

Providence City
Administrative Land Use Authority (ALUA)
Agenda – February 3, 2021 – 2:30 PM

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

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

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Arianne Colton and Perspective Construction for a new home, located at 665 Spring Creek Pkwy, Providence, UT.

Agenda posted on February 2, 2021



Diane Campbell

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 3, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 665 Spring Creek Pkwy, Providence, UT.

Item Type: Conditional Use

Applicant: Arianne Colton

Address: 665 Spring Creek Pkwy.,
Providence

Parcel ID # 02-295-0328

General Plan: SFT

Zone: SFT

Background Information:

A complete application was received January 21, 2021, and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of \$100 fee, January 21, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure January 28, 2021.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated January 27, 2021.

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 a Hazard Landslide area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant submitted a Landslide Report stating low hazard risk associated with this area.
3. This conditional use is for the home only as shown on the site plan date stamped January 22, 2021.
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 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.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

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

Initial BC Name Bryan Colton

Date 1-15-2021

SUBMITTAL REQUIREMENTS

Staff Check

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

Applicant Information (all information MUST be provided)

Name Arianne Colton
Address P.O. Box 3 Providence UT 84332
Phone 435-890-0610 Email ariannecolton@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 Information

Owner of record Arianne Colton
Owner address 724 W. 2680 S. Nibley UT 84321
Owner phone 435-890-0610 Owner email ariannecolton@yahoo.com
Parcel address 665 Spring Creek Parkway Parcel Tax I.D. 02-295-0328
Zone Residential Height 32' Initial BC
Setbacks (front yard) 30' (side yard) 10' (rear yard) 20' Initial BC

Written Statement of Request (attach additional sheets if necessary)

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

To build a home with total sq footage of 5609

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 SC Name Bryan Colton

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 SC

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 SC

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.



Arienne Colton

1-15-2021

Signature of Applicant

Printed Name

Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 1-15-2021

Required Submittals

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

Name _____ Initial _____

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

*May not apply in all cases

Applicant Information

Name: Arienne Colton

Mailing address: P.O. Box 3 Providence UT 84332

Telephone: 435-890-0610 Email: ariannecolton@yahoo.com

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

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

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

Yes

No

Is this an Accessory Dwelling Unit (circle):

Yes

No

Project InformationAddress: 665 Spring Creek ParkwaySubdivision: Providence Hollow Subdivision Phase 3 Parcel Tax ID: 02-295-0328

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

5609 Initial _____Zone Residential Height _____ Initial _____Setbacks (front yard) 30' (side yard) 10' (rear yard) 20' Initial _____**Contractor Information**Name: Perspective Construction CoMailing address: P.O. Box 3 Providence UT 84332Telephone: 435-557-6800Email: hc.perspective@gmail.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR H01415 Permit issued to: Arienne Colton

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

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

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

Initial _____ Name _____

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 _____

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 _____

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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



Signature of Applicant

Arienne Colton

Printed Name

1-15-2021

Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

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

3. Toilets

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

4. Water Meter

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

5. Streets/Sidewalks

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

6. Elevations

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

7. Final Occupancy

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

8. Temporary Occupancy

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

9. Permits

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

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

Signature

Arienne Colton

Printed Name

On Behalf Of

1-21-2021

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

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

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

Signature

Arienne Colton

Printed Name

On Behalf Of

1-21-2021

Date

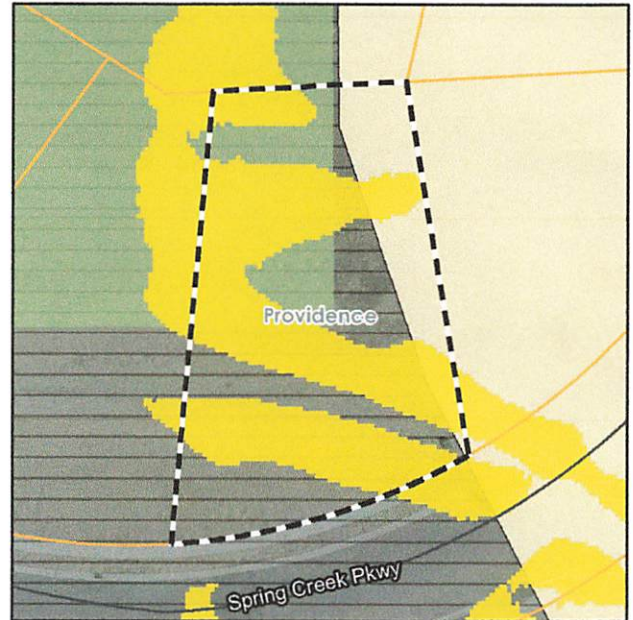


GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0328
Property Address: 665 SPRING CREEK PARKWAY
PROVIDENCE
Tax Roll Acreage: 0.37
Owner Name: ARIANNE COLTON
Owner Address: 724 W 2680 S
NIBLEY, UT 84321-6359
Jurisdiction: Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a

Generated on 19 Oct. 2020 at 03:33 PM



Comprehensive maps can be found
at www.cachecounty.org/gis

Initial Parcel Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process.
All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Moderate Slopes

