

Providence City Planning Commission Agenda

March 10, 2021

6:00 p.m.

Location: Providence City Office Building, 164 North Gateway Drive, Providence UT

Members of the Planning Commission may be attending this meeting electronically. This meeting will live stream on Providence City's YouTube Channel. Presenters and public may attend the meeting via a Zoom link. To request a link, email providencecityutah@gmail.com

Comments: The Planning Commission accepts comments: in-person, by email, and by text.
Email: providencecityutah@gmail.com
Text: 435-752-9441

Call to Order: Kathleen Alder, Chair

Roll Call of Commission Members:

Pledge of Allegiance:

Approval of the Minutes:

The Planning Commission will consider approval of the minutes for February 10, 2020.

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

Public Hearing(s): None

Legislative – Action Item(s): None

Administrative Action Item(s):

Item No. 1. Final Plat: The Planning Commission will consider and may vote on a request to approve a final plat for Providence Gateway Subdivision Phase N, a single-family attached [townhome] development containing 6 residential buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive.

Item No. 2. Preliminary Plat: The Planning Commission will consider and may vote on a request to approve a preliminary plat for Fickas Commercial Subdivision; a 4-lot subdivision with three commercial lots and one remainder residential parcel located in the general area of 750 West 300 South.

Study Items(s):

Item No. 3. City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 4 Section 4 Mixed Use District.

Agenda posted by S Bankhead on March 5, 2021



Skarlet Bankhead
City Recorder

- If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.
- Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-207 et. seq., Open and Public Meetings Act. The Providence City Office Building, 164 N. Gateway Dr. is the anchor location; unless otherwise determined by the Chair, in accordance with UCA 52-4-207(4), an electronic meeting will be held without an anchor location.
- Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building,
164 North Gateway Drive, Providence UT 84332
February 10, 2021 6:00 p.m.

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

Call to Order: Kathleen Alder, Chair

Roll Call of Commission Members: Kathleen Alder, Chair

Attendance: Kathleen Alder, Rowan Cecil, Joe Chambers, Michael Fortune, Robert Perry

Excused: Laura Banda

Pledge of Allegiance:

Approval of the Minutes:

Item No. 1. The Planning Commission will consider approval of the minutes for January 27, 2020.

Motion to approve the minutes of January 27, 2020: — R Cecil, second — R Perry

Vote:

Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry

Nay:

Abstained:

Excused:

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

- No public comments

Public Hearing(s): None

Legislative – Action Item(s): None

Administrative Action Item(s):

Item No. 1. Final Plat Amendment: The Planning Commission will consider and may vote on a request to approve a final plat for Shoreline Estates Phase 1, a 23-single-family residential subdivision phase located in the general area of 700 East Spring Creek Parkway.

- S Bankhead explained some of the conditions in the staff report including conditions related to detention ponds and language that will be included on the plat.

Motion to approve the final plat for shoreline estates phase 1, a 23-single-family residential subdivision phase located in the general area of 700 East Spring Creek Parkway subject to the findings of facts, conclusions of law and conditions as specified within the staff report — M Fortune, second — R Cecil

- J Chambers disclosed that Charlie Fullmer spoke with him about this property individually. J Chambers informed him that he could not discuss Planning Commission matters because it would be a conflict of interest.

Vote:

Yea: K Alder, R Cecil, J Chamber, M Fortune, R Perry

Nay:

Abstained:

Excused:

Study Items(s):

Item No. 2. City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 4 Section 4 Mixed Use District.

- S Bankhead discussed the staff's position on the mixed use zone. The goal of the ordinance is continuity of

the development, and we haven't been seeing that. Continuity could affect how much density is appropriate.

- Members of the commission discussed how much density they felt was appropriate.
- Mayor Drew spoke about giving developers options to meet the market demand. There is a market for smaller units.
- Parking was discussed.
- The Commission discussed inviting developers and architects to a meeting to discuss the mixed use code. The section of the code that talks about a "theme that reflects the heritage and community of Providence and traditional small town streetscapes" was discussed (10-4-4.F).
- Using the mixed use zone as a transition zone was discussed. Allowing more uses in multi-family zones was brought up.
- Neesha Perry of Providence spoke about live-work units. She brought up the man who owns WolfPack Market on 200 East in Logan. His store is in a live-work unit. She also brought up incorporating artwork into the design of developments.
- K Alder made assignments for the Commission members for the March 10th meeting. J Chambers will invite some contacts from the development community. M Fortune, R Perry and R Cecil will look at the wording of the code and think about how to incorporate some of the ideas shared tonight such as live-work and artwork. K Alder will talk with Dave Gaskill, a developer, about what kind of things could go in our [Mixed Use] code.

Motion to end the meeting: — R Cecil, second — M Fortune

Vote:

Yea: K Alder, R Cecil, J Chambers, M Fortune, R Perry

Nay:

Abstained:

Excused:

Meeting adjourned at approximately 7:10 PM

Minutes prepared by Jesse Bardsley

Kathleen Alder, Chair

Skarlet Bankhead, City Recorder

Providence City Planning Commission Agenda
March 10, 2021 6:00 p.m.

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

PROVIDENCE CITY Final Plat Analysis		
Development: North Providence Gateway Subdivision	Applicant: Visionary Homes	Agent: Jon Harrop
Prepared by: Skarlet Date: 03/05/2021	General Plan: CGD	Zone: MFM
Parcel ID: 02-096-0054 Address: Not assigned – general area 60 North Gateway Dr	Acres: 3.2 Density - units per net acre: Code: 12 Project: 11.8	Number of Properties: 1 Proposed dwelling units: 38
Abbreviations & Background Information: <ol style="list-style-type: none"> 1. Providence City Code: PCC 2. Utah Code Annotated: UCA 3. Multi-Family Medium Density: MFM 4. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1) 5. The concept plan received by the City on 11/16/2020. 6. The preliminary plat application was received on 12/15/2020; approved 01/13/2021 7. The final plat application was received on 02/10/2021 		
FINDINGS OF FACT:		
General Land Use Authority (UCA 10-9a-102) A municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing: <ol style="list-style-type: none"> (a) uses; (b) density; (c) open spaces; (d) structures; (e) buildings; (f) energy efficiency; (g) light and air; (h) air quality; (i) transportation and public or alternative transportation; (j) infrastructure; (k) street and building orientation; (l) width requirements; (m) public facilities; (n) fundamental fairness in land use regulation; and (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections. 		
Cache County GIS Parcel Summary The GIS Parcel Summary indicates the following areas that may require further analysis: <ol style="list-style-type: none"> 1. Moderate to High Liquefaction Potential 		
Providence City General Plan 2020 <ul style="list-style-type: none"> • Vision: <i>Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.</i> • Key Initiatives: <ol style="list-style-type: none"> 1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place. 2. Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices. 3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects. 4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice. 5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions. 6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless 		

of their stage of life.

FINDINGS OF FACT:

This review used the following resources:

1. UCA Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. PCC 2-4-1 establishes the Planning Commission as the land use authority for all subdivisions.
3. PCC 10-4-4 established the Planning Commission as the land use authority for single-family attached and multi-family design standards.
4. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the preliminary plat.
5. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
6. PCC 11-3-3: Final Plat list the requirements for a preliminary plat.
7. PCC 10-8-9 lists the requirements for attached and multi-family residential development.

CONCLUSIONS OF LAW:

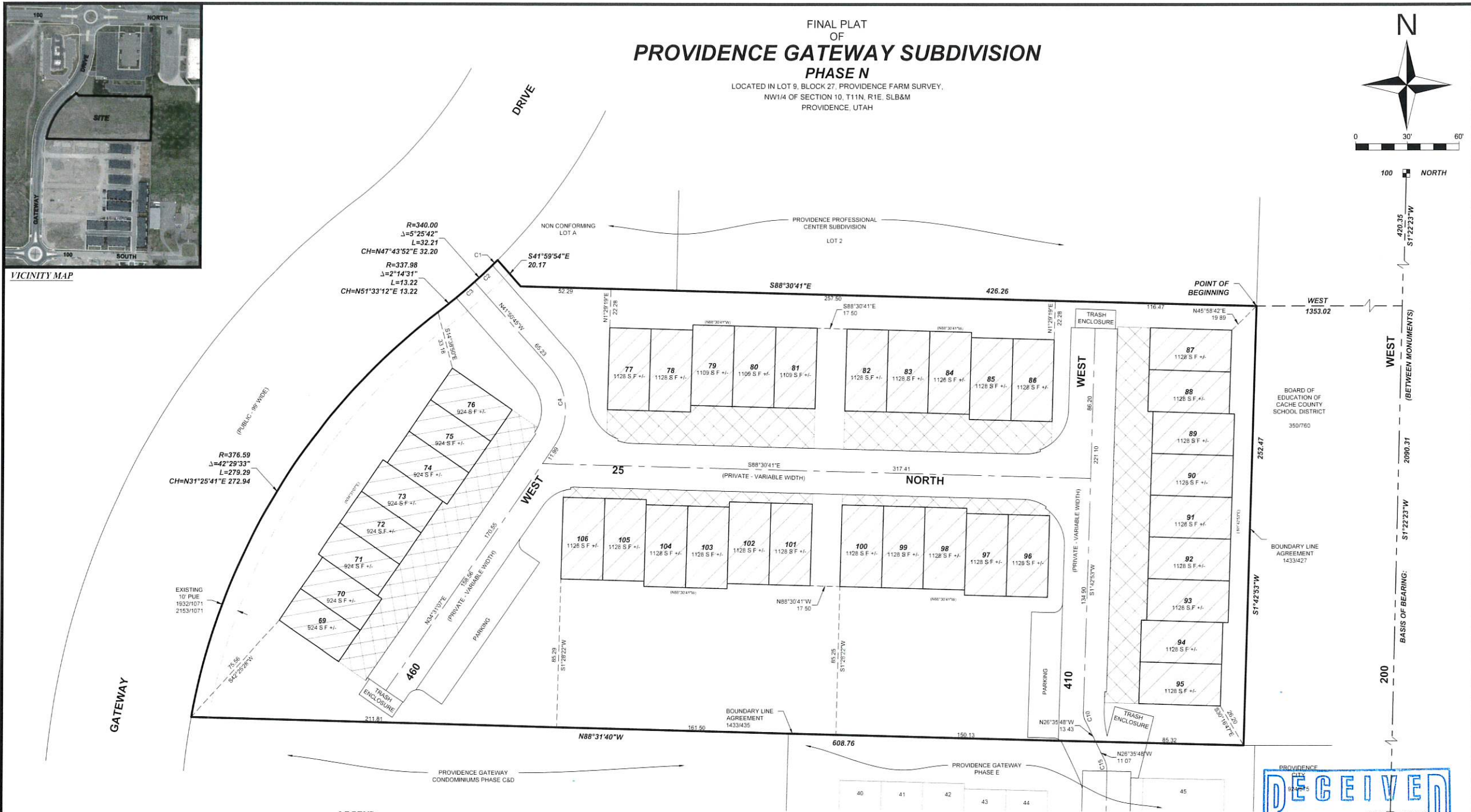
1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The Planning Commission is the appropriate land use authority.
3. The development is consistent with the general plan key initiatives.
4. The information for the water availability requirement showing that with either dedication of water or payment-in-lieu there will be sufficient water rights, storage, and capacity to meet present and future needs of the development, was not included.
5. The proposed plan meets the requirements of PCC 10-8-9 with the following conditions:
6. The proposed plan meets the requirements of PCC 11-3-3 with the following conditions:

