Providence City
Administrative Land Use Authority (ALUA)
Agenda – February 17, 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 Shireece and Trent Christensen for a new home, located at 649 E 525 N, Providence, UT.

Item No. 2 – Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Amy and Adam Anderson located at 815 E Canyon Rd. Providence, UT.

Agenda posted on February 16, 2021

Diane Campbell
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 17, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 694 E 525 N., Providence, UT.

Item Type: Conditional Use	**Applicant:** Shireece and Trent Christensen	**Address:** 694 E 525 N., Providence
Parcel ID # 02-295-0317	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received February 8, 2021 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of $100 fee, Feb. 8, 2021

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure February 16, 2021.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated February 11, 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:

DRAFT

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 and Fire Hazard Report date 10-8-18.
3. This conditional use is for the home only as shown on the site plan date stamped February 9, 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.

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 SC Name Shireece Christensen

Date 2/5/2021

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 Shireece and Trent Chrisensen
Address 416 W 40 S Providence UT 84332
Phone 801-834-1503 Email Shireecejenne@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. N/A

Name
Address
Phone Email

Property Information

Owner of record Trent and Shireece Christensen
Owner address 416 W 40 S Providence UT 84332
Owner phone 801-834-1503 Owner email Shireecejenne@gmail.com
Parcel address 649 E. 525 N. Parcel Tax I.D.
Zone SFT Height 27' 8" Initial SC
Setbacks (front yard) 20' (side yard) 34' 10" (rear yard) 62' 8" Initial SC
East side yard 23' 2"

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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.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 SC Name Shireece Christensen

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.

Shireece Christensen | Shireece Christensen | 2/5/2021

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: 2/5/2021

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 Shireece Christensen Initial SC

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: Shireece and Trent Christensen

Mailing address: 416 W 40 S Providence, UT 84332

Telephone: 801-834-1503 Email: Shireecejenne@gmail.com

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

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 Information

Address: 649 E. 525 N. Providence, UT 84332

Subdivision: Providence Hollow Parcel Tax ID: 02-295-0317

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

4,127 Initial SC

Zone SFT Height 27' 8" Initial SC

Setbacks (front yard) 20' (side yard) 34'10" (rear yard) 62' 8" Initial SC

Contractor Information East side yard 23' 2"

Name: Shireece and Trent Christensen

Mailing address: 416 w 40 S Providence, UT 84332

Telephone: 801-834-1503 Email: Shireecejenne@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H00000 Permit issued to: Shireece Christensen

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 SC Name Shireece Christensen

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

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.

Shireece Christensen	Shireece Christensen	2/5/2021
Signature of Applicant	Printed Name	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.

Shireece Christensen	Shireece Christensen		2/5/2021
Signature	Printed Name	On Behalf Of	Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 649 E. 525 N. 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.

Shireece Christensen	Shireece Christensen		2/5/2021
Signature	Printed Name	On Behalf Of	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 649 E. 525 N. 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.

Shireece Christensen	Shireece Christensen		2/5/2021
Signature	Printed Name	On Behalf Of	Date

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 09 Feb. 2021 at 08:20 AM

Parcel Number: 02-295-0317

Property Address: 530 SARAH STREET
PROVIDENCE

Tax Roll Acreage: 0.28

Owner Name: TRENT & SHIREECE
CHRISTENSEN

Owner Address: 416 W 40 S
PROVIDENCE, UT 84332-6118

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Legality Review: Incorporated Area
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

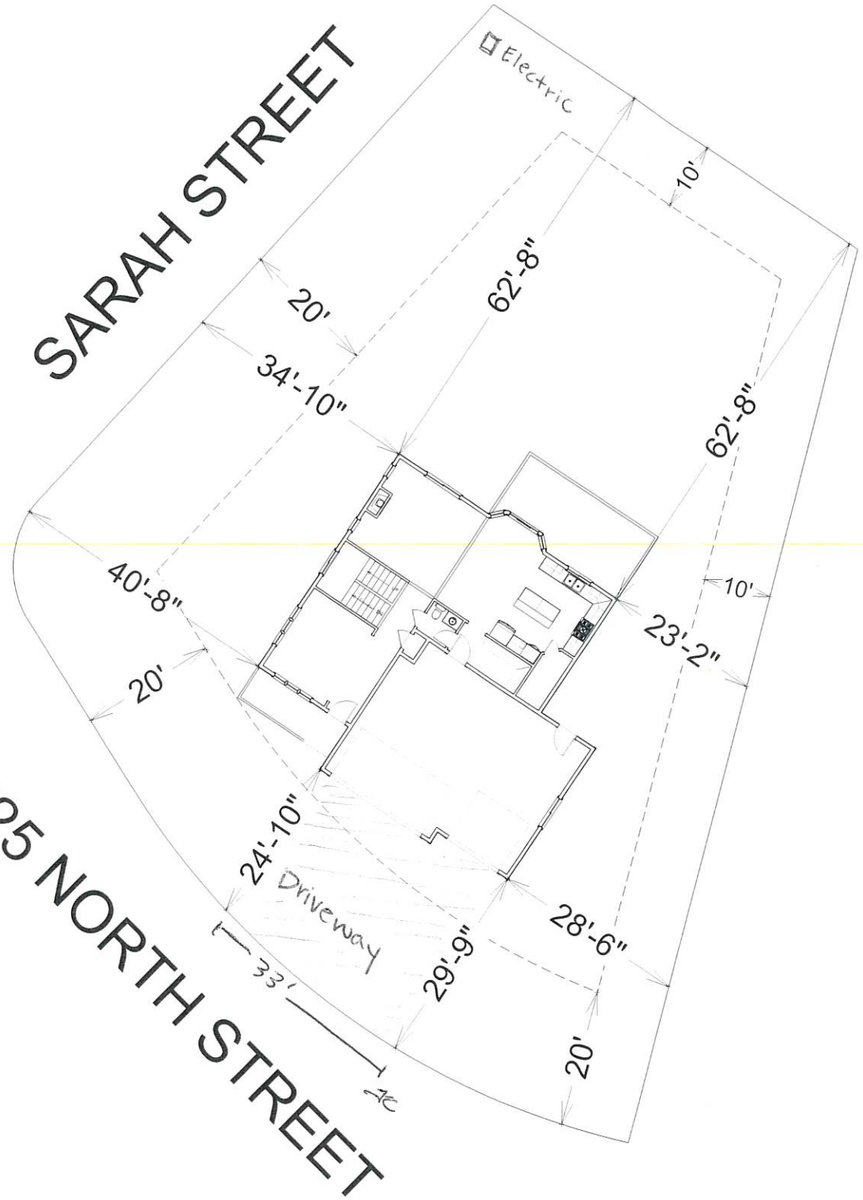
Moderate Slopes
Landslides

Wildfire Hazard Areas

Ag. Protection Area Buffers

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.



N

PLOT PLAN

SCALE 1"=10'

PROVIDENCE HOLLOW SUBDIVISION PHASE 3
LOT 17 - 0.28 ACRES
649 E 525 N
PROVIDENCE, UT

RECEIVED
FEB 09 2021
By

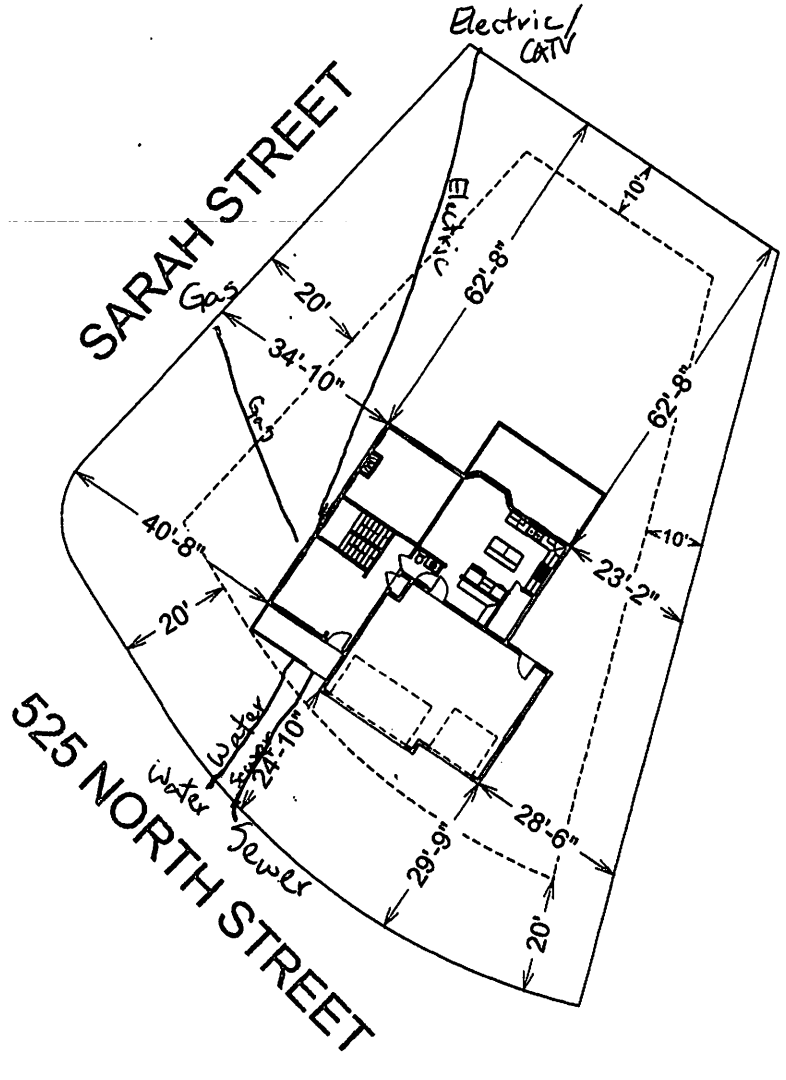
Note: Plans are half of actual scale if printed on 11"x17" paper

Residential Design By Matthew Davidson
435-512-9161 - davidsonhomedesign@gmail.com
Copyright Davidson Home Design

DAVIDSON Home Design

CHRISTENSEN RESIDENCE
649 E 525 N
PROVIDENCE, UT

CLIENT
DATE
DRWN BY
CHKD BY
DATE
REVISIONS
JOB NO
SHEET NO
A13



N

PROVIDENCE HOLLOW
SUBDIVISION PHASE 3
LOT 17 - 0.28 ACRES
649 E 525 N
PROVIDENCE, UT

PLOT PLAN
SCALE 1"=10'

