

Providence City
Administrative Land Use Authority (ALUA)
Agenda – February 10, 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 Visionary Homes for a new home, located at 575 N 275 E, Providence, UT (Vineyard Lot 61).

Item No. 2 – Conditional Use – In-home Salon: The Providence City Administrative Land Use Authority will consider for approval a request by Lindsay Jenkins for an in-home Salon located at 580 Foxridge Dr. Providence, UT.

Agenda posted on February 9, 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 10, 2021

Request: The applicant is requesting zoning approval of a conditional use residential site plan for a home at 575 N. 275 E., Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 575 N. 275 E.,
Providence UT (Lot 61)

Parcel ID #: 02-301-0061

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received February 8, 2021; application contained:

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

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

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Hazard Water Table by:

- a. See submitted mitigation letter and Window Well Drain Detail
3. This conditional use is for the residence only as shown on the site plan date stamped January 13, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
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.

DRAFT



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

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

Initial JW Name Jessica Williamson

Date 2/8/21

SUBMITTAL REQUIREMENTS

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

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 575 N 275 E Parcel Tax I.D. 02-301-0061
Zone _____ Height 35' Initial JW
Setbacks (front yard) 21' (side yard) 7'10" & 8' (rear yard) 20' 11" Initial JW

Written Statement of Request (attach additional sheets if necessary)

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

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

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

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

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

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

Jessica Williamson Jessica Williamson/VHD LLC 2/8/21
Signature of Applicant Printed Name Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 1/12/21

Required Submittals

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

Name Jessica Williamson/VHD LLC Initial JW

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

*May not apply in all cases

Applicant Information

Name: VHD LLC

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

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

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

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

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

Yes

No

Is this an Accessory Dwelling Unit (circle):

Yes

No

Project InformationAddress: 565 N 275 ESubdivision: Vineyard Parcel Tax ID: 02-301-0060

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

2,425 Initial JWZone _____ Height 27' 10" Initial JWSetbacks (front yard) 21' (side yard) 14' & 14' (rear yard) 21' Initial JW**Contractor Information**Name: VHD LLCMailing address: 50 E 2500 N Ste 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR UTR397985 Permit issued to: VHD LLC

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

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

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

Initial JW Name Jessica Williamson/VHD LLC

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

<u>Jessica Williamson</u>	<u>Jessica Williamson/VHD LLC</u>	<u>1/12/21</u>
Signature of Applicant	Printed Name	Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

- 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

- 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

- Unauthorized use of City water will result in a fine and a stop work order on the property.
- 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

- 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.)
- 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.
- 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.
- Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- 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

- 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

- 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

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

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

1/12/21
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 565 N 275 E 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.

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

1/12/21
Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

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

I hereby apply to Providence City for permission to connect my premises at 565 N 275 E to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
 - f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
 - g. All materials used that are placed on City property shall become the property of Providence City.
 - h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.
4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.
5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".
6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

1/12/21
Date

VISIONARY HOMES

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

VIN61 VanDenAkker SITE PLAN

Vinyard Subdivision
Phase 2, Lot 61, 5.013 SF

575 North 275 East
Providence, Utah 84332

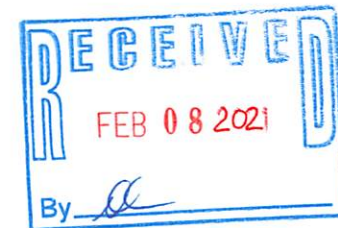
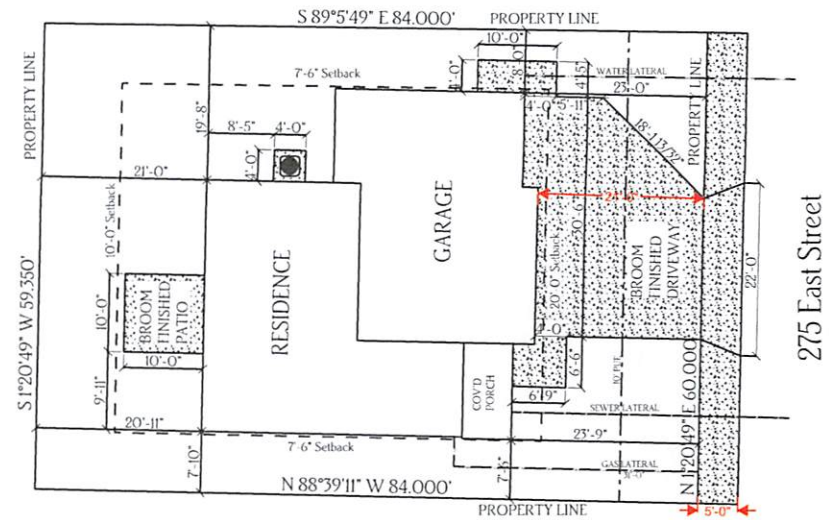
SCALE

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

GAS APPLIANCES TO BE INSTALLED:

- 1. 50 Gal Water Heater - 40,000 BTU
- 2. 95% Eff Furnace - 90,000 BTU

TOTAL BTU LOAD - 130,000 BTU



PART OF THE SOUTHWEST QUARTER OF SECTION 2
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

Signed on this 1 day of Oct 2020.

