES
- STREET CENTERLINE ADJACENT LOT LINES
- PUBLIC UTILITY EASEMENT 10' WIDE ALONG STREETS, 5' SIDES AND REAR.
- POWER LINE
- BUILDING SETBACK
- PARCEL "A" TO BE DEDICATED
- PRIVATE DRIVE
- BUILDABLE AREA


civilsolutionsgroup inc.
PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


LITTLE BALDY PLACE SUBDIVISION
FINAL PLAT
PROVIDENCE UT

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 742-1501 |
| DRAWN BY: | J. TAYLOR |
| PROJECT MANAGER: | M. TAYLOR |
| REVIEWED BY: | D. MACFARLANE |
| ISSUED: | 11.2.2016 |

PROFESSIONAL LAND SURVEYOR
L.S. NO. 7845950
JAMES D. TAYLOR
STATE OF UTAH
11/02/16

FINAL PLAT

SHEET 2 OF 3

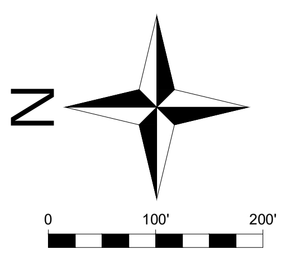
# LITTLE BALDY PLACE SUBDIVISION FINAL PLAT (BUILDABLE AREAS)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

PROVIDENCE CITY, CACHE COUNTY, UTAH, OCTOBER 2016, SCALE: 1"=100'




| Parcel Line Table | | | Parcel Line Table | | | Parcel Line Table | | | Parcel Line Table | | | Parcel Line Table | | | Parcel Line Table | | | Parcel Line Table | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction |
| L1 | 77.47 | S4° 21' 30"E | L18 | 82.22 | S82° 22' 53"E | L35 | 67.75 | S50° 00' 03"W | L52 | 57.37 | N51° 48' 26"W | L69 | 65.35 | S89° 55' 39"W | L86 | 10.93 | N31° 25' 55"E | L103 | 10.00 | S1° 47' 27"W |
| L2 | 84.66 | N4° 21' 30"W | L19 | 216.54 | N82° 24' 35"W | L36 | 36.32 | S50° 00' 03"W | L53 | 139.49 | N47° 21' 24"E | L70 | 7.99 | N88° 41' 22"W | L87 | 20.04 | N3° 47' 05"E | L104 | 10.52 | N9° 34' 31"W |
| L3 | 65.87 | N82° 48' 12"E | L20 | 30.13 | S3° 55' 08"E | L37 | 36.44 | S50° 00' 03"W | L54 | 33.24 | S50° 00' 03"W | L71 | 95.78 | N1° 01' 31"E | L88 | 10.93 | N31° 25' 55"E | L105 | 10.00 | S0° 10' 37"E |
| L4 | 33.06 | S88° 56' 19"W | L21 | 107.23 | S3° 55' 08"E | L38 | 21.62 | S87° 39' 59"E | L55 | 76.00 | N39° 59' 57"W | L72 | 7.36 | N88° 41' 22"W | L89 | 10.93 | N31° 25' 55"E | L106 | 10.31 | S8° 23' 59"W |
| L5 | 33.06 | S88° 56' 19"W | L22 | 31.15 | S3° 55' 08"E | L39 | 69.18 | N88° 55' 33"E | L56 | 21.81 | N50° 00' 03"E | L73 | 20.02 | N89° 53' 14"E | L90 | 10.03 | S3° 47' 05"W | L107 | 10.73 | S8° 23' 59"W |
| L6 | 114.73 | S4° 21' 01"E | L23 | 18.72 | S8° 58' 25"W | L40 | 67.44 | N88° 55' 33"E | L57 | 11.93 | N2° 07' 29"E | L74 | 20.00 | N2° 20' 22"E | L91 | 32.80 | S31° 25' 55"W | L108 | 10.11 | S8° 23' 59"W |
| L7 | 173.58 | N88° 56' 19"E | L24 | 37.69 | S86° 35' 26"E | L41 | 37.81 | N88° 55' 33"E | L58 | 7.42 | N88° 41' 22"W | L75 | 42.26 | N87° 39' 59"W | L92 | 42.16 | N33° 51' 52"E | L109 | 10.51 | S8° 23' 59"W |
| L8 | 107.46 | S88° 56' 19"W | L25 | 74.27 | N2° 07' 29"E | L42 | 32.40 | N88° 55' 33"E | L59 | 7.86 | N88° 41' 22"W | L76 | 10.27 | N8° 10' 59"E | L93 | 32.09 | N13° 11' 34"W | L110 | 10.30 | N31° 57' 34"E |
| L9 | 83.95 | N15° 41' 30"E | L26 | 107.36 | N2° 07' 29"E | L43 | 74.96 | S87° 42' 25"W | L60 | 10.00 | N2° 03' 40"E | L77 | 10.00 | N1° 24' 08"E | L94 | 11.15 | S82° 24' 35"E | L111 | 10.00 | S8° 10' 59"W |
| L10 | 173.57 | N32° 22' 48"W | L27 | 10.00 | S2° 04' 18"W | L44 | 74.96 | S87° 42' 25"W | L61 | 16.49 | S82° 48' 12"W | L78 | 10.08 | N1° 24' 08"E | L95 | 31.80 | N26° 57' 44"E | L112 | 17.38 | N89° 14' 35"W |
| L11 | 15.10 | S15° 41' 30"W | L28 | 68.05 | N12° 03' 03"W | L45 | 7.64 | N88° 41' 22"W | L62 | 27.37 | N50° 00' 03"E | L79 | 10.08 | N1° 24' 08"E | L96 | 10.60 | S26° 57' 44"W | L113 | 9.82 | S8° 23' 59"W |
| L12 | 164.37 | S71° 56' 07"E | L29 | 74.96 | N87° 42' 25"E | L46 | 28.88 | S88° 55' 33"W | L63 | 86.00 | S39° 59' 57"E | L80 | 120.78 | N1° 24' 08"E | L97 | 10.80 | S29° 45' 07"W | L114 | 10.05 | N7° 36' 46"E |
| L13 | 66.12 | N88° 56' 19"E | L30 | 744.47 | N0° 54' 26"W | L47 | 32.39 | N88° 55' 33"E | L64 | 27.50 | S50° 00' 03"W | L81 | 12.13 | N1° 24' 08"E | L98 | 31.78 | N82° 24' 35"W | L115 | 16.09 | N87° 56' 20"W |
| L14 | 182.08 | N82° 24' 35"W | L31 | 74.96 | S87° 42' 25"W | L48 | 37.83 | N88° 55' 33"E | L65 | 20.81 | N88° 55' 33"E | L82 | 10.19 | N1° 24' 08"E | L99 | 17.94 | S82° 24' 35"E | L116 | 16.16 | N87° 56' 20"W |
| L15 | 129.37 | S82° 22' 53"E | L32 | 74.96 | S87° 42' 25"W | L49 | 28.89 | N88° 55' 33"E | L66 | 76.00 | S1° 04' 27"E | L83 | 10.19 | N1° 24' 08"E | L100 | 10.04 | N2° 19' 10"E | L117 | 8.08 | S87° 56' 20"E |
| L16 | 33.22 | S7° 39' 38"W | L33 | 33.36 | S50° 00' 03"W | L50 | 86.00 | N1° 04' 27"W | L67 | 53.47 | S88° 25' 46"E | L84 | 10.19 | N1° 24' 08"E | L101 | 10.04 | S2° 19' 10"W | L118 | 10.02 | N8° 57' 41"E |
| L17 | 33.34 | S7° 39' 38"W | L34 | 68.33 | S50° 00' 03"W | L51 | 137.82 | S47° 21' 24"W | L68 | 42.46 | S0° 00' 12"E | L85 | 10.19 | N1° 24' 08"E | L102 | 40.17 | N2° 19' 10"E | | | |