Note: Plans are half of stated scale if printed on 11x17 paper

Residential Design By Matthew Davidson
435-619-9161 - davidsondesign@gmail.com

DAVIDSON
residential design

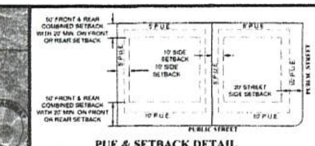
CHRISTENSEN RESIDENCE
649 E 525 N

A1

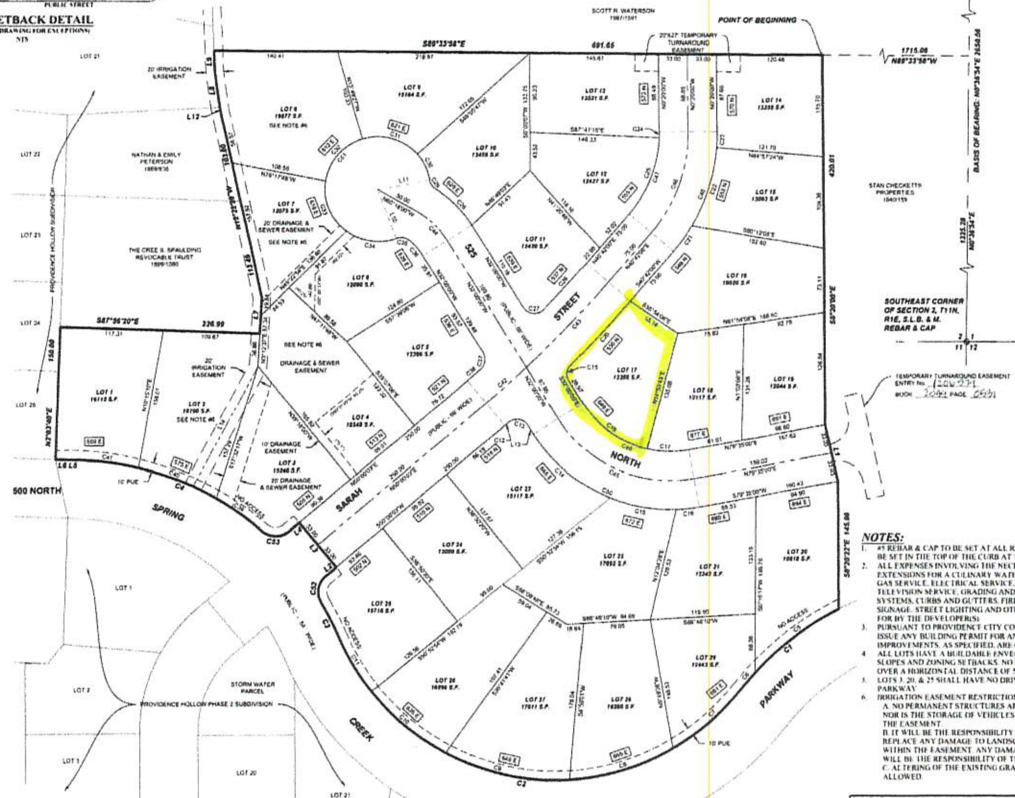
2019-3204

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(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)
NTS



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S12°51'33"E	66.06
L2	N50°00'03"E	14.67
L3	N39°59'57"W	66.00
L4	S50°00'03"W	14.09
L5	N88°41'22"W	7.42
L6	N87°56'20"W	16.16
L7	N3°12'37"E	40.09
L8	N8°05'28"W	40.15
L9	N2°27'04"W	24.38
L10	S20°30'29"E	60.00
L11	N79°54'29"E	60.00
L12	N8°05'28"W	6.59
L13	S32°00'00"E	11.19
L14	N29°04'47"E	155.08

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	338.00	24°52'13"	146.72	S50°37'25"W	145.57
C2	267.00	118°41'16"	553.09	N62°28'03"W	459.37
C3	333.00	7°29'14"	43.52	N27°00'22"W	43.48
C4	330.00	39°50'21"	229.46	N69°03'03"W	224.86
C5	338.00	20°18'57"	119.85	N52°54'03"E	119.22
C6	338.00	4°33'16"	26.87	N40°27'56"E	26.86
C7	267.00	21°46'57"	101.51	N49°04'47"E	100.90
C8	267.00	26°24'19"	123.05	N73°10'25"E	121.96
C9	267.00	31°19'37"	145.99	S77°57'37"E	144.17
C10	267.00	23°42'02"	110.45	S50°26'47"E	109.66
C11	267.00	15°28'23"	72.10	S30°51'35"E	71.89
C12	1233.00	0°15'04"	5.41	N49°52'31"E	5.41
C13	15.00	98°15'03"	25.72	S81°07'31"E	22.68
C14	183.00	35°59'13"	114.94	S49°59'37"E	113.06
C15	183.00	24°06'50"	77.02	N80°02'38"W	76.45
C16	183.00	8°18'57"	26.56	S83°44'29"W	26.54
C17	117.00	23°21'46"	47.71	S88°44'07"E	47.38
C18	117.00	45°03'14"	92.00	S54°31'37"E	89.65
C19	15.00	77°15'58"	20.23	S6°37'39"W	18.73
C20	1233.00	4°33'58"	98.26	S42°58'59"W	98.24
C21	208.00	10°00'04"	36.31	S35°41'58"W	36.26
C22	208.00	25°59'10"	94.34	S17°42'21"W	93.53
C23	208.00	5°02'46"	18.32	N3°11'23"E	18.31
C24	142.00	2°38'30"	6.55	N0°59'15"E	6.55
C25	142.00	38°23'30"	95.15	S21°30'15"W	93.38
C26	1167.00	3°29'03"	70.98	S42°26'33"W	70.97
C27	15.00	103°48'55"	27.18	N83°54'27"W	23.61
C28	133.00	25°22'07"	58.89	S44°29'12"E	58.41
C29	15.00	47°15'28"	12.37	S33°43'14"E	12.02
C30	60.00	31°31'50"	33.02	S25°51'26"E	32.60
C31	60.00	65°16'09"	68.35	N74°15'25"W	64.71
C32	60.00	63°38'06"	66.64	S41°17'28"W	63.27
C33	60.00	62°35'23"	65.54	S21°49'17"E	62.33
C34	60.00	57°23'31"	60.10	S81°48'44"E	57.62
C35	15.00	58°33'13"	15.33	S81°13'53"E	14.67
C36	67.00	20°02'38"	23.44	S40°37'50"E	23.32
C37	15.00	81°03'24"	21.22	N8°31'42"E	19.49
C38	1167.00	0°56'39"	19.23	N49°31'44"E	19.23
C39	330.00	10°50'22"	62.43	S54°32'02"E	62.34
C40	330.00	16°33'30"	95.37	N68°13'58"W	95.04
C41	330.00	12°26'29"	71.66	S82°43'58"E	71.52
C42	1200.00	2°54'33"	60.93	N48°32'46"E	60.92
C43	1200.00	6°23'30"	133.87	N43°53'45"E	133.80
C44	100.00	28°18'00"	49.39	N46°09'00"W	48.89
C45	150.00	68°25'00"	179.11	S66°12'30"E	168.66
C46	175.00	41°02'00"	125.33	N20°11'00"E	122.67
C47	142.00	41°02'00"	101.70	N20°11'00"E	99.54
C48	208.00	41°02'00"	148.96	N20°11'00"E	145.80
C49	117.00	68°25'00"	139.71	S66°12'30"E	131.56
C50	183.00	68°25'00"	218.52	S66°12'30"E	205.77
C51	60.00	140°12'29"	146.83	N80°11'45"W	112.84
C52	25.00	80°18'30"	35.04	N9°50'40"E	32.24
C53	25.00	80°52'48"	35.29	N80°33'37"W	32.43

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. PURSUANT TO PROVIDENCE CITY CODE 11-5-2, PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
5. LOTS 3, 20, & 25 SHALL HAVE NO DRIVEWAY ACCESS ONTO SPRING CREEK PARKWAY.
6. IRRIGATION EASEMENT RESTRICTIONS ON LOTS 2, 4, 7, & 8.
   A. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE EASEMENT, NOR IS THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN THE EASEMENT.
   B. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS WITHIN THE EASEMENT. ANY DAMAGE OUTSIDE OF THE EASEMENT WILL BE THE RESPONSIBILITY OF THE IRRIGATION COMPANY.
   C. ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT ALLOWED.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE — Nov. 5, 2018
PROFESSIONAL LAND SURVEYOR — DATE
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:

Beginning at a point located N0°36'54"E along the Section line 1,325.28 feet and N89°33'58"W along the 40-acre (1/16th Section) line 1,715.06 feet from the Southeast Corner of Section 2, T11N, R1E, S.L.B.& M.; thence S0°20'00"E 420.01 feet; thence S12°51'33"E 66.06 feet; thence S0°20'32"E 145.00 feet to the northerly right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said right-of-way the following 9 (nine) courses and distances: Southwesterly along the arc of a 338.00 foot radius non-tangent curve (radius bears: S26°56'28"E) to the left 146.72 feet through a central angle of 24°52'13" (chord: S50°37'25"W 145.57 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 553.09 feet through a central angle of 118°41'18" (chord: N62°28'03"W 459.37 feet) to a point of reverse curvature; thence along the arc of a 333.00 foot radius curve to the left 43.52 feet through a central angle of 7°29'14" (chord: N27°00'22"W 43.48 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 35.04 feet through a central angle of 80°18'30" (chord: N9°50'48"E 32.24 feet); thence N50°00'03"E 14.67 feet; thence N39°59'57"W 66.00 feet; thence S50°00'03"W 14.09 feet; thence along the arc of a 25.00 foot radius curve to the right 35.29 feet through a central angle of 80°52'48" (chord: N89°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 330.00 foot radius curve to the left 229.46 feet through a central angle of 39°50'21" (chord: N69°02'02"W 224.86 feet); thence N88°41'22"W 7.42 feet; thence N87°56'20"W 16.16 feet to the southeast corner of Lot 25, PROVIDENCE HOLLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N2°03'40"E along said Plat 150.00 feet to the southwest corner of that Real Property described in Deed Book 1899 Page 1080 of the Official Records of Cache County; thence along said deed the following 3 (three) courses and distances: S87°56'20"E 226.99 feet; thence N3°12'37"E 40.09 feet; thence N12°22'20"W 113.49 feet to the southeast corner of that Real Property described in Deed Book 1869 Page 836 of the Official Records of Cache County; thence N12°22'20"W along said deed 103.00 feet; thence N8°05'28"W along said deed 6.59 feet to the southeast corner of Lot 21 of said Subdivision; thence N8°05'28"W along said Subdivision 40.15 feet; thence N2°27'04"W along said Subdivision 24.38 feet to the north line of the South 1/2 of said SE1/4; thence S89°33'58"E along the 40-acre (1/16th Section) line 691.65 feet to the point of beginning.