10-1-20
STATE OF UTAH

[illegible]

Part of the Southwest Quarter of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11N, Range 1E of the Salt Lake Meridian monumented with the County Breach Cap, thence S 89°05'43"E 2917.19 feet to the point on the south right of way line of 6600 and 3000 South Streets, thence S89°05'43"E to the POINT of BEGINNING and running

thence S 89°05'46"E 2280.1 feet to the west right of way line of the 3000 East Street; thence N 89°15'01"E 491.16 feet along said right of way line;

thence N 89°32'00"E 308.70 feet to the boundary of Vinyard, Phase 1;

thence N 89°32'00"E 113.00 feet to the Point 1 the next seven courses:

- 1) thence N 02°04'46"E 104.00 feet;
- 2) thence S 89°32'00"E 14.78 feet;
- 3) thence N 02°04'46"E 114.00 feet;
- 4) thence N 89°32'00"E 126.53 feet;
- 5) thence N 02°04'46"E 112.00 feet;
- 6) thence N 89°32'00"E 117.87 feet;
- 7) thence N 02°04'46"E 117.87 feet;
- 8) thence S 89°31'11"E 268.82 feet;
- 9) thence S 02°04'49"E 13.91 feet;
- 10) thence S 89°31'11"E 82.00 feet;
- 11) thence N 02°04'49"E 25.00 feet to the point of beginning, containing 4.72 acres,

OWNERS' DECLARATION

Know all to this, the undersigned, the owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling units, and the same to be recorded in the public records of the County of Santa Clara, State of California, in the following manner: PHASE 2, do hereby declare that the perpetual use of the dwelling units on this plot, subject to the following covenants, conditions and restrictions for the project which will be recorded in the public records of the County of Santa Clara, State of California, with the recording of this plat. The undersigned further consents to the recording of this plat in accordance with the provisions of the Act for the maintenance of utilities. Also hereby covenants to any and all public utility companies that the use of the property shall be subject to the provisions of the easements shown on this plat, the same to be used for the installation and maintenance of utility lines and structures, and that the same shall incorporate all notes and restrictions as listed herein.

A) Public Streets: Dedicate, grant and convey to Providence City, Utah all rights and interests in the above-described property to the public streets the same to be used as public thoroughfares forever.

B) Public Utilities: Dedicate, grant and convey to the public a perpetual right and easement over, upon and under the lands designed on the plat as public utility, drainage easements, and easements for the installation and maintenance of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by any public utility company with no buildings or structures to be located within such easements.

C) Easements: Dedicate, grant and convey to the public all slanders this

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage access): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping is calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the plane of another building shall have a minimum of 20' separation between the building's front planes.

UTILITIES APPROVAL
Each of the utility companies below state that they have reviewed the plot, that they approve the plot as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

CITY'S CULINARY WATER AND
SANITARY SEWER REPRESENTATIVE

ROCKY MNTN POWER REPRESENTATIVE

DOMINION ENERGY REPRESENTATIVE

COMCAST CABLE REPRESENTATIVE

CENTURY LINK REPRESENTATIVE

CITY ENGINEER APPROVAL

APPROVED THIS 6th DAY OF October
2020 BY THE PROVIDENCE CITY ENGINEER
[Signature]

CITY ATTORNEY APPROVAL

APPROVED THIS 14TH DAY OF October
2019 BY THE PROVIDENCE CITY ATTORNEY
Chad Worley
PROVIDENCE CITY ATTORNEY

MAYOR APPROVAL

APPROVED THIS 14th DAY OF OCTOBER
2019 BY THE PROVIDENCE CITY MAYOR [Signature]

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING
COMMISSION COMMISSION THIS 5 DAY OF
October 2014 A.D.
[Signature]

LAND USE AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 2019
BY THE PROVIDENCE LAND USE AUTHORITY

State of Utah, County of Cache, recorded and filed at
the request of UHD LLC DATE OF
Dated 16 OCT 2020 Time 10:55 AM Fee 128.00

Entry 1263204

Index 2020-3417 *Michael L. [Signature]*

Entry #1263204



Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

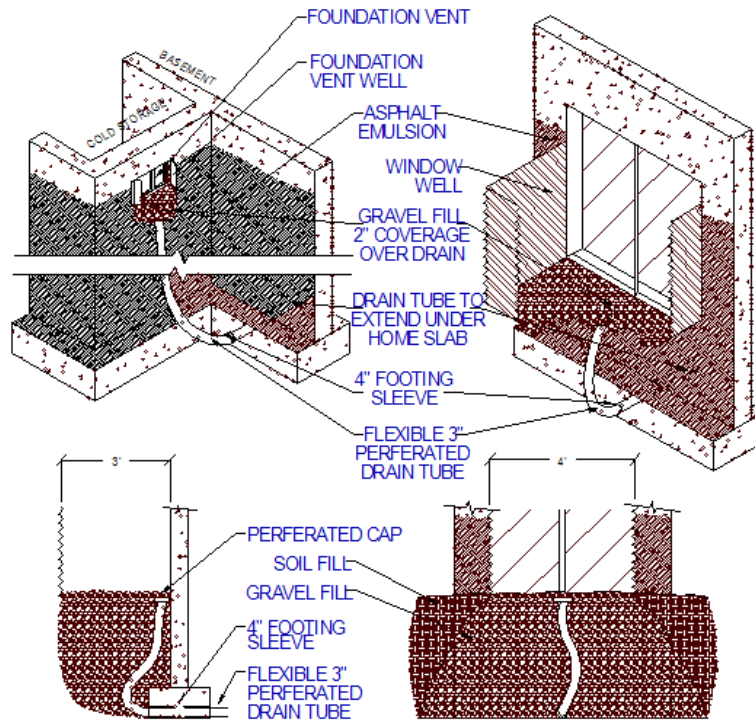
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