## LEGEND

- SECTION CORNER
- QUARTER CORNER
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET LS #7845950
- CENTERLINE MONUMENT
- BOUNDARY
- SECTION LINES
- INTERIOR LOT LINES
- STREET CENTERLINE
- ADJACENT LOT LINES
- PUBLIC UTILITY EASEMENT 10' WIDE ALONG STREETS, 5' SIDES AND REAR.
- POWER LINE
- BUILDING SETBACK
- PARCEL "A" TO BE DEDICATED
- PRIVATE DRIVE
- BUILDABLE AREA


civilsolutionsgroup inc.
PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net


LITTLE BALDY PLACE SUBDIVISION
FINAL PLAT
PROVIDENCE UT

| MARK: | DATE: | DESCRIPTION: |
|---|---|---|

| | |
|---|---|
| PROJECT #: | 742-1501 |
| DRAWN BY: | J. TAYLOR |
| PROJECT MANAGER: | M. TAYLOR |
| REVIEWED BY: | D. MACFARLANE |
| ISSUED: | 11.2.2016 |

PROFESSIONAL LAND SURVEYOR
11/02/16
L.S. NO. 7845950
JAMES D. TAYLOR
STATE OF UTAH

FINAL PLAT
BUILDABLE AREA

SHEET 3 OF 3

| | |
|---|---|
| Widner Residence | Date: Rev 11 JAN 21 |
| Address 96 N 850 E, Providence, UT 84332 | Drawn by: Dale Widner |
| Tax ID #02-288-0033 | |
| Parcel Size = 4.78 Acres | Sheet 2 |