CONDITIONS:

1. Provide rendered elevations for all buildings including color renderings and building facades.
2. Unit addresses will be provided by the City.
3. Correct Note 3. It does not apply to units 69 – 76.
4. Add a note stating that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
5. Submit information showing the water dedication requirement based on the following (taken from PCC 8-1-21.D.):
6. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



VICINITY MAP



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
 - 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).
 - ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE REFERENCE BEARING SHOWN ON EACH BUILDING.
 - PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED BY THE CITY, ARE COMPLETE.
 - WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER. TRAILS LOCATED IN THESE AREAS SHALL BE ACCESSIBLE TO PUBLIC USE.
 - TOTAL UNITS = 38
LIVE WORK UNITS = 8
TOWNHOMES UNITS = 30

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

- LEGEND**
- PRIVATE OWNERSHIP
 - COMMON AREA
 - LIMITED COMMON AREA
 - (XX°XX'XX") BUILDING REFERENCE BEARING (SEE NOTE #3)
 - EXISTING CENTERLINE MONUMENT

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-60(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 _____ COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____	
*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING 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 _____ DATE _____
ATTORNEY APPROVAL APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. CITY ATTORNEY _____ DATE _____	CITY ENGINEER'S APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE. CITY ENGINEER _____ DATE _____

MAYOR APPROVAL AND ACCEPTANCE PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. PROVIDENCE CITY MAYOR _____ DATE _____ PROVIDENCE CITY RECORDER _____ DATE _____	PLANNING COMMISSION APPROVAL PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL. PLANNING COMMISSION CHAIR _____ DATE _____
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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 OWNERS(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
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at the intersection of the southeast corner of Lot 2, PROVIDENCE PROFESSIONAL CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder and a Boundary Line Agreement recorded in Deed Book 1733 Page 427 of the Official Records of Cache County located S1°22'23"W along the 200 West monument line 420.35 feet and West 1,353.02 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°42'53"W along said Boundary Line Agreement 252.47 feet to the easterly terminus of a Boundary Line Agreement recorded in Deed Book 1733 Page 435 of the Official Records of Cache County; thence N88°31'40"W 608.76 feet along said Agreement and along the northerly lines of PROVIDENCE GATEWAY Subdivision, Phase E and PROVIDENCE GATEWAY CONDOMINIUMS, Phase C & D (Amended), both according to the Official Plats thereof on file in the Office of the Cache County Recorder, to the easterly line of Gateway Drive; thence along the easterly right-of-way line of said roadway the following 2 (two) courses and distances: Northeasterly along the arc of a 376.59 foot radius non-tangent curve (radius bears: S79°49'06"E) to the right 279.29 feet through a central angle of 42°29'33" (chord: N31°25'41"E 272.94 feet) to a point of reverse curvature; thence along the arc of a 337.98 foot radius curve to the left 13.22 feet through a central angle of 2°14'31" (chord: N51°33'12"E 13.22 feet) to the southwesterly line of said PROVIDENCE PROFESSIONAL CENTER Subdivision; thence continuing along Gateway Drive: Northeasterly along the arc of a 340.00 foot radius non-tangent curve (radius bears: N39°33'17"W) to the left 32.21 feet through a central angle of 5°25'42" (chord: N47°43'52"E 33.20 feet); thence S41°59'54"E 20.17 feet to the southerly line of said Subdivision; thence S88°30'41"E along said southerly line 426.26 feet to the point of beginning.
Contains: 3.22 +/- acres

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, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

**PROVIDENCE GATEWAY SUBDIVISION
PHASE N**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS 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, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

VISIONARY HOMES 2020, LLC _____ SIGNATURE

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF VISIONARY HOMES 2020, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

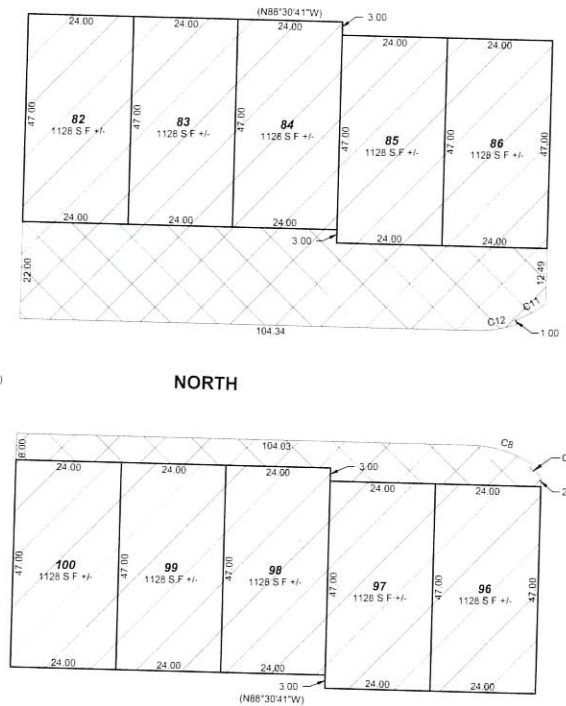
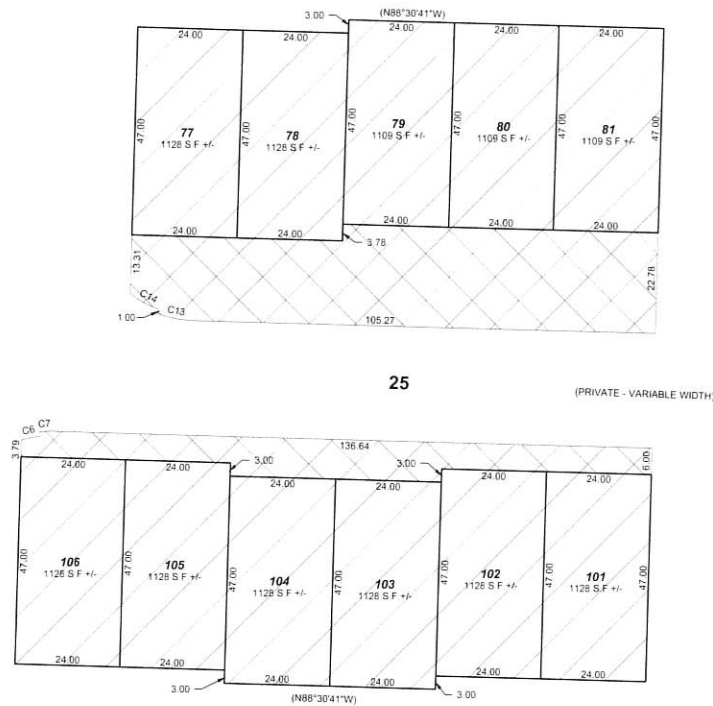
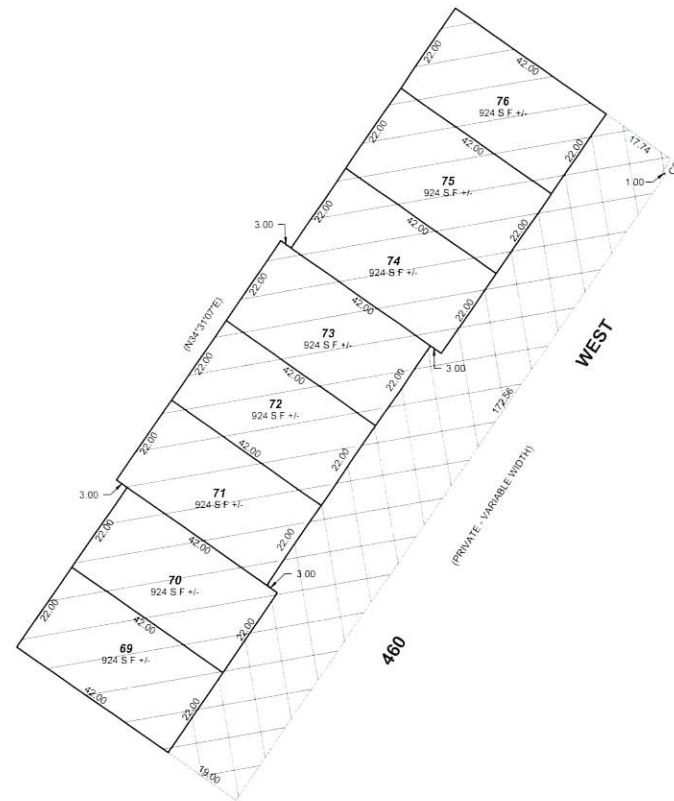
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE) _____
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