Contains 12.03 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)
SARAH STREET, LLC
BY: (PRINTED NAME)
ITS: Manager

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS 7 DAY OF ____, 201_, PERSONALLY APPEARED BEFORE ME ____ WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE ____ OF SARAH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN ____ COUNTY

MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

MONIQUE BENSON
Notary Public - State of Utah
Comm. No. 699956
My Commission Expires on Apr 12, 2022

ROCKY MOUNTAIN POWER

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

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

UTILITY COMPANIES

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

DOMINION ENERGY* ____ DATE ____ ROCKY MOUNTAIN POWER ____ DATE 11/9/2018

COMCAST CABLE ____ DATE 12-3-18 CENTURYLINK COMMUNICATIONS ____ DATE ____

*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 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR ____ DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS ____ DAY OF ____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY — 12/4/18

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS 14 DAY OF December, 2018

CITY ATTORNEY ____ DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS 3rd DAY OF January, 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PROVIDENCE CITY MAYOR — 1/3/19 DATE

PROVIDENCE CITY RECORDER — 1-03-2019 DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS 14 DAY OF December, 2018 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — 12/14/18 DATE

ENGINEER'S CERTIFICATE

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

CITY ENGINEER — 12/12/18 DATE

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3

(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

RECORDED # 1211201
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: OWNER
DATE 8 JAN 2019 TIME 10:47 AM BOOK 2019 PAGE 3204
FEE 5.0 — CACHE COUNTY RECORDER

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



CHRISTENSEN RESIDENCE
649 EAST 525 NORTH
PROVIDENCE, UT

PAGE	LABEL
1	TITLE PAGE
2	BASEMENT PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	ELEVATIONS
6	ELEVATIONS
7	ROOF PLAN
8	HOUSE SECTION
9	FLOOR FRAMING
10	CABINET AND STAIR DETAILS
11	ELECTRICAL PLANS
12	DETAILED HOUSE SECTION
13	PLOT PLAN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Davidson Home Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

THE PURCHASE OF THESE PLANS PERMIT THE CUSTOMER A SINGLE USE LICENSE FOR THE CONSTRUCTION OF ONE HOUSE. THESE PLANS MAY NOT BE COPIED, RESOLD, OR MODIFIED.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. HOME TO BE BUILT AS PER IRC, UBC OR CURRENT CODE

Note: Plans are half of stated scale if printed on 11x17 paper

Residential Design By Matthew Davidson
435-512-9161 - davidsonhomedesign@gmail.com

Copyright Davidson Home Design

DAVIDSON Home Design

CHRISTENSEN RESIDENCE
649 E 525 N
PROVIDENCE, UT

CLIENT
DATE
DRAWN BY
CHKD BY
DATE
REVISIONS
JOB NO.
SHEET NO.
A1



FRONT ELEVATION

SCALE 1/4"=1'



RIGHT ELEVATION

SCALE 1/4"=1'

Note: Plans are half of stated scale if printed on 11x17 paper

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DAVIDSON Home Design

CHRISTENSEN RESIDENCE
649 E 525 N
PROVIDENCE, UT

CLIENT
DATE
DRAWN BY
CHK'D BY
DATE
REVISIONS
JOB NO.
SHEET NO.
A5



REAR ELEVATION

SCALE 1/4"=1'



LEFT ELEVATION

SCALE 1/4"=1'

Note: Plans are half of stated scale if printed on 11x17 paper

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DAVIDSON Home Design

CHRISTENSEN RESIDENCE
649 E 525 N
PROVIDENCE, UT

CLIENT
DATE
DRAWN BY
CHK'D BY
DATE
REVISIONS
JOB NO.
SHEET NO.
A6

February 11, 2021

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

RE: Conditional Use Review, Christensen home, 530 N Sarah Street, Providence Ut. (02-295-0317)

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety, and conditional use 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, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

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

- **Access approved at subdivision review**

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

- **Fire hydrant location approved at subdivision review**

Fire Water Flow

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

- The building appears to be approx. 4,127 sq. ft. in size. According to Table B105.1(1) and B105.1(2), the fire flow for a combined fire area 4,127 sq. ft. of type V-B is 1,750 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.
- **There are two fire hydrants within 600 feet of the proposed site.**
- **Hydrant 524 has approximately 2,640GPM at 20PSI.**
- **Fire Flows in the area have proven to be greater than 1,500 GPM. Fire flows are adequate for this size of construction.**

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). Per an email discussion with Shireece, they are planning on using Class A asphalt shingles. 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). Per an email discussion with Shireece, they are planning on aluminum soffits under all eves and deck spaces. 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. Per an email discussion with Shireece, they are planning on using screens on all vents with no greater than 1/8-inch mesh. 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
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516

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.

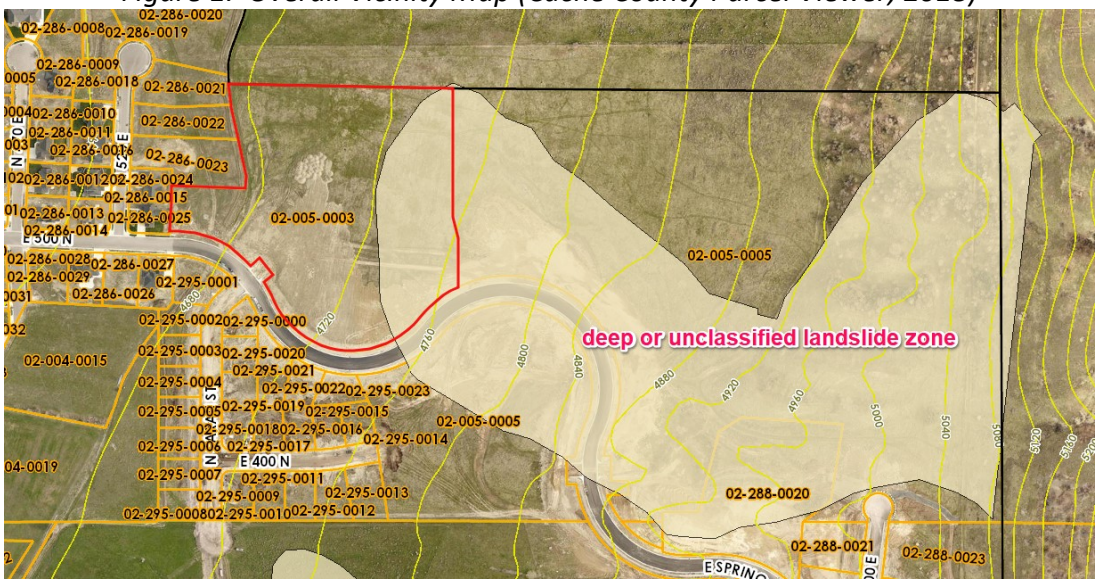
2.0 Qualifications of Professional

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

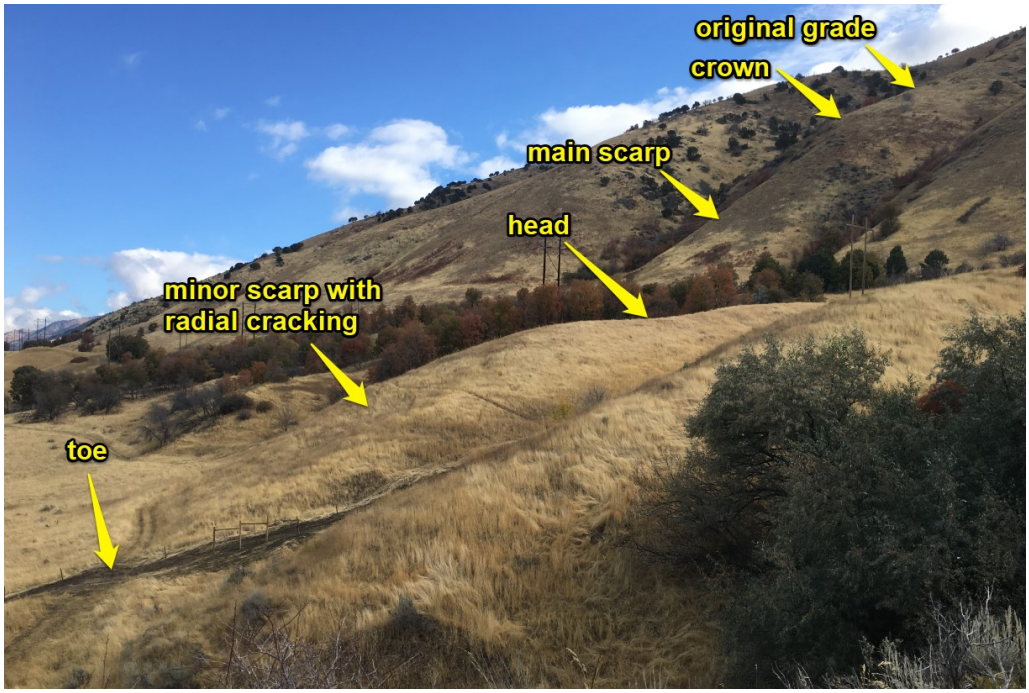
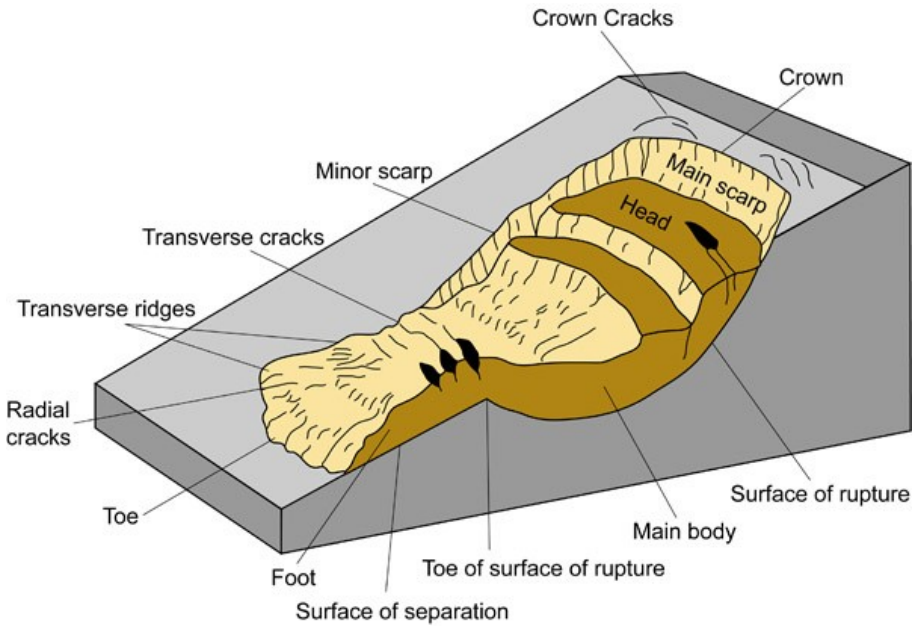


Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018)



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 lacks 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.

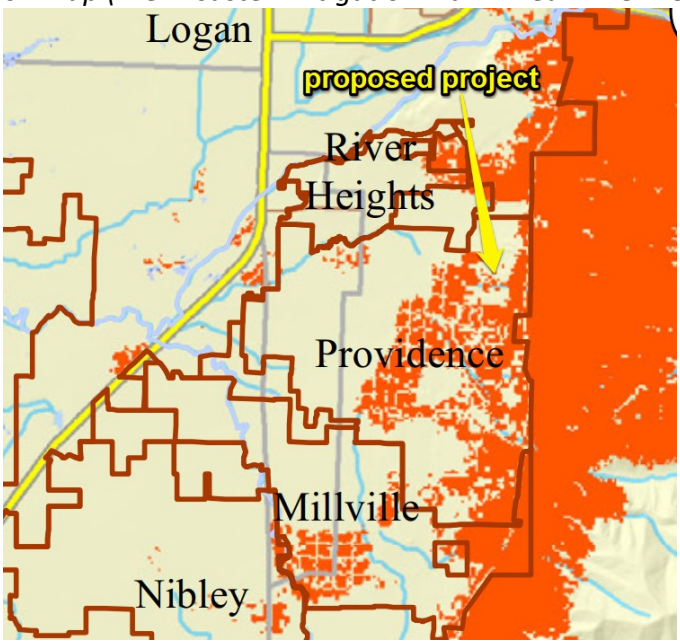
Landslide Risk Determination

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.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 17, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 815 E Canyon Rd. Providence, UT.