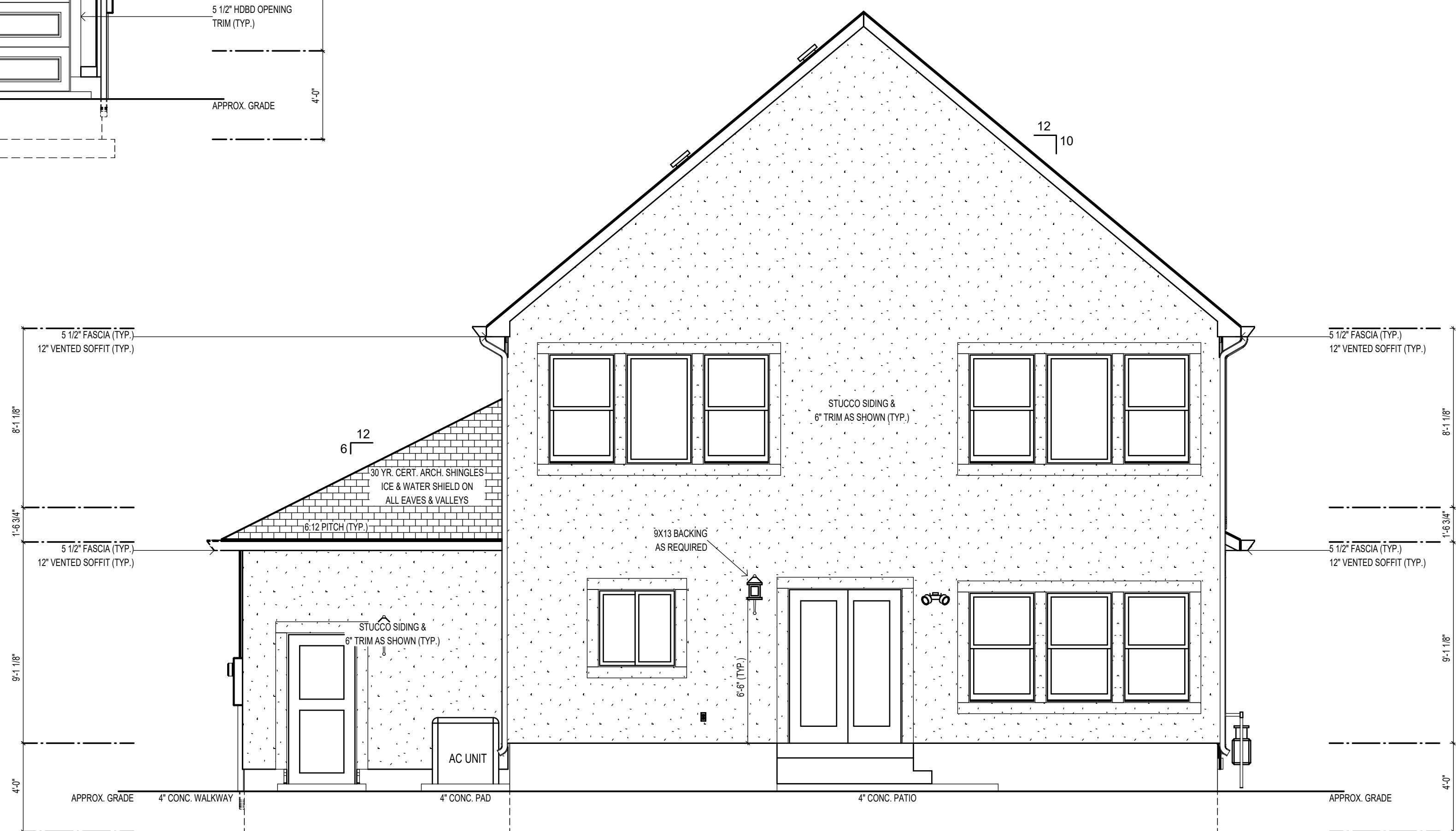
9

WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.



FRONT ELEVATION



REAR ELEVATION



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50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com
Plan current up to:
Addendum COA1
Proj: Vineyard 61
Client: VanDenAkker Residence