# Site Plan - Proposed w/ As-Built Contours

Scale: 0 20 40 60 80 100 Feet

N

Eastern Limit of Buildable Area = Elev 5085

Elec Transmission Lines 138 kV / 46 kV

Elec Transformer (UG)

Fire Hydrant

Bonneville Shoreline Trail Fenceline

5040 5045 5050 5055 5060 5065 5070 5075 5080 5085 5090 5095 5100 5105 5110 5115 5120

N82° 24' 35" W 534.72'

N82° 24' 35" W 757.99'

20' Slope Easement

S7° 35' 25" W 150.00'

Parcel "A"
0.76 Acres
33,089 SF

N7° 35' 25" E 160.00'

15' Setback

S82° 24' 35" E 160.00'

S0° 31' 43" E 235.89'

S7° 35' 36" W 247.14'

Buildable Area
Proposed Eastern Limit
= Elevation 5085

Elevation 5085
Contour

Elec Transformer (UG)

5040

Fire Hydrant
#485

N88° 12' 33" W 690.22'

5045 5050 5055 5060 5065 5070 5075 5080 5085 5090 5095 5100 5105 5110 5115 5120

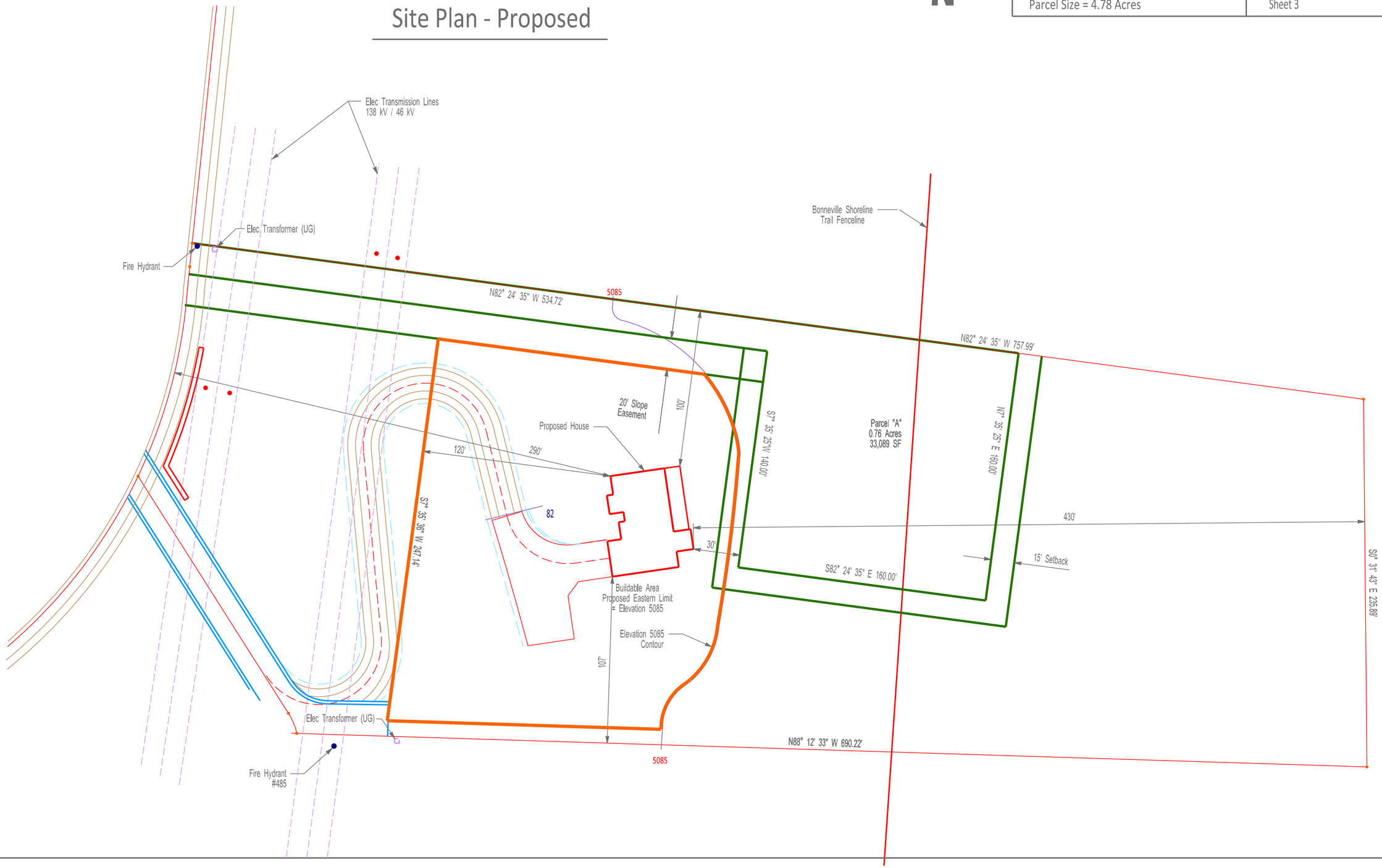
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| | |
|---|---|
| Widner Residence | Date: Rev 11 JAN 21 |
| Address 96 N 850 E, Providence, UT 84332 | Drawn by: Dale Widner |
| Tax ID #02-288-0033 | |
| Parcel Size = 4.78 Acres | Sheet 3 |