FINAL PLAT OF
**PROVIDENCE GATEWAY
SUBDIVISION
PHASE N**
LOCATED IN LOT 9, BLOCK 27, PROVIDENCE FARM SURVEY,
NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ FEE _____
CACHE COUNTY RECORDER

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE N

LOCATED IN LOT 9, BLOCK 27, PROVIDENCE FARM SURVEY,
NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, UTAH



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	340.00	0°42'31"	4.20	N45°22'17"E 4.20
C2	340.00	2°21'36"	14.00	N46°54'20"E 14.00
C3	340.00	2°21'35"	14.00	N49°15'56"E 14.00
C4	37.00	76°21'53"	49.31	N3°39'49"W 45.74
C5	23.00	8°35'31"	3.45	N30°11'08"E 3.45
C6	23.00	10°36'50"	4.26	N78°08'44"E 4.25
C7	24.00	8°02'10"	3.37	N87°28'14"E 3.36
C8	26.00	32°07'32"	14.58	N72°26'55"W 14.39
C9	25.00	7°33'56"	3.30	N52°36'15"W 3.30
C10	10.00	28°18'41"	4.94	N12°26'27"W 4.89
C11	25.00	17°50'42"	7.79	S61°37'55"W 7.75
C12	26.00	20°56'03"	9.50	S81°01'18"W 9.45
C13	26.50	18°32'21"	8.57	N79°14'31"W 8.54
C14	25.50	16°44'57"	7.45	N61°35'55"W 7.43
C15	15.00	27°44'26"	7.26	N12°43'35"W 7.19

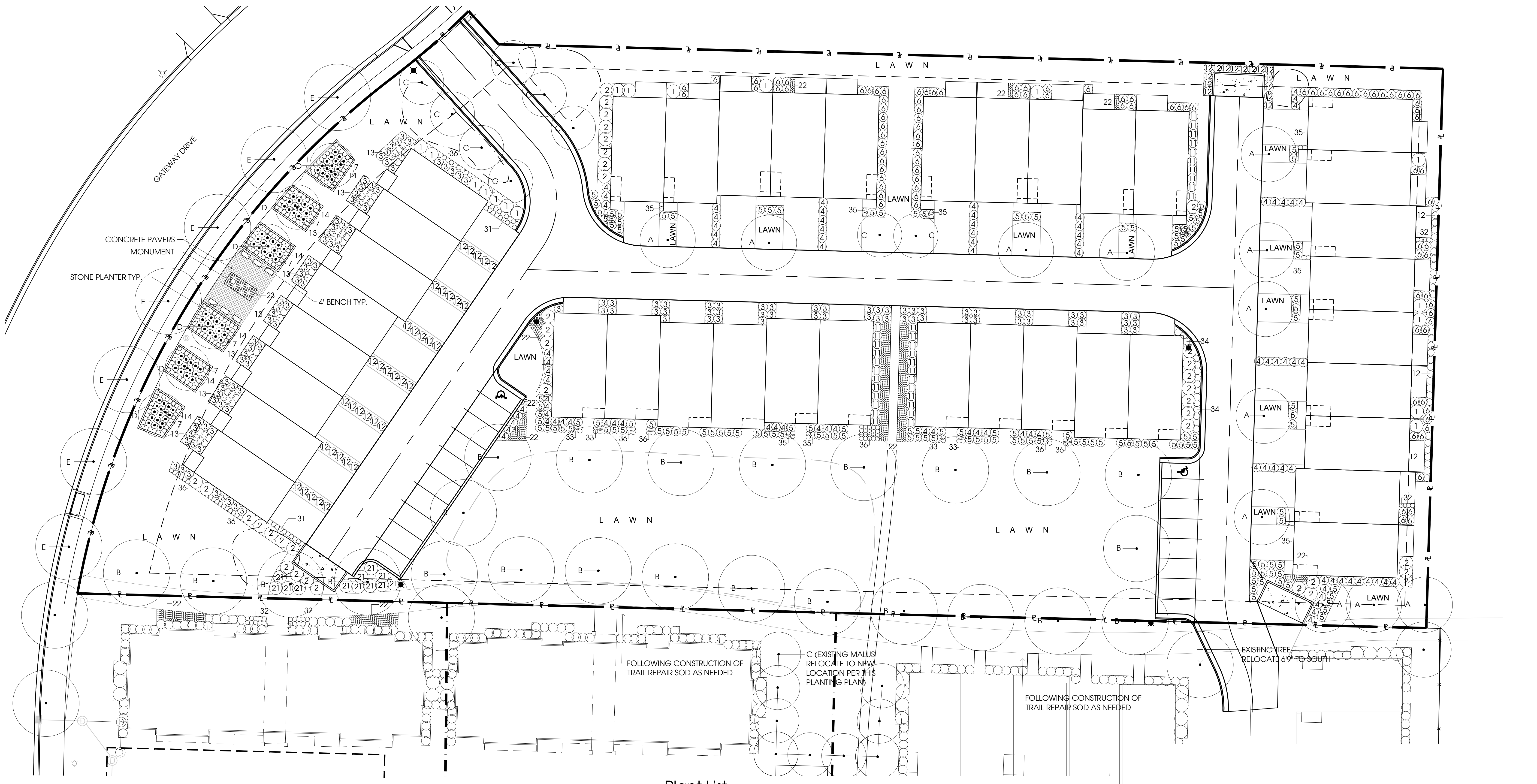
LEGEND

- PRIVATE OWNERSHIP
LIMITED COMMON AREA
(XX°XX'XX") BUILDING REFERENCE BEARING (SEE NOTE #3)

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
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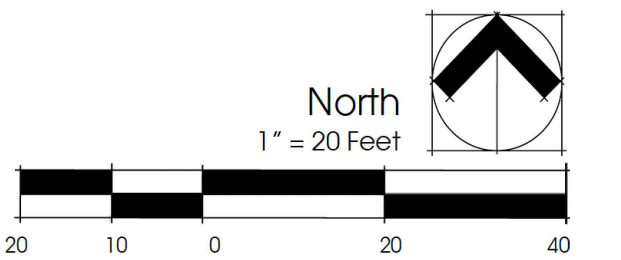
FINAL PLAT
OF
**PROVIDENCE GATEWAY
SUBDIVISION**
PHASE N
LOCATED IN LOT 9, BLOCK 27, PROVIDENCE FARM SURVEY,
NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST
OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$
FEE _____ CACHE COUNTY RECORDER



Plant List . Providence Gateway North . Providence, Utah . Visionary Homes

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Trees	Ulmus x 'Frontier'	Frontier Elm	2" cal.	
B		Gleditsia t.i. 'Shademaster'	Thornless Honeylocust	2" cal.	
C	Accent Trees	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
D		Koeleruteria paniculata	Golden Rain Tree	2" cal.	
E	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3	Medium Shrubs	Buxus koreana 'Wintergreen'	Wintergreen Boxwood	5 gal.	
4		Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
7	Small Hedge	Buxus s. suffruticosa	True Dwarf Boxwood	1 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
13	Rose	Rosa 'Blushing Knockout'	Blushing Knockout Rose	1 gal.	Pink
14		Rosa 'Radwhite Knockout'	Knockout Rose	1 gal.	White
21	Groundcover	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.	
22		Vinca minor	Dwarf Periwinkle	flats	Plant 12" o.c.
23		Hypericum calycinum	Creeping St. Johnswort	flats	Plant 12" o.c.
31	Perennial Flower	Hemerocallis 'Bright Sunset'	Daylily	1 gal.	Orange
32		Hemerocallis 'Stella Supreme'	Daylily	1 gal.	
33		Iberis sempervirens	Evergreen Candytuft	1 gal.	
34		Rudbeckia hirta	Black-eyed Susan	1 gal.	
35		Salvia spp.	Perennial Salvia	1 gal.	
36		Teucrium chamaedrys	Germander	1 gal.	