Item Type: Conditional Use	**Applicant:** Brandon Broadstone for Amy and Adam Anderson	**Address:** 815 E Canyon Rd. Providence
Parcel ID # 02-289-0001	**General Plan**: SFE	**Zone**: SFE

Background Information:

A complete application was received January 20,2021 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of $100 fee, January 20, 2021

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure January 21, 2021.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated February 11, 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 Wildfire area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

DRAFT

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 Wildfire Area by working with Aaron Walker, Fire Inspector, to meet fire mitigation requirements.
    a. See letter from Aaron Walker, Deputy Fire Marshall, dated February 11, 2021.
3. This conditional use is for the home only as shown on the site plan date stamped January 27, 2021.
4. 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 A.A. Name Adam Anderson

Date 01-14-2021

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 Brandon Broadstone
Address 333 W Pierpont Ave. Suite 4 Salt Lake City, UT 84101
Phone 419.575.0411 Email Brandon@office-dfk.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 Adam Anderson.
→ Owner address 1185 Grandview Dr. Providence, Ut. 84332
→ Owner phone 435-757-3563 Owner email adamanderson b@ gmail.com
Parcel address 850 East Canyon Rd Parcel Tax I.D. 02-289-001
Zone SFE Height 30' Initial
Setbacks (front yard) 20' (side yard) 10' (rear yard) 20' Initial

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.

The property will be used as a ground up single family residence.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.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 A.A. Name Adam Anderson

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 A.A.

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 A.A.

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	Adam Anderson Printed Name	01-14-2021 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.

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

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 01-14-2021

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 Adam Anderson Initial A.A.

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

*May not apply in all cases

Applicant Information

Name: Brandon Broadstone

Mailing address: 333 W Pierpont Ave. Suite 4 Salt Lake City, UT 84101

Telephone: 419.575.0411 Email: Brandon@office-dfk.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: Adam Anderson

Mailing address: 1185 Grandview Dr. Providence Ut. 84332

Telephone: 435-757-3563 Email: adamandersonb@gmail.com

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 Information

Address: 850 East Canyon Road. Providence, UT 84332

Subdivision: Canyon Creek Parcel Tax ID: 02-289-001

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

10,458 Initial A.A.

Zone SFE Height 30' Initial A.A.

Setbacks (front yard) 20' (side yard) 10' (rear yard) 15' Initial A.A.

Contractor Information

Name:

Mailing address:

Telephone: Email:

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H02061 Permit issued to:

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 A.A. Name Adam Anderson

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 A.A.

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 A.A.

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	Printed Name	Date
	Adam Anderson	01-14-2021

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	Printed Name	On Behalf Of	Date
	Adam Anderson		01-14-2021

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	Printed Name	On Behalf Of	Date
	Adam Anderson		01-14-2021

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 _____ 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.

Signature	Printed Name	On Behalf Of	Date
	Adam Anderson		01-14-2021

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 16 Jan. 2021 at 06:52 PM

Parcel Number: 02-289-0001

Property Address: 815 E CANYON ROAD
PROVIDENCE

Tax Roll Acreage: 1.07

Owner Name: ADAM B & AMY L ANDERSON

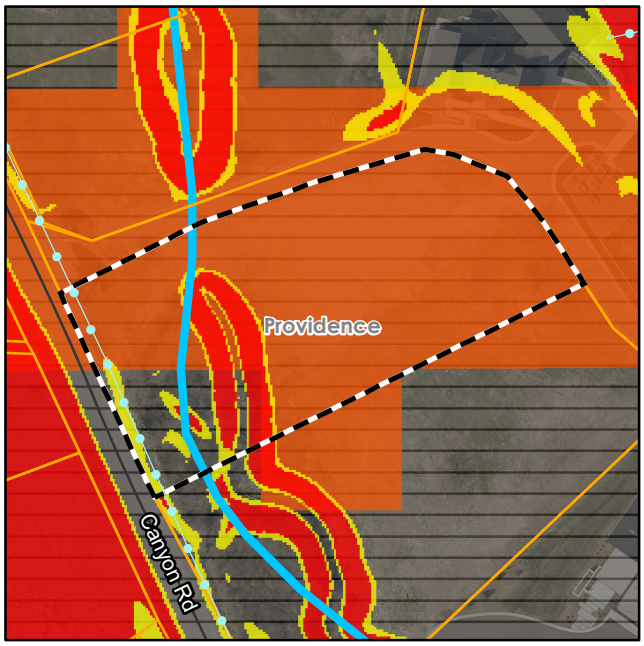
Owner Address: 1185 GRANDVIEW DR
PROVIDENCE, UT 84332-9316

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Legality Review: Incorporated Area
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

Canals
Major Waterways
Source Water Protection Zones 1 or 2
Moderate Slopes
Steep Slopes
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.

PARCEL LEGALITY

Summary

Parcel legality in the unincorporated county is established by the definition of "Lot/Parcel" in section 17.07 of the Cache County Land Use Ordinance (http://bit.ly/lotparcel). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

How the Legality Check Works

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports "Potentially a subdivision lot." If it isn't, you'll see "Potentially a legal parcel" or "Potentially a restricted parcel" based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

Limitations

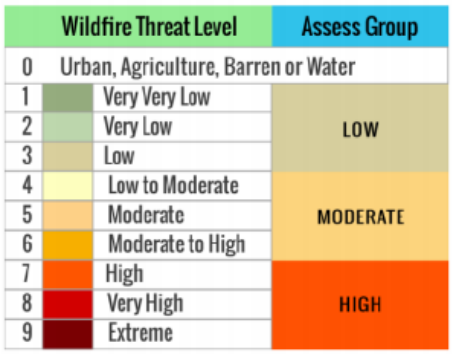
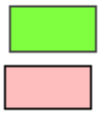
The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

SENSITIVE AREAS

AREA	*LEGEND*	*IF AREA PRESENT:*
Natural and/or Manmade Waterways		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways.
Major Waterways		
Canals		
Floodplain		
FEMA Floodplain Floodplain Buffer		A Floodplain Permit is required. See §17.18.040 Sensitive Areas Analysis [A-2-c] and §17.18.050 Standards and Development Plan [B-3] for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
Source Water Protection Zones		
Zone 1 or 2	*(No symbol)*	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. See §17.10.050 Supplemental Standards [A-3-b].
Slopes		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. See §17.18.040 Sensitive Areas Analysis [A-2-a] and §17.18.050 Standards and Development Plan [B-1, 5], and §17.18.060 Geotechnical Report Minimum Standards for requirements.
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. See §17.18.040 Sensitive Areas Analysis [A-1-b] and §17.18.050 Standards and Development Plan [A-2] for requirements.
Geologic Hazards		
Fault Lines		A geotechnical report is required if development is proposed within the hazard area(s). See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area; for requirements see§17.18.040 Sensitive Areas Analysis [A-2-e] and §17.18.050 Standards and Development Plan [B-5], and §17.18.060 Geotechnical Report Minimum Standards.
Debris Flow		
Landslide Scarps		
Landslide		
Liquefaction Potential:		
6=Moderate to High		
7= High		
Important Habitat Areas		
Maguire Primrose		A Habitat Management Plan is required. See §17.18.040 Sensitive Areas Analysis [A-2-d] and §17.18.050 Standards and Development Plan [B-4] for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

Wildfire Hazards		
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the 2006 Utah Wildland-Urban Interface Code. The Utah Wildfire Risk Assessment Portal (https://wildfirerisk.utah.gov/) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level Index		
		
Agricultural Protection Areas		
Protection Areas 300' Buffer		See the recorded Agriculture Protection Area. See §2.70 Agriculture Protection Area Advisory Board; See also UCA §17-41.
Airport Overlays		
65 Ldn Noise Area		For airport areas, see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone. Federal Aviation Administration (FAA) review may also be required.
Inner Approach Zone		
Approach Zone		
Traffic Pattern Zone		
Influence Area		
FAA Regulation Part 77		
1,000 ft / 100 = 10 ft		
2,000 ft/ 100 = 20 ft		
3,000 ft/ 100 = 30 ft		
4,000 ft/ 100 = 40 ft		
4,500 ft/ 100 = 45 ft		
Encroachment Permit and/or Section Corner Disturbance Notification		
Encroachment Permit	*(No Symbol)*	An Encroachment Permit is required when working within the county right-of-way see, §12.02.020: Development of Roadways see §12.01.050: Damage to Roadways.
Section Corner Disturbance		Disturbed section corner—County Surveyor to be notified. See Utah State Code 17-23-14 for requirements.

February 11, 2021

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

RE: Conditional Use Review, Anderson Residence, 815 E. Canyon Rd, Providence (02-289-0001).

The above-named Conditional Use 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 within 150 feet of all portions of the exterior of the building as measured around the exterior of the building on latest submittal. (2018 IFC 503.1.1). Approved.
- Fire access roads shall be constructed of an asphalt, concrete or other approved all weather driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. Compaction test required. Acknowledged.
- The driveway will need to be graded and roughed-in as to allow for a fire department response prior to combustible materials being delivered to the job site. Acknowledged.
- Address numbers are required to be in a conspicuous location at the entrance to the driveway. Numbers shall be at least 4 inches in height, with one-inch stroke and on contrasting background. Acknowledged.

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.

- There are several hydrants in the area of the proposed home.
- Hydrant 471 located at the driveway entrance, 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 fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of a building (2018 IFC B104.1).
- The building appears to be approx. 8,524 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 8,524 sq. ft. of type V-B is 2,500GPM 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 #*471* located at the driveway entrance to the building lot is within 600 feet of all exterior areas of the proposed structure and contains a water flow of approximately 2,571 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). Class A roof covering on flat roof structure. UL# and assembly notes placed on drawing. 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). Per plans, 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. Per plans, 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.