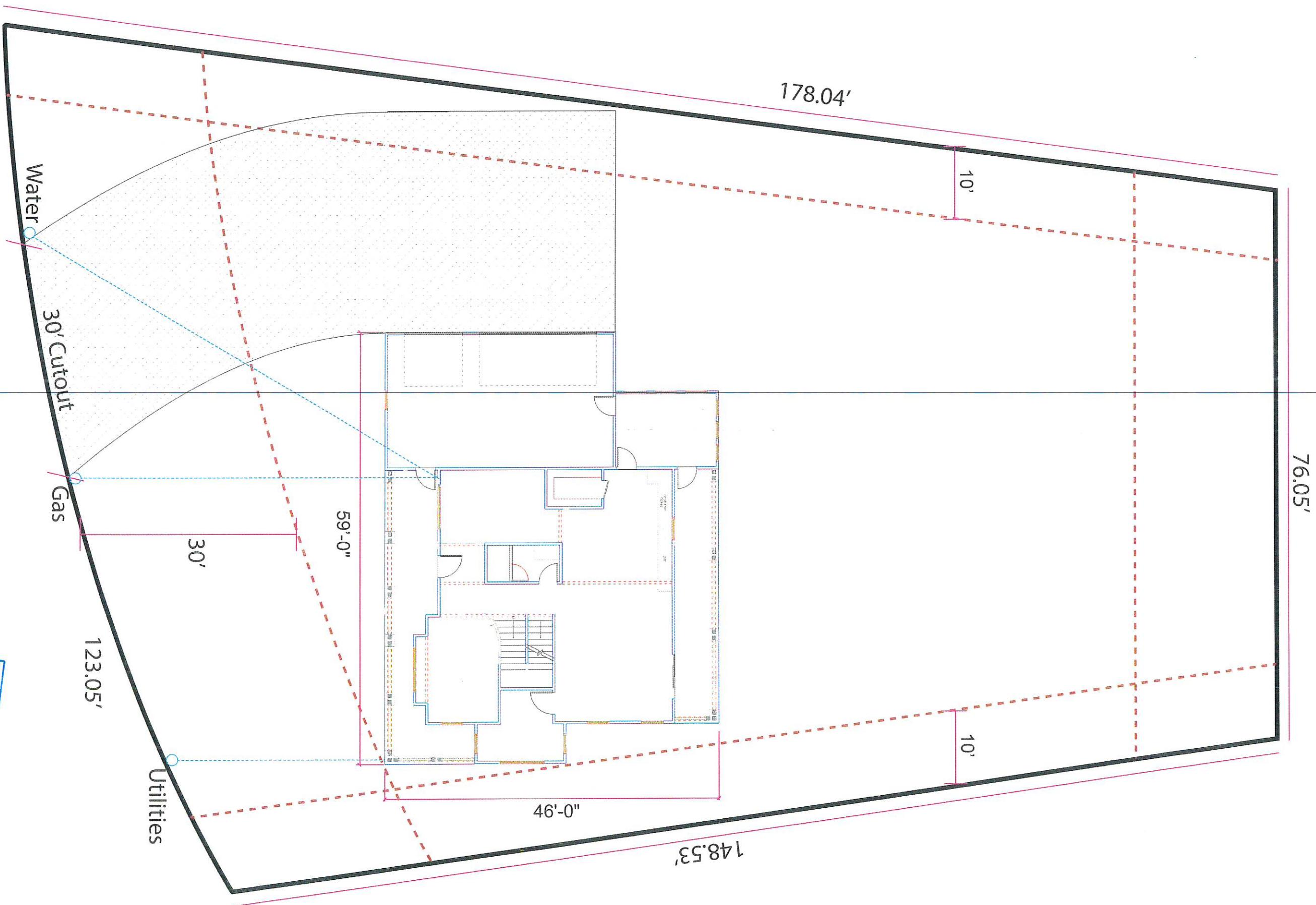
Landslides

Wildfire Hazard Areas

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

RECEIVED
JAN 22 2021
By *de*



2019-3204

(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M
PROVIDENCE, UTAH

PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CURVE DIRECTION	CHORD LENGTH
C2	338.00	147.57	148.72	88P275.57W	148.27
C2	367.00	151.81	163.68	88P283.57W	168.27
C2	333.00	128.14	43.32	88P270.52W	43.48
C4	236.00	109.37	138.46	88P275.57W	236.86
C5	118.00	25.15	10.57	88P275.57W	11.22
C6	138.00	47.17	26.47	88P277.57E	26.46
C7	267.00	274.97	101.11	88P277.57E	100.90
C8	267.00	274.97	123.08	88P278.57E	121.96
C9	267.00	317.97	143.99	87P277.57E	144.17
C10	267.00	317.97	110.45	88P280.57E	109.66
C11	267.00	197.27	72.10	88P281.57E	71.91
C12	1233.00	122.99	5.61	88P283.57E	5.48
C13	11.80	88P190.17	25.72	88P197.17E	22.68
C14	183.00	33.99	114.94	84P197.17E	114.86
C15	183.00	249.90	77.82	84P202.57W	76.45
C16	183.00	181.97	26.56	85P242.57W	26.54
C17	117.00	237.54	45.71	88P245.57E	45.88
C18	117.00	47.08	92.00	85P213.77E	89.65
C19	15.00	771.57E	20.23	88P173.97W	18.73
C20	1233.00	43.79	86.26	84P238.97W	86.24
C21	208.00	197.90	36.31	83P141.38W	36.28
C22	208.00	277.97	94.34	87P142.77E	93.53
C23	208.00	592.46	18.32	87N121.77E	18.31
C24	142.00	37.97	6.55	88P197.17E	6.55
C25	142.00	372.30	95.13	87N121.77E	93.97
C26	1147.00	229.67	76.98	84P121.37W	76.88
C27	13.00	1028.93	27.18	88P247.57W	23.61
C28	133.00	222.97	98.99	84P279.17E	98.41
C29	15.00	471.77E	12.37	83P147.47E	12.02
C30	60.00	819.17W	31.82	82P151.26E	32.80
C31	60.00	871.97W	68.35	81P152.77E	64.71
C32	60.00	873.90W	86.84	81P172.90E	63.27
C33	60.00	827.97E	65.24	82P191.77E	62.33
C34	60.00	772.23	80.10	80P148.44E	57.62
C35	15.00	387.17E	15.33	80P153.17E	14.67
C36	67.00	2052.38	23.44	88P272.07E	23.32
C37	15.00	1877.24	21.22	88P271.47E	19.49
C38	1147.00	936.29	19.23	88P271.47E	19.23
C39	330.00	1879.22	62.43	85P272.07E	62.34
C40	330.00	1813.97	95.37	86P153.54W	95.04
C41	330.00	226.29	71.46	88P243.57E	71.52
C42	1200.00	157.33	90.93	88P242.57E	86.92
C43	150.00	422.30	133.87	84P253.47E	133.89
C44	150.00	375.49W	101.51	84P254.97E	101.50
C45	150.00	472.97W	176.11	84P256.97E	166.68
C46	175.00	417.90W	125.33	82P111.07E	122.54
C47	142.00	417.90W	10.70	82P111.07E	9.87
C48	268.00	417.90W	148.96	82P111.07E	145.80
C49	117.00	482.97W	136.71	86P272.07E	135.56
C50	183.00	482.97W	218.22	86P272.07E	205.77
C51	60.00	1871.27E	146.83	88P114.07W	112.84
C52	35.00	88P274.07	35.00	88P274.07E	35.00
C53	35.00	88P274.07	35.00	88P273.77W	35.43