18 DECEMBER 2020

Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

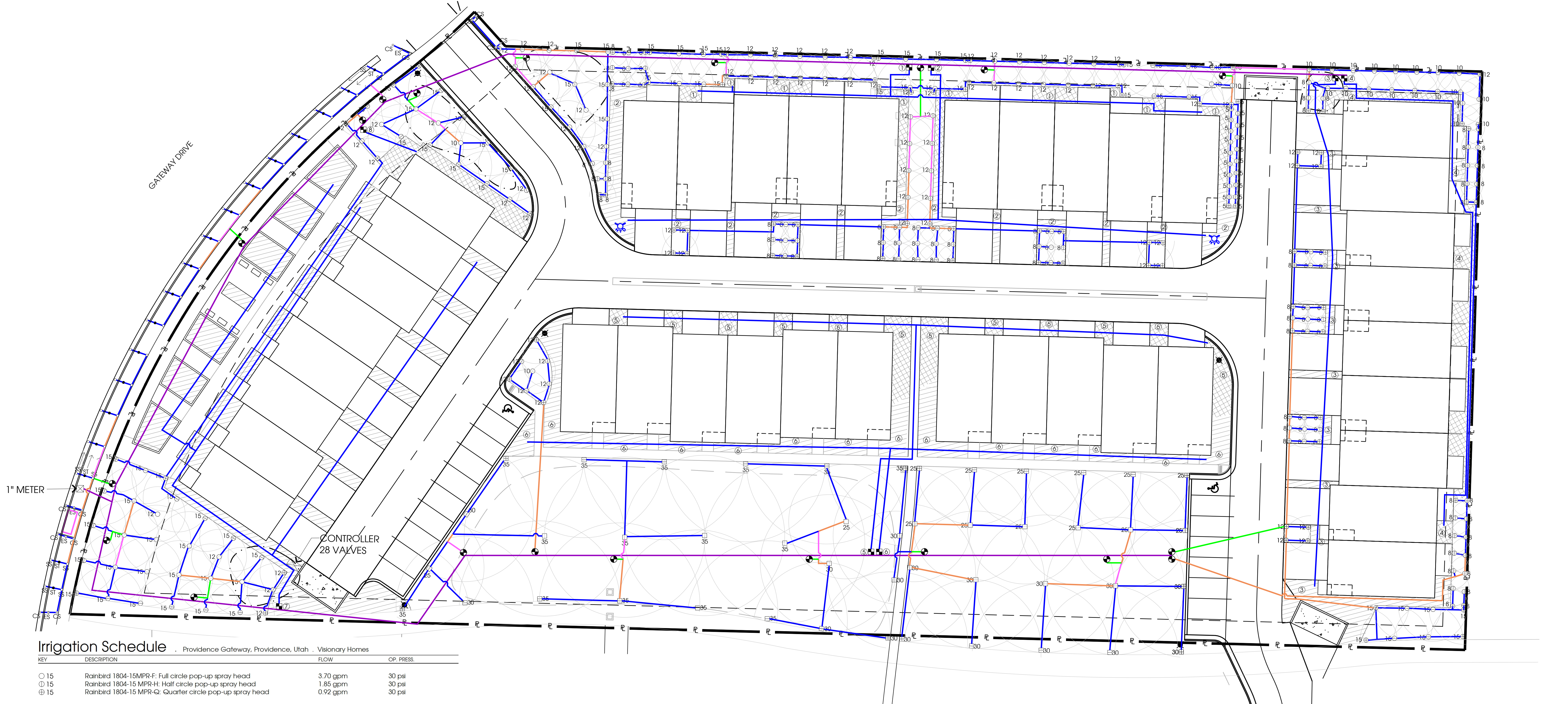
Visionary Homes . 50 East 2500 North . North Logan, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | rmkellyconsultants@comcast.net



1" METER

Irrigation Schedule

Providence Gateway, Providence, Utah . Visionary Homes

KEY	DESCRIPTION	FLOW	OP. PRESS.
○ 15	Rainbird 1804-15MPR-F: Full circle pop-up spray head	3.70 gpm	30 psi
⊖ 15	Rainbird 1804-15 MPR-H: Half circle pop-up spray head	1.85 gpm	30 psi
⊕ 15	Rainbird 1804-15 MPR-Q: Quarter circle pop-up spray head	0.92 gpm	30 psi
○ 12	Rainbird 1804-12 MPR-F: Full circle pop-up spray head	2.60 gpm	30 psi
⊖ 12	Rainbird 1804-12 MPR-H: Half circle pop-up spray head	1.30 gpm	30 psi
⊕ 12	Rainbird 1804-12 MPR-Q: Quarter circle pop-up spray head	0.65 gpm	30 psi
○ 10	Rainbird 1804-10 MPR-F: Full circle pop-up spray head	1.58 gpm	30 psi
⊖ 10	Rainbird 1804-10 MPR-H: Half circle pop-up spray head	0.79 gpm	30 psi
⊕ 10	Rainbird 1804-10 MPR-Q: Quarter circle pop-up spray head	0.39 gpm	30 psi
○ 8	Rainbird 1804-8 MPR-F: Full circle pop-up spray head	1.05 gpm	30 psi
⊖ 8	Rainbird 1804-8 MPR-H: Half circle pop-up spray head	0.52 gpm	30 psi
⊕ 8	Rainbird 1804-8 MPR-Q: Quarter circle pop-up spray head	0.26 gpm	30 psi
○ 5	Rainbird 1804-5 MPR-F: Full circle pop-up spray head	0.41 gpm	30 psi
⊖ 5	Rainbird 1804-5 MPR-H: Half circle pop-up spray head	0.20 gpm	30 psi
⊕ 5	Rainbird 1804-5 MPR-Q: Quarter circle pop-up spray head	0.10 gpm	30 psi
□ R35	Rainbird 5000-MPR-35-F: Pop-up Rotor head (35 ft. radius)	6.62 gpm	35 psi
⊖ R35	Rainbird 5000-MPR-35-H: Pop-up Rotor head (35 ft. radius)	3.33 gpm	35 psi
⊕ R35	Rainbird 5000-MPR-35-Q: Pop-up Rotor head (35 ft. radius)	1.67 gpm	35 psi
□ R30	Rainbird 5000-MPR-30-F: Pop-up Rotor head (30 ft. radius)	5.08 gpm	35 psi
⊖ R30	Rainbird 5000-MPR-30-H: Pop-up Rotor head (30 ft. radius)	2.59 gpm	35 psi
⊕ R30	Rainbird 5000-MPR-30-Q: Pop-up Rotor head (30 ft. radius)	1.23 gpm	35 psi
□ R25	Rainbird 5000-MPR-25-F: Pop-up Rotor head (25 ft. radius)	3.34 gpm	35 psi
⊖ R25	Rainbird 5000-MPR-25-H: Pop-up Rotor head (25 ft. radius)	1.73 gpm	35 psi
⊕ R25	Rainbird 5000-MPR-25-Q: Pop-up Rotor head (25 ft. radius)	0.88 gpm	35 psi

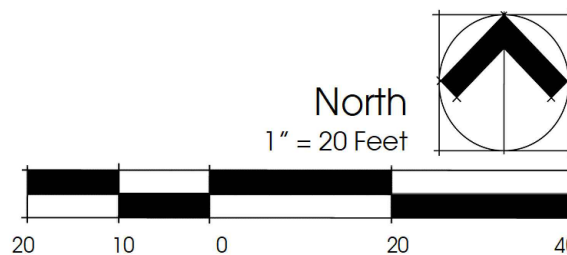
○ Rainbird 150-PGA-PRS-D: 1 1/2" Remote control Valve
□ Rainbird 100-PGA-PRS-D: 1" Remote control Valve
⊕ Rainbird XCC-075-PRF: 3/4" Low flow control kit with valve and PR RBY fit
⊗ Rainbird ESP-LX: 12-station outdoor controller. As necessary, add
ESPLXMSM4: 4 station module
ESPLXMSM8: 8 station module
ESPLXMSM12: 12 station module

▨ Hatching identifies areas to be watered with drip irrigation. See notes 5 and 6.

— Main Line: 1 1/2" Schedule 40 PVC
— Lateral Line: 1 1/2" Schedule 40 PVC
— Lateral Line: 1" Schedule 40 PVC
— Lateral Line: 3/4" Schedule 40 PVC
— Sleeve for pipe and wiring for streets, as required. Sleeves for sidewalks to be placed as needed.

Irrigation Notes

- The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
- Install sleeves under all pavements. Size as required to accommodate pipes and control wires.
- Locate Controllers and necessary modules as shown on the plan. Power is to be provided by others; coordinate with Owner's representative.
- Refer to Irrigation Details and Specification.
- DRIP: The plan shows a valve(s) providing irrigation to shrub beds. These are to be irrigated using a drip system. (Coordinate with planting plan.) Install Rainbird XFD On-Surface Dripline
 - Flow rate: 0.9 gph
 - Emitter spacing: 18 inches
 - Install per manufacturer's recommendationsAfter the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.



17 DECEMBER 2020

Irrigation Plan

PROVIDENCE GATEWAY

Providence, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah



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PROVIDENCE CITY Preliminary Plat Analysis		
Prepared by: S Bankhead	Date: 02/24/2021	Development Name: Fickas Commercial Subdivision
Applicant: Kent Dunkley	Agent: Kent Dunkley	Owner: Jerome (Jerry) Fickas
Parcel ID: 02-090-0011	Property Address: general area of 750 W 300 S	Date application received: 01/12/2021 Date revision received: 02/16/2021
Zone: North side – Commercial Highway District (CHD) South side – Agricultural (AGR)	Number proposed Lots: 4 (3 lots in the CHD zone; 1 residential remainder in the AGR zone)	Proposed density: NA units/net acre
Abbreviations & Background Information: <ol style="list-style-type: none"> 1. Providence City Code: PCC 2. Utah Code Annotated: UCA 3. Mixed Use District: MXD 4. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1) 5. Uses-Allowed (PCC: 10-6-1 Use Chart) <ol style="list-style-type: none"> 1. This parcel is zoned CHD on the north side (approximately 5.26 acres) and Agricultural (AGR) on the south side (approximately 4.60 acres). 		
Summary of Key Issues: <ol style="list-style-type: none"> 1. SR165 is adjacent to the east boundary of the property. 2. This is an amendment to the Fickas Subdivision Phase 1; subdividing Lot 1 into 3 commercial lots and one remainder residential parcel. 		
Providence City General Plan 2020 <ul style="list-style-type: none"> • Vision: <i>Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.</i> • Key Initiatives: <ol style="list-style-type: none"> 1. Preserve the ‘sense of place’ by identifying characteristics that define Providence as a unique place. 2. Make decisions regarding storm water and exterior water use guided by green infrastructure and low impact development best management practices. 3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects. 4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice. 5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions. 6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life. 		