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

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

Mailing Addresses for the Owners of Adjacent Properties

865 Canyon Rd

Providence, UT 84332

803 Canyon Rad

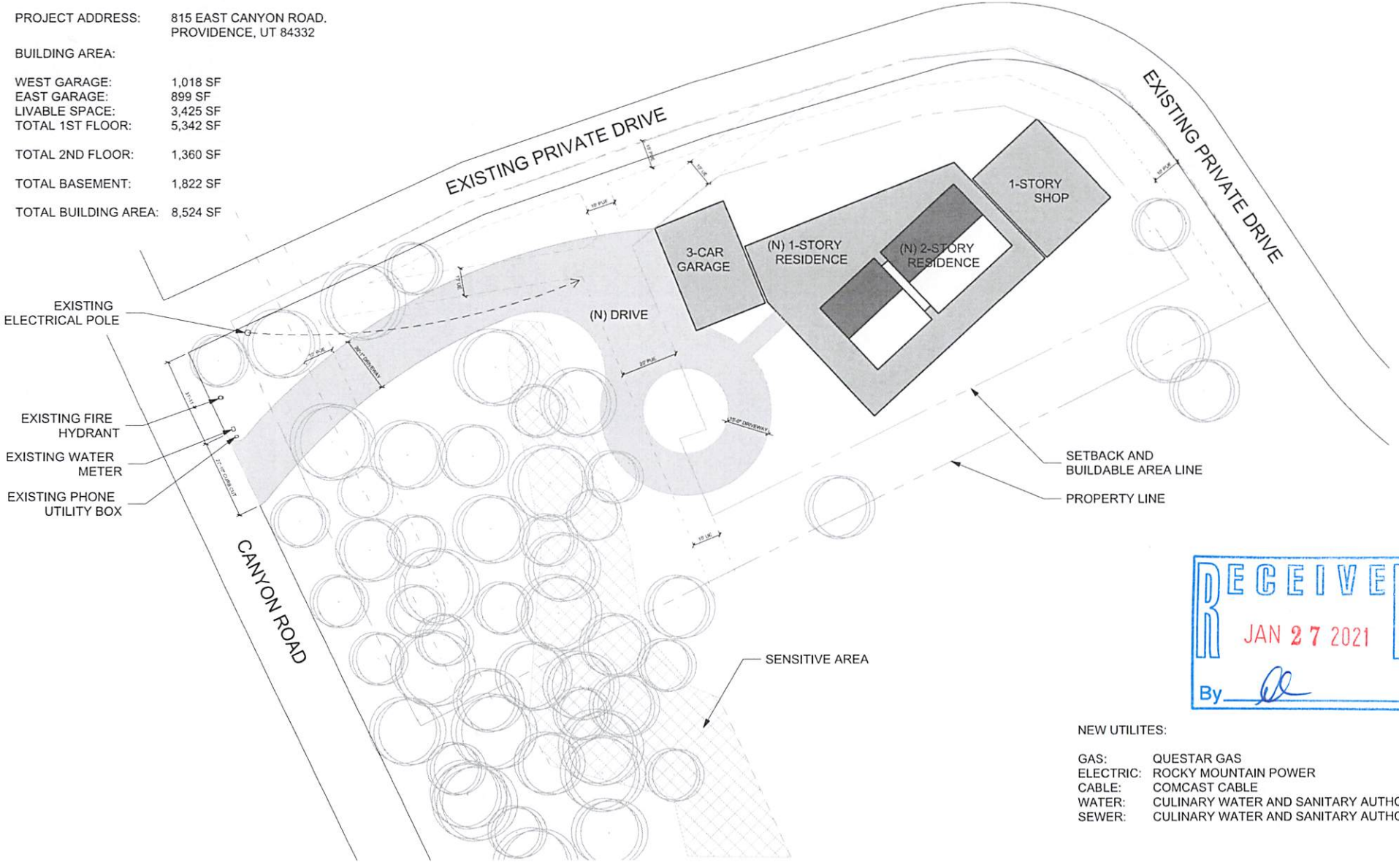
Providence, UT 84332

PROJECT DESCRIPTION: NEW GROUND UP SINGLE FAMILY RESIDENCE ON VACANT LOT. NEW DRIVEWAY AND LANDCAPING.

PROJECT ADDRESS: 815 EAST CANYON ROAD.
PROVIDENCE, UT 84332

BUILDING AREA:

WEST GARAGE:	1,018 SF
EAST GARAGE:	899 SF
LIVABLE SPACE:	3,425 SF
TOTAL 1ST FLOOR:	5,342 SF
TOTAL 2ND FLOOR:	1,360 SF
TOTAL BASEMENT:	1,822 SF
TOTAL BUILDING AREA:	8,524 SF

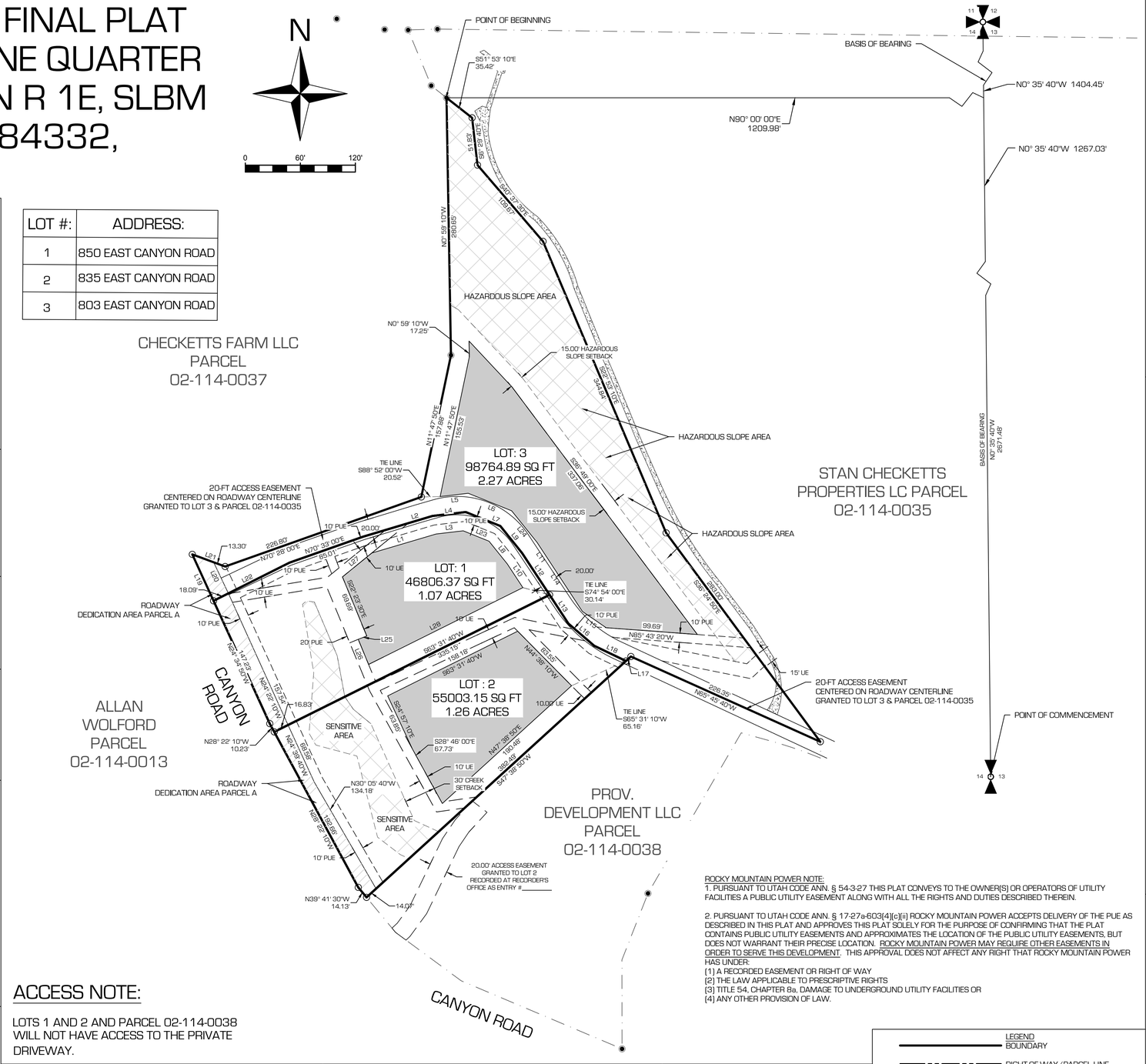


RECEIVED
JAN 27 2021
By

NEW UTILITES:

GAS:	QUESTAR GAS
ELECTRIC:	ROCKY MOUNTAIN POWER
CABLE:	COMCAST CABLE
WATER:	CULINARY WATER AND SANITARY AUTHORITY
SEWER:	CULINARY WATER AND SANITARY AUTHORITY

CANYON CREEK - FINAL PLAT
LOCATED IN THE NE QUARTER OF SEC. 14, T 11N R 1E, SLBM PROVIDENCE, UT 84332, SCALE: 1" = 60'



LOT #:	ADDRESS:
1	850 EAST CANYON ROAD
2	835 EAST CANYON ROAD
3	803 EAST CANYON ROAD

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 0°35'40" WEST 2671.48 FEET, THENCE NORTH 0°35'40" WEST 1267.03 ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND WEST 1209.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND REBAR AND CAP STAMPED SMITH 334561, AND RUNNING THENCE SOUTH 51°53'15" EAST 35.42 FEET; THENCE SOUTH 6°29'43" EAST 51.83 FEET; THENCE SOUTH 40°37'25" EAST 109.67 FEET; THENCE SOUTH 22°53'11" EAST 344.84 FEET; THENCE SOUTH 36°24'54" EAST 283.00 FEET; THENCE NORTH 65°45'36" WEST 226.35 FEET; THENCE SOUTH 47°38'49" WEST 389.71 FEET; THENCE NORTH 39°36'17" WEST 14.13 FEET; THENCE NORTH 28°22'14" WEST 202.89 FEET; NORTH 24°34'52" WEST 202.89 FEET; THENCE SOUTH 69°41'54" EAST 38.14 FEET; THENCE NORTH 70°28'04" EAST 226.80 FEET; THENCE NORTH 11°47'53" EAST 157.88 FEET TO A FOUND REBAR AND CAP STAMPED 260003; THENCE NORTH 0°59'10" WEST 280.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.61 ACRES MORE OR LESS.

CULINARY WATER & SANITARY SEWER AUTHORITY APPROVALS

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

DATED THIS _____ DAY OF _____, 2017

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____ 2017 BY THE PROVIDENCE CITY ATTORNEY.

BY:_____
PROVIDENCE CITY ATTORNEY

MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 2017 BY THE PROVIDENCE CITY MAYOR

_____
PROVIDENCE CITY MAYOR

UTILITY COMPANIES APPROVAL

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

QUESTAR GAS _____ DATE_____

ROCKY MOUNTAIN POWER _____ DATE_____

COMCAST CABLE _____DATE_____

CENTURYLINK COMMUNICATIONS _____ DATE_____

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CITY ENGINEER APPROVAL

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

DATED THIS _____ DAY OF _____, 2017

_____
CITY ENGINEER

COUNTY RECORDER'S NO._____

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

INDEX_____ _____
FILED IN: FILE OF PLATS COUNTY RECORDER

ACCESS NOTE:

LOTS 1 AND 2 AND PARCEL 02-114-0038 WILL NOT HAVE ACCESS TO THE PRIVATE DRIVEWAY.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____ 2017, DANNY MACFARLANE, MEMBER, AND JEREMY WHITE, MEMBER, PROVIDENCE DEVELOPMENT, LLC, KNOWN OR IDENTIFIED TO ME, TO BE THE OWNERS OF THE PROPERTY AS SHOWN HEREON PERSONALLY APPEARED TO ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF CACHE IN SAID STATE OF UTAH, THE SIGNERS OF THE OWNER'S DEDICATION, 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC FOR_____RESIDING AT:_____

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

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

DATE: 05.12.17

JAMES D. TAYLOR

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION AND AN ACCESS ROAD ON PARCEL NUMBER 02-114-0038. IN DETERMINING THE BOUNDARY FOR THE SUBDIVISION, WE RELIED ON THE SECTION CORNERS AS SHOWN HEREON.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°35'40" EAST.

LEGEND
- BOUNDARY
- RIGHT-OF-WAY/PARCEL LINE
- UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- 20' ROAD EASEMENT
- HAZARDOUS/SENSITIVE AREA
- ROADWAY DEDICATION AREA
- PROPERTY CORNER SET
- BUILDABLE AREA
- PROPERTY CORNER FOUND

GENERAL NOTES:

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE 10.00 FT. ALONG THE FRONT AND REAR OF LOTS AND 5.00 FEET ON THE SIDES AND AS SHOWN ON THE FINAL PLAT.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
3. BUILDING SETBACKS PER ZONING TOGETHER WITH OTHER RESTRICTIONS ON THIS PLAT.
4. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
5. PURSUANT TO PROVIDENCE CITY CODE 11-5-2: PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
6. STREET ADDRESSES SHALL BE ASSIGNED BY PROVIDENCE CITY.
7. PURSUANT TO PROVIDENCE CITY CODE 10-5-3: NO LOTS FALL INTO A HAZARD FLOOD ZONE.
8. PURSUANT TO PROVIDENCE CITY CODE 10-5-4: THE BUILDABLE ENVELOPE OF NO LOT WILL CONTAIN SLOPES IN EXCESS OF 30%.
9. PURSUANT TO PROVIDENCE CITY CODE 10-5-5: NO LOTS FALL INTO A HAZARD WATER TABLE ZONE.
10. ACCESS FOR LOT 2 WILL BE A PRIVATE DRIVEWAY & BRIDGE LOCATED ON PARCEL 02-114-0038.
11.ACCESS FOR LOT 1 IS A PRIVATE DRIVEWAY 35' SOUTH OF THE EXISTING DRIVEWAY.
12. ACCESS FOR LOT 3 AND PARCEL 02-114-0035 WILL BE THE EXISTING DRIVE.
13. SETBACKS: 20' SIDE, COMBINATION OF 50' FRONT & REAR, 30' SETBACK FROM TOP OF BANK AND 15' SETBACK FROM HAZARDOUS SLOPES.
14. CURRENT ZONE: SINGLE FAMILY ESTATE.
15. MINIMUM LOT SIZE: 1 ACRE.
16. LOT #3 WILL REQUIRE THAT A SIGN BE LOCATED ON CANYON ROAD IDENTIFYING THE LOT ADDRESS.