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

[illegible]

NOTES

- #9 REPAIR A CAP TO BE SET AT ALL REAR LOT CORNERS. NAIR WASHBORO IS
TO SET THE CAPS IN SUCH A MANNER AS TO PREVENT ANY OF THE LOT LINES
FROM BEING INVOLVED. THE NECESSARY IMPROVEMENTS OR
EXTENSIONS FOR AN ALLIANCE WATER SYSTEM, SANITARY SEWER SYSTEM,
STORM DRAINAGE, AND/OR GAS SERVICE SHALL BE PROVIDED BY THE
TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE
AND/OR GAS SERVICE, AND/OR TELEVISION SERVICE, AND/OR SLOPE
STABILIZATION, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID
FOR BY THE DEVELOPERS.
- #10 THE CITY OF WASHINGTON COUNTY CDD 11-5-2 PROVIDENCE CITY WILL NOT
ISSUE ANY BUILDING PERMIT FOR ANY LOT LINE MINIMUM.
#11 ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS
SLOPES AND ZONING RESTRICTIONS. NO LOTS HAVE SLOPES GREATER THAN
THREE PERCENT. LOTS 1, 2 & 26 HAVE NO DRIVEWAY ACCESS OFF SPRING CREEK.
#12 BRIGANCE EASEMENT RESTRICTIONS ON LOTS 4, 7 & 8:
THE BRIGANCE EASEMENT IS A 10' WIDE EASEMENT FOR THE EASEMENT,
NO IS FOR THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN
THE EASEMENT.
#13 THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND
REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS
DURING CONSTRUCTION SHALL REMAIN WITH THE DEVELOPER.
#14 THE RESPONSIBILITY OF THE BRIGANCE COMPANY.
#15 ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT

COUNTY SURVEYOR'S CERTIFICATE

2. PURSUANT TO UTAH CODE ANN. § 53-27 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.

3. PURSUANT TO UTAH CODE ANN. § 17-27-406(4)(b) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT AS NECESSARY FOR THE PURPOSE OF CONTINUING THE USE OF THE PLE THAT 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

CULINARY WATER AND SANITARY SEWAGE

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

DOMINION ENERGY* DATE ROCKY MOUNTAIN POWER DATE 11/9/20
COMCAST CABLE DATE 12-3-18 CENTURYLINK COMMUNICATIONS DATE 11/8/18

ATTORNEY APPROVAL

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6512.

ATTORNEY APPROVAL

LOVED AS TO FORM THIS 24 DAY OF March - 2004
David W. Wooley
 ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MATRUL JURY 3rd DAY OF
Tuesday 2018 AT NOON TIME THIS SUBDIVISION WAS
APPROVED AND ACCEPTED.

PLANNING COMMISSION APPROVAL AND

ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS
14 DAY OF December, 2018 AT WHICH TIME THIS

ENGINEER'S CERTIFICATE

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

Mark 10/17/18
CITY ENGINEER DATE

**PROVIDENCE HOLLOW
SUBDIVISION**

(INCLUDES THE VACATION OF PARCEL "C" & A
PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 2,
T11N, R1E, SLB& M, SUTTER COUNTY, CALIFORNIA

RECORDED & INDEXED
STATE OF UTAH, COUNTY OF CACHIE, RECORDED AND FILED WITH RECORDS
OF OWNER
DATE: 8 JAN 2019 TIME: 10:47 AM BOOK: 2019 PAGE: 204
Michael J. Reed



January 27, 2021

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

RE: Conditional Use Review, Colton Residence, 665 Spring Creek Pkwy, Providence
(02-295-0328).

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).

- Fire department apparatus access is adequate from Spring Creek Parkway.
Approved.

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception 1 allows for the distance to be increased to 600 feet for R-3 occupancies.

- Hydrant #500 located at the south east corner of the lot is within 600 feet of all exterior areas of the proposed home. Approved.

Fire Water Flow

An approved water supplies capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction (IFC 507.1).