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality’s ordinances and the provisions of Part 6.
2. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the preliminary plat.
3. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
4. PCC 11-3-2: Preliminary Plat list the requirements for a preliminary plat.

Drawing Requirements: The title block of the preliminary plat shall include the following:

- ✓ The proposed name of the development.
 - ✓ The section, township and range of the development.
 - ✓ The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
 - ✓ Scale of drawing and north arrow.
2. Existing Conditions: The preliminary plat shall also show:
- ✓ The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor.
 - ✓ Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
 - ✓ The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
 - ✓ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
 - ✓ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
 - ✓ Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
 - ✓ By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
 - ✓ A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)
3. Proposed Conditions: The preliminary plat shall also show;
- ✓ The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
 - ✓ The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development.
 - ✓ The layout, numbers, hazard setback, and typical dimensions of lots and square footage.
 - ✓ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development.
 - ✓ Written statement by the design engineer verifying that all lots have an adequate buildable envelope with regards to hazardous slope, building, water, zoning setbacks, etc.
 - ✓ Easements for water, sewer, drainage, utility lines and other utilities.
 - ✓ Typical street cross-sections and preliminary street grades if required.
 - ✓ Copies of any agreements with adjacent property owners relevant to the proposed development.
 - ✓ Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
 - ✓ A professionally prepared plat having been prepared on a minimum twenty inch by thirty inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36") approved reproducible drafting medium.
 - ✓ A signature block along the right-hand margin of the preliminary plat, providing for the following certifications or approvals:

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

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

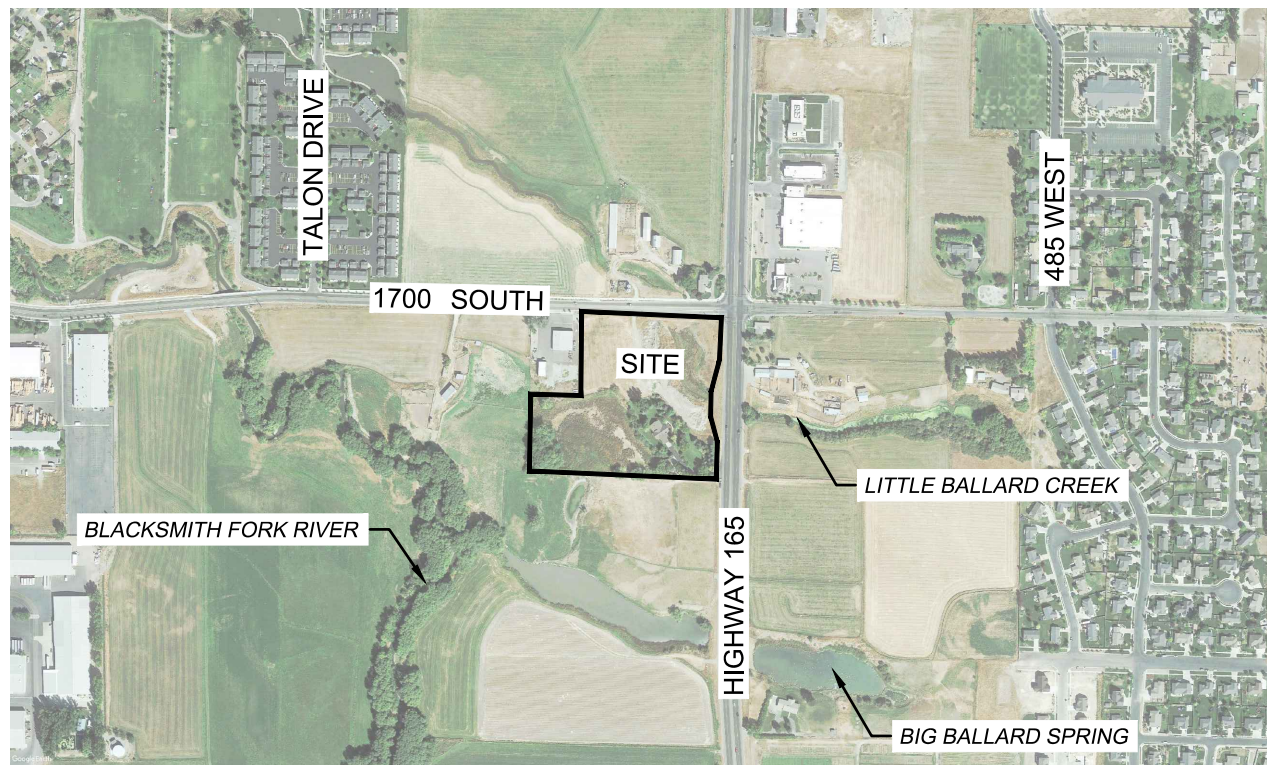
- PCC 11-3-2:E Approval: No preliminary plat shall be approved by the Planning Commission, the City Council, or any other designated Land Use Authority unless it complies with or can be shown that a final plat will be likely to comply with all the provisions set forth in the Providence City Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter has not been issued for the plat pursuant to Section 8-1-21.
 - 1. A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

Conclusions of Law:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The development is consistent with the General Plan map for zoning.
3. The general plan map for Parks and Open Space show a trail through the property. The plat proposes a 10' sidewalk adjacent to the west side of SR165 and the south side of 300 South.
4. The information for the water availability requirement showing that with either dedication of water or payment-in-lieu there will be sufficient water rights, storage, and capacity to meet present and future needs of the development, was not included.
5. Plat states All lots have an adequate buildable envelop. Non-developable and sensitive area are shown and include wetlands and steep slopes. Plat also states a geotechnical investigation may be required for a liquefaction analysis.
6. On page 2 of the proposed plat, a text box that states, "Proposed connections. Providence City to provide SR165 crossings. Providence City is working with a consultant in the development of a comprehensive "Wastewater/Sewer Collection Master Plan." Appropriate SR165 crossing location(s) will be determined as part of the master plan. Providence City staff and planning commission do not have the authority to obligate money for the SR165 crossing(s); this falls under City Council authority.

Conditions:

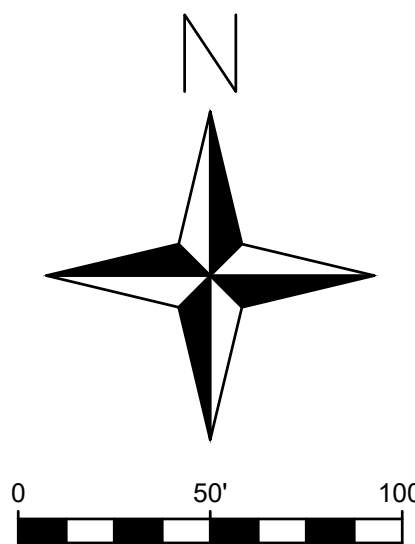
1. The drawings meet the requirements of 11-3-2. However, location and design of infrastructure is subject to change during the construction drawing review process.
2. Provide the water requirement calculations. See PCC 8-1-21.
3. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



VICINITY MAP

FICKAS COMMERCIAL SUBDIVISION PRELIMINARY PLAT

SECTION 9, TOWNSHIP 11 NORTH, RANGE 1 EAST



GENERAL NOTES

1. CURRENT ZONE: COMMERCIAL HIGHWAY DISTRICT (CHD)
2. PROPOSED NUMBER OF COMMERCIAL LOTS: 3
3. PROPOSED NUMBER OF RESIDENTIAL LOTS: 1 REMAINDER LOT
4. PROPOSED NUMBER OF PHASES: 1
5. ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE. NON-DEVELOPABLE AND SENSITIVE AREAS ARE SHOWN AND INCLUDE WETLANDS AND STEEP SLOPES.
6. A GEOTECHNICAL INVESTIGATION MAY BE REQUIRED FOR A LIQUEFACTION ANALYSIS.
7. SEE PUE AND SETBACK DETAIL FOR SETBACK REQUIREMENTS.
8. THERE ARE NO PROPOSED STREET LIGHT IMPROVEMENTS.
9. IT IS PROPOSED THAT LOTS 2-4 WILL BE GRANTED ACCESS TO 300 SOUTH. LOT 1 WILL HAVE AN ACCESS EASEMENT AT THE SOUTHEAST CORNER OF LOT 4.