MADISON
FRONT & REAR
ELEVATIONS

Date: 02/03/2021
Drawn By: K. Lippold
Checked by: K&M Shelton

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

SHEET:
02



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

buildwithvisionary.com

Plan current up to:
Addendum COA1

Proj: Vineyard 61
Client: VanDenAkker Residence

MADISON
RIGHT & LEFT
ELEVATIONS

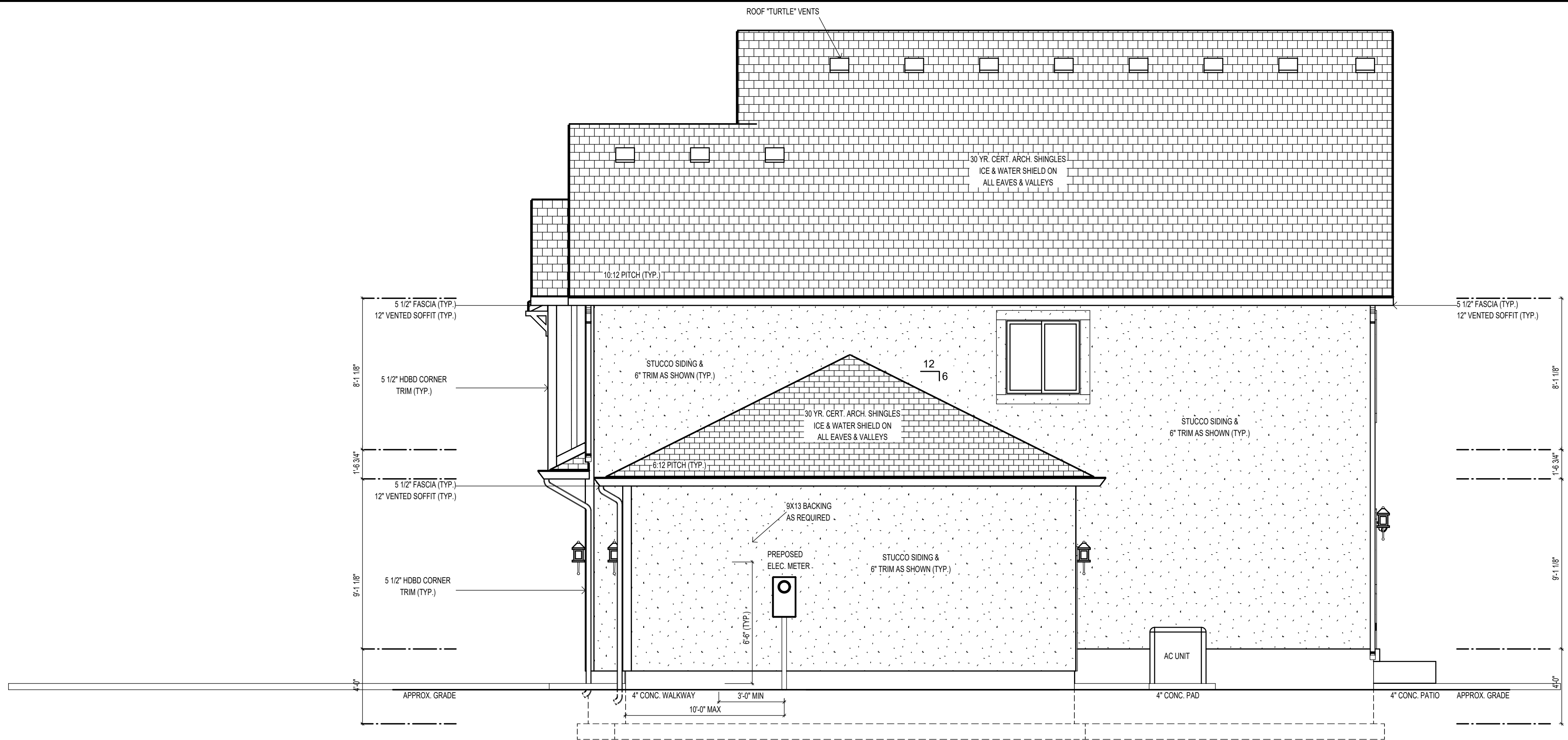
Date: 02/03/2021

Drawn By: K. Lippold
Checked by: K&M Shelton

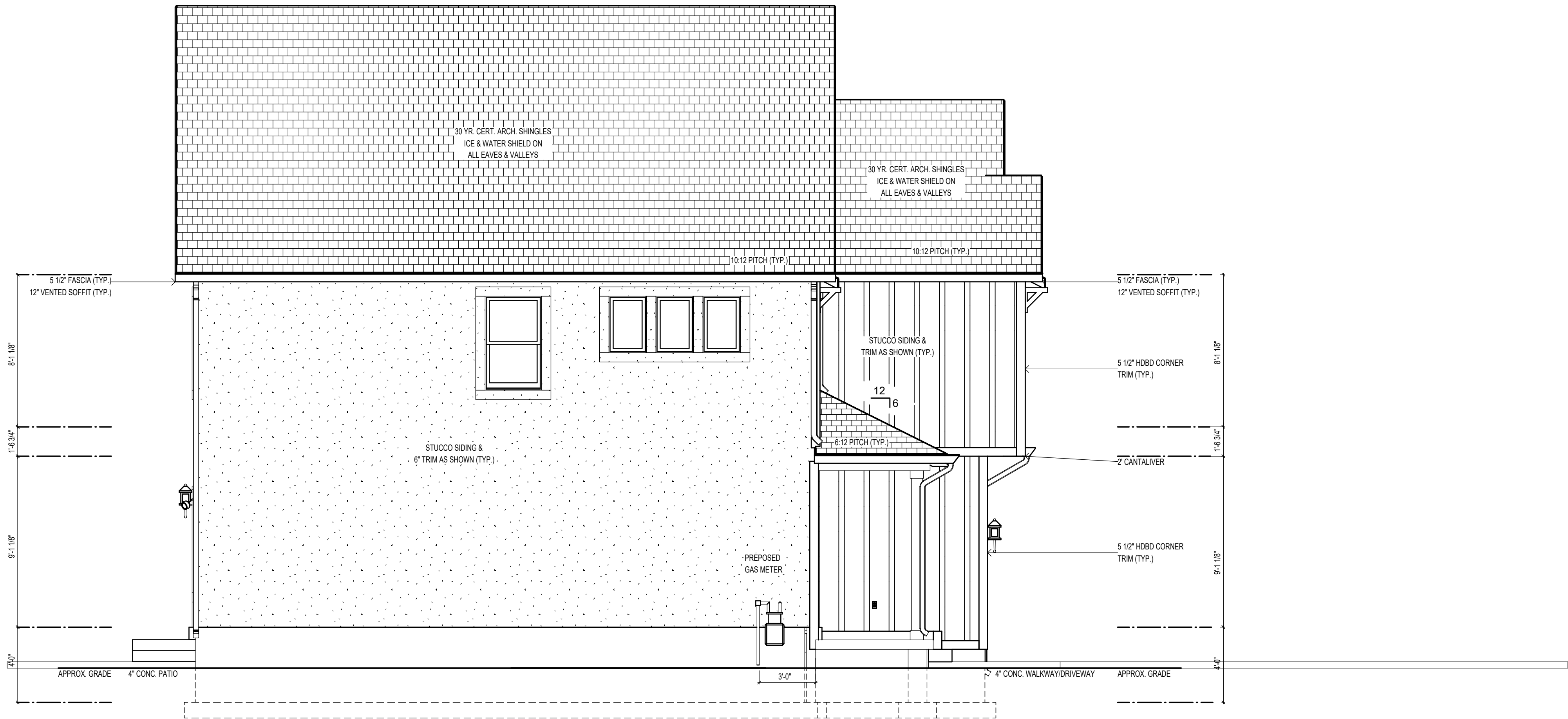
SCALE: 1/4" = 1'-0"

SHEET:

03



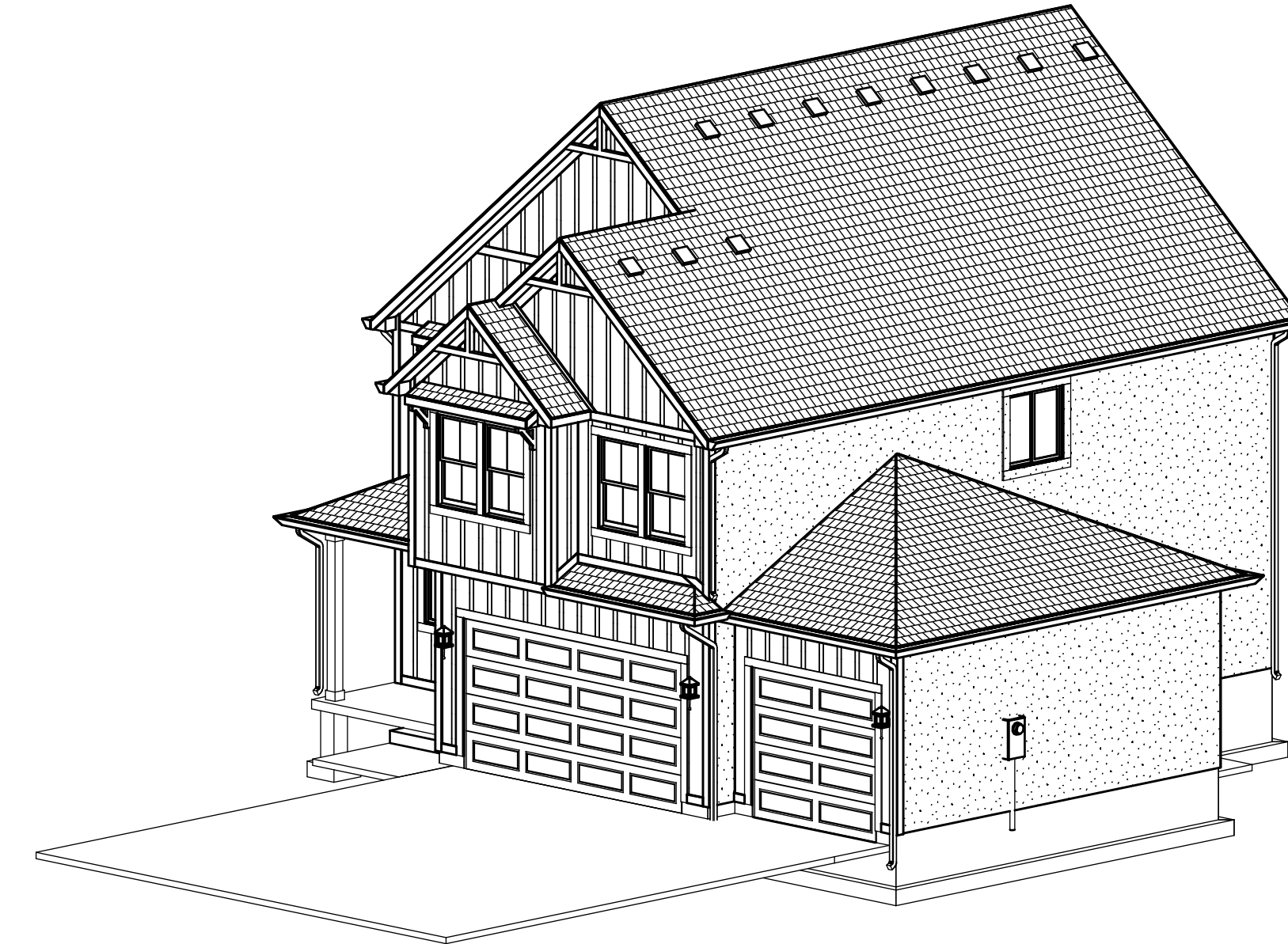
RIGHT ELEVATION



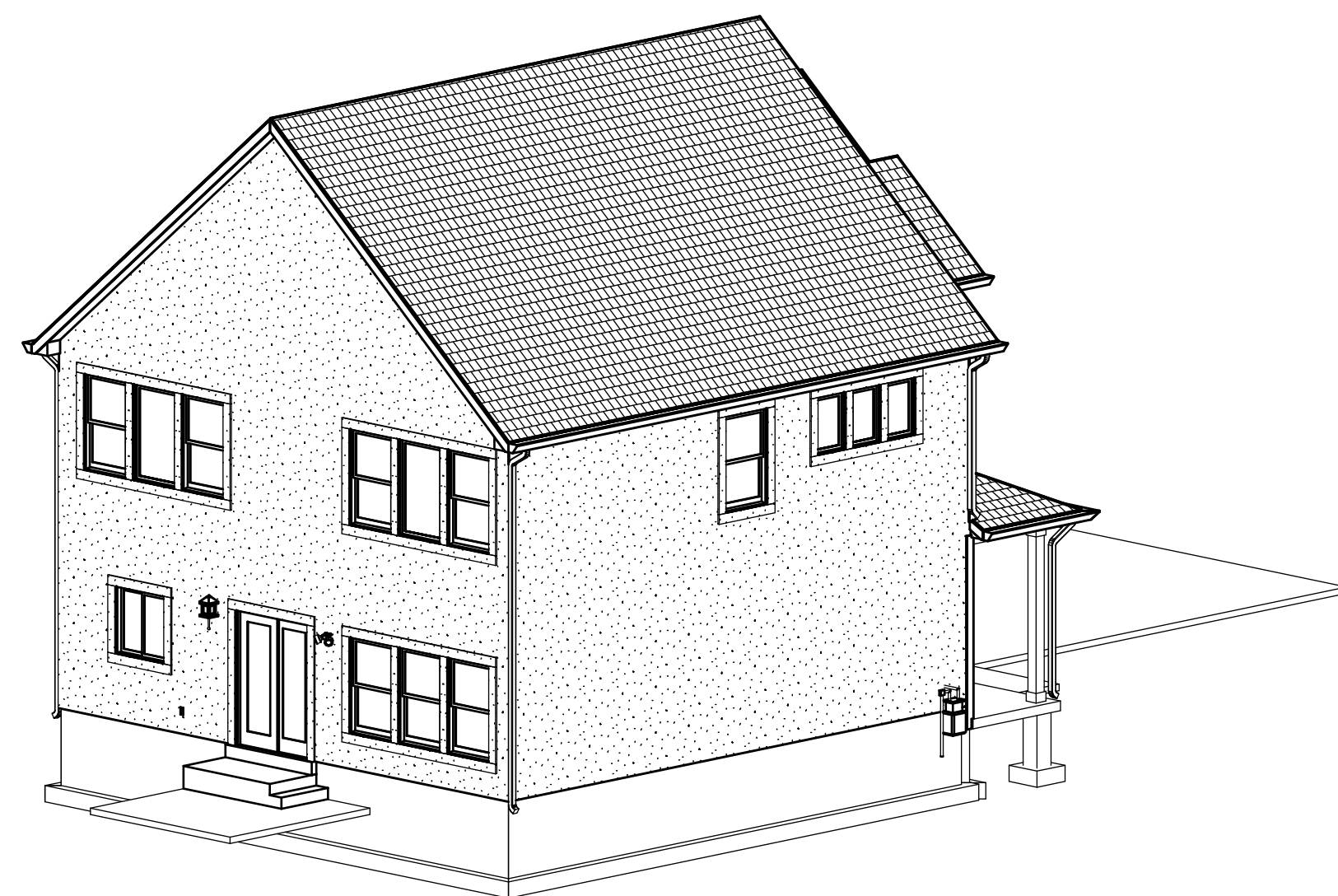
LEFT ELEVATION



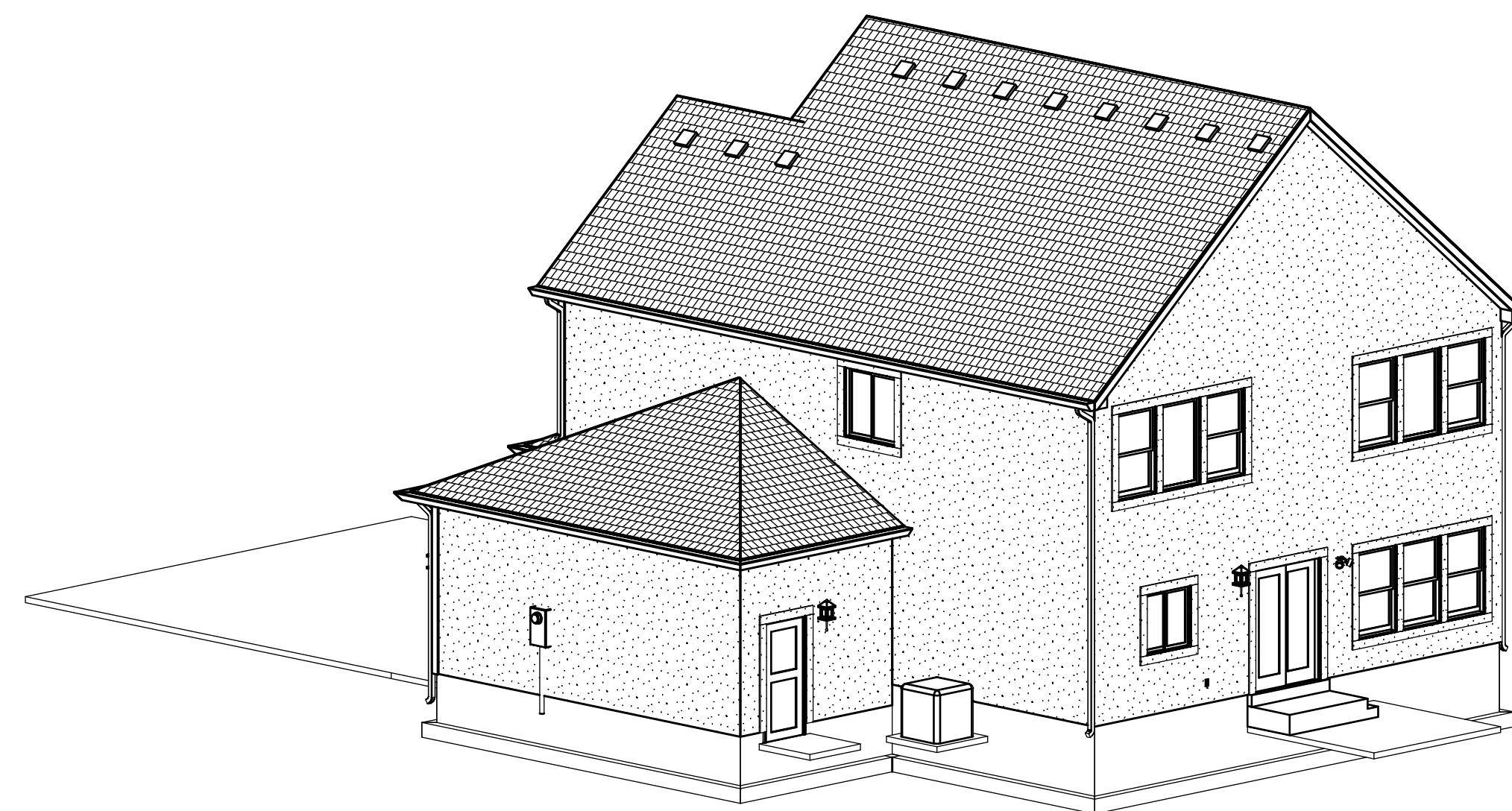
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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

Plan current up to:
Addendum COA1

Proj: Vineyard 61
Client: VanDenAkker Residence

MADISON
PERSPECTIVE VIEWS

Date: 02/03/2021

Drawn By: K. Lippold
Checked by: K&M Shelton

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

SHEET:

04

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 10, 2021

Request: The applicant is requesting approval for a conditional use business for an in-home salon.