Scale Feet
0 20 40 60 80 100

N

# Site Plan - Proposed



**PROVIDENCE CITY**
**Land Use Authority – Record of Decision**
**Meeting Date: September 2, 2020**

**Request:** Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 96 N. 850 E., Providence UT.

| | | |
|---|---|---|
| **Item Type**: Conditional Use | **Applicant:** Visionary Homes – Cameron and Casey Widner | **Property Address:** 96 N 850 E, Providence UT |
| **Parcel ID #:** 02-154-0038 | **General Plan**: SFL | **Zone**: SFL |

**Background Information:**
Complete Application was received July 17, 2020; application contained:

1. Providence City Conditional Use Application, Residential Site Plan Application
2. Payment of $100 fee, July 17, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 29, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 18, 2020.

**FINDINGS OF FACT:**

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

**CONCLUSIONS OF LAW:**

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in Wildfire Hazard, Hazard Slope, and Hazard Earthquake Fault areas.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

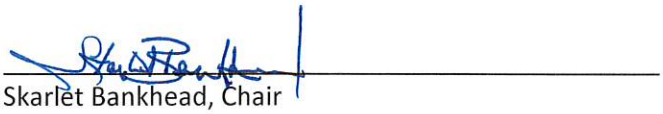
**CONDITIONS:**

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant will mitigate Wildfire Area by:
    a. See letter from Aaron Walker dated August 18, 2020.
    b. See Mitigation strategies dated August 31, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped August 31, 2020.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

**DECISION**:

The Providence Administrative Land Use Authority met on September 2, 2020
Members present: Skarlet Bankhead, Max Pierce, Rob Stapley
The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.
Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – R. Stapley, second – M. Pierce

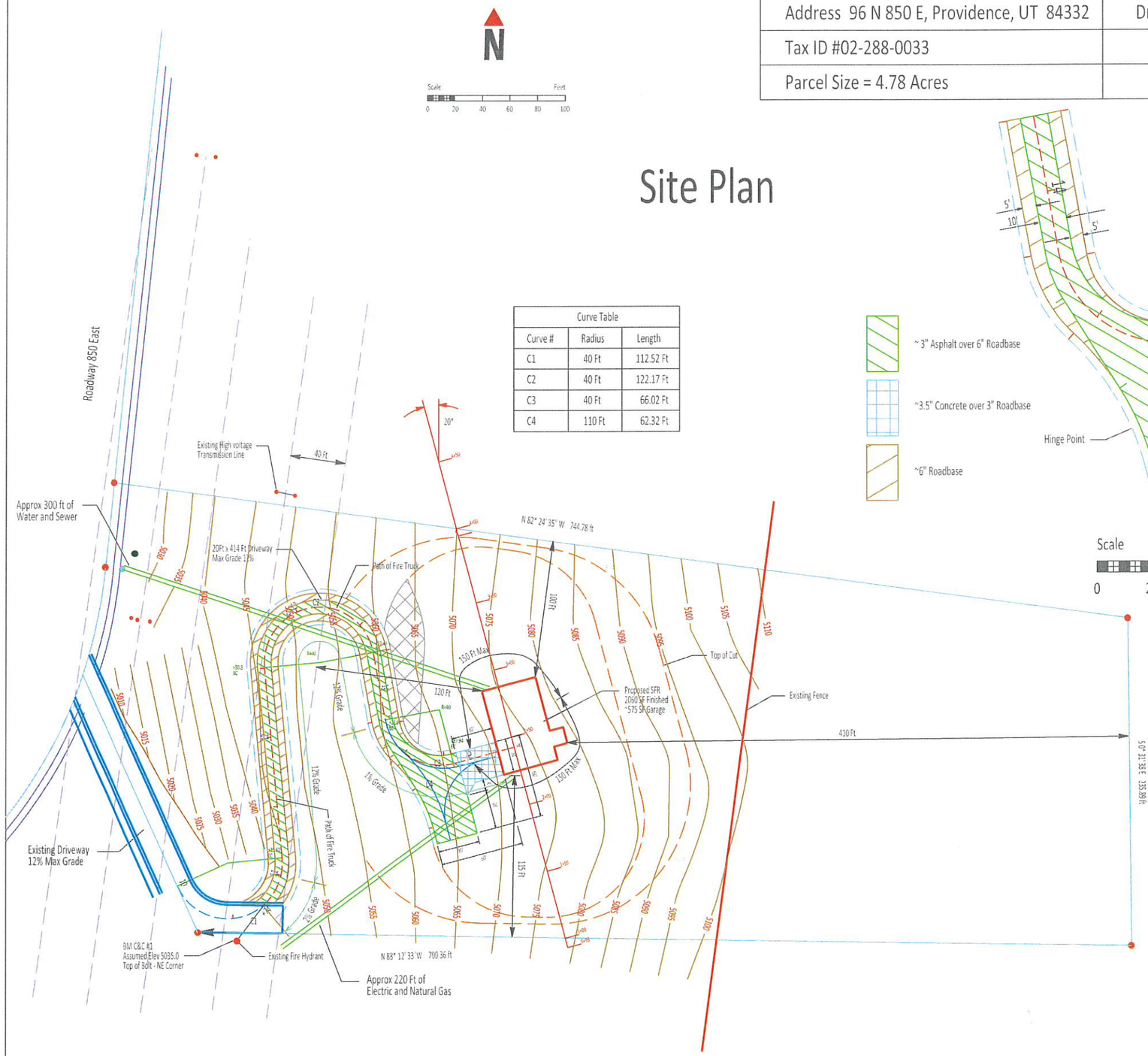
| | | |
|---|---|---|
| **Vote:** | **Yea:** | **S Bankhead, M Pierce, R Stapley** |
| | **Nay:** | **None** |
| | **Abstained:** | **None** |
| | **Excused:** | **None** |