OWNER CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I AM THE RECORD OWNER OF OF THE SUBJECT PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

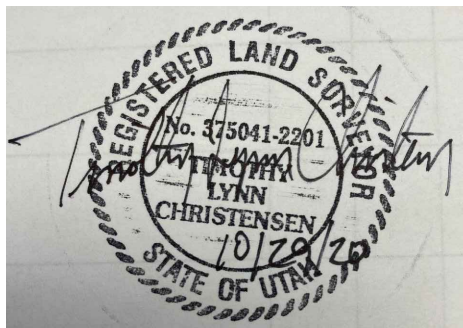
OWNER _____

DATE _____

LEGAL DESCRIPTION

PART OF LOTS 9 AND 10, BLOCK 4, PLAT D PROVIDENCE FARM SURVEY, ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF PROVIDENCE, IN THE COUNTY OF CACHE, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTH 86° 05' 24" EAST 3991.48 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, THENCE NORTH 01° 11' 51" EAST 303.02 FEET; THENCE SOUTH 88° 17' 40" EAST 200.00 FEET; THENCE NORTH 01° 11' 51" EAST 357.00 FEET TO THE SOUTH LINE OF 1700 SOUTH STREET; THENCE SOUTHEAST ALONG SAID SOUTH LINE TO THE WEST LINE OF STATE HIGHWAY 165 FOR THREE COURSES; THENCE SOUTH 88° 17' 40" EAST 574.24 FEET; THENCE SOUTH 82° 09' 59" EAST 120.34 FEET; THENCE SOUTH 88° 38' 11" EAST 71.28 FEET; THENCE SOUTH ALONG THE WEST LINE OF STATE HIGHWAY 165 FOR SIX COURSES; THENCE SOUTH 43° 41' 03" EAST 9.04 FEET; THENCE SOUTH 01° 20' 39" WEST 206.87 FEET; THENCE SOUTH 17° 52' 25" WEST 104.33 FEET; THENCE SOUTH 01° 10' 12" WEST 100.00 FEET; THENCE SOUTH 15° 32' 00" EAST 104.40 FEET; THENCE SOUTH 01° 09' 10" WEST 134.46 FEET; THENCE NORTH 88° 17' 39" WEST 771.18 FEET TO THE POINT OF BEGINNING. CONTAINING 9.9 ACRES OF LAND.



civilsolutionsgroup inc.

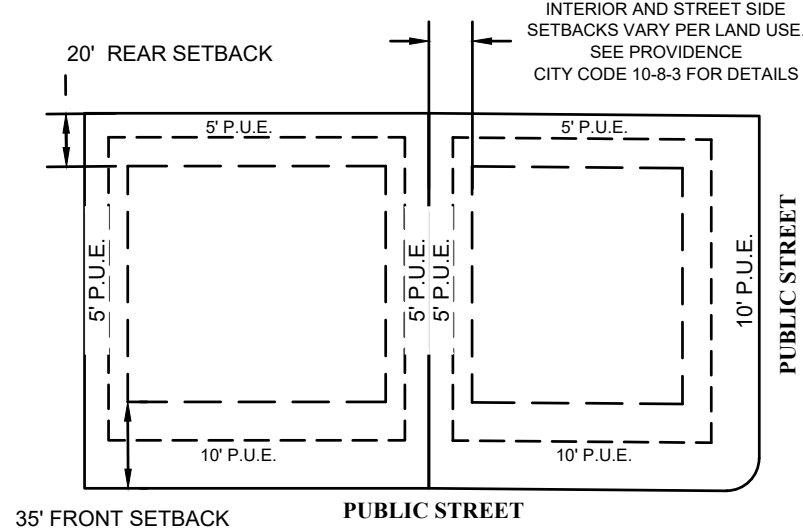
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PRELIMINARY PLAT

FICKAS COMMERCIAL SUBDIVISION
LOCATION: 1700 SOUTH HIGHWAY 165
PROVIDENCE, UTAH 84332
PROPERTY OF: JERRY FICKAS

CONTACT INFORMATION

- CIVIL ENGINEER:
MICHAEL E. TAYLOR, PE
CIVIL SOLUTIONS GROUP, INC.
540 W GOLF COURSE ROAD SUITE B1
PROVIDENCE, UT 84332
P: 435.213.3762
E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- LAND SURVEYOR:
TIM CHRISTENSEN, PLS
AA HUDSON & ASSOCIATES
132 S STATE STREET, PRESTON, ID 83263
P: 208.852.1155
- OWNER:
JERRY FICKAS
C/O KENT DUNKLEY
KENT_DUNKLEY@YAHOO.COM



PUE & SETBACK DETAIL
NTS

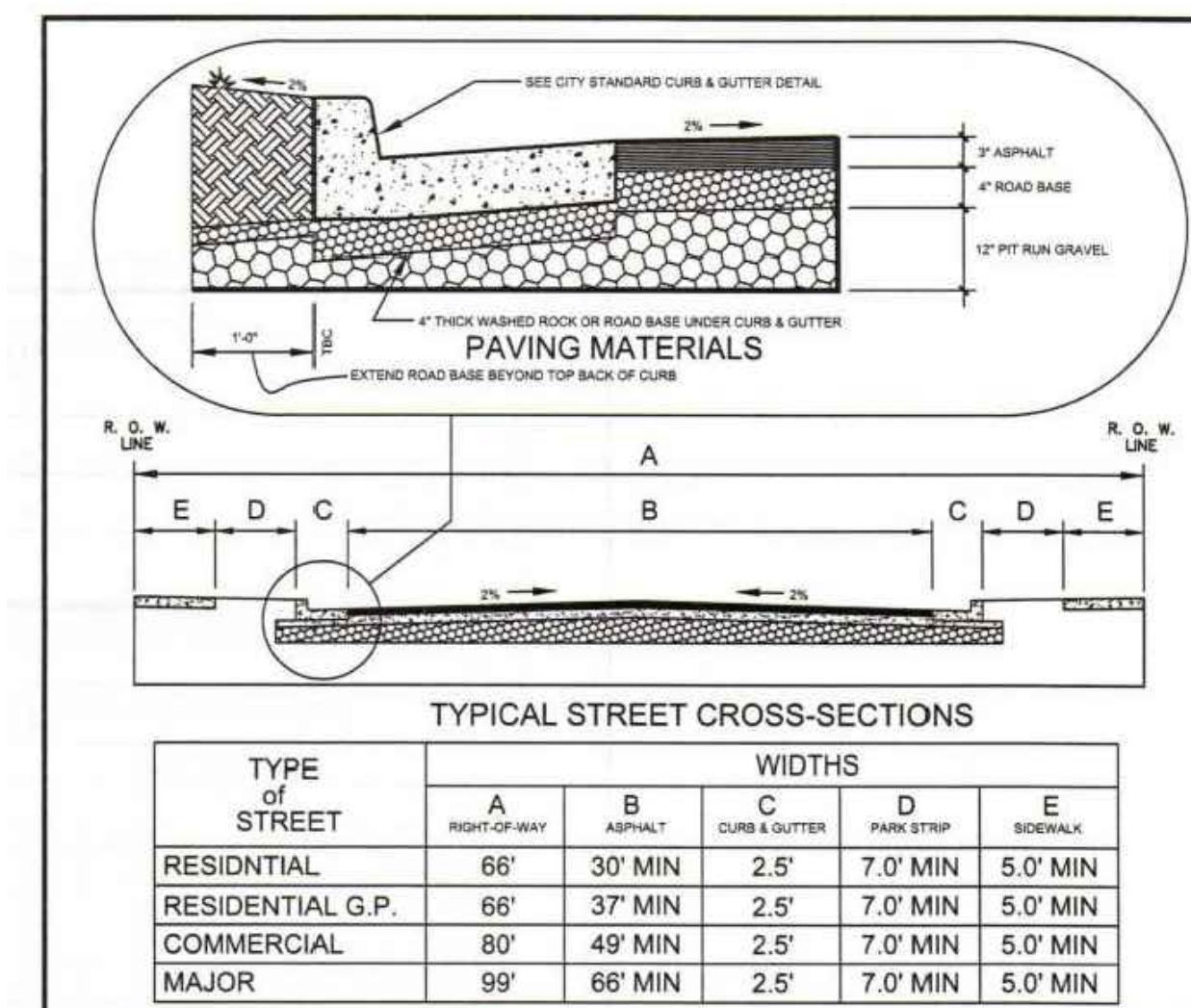
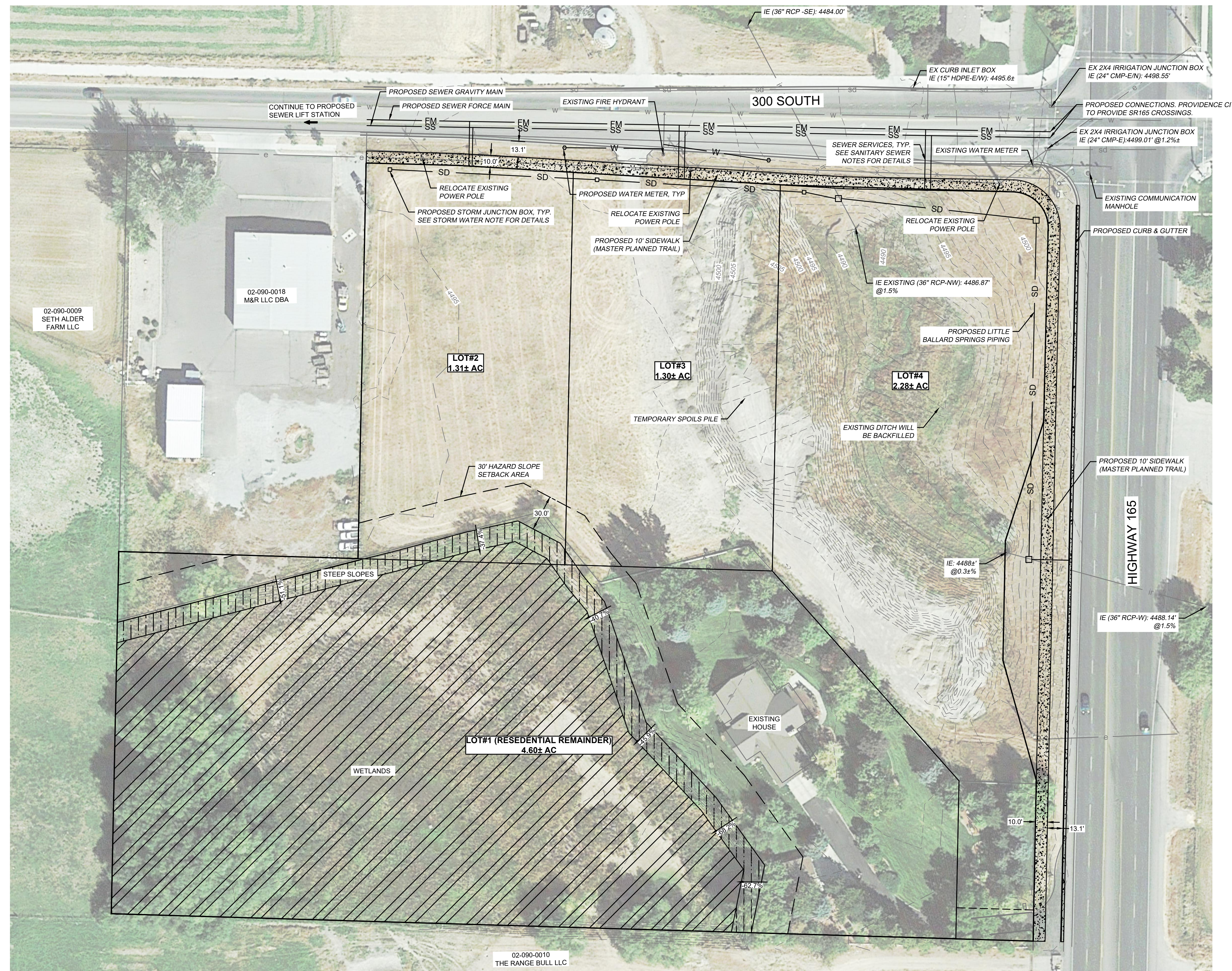