Item Type: Conditional Use

Applicant: Lindsay Jenkins

Address: 580 Foxridge Dr.
Providence

Parcel ID #: 03-127-0505

General Plan: SFT

Zone: SFT

Background Information:

Application was received February 2, 2021; application contained:

- a. Providence City Conditional Use Application
- b. Payment of \$100 fee
- c. Business Plan
- d. A site plan, statement describing request, and list of adjacent properties

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. UCA 10-9a-507. Conditional Uses allows the City to adopt a land use ordinance that includes conditionals uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
2. PCC 10-3-5 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 . . .
3. PCC 10-6-1 Use Chart

CONCLUSIONS OF LAW:

1. Providence City has adopted ordinances in compliance with UCA 10-9a-507.
2. PCC 10-3-5:E. establishes the standards for reasonable conditions.
4. PCC 10-6-1: F-4 provides that barber/beauty shops are permitted by conditional use as a home business in a SFT zone.
5. The applicant meets the requirements of the Findings of Facts with the following conditions:

CONDITIONS:

1. The applicant will apply for business license pursuant to PCC 3-1-5.
2. The applicant will meet the requirements for a home business listed in PCC 3-4-5.
3. The applicant will meet the requirements listed in the fire inspector review.
4. The applicant will operate the business in the manner described in the site and business plan.
5. The applicant will continue to meet all federal, state, county, and Providence City rules, laws, codes, ordinances, related to the operation of a home salon.
6. 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 LS Name Lindsay Jenkins

Date 2/2/2021

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 Lindsay Jenkins
Address 580 Foxridge Dr, Providence, UT, 84332
Phone 702-469-4411 Email lindsay.jenkins484@gmail.com

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record Jeffrey and Lindsay Jenkins
Owner address 580 Foxridge Dr, Providence, UT, 84332
Owner phone 702-469-4411 Owner email lindsay.jenkins484@gmail.com
Parcel address 580 Foxridge Dr, Providence, UT, 84332 Parcel Tax I.D. 03-127-0505
Zone SFT Height _____ Initial LS
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial LS

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.

I am asking to use an established in-home salon space to open a small beauty studio. I would oversee and manage the space and I would employ 1-2 stylists. The space includes a 3/4 bath, salon space, and waiting area. The salon space is separated from the living space by a door. There will be a 10-15 minute period between clients to allow for cleaning and to cut down on parking spaces needed.

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 LS Name Lindsay Jenkins

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 LS

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 LS

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.

Lindsay Jenkins Signature of Applicant
Lindsay Jenkins Printed Name
2/2/2021 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.





Parcel and Zoning Viewer

clear web browser's cache help/ 300 ft mailin

(2 of 2)



580 Foxridge Dr, Providence, UT X



Show search results for 580 Foxridge ...

03-127-0504

FOXRIDGE DR

03-127-0016

03-127-0015

03-127-0505

03-127-0033

03-127-0506

Owner City	PROVIDENCE, UT 84332-
State Zip	9640
Property Address	580 FOXRIDGE DRIVE
Property City	PROVIDENCE
District Code	009
District Code Definition	PROVIDENCE CITY
Legal Acreage	0.28
Legal Description	LOT 5 FOXRIDGE SUBDIVISION UNIT 5 0.28 Acres
Land Type	LAND RESIDENTIAL
Building Type	BUILDING RESIDENTIAL
Building Specific Type	SFR
Year Built	1990

[Zoom to](#)



40ft

41°42'16"N 111°48'09"W

Business Plan

An in-home salon business consisting of either 1 permanent makeup station, or 1 hair station and 1 nail station. Currently 1 microblading specialist is interested in working in the space, but the services could change if employment agreement with the that specialist is terminated. Her services include a hazardous material disposal container, which she will take to the Landfill disposal site separately of other trash. All services in the salon will be by appointment-only and have 10-15 minutes between them to reduce the number of people in the salon and the number of cars in the area (currently anticipated number of cars at any one time is 2). The salon has a separate entrance, a 3/4 bath, and a waiting area for customer's children. The entire space is around 362 sq ft. Hours of operation will be within business hours (8 am- 7pm) to as not disturb the neighbors, and to adhere to street parking laws. Signs will be confined to decals on the exterior door. I, as owner and manager, would upkeep the space, provide laundry services, provide customer service, and in general hold a managerial position. I would also provide some equipment and amenities to the stylist(s) as well as be involved in the marketing of the salon. I am also the one establishing the LLC for the salon (paperwork is currently in progress with a CPA).

Microblading is a comparatively under-supplied service and the specialist I would like to employ already has clients interested. I would pay her an hourly wage for the time she is working and I will retain a percentage of her income as a commission. Both wage and commission will be agreed upon in the employment contract. Employees will be able to sell products related to their services (i.e. hair care products if a hair stylist is employed).

FOXRIDGE

UNIT NO. 5

A SUBDIVISION OF PART OF SEC. 11, T. 11 N., R. 1 E.,

SALT LAKE BASE & MERIDIAN

PROVIDENCE

CACHE COUNTY

UTAH

KNIGHTON ENGINEERING

LOGAN, UTAH

SURVEYOR'S CERTIFICATE

I, PRESTON B. WARD, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF FOXRIDGE, UNIT NO. 5 LOCATED IN CACHE COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIBED TRACT OF LAND INCLUDED IN THIS SUBDIVISION, BASED ON DATA COMPILED FROM THE COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE ON THE GROUND.

SIGNED THIS 9th DAY OF JUNE 1987.