Skarlet Bankhead, Chair

| | |
|---|---|
| Widner Residence | Date: Rev 25 AUG 20 |
| Address 96 N 850 E, Providence, UT 84332 | Drawn by: Dale Widner |
| Tax ID #02-288-0033 | |
| Parcel Size = 4.78 Acres | |

# Site Plan




| Curve Table | | |
|---|---|---|
| Curve # | Radius | Length |
| C1 | 40 Ft | 112.52 Ft |
| C2 | 40 Ft | 122.17 Ft |
| C3 | 40 Ft | 66.02 Ft |
| C4 | 110 Ft | 62.32 Ft |




## Turnaround Detail

Notes:

Driveway to be 20 ft wide driveable surface (see Turnaround Detail).

Fire Department Design Vehicle can navigate all curves while remaining on all-weather driving surface.

Fire Department access around the strucure is less than 150 Ft each way from truck parked at Station 15+00 in front of garage.

Fire Department access along the path the truck would drive from the hydrant to park at the end of the driveway and then around the structure each way is less than 600 Ft (measured from the hydrant).

Driveway will be engineered and constructed to support 75,000 pounds and built of an all-weather driving surface.

Contours are based on local Bench Mark assumed on the fire hydrant. BM C&C#1 = 5035.0 (Top of bolt on NE Corner)

RECEIVED
AUG 17 2020
RECEIVED
BY
AUG 31 2020
By

Mitigating Strategies:

No vinyl siding.
Class A roof covering.
All vents will have screens with holes no larger than 1/8th inch.
All overhang areas on home will have soffit.
Curb and gutter, sidewalks and fire hydrants are planned and already present from development.
A road that does not exceed 12% slope, is 20' wide and a turnaround that meets the Fire Marshal's requirements is being put in.

The Bonneville Shoreline Trail/Deer Fence Trail access easement will be maintained as accessible. If any gate or fence is ever installed the homeowner understands it has to be approved by the city and fire department first.

Rupp's Trucking has done excavation work to prepare the buildable area of the lot. They have leveled a building pad and cut a road to the home. This mitigates the slope in the buildable area. They have compacted the soil to buildable standards.

Following the engineer recommendations per the 2008 Sage Crest Fault Hazard Assessment the home will be built away from the rupture zone in the south east corner of the site.
"From the recommendations presented regarding the fault zone hazard, it is our understanding that the site is suitable for construction with the only design constraint being to follow the recommendations presented in the report with regards to maintaining the 50 foot setback from the mapped fault line in the southeast corner of the site."-Price Engineering.
As measured on the site plan, the home is roughly 500' from the south east corner property line, placing it will outside the rupture zone.