Parcel Line Table		
Line #	Length	Direction
L1	73.12	S73° 31' 03.75"W
L2	78.74	S73° 21' 07.63"W
L3	29.72	S83° 16' 50.63"W
L4	36.57	S83° 16' 50.63"W
L5	30.81	S83° 16' 50.63"W
L6	50.96	N68° 01' 34.83"W
L7	40.64	N68° 01' 34.83"W
L8	31.79	N38° 48' 31.50"W
L9	37.96	S38° 48' 31.50"E
L10	30.90	N33° 19' 44.62"W
L11	90.05	N33° 16' 07.63"W
L12	54.41	S33° 19' 44.62"E
L13	37.46	S33° 10' 20.78"E
L14	90.05	N33° 16' 07.63"W
L15	31.45	N55° 32' 24.14"W
L16	37.07	S49° 17' 48.42"E
L17	7.21	S47° 38' 49.35"W
L18	38.40	S64° 24' 47.40"E
L19	55.66	N24° 34' 51.52"W
L20	37.47	N25° 18' 36.28"W
L21	38.14	S69° 41' 53.91"E
L22	92.69	S63° 19' 20.45"W
L23	30.31	N68° 01' 34.83"W
L24	44.13	N38° 48' 31.50"W
L25	10.00	S68° 54' 45.27"W
L26	29.59	S22° 23' 28.93"E
L27	41.21	S50° 49' 29.74"W
L28	187.79	N63° 31' 35.85"E

OWNER'S DEDICATION

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

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____ 2017.

_____
DANNY MACFARLANE, MEMBER
PROVIDENCE DEVELOPMENT, LLC

_____
JEREMY WHITE, MEMBER
PROVIDENCE DEVELOPMENT, LLC

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

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

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www.civilsolutionsgroup.net

CANYON CREEK SUBDIVISION
FINAL PLAT
PROVIDENCE, UTAH 84332

MARK:	DATE:	DESCRIPTION:

PROJECT #: 17006
DRAWN BY: D. MACFARLANE
REVIEWED BY: D. MACFARLANE
ISSUED: 05.12.2017

PROFESSIONAL LAND SURVEYOR
05/12/17
L.S. NO. 7845950
JAMES D. TAYLOR
STATE OF UTAH

FINAL PLAT

C-101

OWNER: ADAM & AMY ANDERSON
1185 GRANDVIEW DR.
PROVIDENCE, UT 84332

ARCHITECT: OFFICE DFK
333 W. PIERPONT AVE. SUITE 4
SALT LAKE CITY, UT 84101

STRUCTURAL ENGINEER: EPIC ENGINEERING

MEP ENGINEER: EPIC ENGINEERING

PROJECT TEAM
NOT TO SCALE | 6

PARCEL ID: 02-289-001
LOT: 1

LOT SIZE: 1.07 ACRES (46,806 SF)

ZONING: SFE -SINGLE FAMILY ESTATE DISTRICT

LANDSCAPE AREA:
LOT COVERAGE:

PARKING SPACES: 4 IN GARAGE

CONSTRUCTION TYPE: V-B

STORIES/HEIGHT: 2 STORIES W/ BASEMENT, 31'4"

FIRE SAFETY SYSTEM:

APPLICABLE CODE: 2018 IBC
2015 IRC
2018 IPC
2018 IMC
2018 IFGC
2018 IECC
2017 NEC

CODE SUMMARY
NOT TO SCALE | 5

ZONE:	SFE
FRONT SETBACK:	20'
SIDE YARD, INTERIOR SETBACK:	10'
SIDE YARD, STREET SETBACK:	20'
REAR YARD SETBACK:	15'
MAX HEIGHT:	30'

ZONING SUMMARY
NOT TO SCALE | 4

ARCHITECTURAL

A000	COVER SHEET
A100	SITE PLAN
A101	CONSTRUCTION PLAN
A102	CONSTRUCTION PLAN
A103	REFLECTED CEILING PLAN
A104	REFLECTED CEILING PLAN
A105	FINISH PLAN
A106	FINISH PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A300	SECTIONS
A301	WALL SECTIONS
A400	ENLARGED PLANS AND ELEVATIONS
A600	SCHEDULES
A601	SCHEDULES

ELECTRICAL

E101	ELECTRICAL PLAN
E102	ELECTRICAL PLAN

STRUCTURAL

S0.0	GENERAL NOTES
S0.1	SCHEDULES
S1.0	FOOTING AND FOUNDATION PLAN
S2.0	UPPER FLOOR/LOW ROOF FRAMING PLAN
S2.1	MAIN FLOOR/UPPER ROOF FRAMING
S3.0	MAIN FLOOR LATERAL PLAN UPPER FLOOR LATERAL PLAN

SHEET INDEX
NOT TO SCALE | 3

PROJECT DESCRIPTION: NEW GROUND UP SINGLE FAMILY RESIDENCE ON VACANT LOT. NEW DRIVEWAY AND LANDCAPING.

PROJECT ADDRESS: 850 (815) EAST CANYON ROAD.
PROVIDENCE, UT 84332

BUILDING AREA:

WEST GARAGE:	1,018 SF
EAST GARAGE:	899 SF
LIVABLE SPACE:	3,425 SF
TOTAL 1ST FLOOR:	5,342 SF
TOTAL 2ND FLOOR:	1,360 SF
TOTAL BASEMENT:	1,822 SF
TOTAL BUILDING AREA:	8,524 SF

PROJECT DESCRIPTION
NOT TO SCALE | 2

CLIENT:

Adam + Amy Anderson
850 East Canyon Road
Providence, UT 84332

office dfk

333 W Pierpont Ave. ste 4
Salt Lake City, UT
84101 801.447.5101
CONTACT@OFFICE-DFK.COM

CONSULTANTS:

STRUCTURAL ENGINEER:

CONTRACTOR:

PROJECT INFORMATION:

Anderson Residence
Single Family
New Construction

#	revision	DATE
	DD PRICING	11.09.20

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☒ not for construction ☐ bid set

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COVER SHEET

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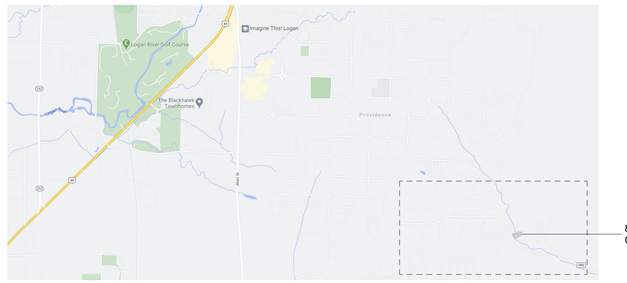
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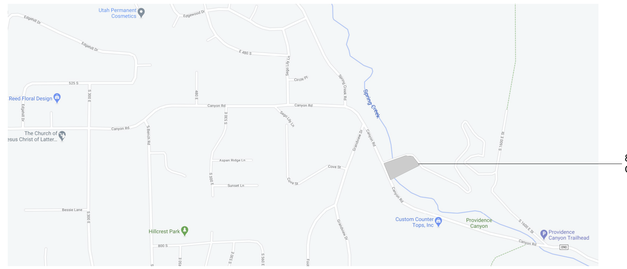
ABBREVIATIONS
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ARCH SYMBOLS
NOT TO SCALE | 7

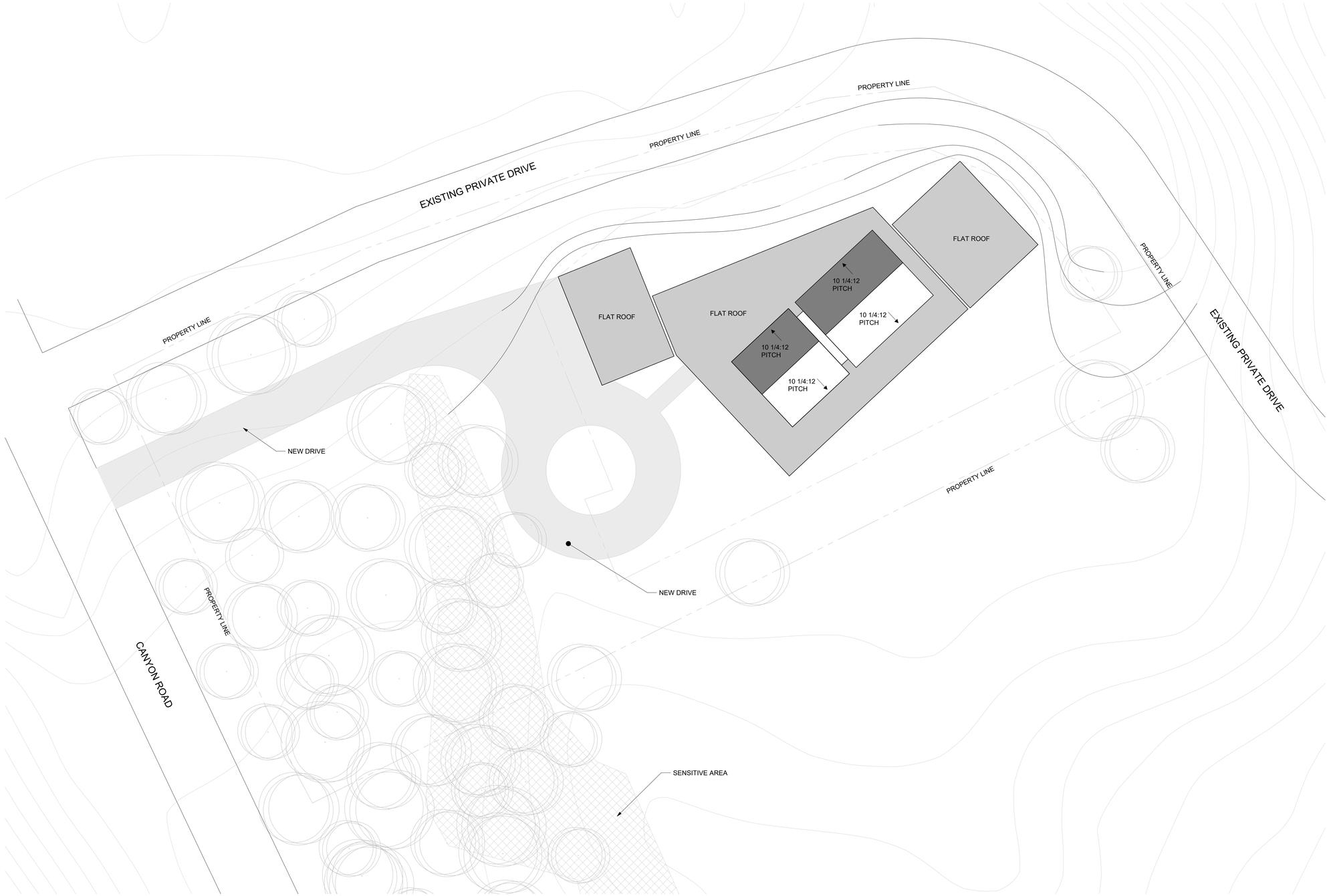


RENDERING
NOT TO SCALE | 9





LOCATION PLAN
NOT TO SCALE | 1



SWPPP NOTES:

1. THE TOTAL AREA OF SOIL DISTURBANCE AT ANY ONE° TIME MUST BE MINIMIZED BY DISTURBING ONLY THE AREA NECESSARY TO COMPLETE THAT STAGE OF CONSTRUCTION IN THE CONSTRUCTION PROCESS.