P. B. Ward
PRESTON B. WARD
REGISTERED LAND SURVEYOR
No. 1000
STATE OF UTAH
1989

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, FOXRIDGE SUBDIVISION UNIT NO. 1, AS RECORDED AND RUNNING THENCE SOUTH, 568.37 FEET; THENCE SOUTH 22° 30' 21" EAST, 233.89 FEET; THENCE SOUTH 49° 53' 05" WEST, 63.98 FEET; THENCE SOUTH 40° 06' 55" EAST, 320.00 FEET; THENCE SOUTH 38° 15' 34" EAST, 80.85 FEET; THENCE NORTH 59° 21' EAST, 180.10 FEET; THENCE NORTH 30° 39' WEST, 15.00 FEET; THENCE NORTH 59° 21' EAST, 151.45 FEET; THENCE NORTH 23° 46' 14" WEST, 299.57 FEET; THENCE NORTH 57° 37' 11" WEST, 25.41 FEET; THENCE NORTH 13° 25' 49" EAST, 176.77 FEET; THENCE 16.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 320.00 FEET AND LONG CHORD BEARS NORTH 75° 06' 18" WEST, 16.36 FEET; THENCE NORTH 16° 21' 35" EAST, 135.56 FEET; THENCE NORTH 33° 16' 11" EAST, 90.50 FEET; THENCE NORTH 00° 18' WEST, 285.00 FEET; THENCE SOUTH 89° 42' WEST, 543.68 FEET TO THE POINT OF BEGINNING. CONTAINING 11.41 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, WHO ARE THE OWNERS OF FOXRIDGE, UNIT NO. 5 HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, DO HEREBY GRANT AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN AS STREETS OR ROADS ON SAID PLAN. ALL NECESSARY IMPROVEMENTS WILL BE FINANCED AND INSTALLED BY THE SUBDIVIDER AND ALL UTILITIES WILL BE PLACED UNDERGROUND.

William L. Hays
David L. Hays
William L. Hays
David L. Hays
Partners

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	LC BEARS
C-1	76° 42' 00"	20.00	26.77	24.82	S 38° 39' 00" E
C-2	13° 18' 00"	20.00	4.64	4.63	S 83° 39' 00" E
C-3	36° 41' 34"	20.00	12.81	12.59	N 71° 21' 13" E
C-4	78° 55' 02"	50.00	68.87	63.55	S 87° 32' 03" E
C-5	72° 33' 24"	50.00	63.32	59.17	S 11° 47' 50" E
C-6	65° 08' 07"	50.00	56.84	53.83	S 57° 02' 55" W
C-7	63° 22' 32"	50.00	55.31	52.53	N 58° 41' 45" W
C-8	49° 59' 31"	20.00	17.45	16.30	N 52° 04' 14" W
C-9	103° 17' 00"	20.00	36.05	31.37	S 51° 20' 30" W
C-10	90° 18' 00"	20.00	31.52	28.36	N 44° 51' 00" E
C-11	89° 42' 00"	20.00	31.31	28.21	S 45° 09' 00" E
C-12	11° 27' 45"	230.00	46.01	45.94	S 84° 18' 07" E
C-13	21° 20' 38"	230.00	85.68	85.19	S 67° 51' 56" E
C-14	21° 11' 37"	230.00	8.81	8.81	S 58° 05' 48" E
C-15	35° 00' 00"	200.00	122.17	120.28	S 72° 30' 00" E
C-16	35° 00' 00"	170.00	103.85	102.24	S 72° 30' 00" E
C-17	1° 05' 41"	380.00	7.28	7.28	N 55° 32' 50" W
C-18	20° 28' 30"	380.00	135.80	135.07	N 66° 19' 56" W
C-19	21° 34' 11"	350.00	131.76	130.99	N 65° 47' 06" W
C-20	18° 14' 25"	320.00	104.11	103.65	S 64° 19' 12" E
C-21	2° 55' 46"	320.00	16.36	16.36	N 75° 06' 18" W
C-22	90° 18' 00"	20.00	31.52	28.36	S 44° 51' 00" W
C-23	89° 42' 00"	20.00	31.31	28.21	S 45° 09' 00" E
C-24	8° 30' 56"	430.00	63.91	63.85	S 4° 33' 15" E
C-25	12° 00' 16"	430.00	90.09	89.93	S 14° 49' 04" E
C-26	9° 49' 48"	430.00	73.77	73.68	S 25° 44' 06" E
C-27	30° 21' 00"	400.00	211.88	209.41	S 15° 28' 30" E
C-28	17° 32' 30"	370.00	113.28	112.64	N 8° 04' 12" W
C-29	12° 48' 30"	370.00	82.71	82.54	N 24° 14' 45" W

SCALE 1" = 60'

LEGEND

5/8" REBAR SET AT PROPERTY LOT CORNERS
5/8" REBAR SET AT BOUNDARY CORNERS
BUILDING SET BACK LINE (30')
UTILITY EASEMENT (10' U.N.O.)
AREA IN SQUARE FEET
CENTERLINE MONUMENTS

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF FRUITLAND ACRES, UNIT NO. 1, WHICH IS N 89° 42' 00" E
2. ALL EASEMENTS ALONG THE STREETS FRONTAGE ARE 10 (TEN) FEET WIDE UTILITIES AND WALKWAY EASEMENTS.

CITY ATTORNEY'S APPROVAL

APPROVED THIS 3rd DAY OF June, 1987,
BY PROVIDENCE CITY ATTORNEY

W. G. Jones
CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS 10th DAY OF August, 1987,
BY THE PROVIDENCE CITY COUNCIL

James S. McQuinn
MAYOR

BOARD OF HEALTH

APPROVED THIS 12th DAY OF June, 1987,
BY THE CACHE COUNTY BOARD OF HEALTH

Julia B. Zait
SANITARIAN

CITY ENGINEER'S APPROVAL

APPROVED THIS 10th DAY OF August, 1987,
BY THE PROVIDENCE CITY ENGINEER

John W. Wilson
CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF May, 1987,
BY THE PROVIDENCE CITY PLANNING COMMISSION

Robin Campbell
CHAIRMAN

COUNTY SURVEYOR'S APPROVAL

APPROVED FOR FILING WITH THE COUNTY RECORDER'S OFFICE OF CACHE COUNTY, UTAH THIS 17th DAY OF AUGUST, 1987.

James S. McQuinn
COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE
ON THIS 17th DAY OF August, 1987, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
MY COMMISSION EXPIRES
NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF CACHE
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THIS 17th DAY OF AUGUST, 1987, AT 3:06 O'CLOCK P.M. AND IS DULY RECORDED
FILING NO. 505276
COUNTY RECORDER

Mailing Addresses of Adjacent Neighbors

- Pierson
560 Foxridge Dr., Providence, UT, 84332
- Mortensen
205 Abbey Ln., Providence, UT, 84332
- King
200 Stonehenge Cir., Providence, UT, 84332