Adjacent Property Mailing Addresses:

Property to north-Stan Checketts Properties, PObox 55 Providence, UT 84332

Property to south-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

Property to south east-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

## PROVIDENCE CITY
## Preliminary Plat & Mixed Use Analysis - Revised

| | | |
|---|---|---|
| **Prepared by**: S Bankhead | **Date**: 01/23/2021 | |
| **Development Name**:<br>Providence City Center | **Applicant**:<br>David Knight / DLK Enterprises | **Agent**:<br>NA |
| **Parcel ID**: 02-096-0087 | **Property Address**: Not assigned<br>General area: 95 S Gateway Drive | **Date application received**:<br>12/11/2020<br>Review of Plan dated 01/20/2021 |

| **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<br>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 on 01/20/2021:

**PROVIDENCE CITY CENTER PROJECT SUMMARY**

| USE TYPE | # UNITS/BLDGS | SF PER UNIT/BLDG | GROSS RETAIL SF | COMMERCIAL SF | GROSS RESIDENTIAL SF |
|---|---|---|---|---|---|
| TOWNHOMES | 53 | 1,250 | | | 66,250 |
| BUILDING #1 | 1 | 18,788 | 5,790 | 5,790 | |
| BUILDING #2 | 1 | 11,698 | 5,849 | 5,849 | |
| BUILDING #3 | 1 | 22,064 | 10,450 | 10,450 | |

| | AREA (SF) | % OF TOTAL |
|---|---|---|
| TOTAL RETAIL | 22,089 | 20.0% |
| GROSS COMMERCIAL | 22,089 | 20.0% |
| GROSS RESIDENTIAL | 66,250 | 60.0% |
| TOTAL ALL TYPES | 110,428 | |

| LAND USE SUMMARY | | |
|---|---|---|
| TYPE | SF | % |
| BUILDING | 53,409 | 25% |
| LANDSCAPING/OPEN SPACE | 69,673 | 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 | 119 | |
| RETAIL PARKING | 1 STALL PER 250 SF | 89 | |
| COMMERCIAL PARKING | 1 STALL PER 250 SF | 89 | Includes 14 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 and provides for interior travel connectivity within the development and to the property to the west. The plat as drawn does not provide for additional recreation facilities.
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.
   - ✓ 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.
   - ✓ 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.

   NA 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.
   - ✓ 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.
  - ✓ 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
  - ✓ 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.
  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):**

1. 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):**

1. 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. 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.

2. Address comments in Aaron Walker, Deputy Fire Marshal/Inspector letter dated 12/20/2020
3. 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. **Addressed in 01/20/2021 revised plan**
   d. The concept plan only showed two driveways onto Gateway Dr. this should be sufficient and more in line with the limited access plan. **Addressed in 01/20/2021 revised 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. **Addressed in 01/20/2021 revised plan**
   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. **Addressed in 01/20/2021 revised plan**
4. 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.