2. GC TO PROVIDE COBBLE & GRAVEL TO PREVENT DIRT FROM BEING TRACKED ON STREETS. LOCATION TBD PER GC

3. BERMS, CUT-BACK-CURB, AND STAKED STRAW WATTLES (FIBER ROLLS) TO BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE

4. GC TO PROVIDE GRAVEL OR SAND FILLED WATTLES AND ROCK/SAND FILLED BAGS AT CURB INLET OPENING AND GRATE FOR PROTECTING NEAREST DOWONSTREAM INLETS

5. CURBED RAMPS SHALL BE CONSTRUCTED OF CRUSHED ROCK AND WOOD/STEEL

6. STOCKPILES OR SPOIL PILES ON SITE TO BE SURROUNDED BY STAKED STRAW WATTLES. LOCATION TBD BY GC

7. WASH WATER TO BE CONTAINED WITH LINED DEPRESSION. SOILS TO BE DRIED AND DISPOSED OF AT A LANDFILL

8. SOLID WASTE WILL BE CONTAINED WITHIN LEAK PROOF DUMPSTER

9. WETTING DIRT WITH WATER WILL BE USED TO CONTROL DUST ON SITE

10. PORTABLE TOILETS WILL BE ON SITE FOR SANITARY WASTE. TOILETS WILL BE STAKED DOWN ON DIRT SURFACE 10' MIN. FROM CURB

11. GC TO HAVE SPILL KIT AND SPILL RESPONSE PLAN TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS

12. MATERIALS STORED ON SITE TO BE COVERED IF ERODIBLE OR LIQUID TO MINIMIZE THE EXPOSURE OF MATERIALS WITH POLLUTION RISK

13. GC TO PREVENT HEAVY EQUIPMENT (AS MUCH AS POSSIBLE) FROM COPMPACTING SOIL SO STORM WATER WILL INFILTRATE EASIER TO REDUCE STORM WATER VOLUME, MINIMIZE SEDIMENT TRANSPORT, CHANNEL AND STREAM BANK EROSION

NORTH

SWPPP PLAN 1
SCALE: 1/16" = 1'-0"

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STRUCTURAL ENGINEER:

CONTRACTOR:

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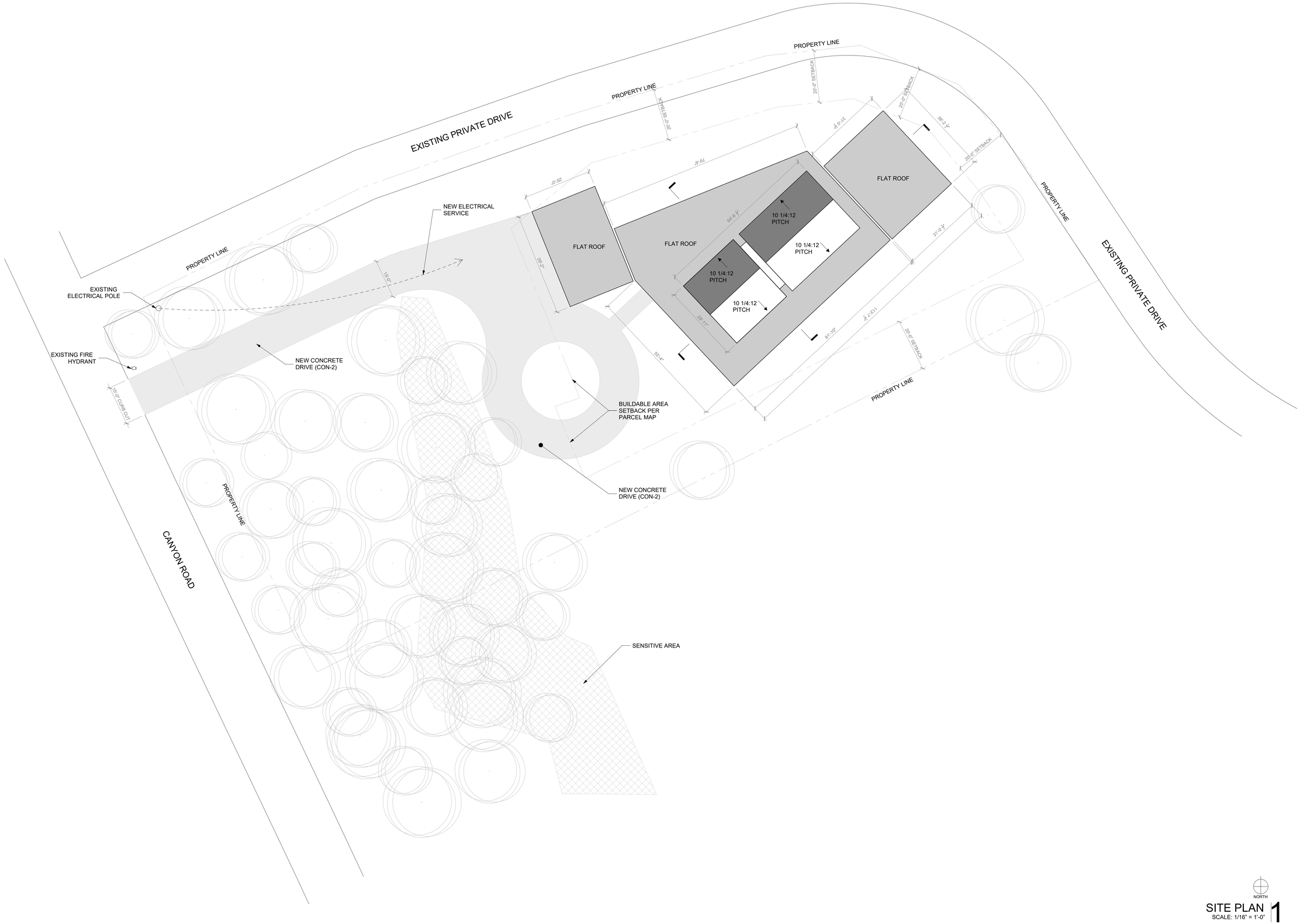
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SWPPP PLAN

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A100



SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

1

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SITE PLAN

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A100



GROUND LEVEL PLAN 1
SCALE: 3/16" = 1'-0"

NOTES

1. SEE A600 FOR WINDOW AND DOOR SCHEDULE
2. SEE A601 FOR FIXTURE AND APPLIANCE SCHEDULE
3. PROVIDE HYDRONIC RADIANT FLOOR HEATING THROUGHOUT FIRST FLOOR NOT INCLUDING BOTH GARAGES, GYM, AND GYM BATHROOM.
4. PROVIDE WHOLE HOUSE FAN.

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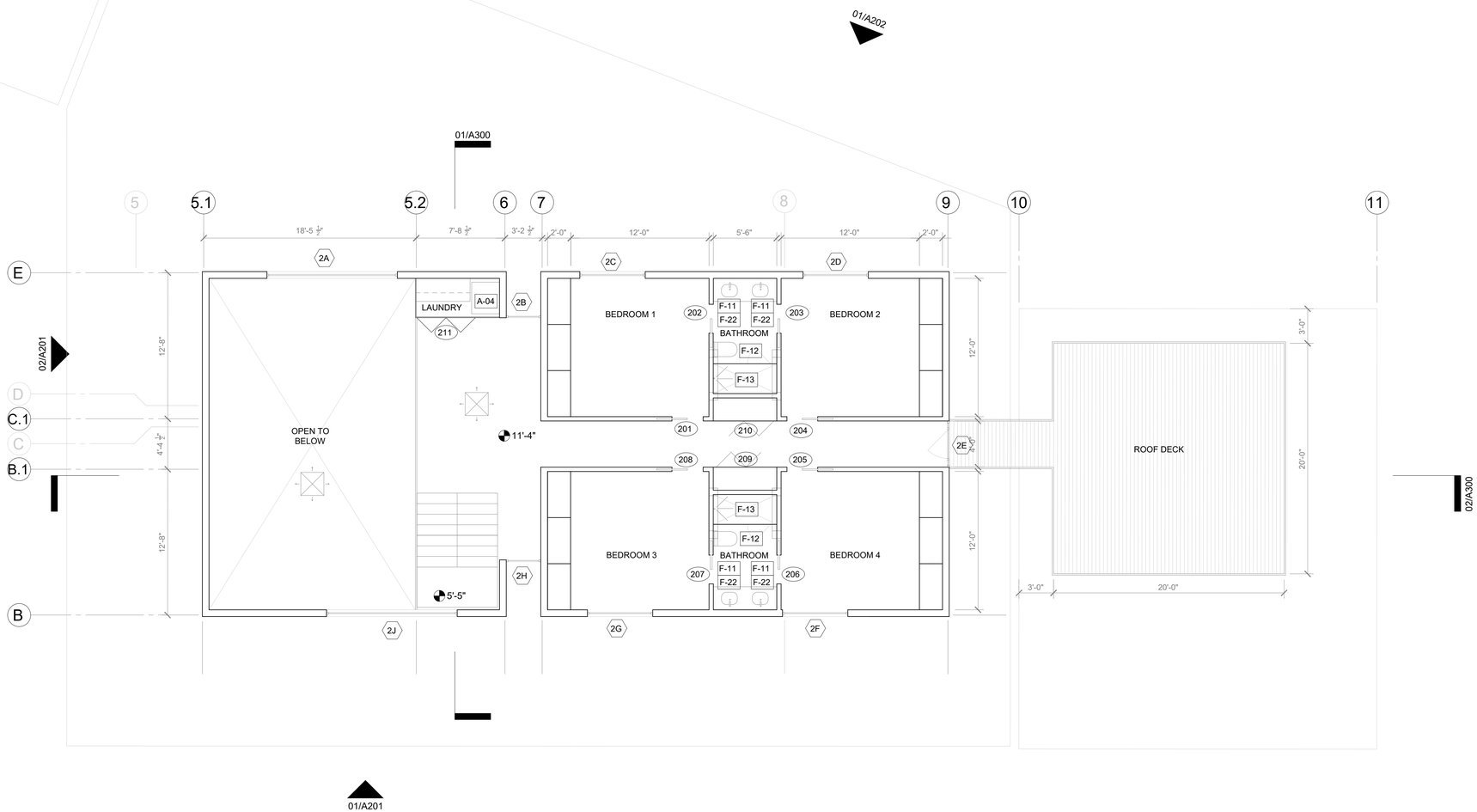
CONSTRUCTION PLAN

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A101

NOTES

1. SEE A600 FOR WINDOW AND DOOR SCHEDULE
2. SEE A601 FOR FIXTURE AND APPLIANCE SCHEDULE
3. PROVIDE FURNACE ABOVE THE 2ND FLOOR BATHROOM CEILING TO HEAT AND COOL 2ND STORY.