(BASIS OF BEARING)
N86°05'24"E
3991.48'
SOUTHWEST CORNER
S9, T11N, R1E SLM
FOUND RR SPIKE



1. EACH LOT OWNER WILL USE A TEMPORARY INJECTOR PUMP TO CONNECT TO THE PROPOSED SEWER FORCE MAIN IF DEVELOPED BEFORE THE CITY LIFT STATION IS COMPLETED. EACH LOT OWNER WILL BE RESPONSIBLE FOR CONNECTING TO THE GRAVITY SEWER MAIN WHEN THE AREA SEWER LIFT STATION IS FUNCTIONING.

1. JUNCTION BOXES WILL BE INSTALLED WHERE SHOWN. STORM WATER WILL BE CONVEYED AND DISCHARGED INTO LITTLE BALLARD CREEK. EACH LOT WILL DEVELOP A STORM WATER DETENTION BASIN PER CITY STANDARDS AND DISCHARGE INTO THESE PROPOSED BASINS.
2. STORM WATER RUNOFF FROM HIGHWAY 165 WILL DISCHARGE INTO LITTLE BALLARD CREEK.



1. 300 SOUTH IS AN EXISTING STREET. THIS DEVELOPMENT PROPOSES THE ADDITION OF A 10' MASTER PLANNED SIDEWALK/TRAIL.

civilsolutionsgroup inc.

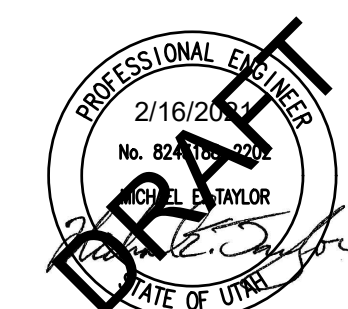


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FICKAS COMMERCIAL SUBDIVISION
LOCATION: 1700 SOUTH HIGHWAY 165
PROVIDENCE, UTAH 84332
PROPERTY OF: JERRY FICKAS

[illegible]

PROJECT #: 20-229
DRAWN BY: T. GLOVER
PROJECT MANAGER: M. TAYLOR
ISSUED: 2/16/2021



CIVIL PLAN

10-4-4: **MIXED USE DISTRICT:**

- A. **Purpose:** The Mixed Use District is established to stimulate economic development by providing a unique planning environment that combines retail, commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and site. The MX District includes a mixture of uses with no one land use type being a constant dominate or prevailing use. However, residential development is required at a maximum of 39 dwelling units per acre.
- B. **Procedures:**
1. The Planning Commission shall be the land use authority for approval of all development proposals in the MX District. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.
 2. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.
 3. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.
- C. **Uses-Allowed:** Uses are listed in 10-6-1. Any uses not listed on a table in that section are not permitted. Any development in the MX District must include retail and residential uses; and may include office and/or commercial.
- D. **Development Standards:** The following provisions shall apply in a MX District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulation specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.
1. Open Space: Usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development as determined by the Planning Commission. Approved open space may include but is not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, and greenbelts. Open space shall be maintained by owners or the homeowners association. The design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.
 2. Standards for area, coverage, density, yard requirements, parking and screening for MX District uses shall be governed by the standards of the residential or commercial, zoning districts most similar in nature and function to the proposed MX District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.
 3. Horizontal Design. Mixed use projects can utilize horizontal design where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.
 4. Vertical Design. Vertical design mixed use uses design strategies where commercial, office, and residential uses are designed as a single project and constructed within the same building footprint. Vertical mixed use promotes pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors.
 - a. Mixed use projects utilizing vertical mixed use are eligible for a residential density bonus of up to 30% (39 units per acre) provided other applicable standards are met.

5. Maximum building height within the MX District shall be 45'. Building height is defined in Providence City Code 10-1-4.
- E. **Uses:** The variety of uses allowed in a MX District are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development.
- F. **Architectural Design and Materials:** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission. Requirements applicable to all buildings are stated below:
1. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular or pedestrian traffic and adjacent properties. Façade shifts shall be encouraged on structures with a width greater than 50 feet.
 2. Basic exterior construction materials shall be limited to no more than three types of materials per building and all buildings within the development shall possess a similar architectural theme. Building styles shall be compatible with existing buildings in the MX District.
 3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
 4. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
 5. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the MX District.
 6. The primary entrance to a building shall be located facing the public street. Entrances at a building corner that faces the street may be used to meet this requirement.
- G. **Buffers, Fences, and Walls:** The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.
1. Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.
 2. Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.
 3. Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.
 4. Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonable prevent the disruption of privacy.

H. **Parking Areas:** Parking areas shall be considered as structures since they present a three dimensional

Providence City Code Title 10 Zoning Chapter 4 Establishment of Districts Page 2 of 3
(Amended: Ordinance No. 011-2009, 12/08/2009; 2015-007-02/24/2015; 2018-005, 04/24/2018, 2019-001, 01/08/2019)

appearance when occupied.

1. Parking lots shall be located in the central portions of the development and not along streets so they can service a variety of buildings. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
 - a. Type of land use and structure.
 - b. Building height and configuration.
 - c. Relationship to other buildings both horizontally and vertically.
 - d. Natural land features such as slopes and vegetation.
 - e. Physical features such as rail lines, canals, and controlled ingress and egress.
 - f. Visibility from vehicular approaches and distant highways.
 - g. Parking locations are strongly encouraged on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street.
 - h. Cooperation among neighboring land owners and tenants to share parking for the public and/or employees is encouraged. The availability of shared parking may be used as a justification for the approval of development design and configuration proposals that would otherwise not be approved.
 2. Parking shall not occur adjacent to any public street except when:
 - a. It has been established that such a location is needed or justified by other site or building entrance orientation.
 - b. The use is restricted to visitors and/or key employees.
 - c. Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
 - d. A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required,
 3. Parking requirements will be considered as maximum parking requirements. Residential units will require at least one and a half spaces per unit. Non residential uses may consider the parking available on public streets as meeting the development requirements.
- I. **Signage:** Proper design and placement of signs and their lighting is critical and shall be compatible with structures and uses. Permitted signs within the MX District shall be in compliance with this code, except that off-premise signs or billboards shall not be permitted. Typical retail signage is designed upon a pedestrian scale located 8 – 12 feet above the sidewalk and placed on the store fronts.
- J. **Landscaping:** Landscaping shall comply with landscaping requirements in commercial Districts except as approved by the Planning Commission in the process of reviewing a MX District Development.
- K. **Service and Loading Areas:** Loading and refuse collections areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets. Streets shall not be used directly for loading, unloading, or refuse collection. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection. Loading and refuse collection areas shall be properly screened meeting standards stated herein.
- L. **General Maintenance:** An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, and parking lots (including surfacing and striping, signs, or other structures). The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair.