- The building appears to be approx. 5,609 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 5,609 sq. ft. of type V-B is 2,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #500 located at the south east corner of the lot is within 600 feet of all exterior areas of the proposed structure and contains a water flow of approximately 2,830 GPM at 20PSI. Approved.

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used). In an email conversation with Bryan, Class A roof covering of fiberglass shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). In an email conversation with Bryan, all combustible underfloor decks and eaves will be covered with soffits. Approved.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. In an email conversation with Bryan, 1/8" mesh screen will be installed on all openings per building code. Approved.

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

If you have any questions, please call me.

Respectfully,

Aaron Walker, Fire Inspector
Logan Fire Department
435-716-9516

FIRE DEPARTMENT

LANDSLIDE & FIRE HAZARD REPORT

PROVIDENCE HOLLOW PHASE 3 SUBDIVISION

PROJECT SITE:

Parcel #02-005-0003
Cache County

SE ¼ of Section 2
Township 11 North
Range 1 East
Salt Lake Base & Meridian



PREPARED FOR:

SARA STREET LLC
540 West Golf Course Rd., Ste. B1
Providence, UT 84332

PREPARED BY:



Michael E. Taylor, PE



civilsolutionsgroup inc.

540 West Golf Course Road, Suite B1, Providence, Utah 84332

October 8, 2018 - Project #18-210

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EXECUTIVE SUMMARY

Providence City has requested that the representatives of the Sara Street, LLC provide a hazard report for the proposed Providence Hollow Phase 3 subdivision to be located on Cache County parcel #02-005-0003. The eastern third of the proposed development is located in a “deep or unclassified landslide” zone by the Utah Geological Survey (UGS) with the associated landslide scarp being located approximately 0.3-miles to the east. Also, the proposed subdivision was identified as falling within a moderate fire hazard zone. Identification, explication and mitigation of these risks will be included in the contents of this report.

Michael E. Taylor, licensed Professional Engineer, visited the site on Monday, October 8, 2018 to observe the landslide area and associated features (original grade, crown, main scarp, head, minor scarp, radial cracking) and examine the site for evidence of prehistoric, historic and recent landslide events. During the visit site topography, hydrology, and soil qualities were scrutinized. Field investigations revealed clear evidence of prehistoric landsliding east of the proposed project. However, current site conditions appeared stable from geologic, hydrologic, vegetative and soils indicators. The absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel’s slopes have been stable for centuries, if not millennia.

Based on this information, as well as other factors discussed in this report, the proposed location for the subdivision is deemed suitable for residential construction. Given the site’s location in a moderate fire hazard zone, it is recommended that the home builder incorporate elements of ignition-resistant construction where reasonable and observe the vegetation restrictions along the north and east borders of the subdivision described in this report.

1.0 Introduction

Sara Street, LLC is proposing to locate a residential subdivision on parcel #02-005-0003. Providence City officials have noted that portions of the subdivision lie within a deep or unclassified landslide zone and are also located in the moderate fire zone.

Sara Street, LLC retained Civil Solutions Group, Inc. to conduct an investigation that would identify the extent of landsliding and wildfire risk and propose appropriate mitigation. Accordingly, Civil Solutions Group, Inc. completed a thorough field investigation on October 8, 2018 and subsequently gathered existing literature on the site. Mitigation proposals follow later in this same document.

The scope of this analysis did not involve excavation and exploration of trenches. Existing published trench logs, USGS fault maps, and other publications were used to determine the existence of fault lines on the subject property. Nor did this study include a boundary survey or topographic survey. Boundary data provided by Cache County's GIS system and topographic data from the UGS were utilized.

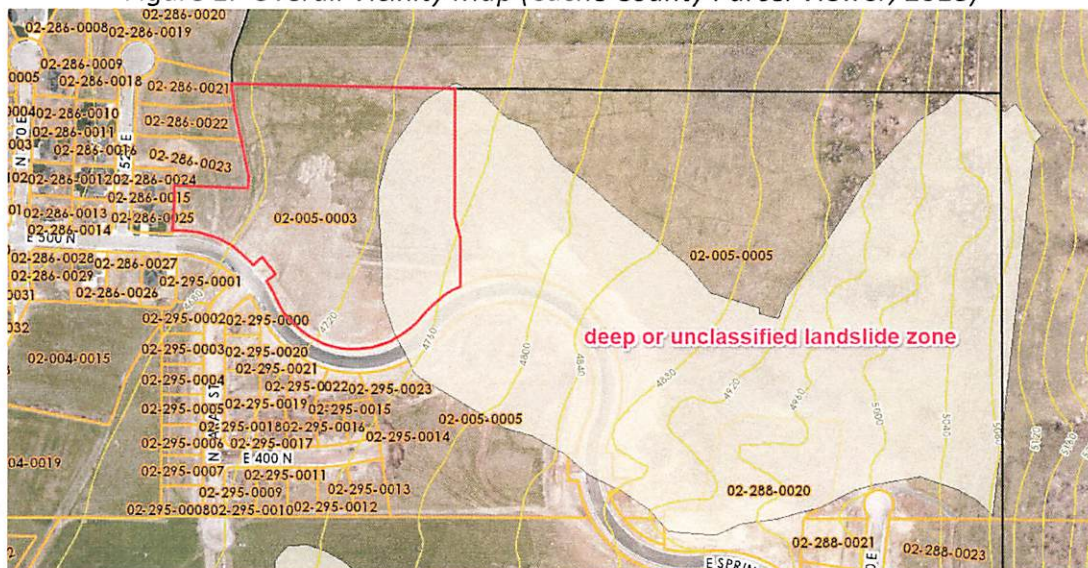
2.0 Qualifications of Professional

Civil Solutions Group, Inc. is a professional engineering firm with offices located in Providence, Salt Lake City, and Provo. Our licensed professional engineers have a depth of experience in natural hazard analysis, soil condition analysis, historic water table analysis, and overall site planning relation to hazards on a subject property. This analysis represents the collective experience of a team of professional engineers and our recommendations in relation to the subject property.