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

1

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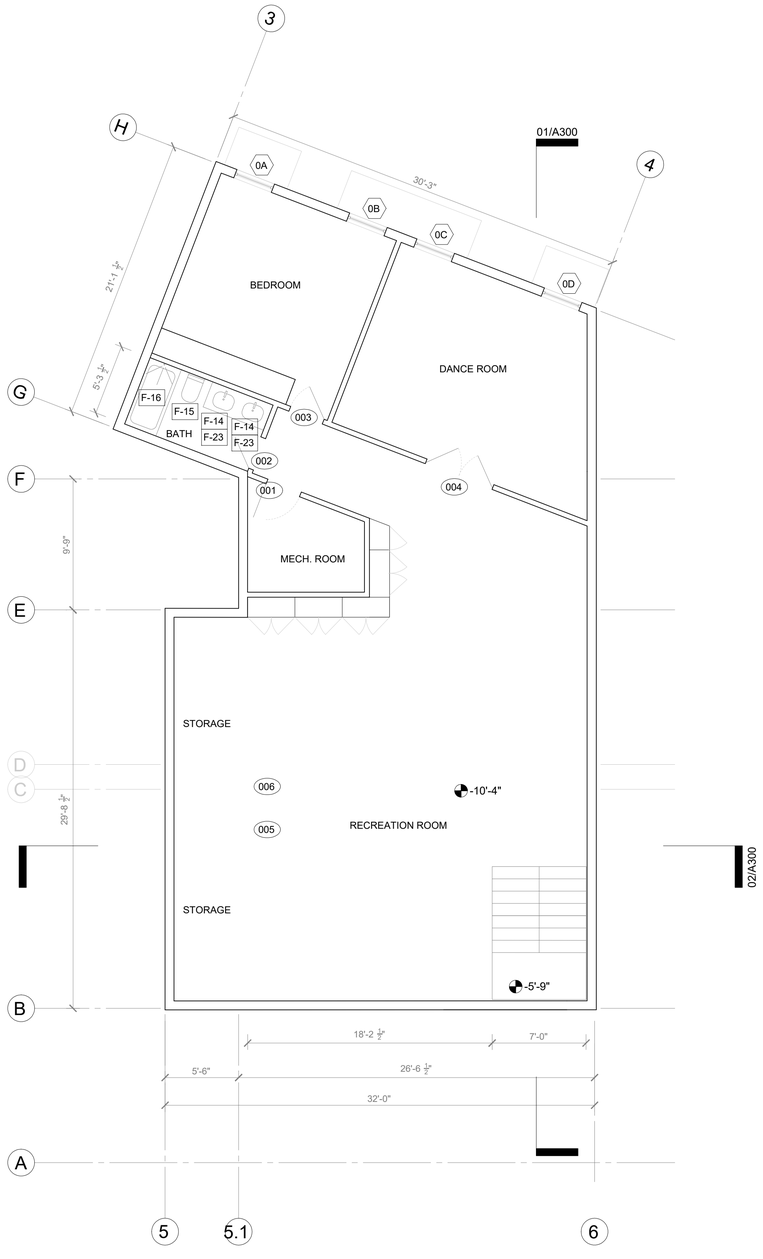
CONSTRUCTION PLAN

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A102

NOTES

1. SEE A600 FOR WINDOW AND DOOR SCHEDULE
2. SEE A601 FOR FIXTURE AND APPLIANCE SCHEDULE
3. PROVIDE FURNACE ABOVE THE 2ND FLOOR BATHROOM CEILING TO HEAT AND COOL 2ND STORY.



NORTH

BASEMENT PLAN
SCALE: 3/16" = 1'-0"

1

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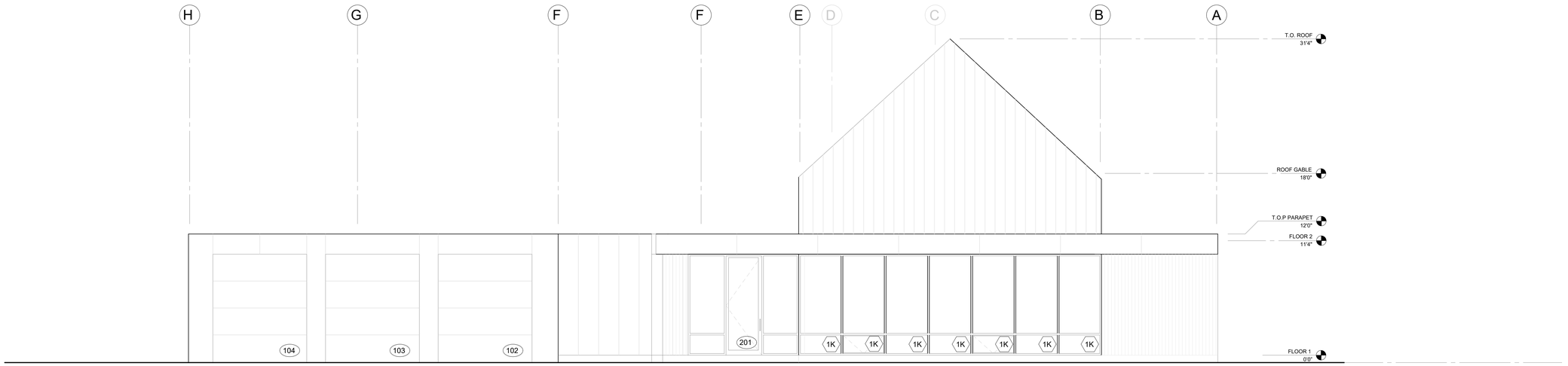
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CONSTRUCTION PLAN

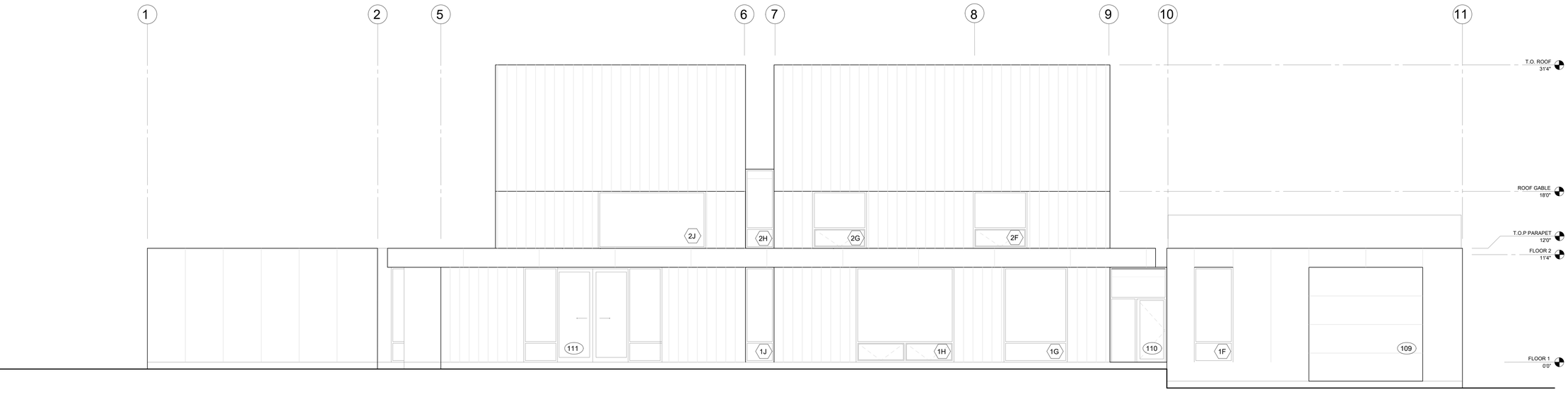
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A103



SOUTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

2



SOUTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

1

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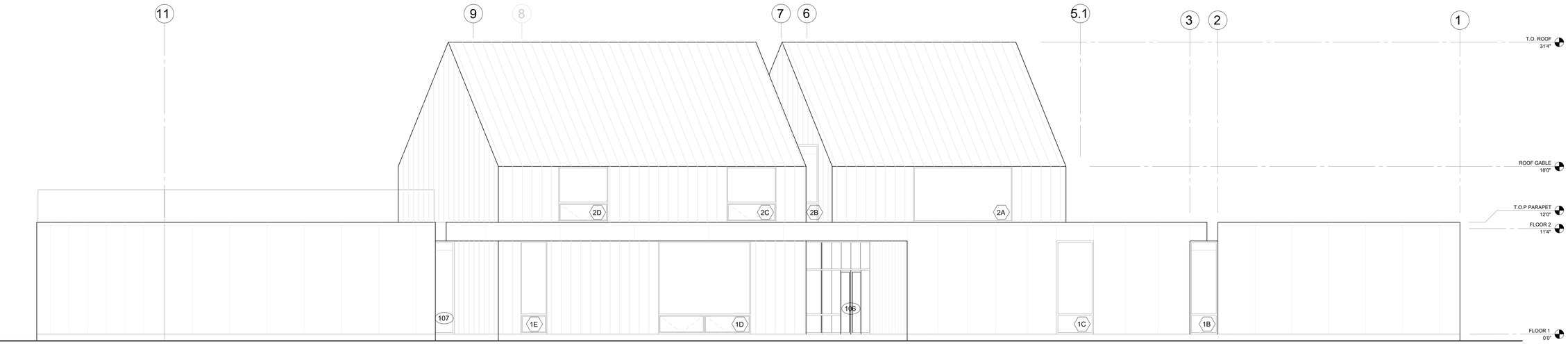
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ELEVATIONS

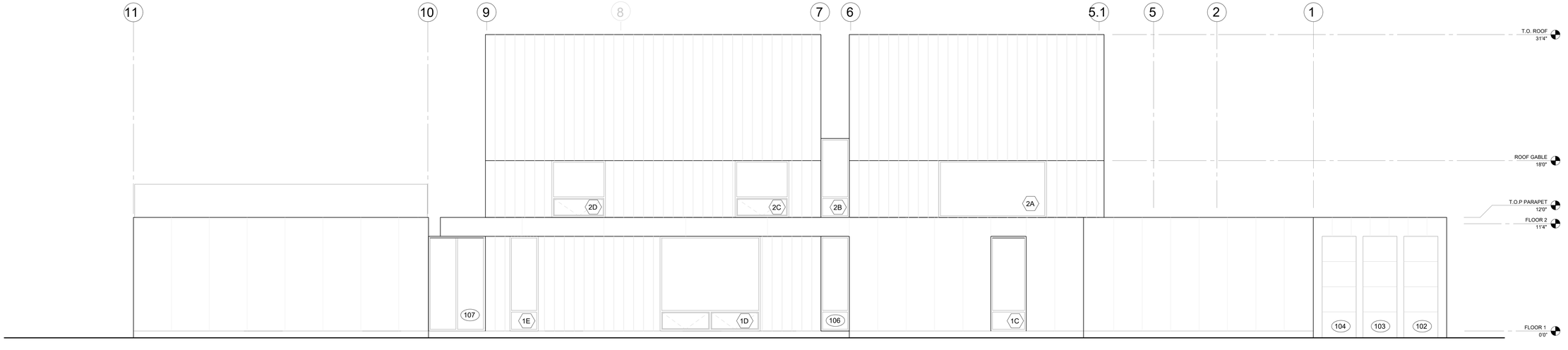
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A201



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2



NORTHWEST ELEVATION
SCALE: 3/16" = 1'-0"

1

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ELEVATIONS

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