## 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:

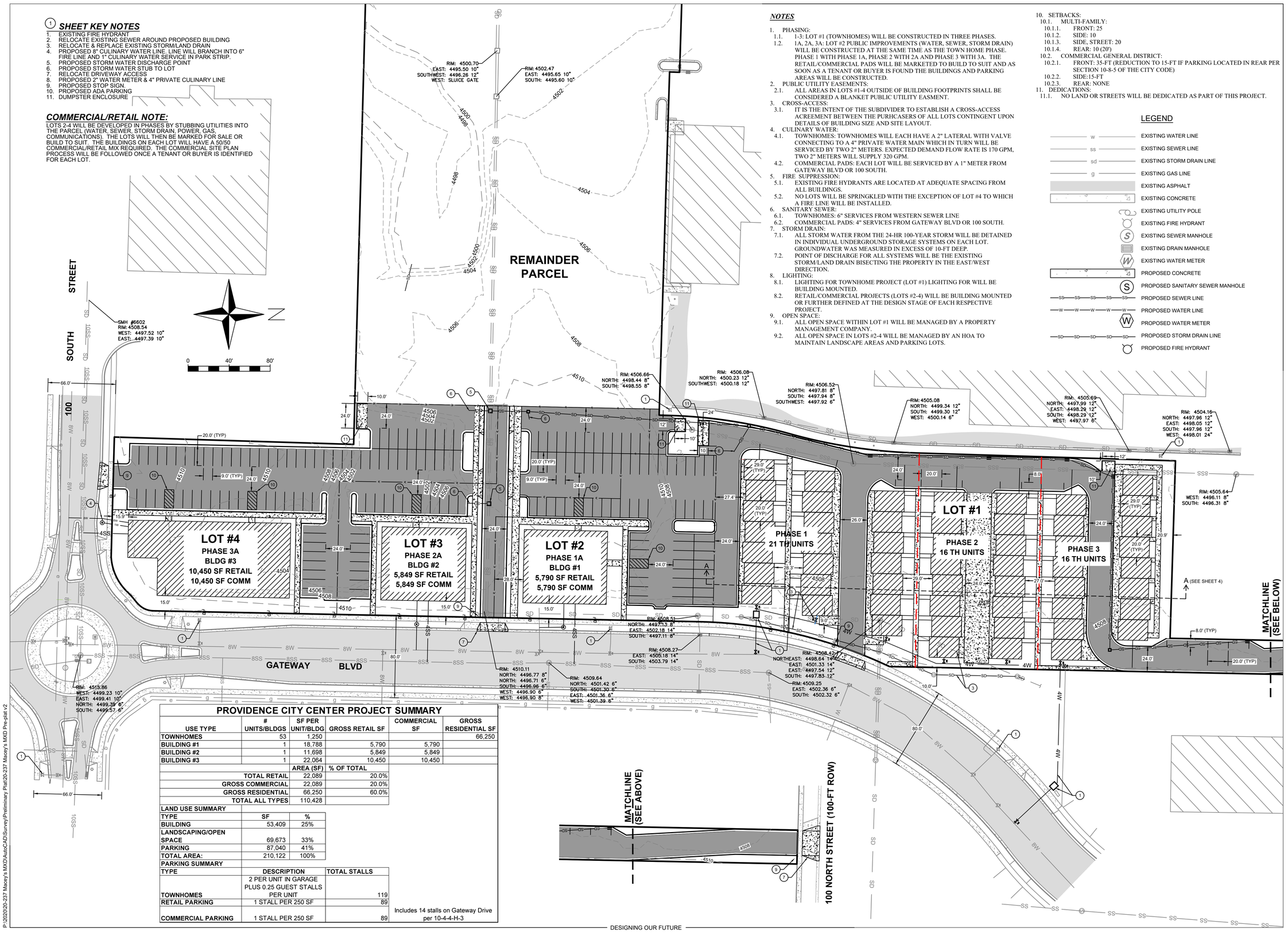
LOTS 2-4 WILL BE DEVELOPED IN PHASES BY STUBBING UTILITIES INTO THE PARCEL (WATER, SEWER, STORM DRAIN, POWER, GAS, COMMUNICATIONS). THE LOTS WILL THEN BE MARKED FOR SALE OR BUILD TO SUIT. THE BUILDINGS ON EACH LOT WILL HAVE A 50/50 COMMERCIAL/RETAIL MIX REQUIRED. THE COMMERCIAL SITE PLAN PROCESS WILL 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, 2A, 3A: LOT #2 PUBLIC IMPROVEMENTS (WATER, SEWER, STORM DRAIN) WILL BE CONSTRUCTED AT THE SAME TIME AS THE TOWN HOME PHASE. PHASE 1 WITH PHASE 1A, PHASE 2 WITH 2A AND PHASE 3 WITH 3A. THE RETAIL/COMMERCIAL PADS WILL BE MARKETED TO BUILD TO SUIT AND AS SOON AS A TENANT OR BUYER IS FOUND THE BUILDINGS AND PARKING AREAS WILL BE CONSTRUCTED.
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 AGREEMENT 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 BY A PROPERTY MANAGEMENT COMPANY.
   - 9.2. ALL OPEN SPACE IN LOTS #2-4 WILL BE MANAGED BY AN HOA TO MAINTAIN LANDSCAPE AREAS AND PARKING LOTS.
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.

## 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 | 53 | 1,250 | | | 66,250 |
| BUILDING #1 | 1 | 18,788 | 5,790 | 5,790 | |
| BUILDING #2 | 1 | 11,698 | 5,849 | 5,849 | |
| BUILDING #3 | 1 | 22,064 | 10,450 | 10,450 | |
| | | AREA (SF) | % OF TOTAL | | |
| TOTAL RETAIL | | 22,089 | 20.0% | | |
| GROSS COMMERCIAL | | 22,089 | 20.0% | | |
| GROSS RESIDENTIAL | | 66,250 | 60.0% | | |
| TOTAL ALL TYPES | | 110,428 | | | |

| LAND USE SUMMARY | | |
|---|---|---|
| TYPE | SF | % |
| BUILDING | 53,409 | 25% |
| LANDSCAPING/OPEN SPACE | 69,673 | 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 | 119 | |
| RETAIL PARKING | 1 STALL PER 250 SF | 89 | |
| COMMERCIAL PARKING | 1 STALL PER 250 SF | 89 | Includes 14 stalls on Gateway Drive per 10-4-4-H-3 |