3.0 Landslide Risk Assessment

The subject parcel is listed as # 02-005-0003 at the Cache County Recorder's office and is listed as approximately 12.05-acres in size. The subject parcel together with 40-ft USGS contours and an overlay of the landslide zone are shown in Figure 1.

Figure 1. Overall Vicinity Map (Cache County Parcel Viewer, 2018)



Field Investigation

The site reconnaissance visit was performed on October 8, 2018 in the morning. The parcel is currently vacant. Some moving activities have occurred on the parcel as part of the road construction of Spring Creek Parkway. The majority of the area to the east of the parcel within the landslide zone is relatively undisturbed and is used for seasonal grazing.

The main vegetation on the property consists of pasture grasses, weeds, and some low shrubbery (sagebrush and rubber rabbitbrush). Approaching the deer fence the vegetation changes to include sparse stands of maples, cottonwoods, junipers and Russian olives. The face of the hillside east of the deer fence is vegetated in grasses. All vegetation appeared stable, and generally speaking all healthy trees were upright.

“Landslide Maps of Utah, Logan 30’x60’ Quadrangle” indicate that the majority of the study area is located in an area identified as having experienced a “Deep or unclassified landslide”. This classification is further described as follows:

Deep or Unclassified Landslide – Generally 10-ft thick or more and shows characteristic landslide morphology. May include areas of complex or composite landsliding where landslide density is too great to show individual landslides separately. Also includes unclassified landslides (original source was not specific about landslide type).

These findings from the Utah Geological Survey (UGS) were confirmed on site. The site topography features a varying downhill gradient from east to west. Following a cross-section from the east end of the suspected landslide zone to west confirmed on the ground the following typical landslide morphological features: crown, main scarp, head, minor scarp and radial cracking, and toe. See Figure 2 for photo identification of landslide features and Figure 3 for a diagram of general landslide terminology.

Figure 2. Photo Identification of Landslide Features

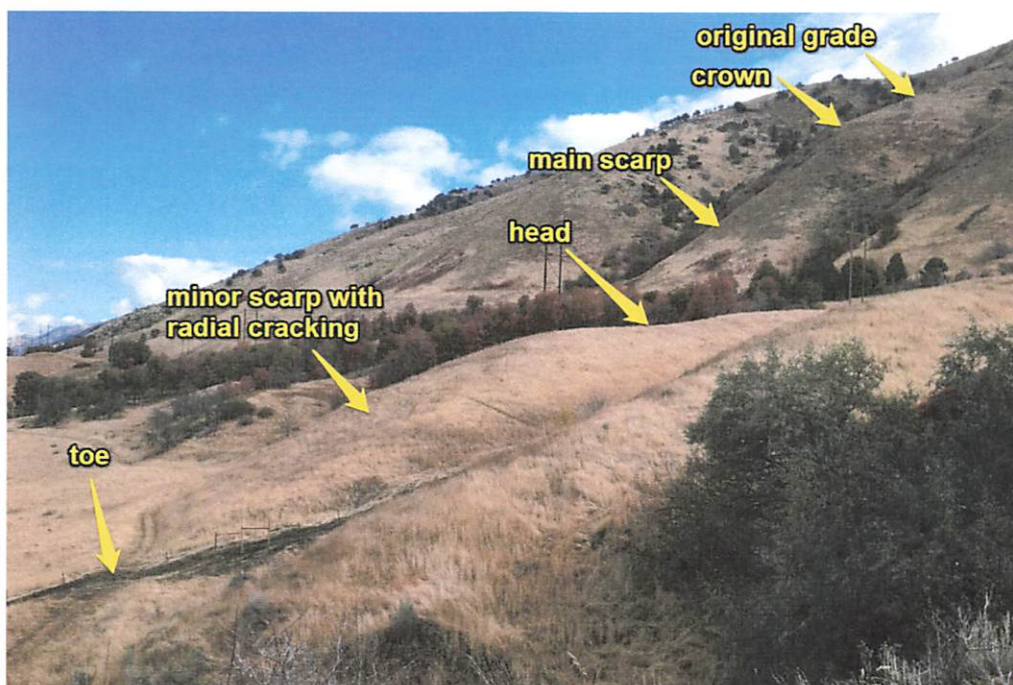
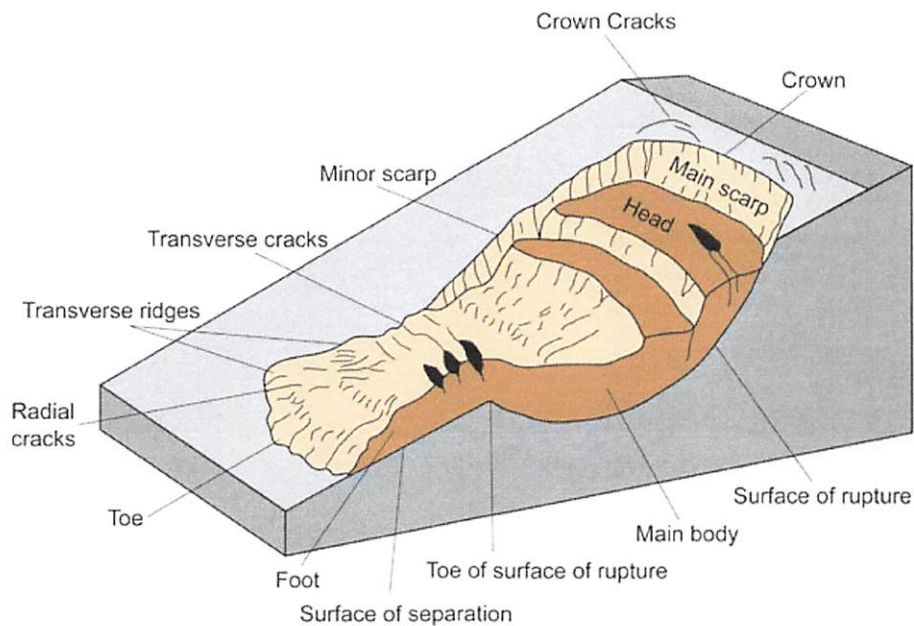


Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018)



Slopes as measured in the landslide zone are typically in the range of 15-20% with some faces and drops associated with radial cracking featuring slopes as steep as 20-30%. The slopes at the main scarp just east of the deer fence steepen abruptly to nearly 75%. The original grade east of the crown appears to be approximately 50%.

None of the following were observed during the site investigation: transverse cracks or ridges, talus piles, chaotic land surface texture, jackstrawed trees, unstable soils, discernable springs, seeps, ponds or marshy areas.

Hydrological Analysis

Groundwater in the Bear River Range occurs in consolidated rocks, poorly consolidated rocks, and unconsolidated basin-fill deposits and is derived from precipitation, stream and pond seepage and the infiltration of unconsumed well water. Given the planar and smooth nature of the contributing watershed to the east rising to an elevation of 6,100 ft, water runoff is not channelized but rather sheet flows down the slope face. Consistent with the hydrogeology of other bench areas in the valley it is suspected that groundwater travels west through unconsolidated and rocky soils on the bench until daylighting where the bench slopes meet the valley lowlands approximately half a mile west of the site.

The USDA Soil Survey lists two types of soil within the study boundary: Ricks Gravelly Lom and Sterling Gravelly Loam. These soil types lack a hydric soil rating and is considered entirely free draining. (USDA Soils Survey, 2018).

Aerial Observations

Aerial photography from Google Earth was identified from the years 2018, 2017, 2014, 2006, 2004, and 1993. The site appears almost entirely unchanged during this period until construction began on Spring Creek Parkway in 2016.

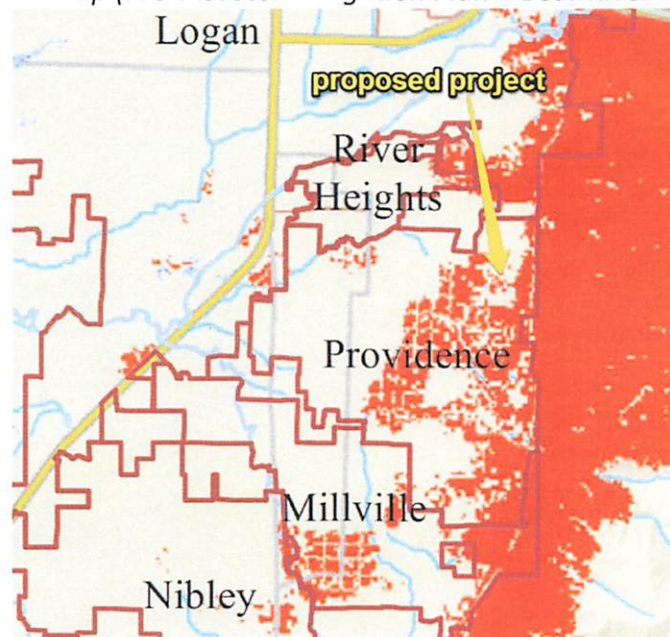
Landslide Risk Determination

There is a low hazard risk associated with this hazard. As described in previous sections, no evidence exists of landslides in recent geologic time. Landsliding typically occurs as a result of high groundwater creating a slip plane between two soil layers beneath the surface and no evidence of high ground water was found on site. Given on site observations encountered topographic gradients, it is the Engineer's opinion that groundwater flows from east to west are very deep. Furthermore, given the absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel's slopes have been stable for centuries, if not millennia.

4.0 Wildfire Risk Assessment

According to the Section 6 of the Bear River Region "Pre-Disaster Mitigation Plan", GIS "hazard mapping identifies moderate-to-high wildfire risk areas along nearly the entire eastern and western boundary of the [Cache County] jurisdiction." This includes the study area as shown in Figure 4. The County has identified the fire risk at "medium-level".

Figure 4. Wildfire Risk Map (Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6)



Although the risk of wildfire cannot be eliminated along bench areas, it can be reduced. It is recommended that to reduce the risk of wildfires endangering residences within the proposed subdivision that a wildfire break be established and maintained along the east and north edges of the subdivision. Within this break no trees or shrubs with heights in excess of 5-ft tall should be installed. This will create reduce the risk of continuous fuelage between said wildfires and the residential structures themselves.

5.0 References

Cache County Parcel Viewer, Web: October 2018.