Mixed Use District – Uses (see PCC 10-6-1)					
A.	Residential Uses		B.	Accessory/Incidental Uses	
1	Single family, detached	P	1	Accessory building	P
2	Single family, attached	P	2	Accessory apartment unit	
3	Dwelling, two family	P	3	Accessory dwelling unit	P
4	Dwelling, three family	P	4	Accessory farm building	
5	Dwelling, four family	P	5	Off street parking incidental to main use	P
6	Dwelling, multi-family	P	6	Private swimming pool	P
7	Manufactured/modular	P			
8	Mobile/trailer home		C.	Governmental/Institutional/Special Services	
10	Cluster development	C	1	Church	
11	Inner block development	C	2	Ministers, rabbis, priests, and other similar ordained religious work	
12	Planned Unit Development	C	3	Community center	
13	Bed & Breakfast	C	4	Day care nursery	C
14	Hotel/motel	C	5	Preschool	C
15	Lodging house	C	6	Public Park	P
16	Residence for persons with disabilities	C		Private Lessons / public facility	
17	Residential facility for the aged	C	7	Public School (OM 020-2004)	
			8	Public building	P

D.	Utility and Related Service		E.	Professional Services	
1	Electric substation		1	Business office, medium impact	P
2	Electric power plant		2	Business office, low impact	P
3	Fire station		3	Business office, general	P
4	Gas meter station		4	Clinic, dental	P
5	Irrigation supply	P	5	Clinic, medical	P
6	Utility distribution lines	P	6	Clinical Social Worker	P
7	Radio/TV/cellular tower		7	Office for single physician, dentist, or chiropractor	P
8	Sewage/water pumping station	P	8	Licensed professional	P
9	Telephone utilities	P	9	Mortuary	P
10	Public utilities, other	P	10	Optical shop	P
11	Utility shop, storage and bldgs	P	11	Pharmacy	P
12	Water treatment plant	P	12	Private school, teaching, tutoring(1 or 2 students at a time)	
13	Water well reservoir or storage tank	P	13	Private school, teaching	P
			14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	
			15	Studio: Art, Dance, Drama, Photography, etc and tutoring	P
			16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	
			17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	
			18	Veterinarian^^	P

F.	Retail/Related Uses		G.	Commercial/Related Uses	
1	Adult oriented business		1	Auto Sales – New & Used (OM 016-2004 05/11/04)	
2	Food preparation, catering, etc	P	2	Auto Sales –Used (OM 016-2004 05/11/04)	
3	Bakery/Confectionery sales	P	3	Auto wash	
4	Barber/beauty shop	P	4	Bank/financial	P
5	Book/Stationery Store	P	5	^^^Nondepository Financial Institutions	
6	Computer Store	P	6	Building materials	
7	Department store	P	7	Dance hall	
8	Florist Store	P	8	Gasoline/petroleum storage (not bulk)	
9	Furniture Store	P	9	Gasoline sales/service	
10	Specialty Store/Shop		10	Fitness Center Commercial (Gym)	P
11	Grocery store	P	11	Convenience store	
12	Hardware store	P	12	Night club	
13	Home & Garden store	P	13	Print shop/sales	P
14	Laundry/dry cleaning store	P	14	Recreation/Entertainment	
15	Laundry services		15	Research facilities	
16	Liquor store (OM 015-2004)	P	16	Theater	P
17	Music Store	P	17	Vehicle storage	
	Paint Store	P			
18	Pet Grooming	P			
19	Pet Store	P			
20	Restaurant/fast food	P			
21	Shoe repair	P			
22	Small appliance repair	C			
23	Variety Store	P			
24	Commercial complex	P			
25	Shopping center	P			
26	Tire sales, retail (OM 001-002, 02/27/01)				
27	Yard sales on an occasional basis				

H.	Industry and Manufacturing		I.	Agriculture and Related Uses	
1	Auto repair	C	1	Beekeeping 4 or less colonies	P^ ^
2	Paint and body shop		1A	Beekeeping More than 4 colonies	C^ ^
3	Bldg maintenance & repair services		2	Breeding or raising animals for sale, food, pleasure, or profit	
4	Cabinet Shop		3	Keeping dogs, cats, fish, or exotic caged birds	P
5	Counter top shop		4	Commercial crop production	
6	Clothing Manufacturer		5	Dairy business	
7	Furniture Manufacturer		6	Feed lot	
8	General contractor yard		7	Gardens and orchards for home use	P
9	Landscape services		8	Ranch/farm production and operation	
10	Yard/lawn/snow removal maintenance		9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	
11	HVAC shop/sales		10	Gasoline/petroleum storage (not bulk)	
12	Ice cream plant				

13	Lumber yard				
14	Paint Shop				
15	Welding/machine Shop				
16	Wholesale outlet/storage and sales				
17	Light Manufacturing				
18	Motorcycle, Snowmobile, ATV, etc repair				

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

DEVELOPMENT STEPS SUMMARY – MIXED USE DISTRICT (MXD)

This is a summary of the steps and ordinances used in reviewing and approving MXD subdivisions and/or site development. **This list is not exhaustive**; for full details, please see Providence City General Plan 2020 (GP 2020) Providence City Code (PCC), Providence City Department of Public Works Standards and Specifications (Spec Book), and Utah Code (UCA), and any other relevant rules and/or codes.

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

Land Use Authority: Planning Commission (PC)

Review: Executive Staff (ESR)

GP 2020:

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

Key Initiatives:

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

Submissions: Plans must be submitted in accordance with the zoning ordinance. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.

Purpose: The MXD is established to stimulate economic development by providing a unique planning environment that combines retail commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and sites design. The MXD includes a mixture of uses with no one land use type being a constant dominate or prevailing use. Residential development is required

(maximum density – 39 units/acre excluding ROW, infrastructure; infrastructure is defined to include rights-of-way, Public, & Recreation districts within the development; maximum building height 45-ft).

Allowed Uses: Uses are listed in PCC 10-6-1 Use Chart. Any uses not listed on the table in that section are not permitted. Any development in the MXD must include retail and residential uses; and may include office and/or commercial.

The variety of uses allowed in MXD are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development.

Standards: Standards for area, coverage, density, yard requirements, parking and screening for MXD uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function to the proposed MXD use(s). Design standards for commercial sites can be found in PCC 10-8-5. Design standards for attached and multi-family residential development can be found in PCC 10-8-9.

Usable open space shall be provided within the MXD with the amount and type of open space depending upon size, scale, and nature of the development.

MXD projects may utilize horizontal design or vertical design. When using horizontal design strategies, commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints. Vertical design strategies have commercial, office, and residential uses designed as a single project and constructed within the same building footprint. Vertical design promotes pedestrian oriented commercial and retail uses on the main level and residential uses on upper floors.

Design: The treatment of mass, materials, and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission.

Review & Approval: While city staff reviews plans as quickly as possible, Providence City has 30 days to review an application for completeness.

Step	Water Availability Requirement PCC 8-1-21	Subdivision PCC 11-3	Mixed Use PCC 10-4-4	Commercial Site PCC 10-8-5	Design Standards MF PCC 10-8-9
Step 1. ESR review		Concept Plan must include information indicating the	Prior to the Planning Commission taking	Conceptual site plan showing building footprint, travel ways, parking, drainage	General site plan showing approximate building locations,

Timeframe – generally 30 days		total acreage (including all property within the parcel(s) and all phases); lot and street layout; all non-developable sensitive areas and all potentially developable sensitive areas	action, plans must be submitted in accordance with the zoning ordinance. Conceptual site plan showing open space, standards for area, coverage, density yard requirements, parking and screening, and horizontal and/or vertical design.	facilities, connections to water & sewer mains, trails, lighting, and landscaping and garden elements.	proposed road layouts, proposed open space, general parking layouts, anticipated public & private amenities and their locations.
Step 2. ESR review; PC approval Timeframe – generally 30 – 60 days	Calculations for water requirement	Preliminary Plat shall be prepared in accordance with all the requirements of the City; shall include all proposed phases; and shall be certified by a licensed land surveyor.	Theme presentation & Preliminary site plan includes the general development plan, the treatment of building mass, materials and exterior appurtenances; list and area of uses; proposed common theme reflecting the heritage and community of Providence and traditional small town streetscapes.	Preliminary site plan includes, but not limited to: scale, building location, property lines, setbacks, abutting rights—of-way, parking layout, ADA parking & ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines, and appurtenances. Elevations, including color renderings of design concept or intent, site elements, and building facades. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including number of parking spaces)	Preliminary plat submittals shall consist of preliminary engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development. The preliminary landscaping plan shall consist of the general location and type of plants to be used as well as the preliminary calculations demonstrating that landscaping requirements have been met.
Step 3. ESR review PC approval Timeframe – generally 30 – 45 days	Dedication of water	Final Plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. Along with the final plat, a complete set of construction drawings, including the storm water pollution prevention plan and	Final site plan consisting of fully designed and engineered drawings & estimated costs, general development plan for architectural design and materials; buffers, fences, & walls; parking areas; signage; landscaping; service	Final site plan consisting of the fully designed and engineered drawings for the site, parking/parking lots, landscaping & cost estimates, and undeveloped area.	Final plat submittals shall consist of the fully designed and engineered drawings for the site plan, architectural plan, landscaping plans and parking plan for the project, with plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings

		the engineer's cost estimates shall be submitted	and loading areas; and general maintenance		which may be required as part of the subdivision of property.
Step 4. Development agreement ESR review City Council approval Timeframe – generally 14 – 30 days		The Developer shall enter into and sign an agreement with the City, which shall indicate a timetable for completion of the final improvements as listed in the preliminary and final plat.	Final general development plan. If the mixed use development is subdividing the general development plan can be combined with the development agreement.	See Mixed Use general development plan	See Mixed Use general development plan
Step 5. Recording		Once all documents are approved and signed, and bonding (if required) is in place, the developer takes them to the County Recorder's office for recording. If a final plat is not recorded within one (1) year of approval of the development agreement by the City Council, the plat shall be void.	If part of a subdivision, see Subdivision Step 5.	If part of a subdivision, see Subdivision Step 5.	If part of a subdivision, see Subdivision Step 5.
Step 6. Construction & Inspections		PCC 11-5-4. A pre-construction meeting will be held with the developer, general contractor for the development, and city staff prior to beginning construction in the development, including grading and trenching. The storm water NOI and SWPPP must be in place prior to the preconstruction meeting. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	Spec Book Pg. 9 The developer or contractor will contact the city to schedule a meeting prior to the commencement of work. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	A pre-construction meeting will be held with the developer, general contractor for the development, and city staff prior to beginning construction in the development, including grading and trenching. The storm water NOI and SWPPP must be in place prior to the preconstruction meeting. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)	Spec Book Pg. 9 The developer or contractor will contact the city to schedule a meeting prior to the commencement of work. See PCC 11-5-4 and Spec Book for mandatory approvals (inspections)