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: |
|---|---|---|

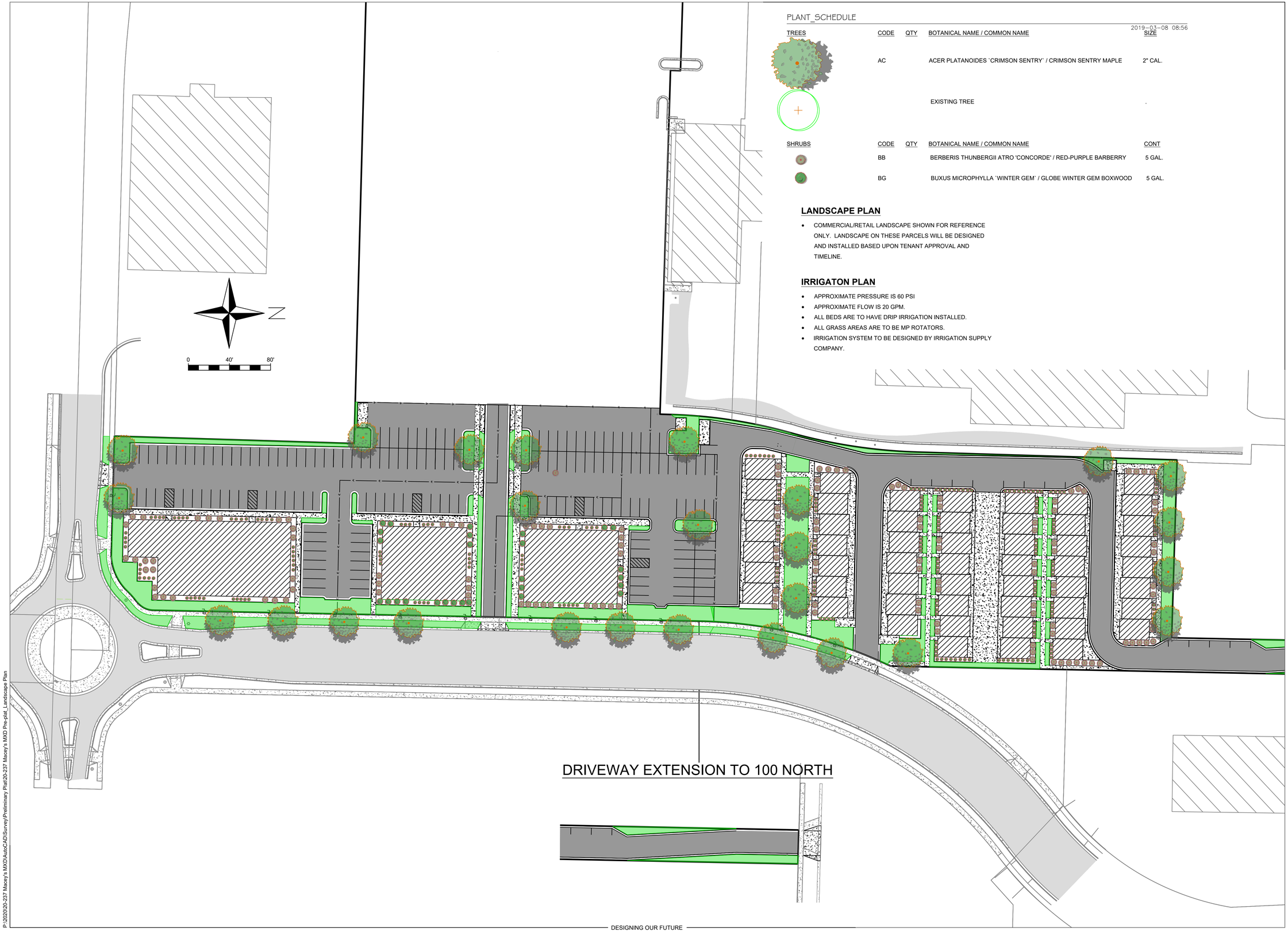
PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/20/2021

PROFESSIONAL ENGINEER
1/20/2021
No. 8243186-2202
MICHAEL E. 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 v2




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.

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**PROVIDENCE CITY CENTER**

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

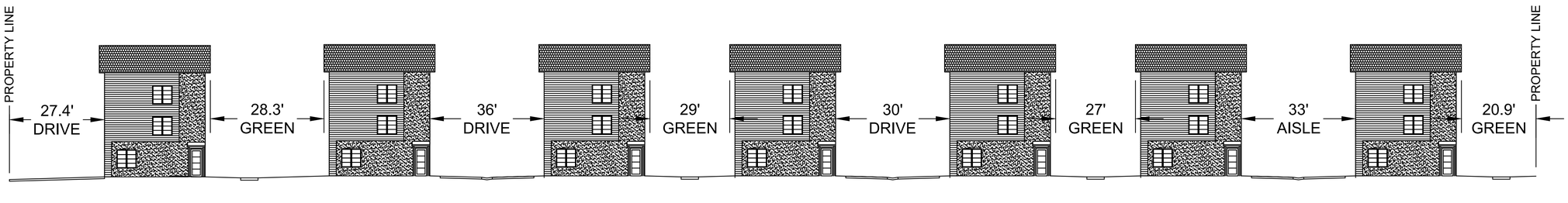
| MARK | DATE: | DESCRIPTION: |
|---|---|---|

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/14/2021

# LANDSCAPE PLAN

SHEET 3 OF 5

## SECTION A-A




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STATE OF UTAH

CROSS SECTION

SHEET 4 OF 5

P:\2020\20-237 Maxay's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Maxay's MXD Pre-plat v2


PROVIDENCE
CITY CENTER
CIVIL
SOLUTIONS
GROUP