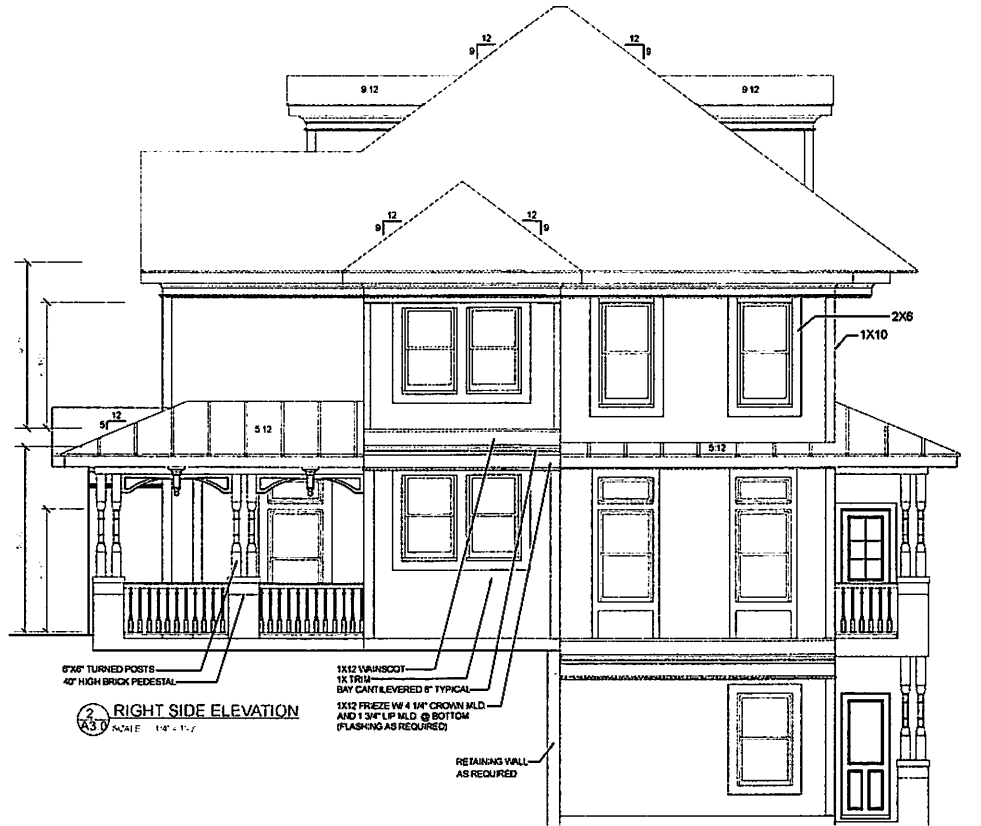
Elliott, Ashley H., 2010; Harty, Kimm M.; *Landslide Maps of Utah, Logan 30'x60' Quadrangle*; Utah Geological Survey.

Google Earth, Web: October 2018.

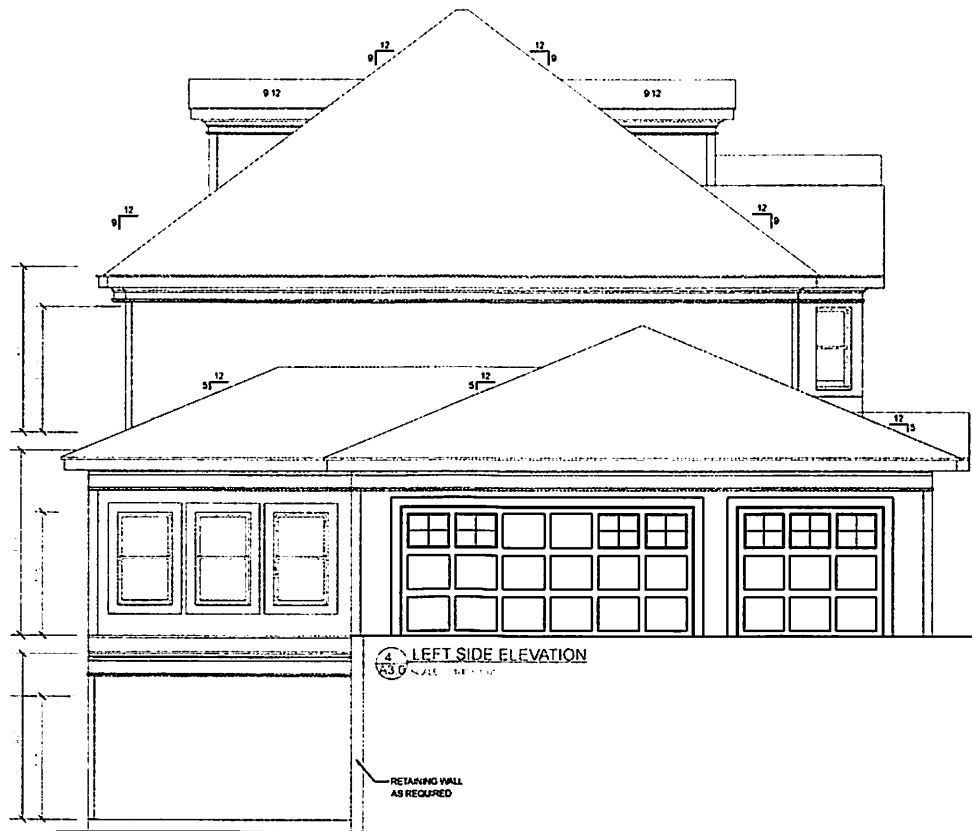
Idaho Geological Survey, Web (<https://www.idahogeology.org/landslide-hazards>): October 2018.

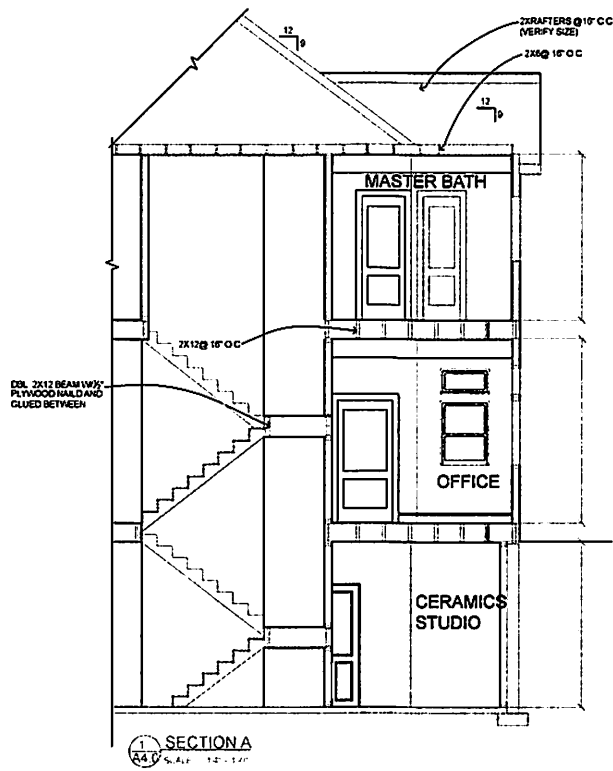
Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6, 2015.

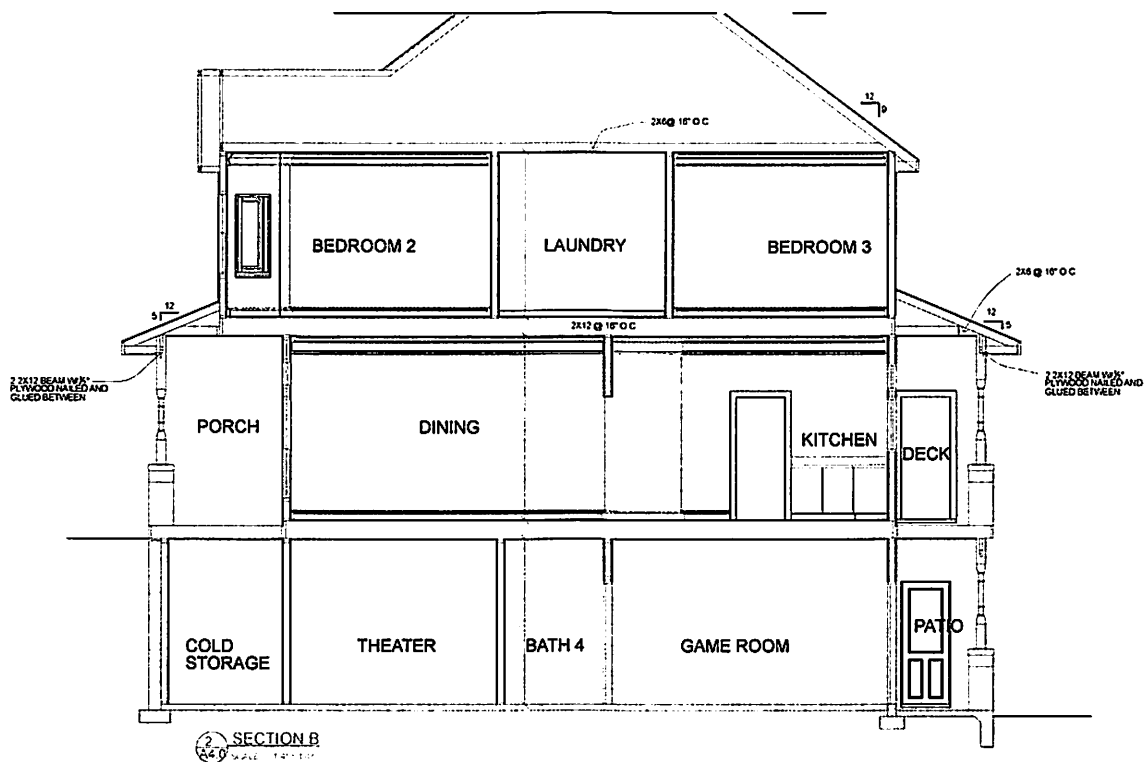
USDA, “Web Soil Survey”, USDA Web Soil Survey, Web: April 2018.

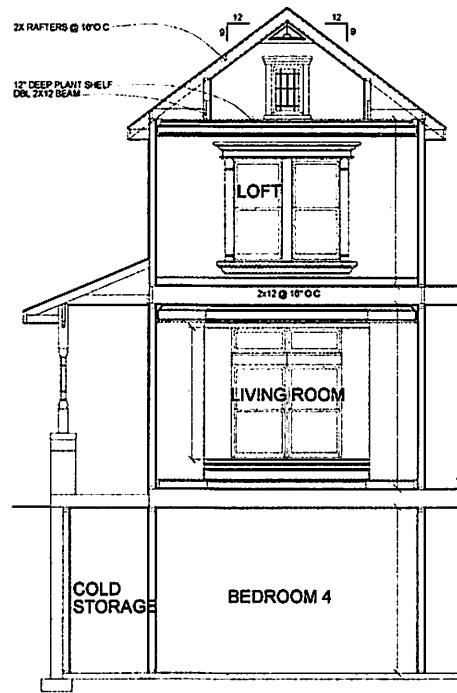












SECTION C
PLAN 1/4\"/>