

**Providence City
Administrative Land Use Authority (ALUA)
Agenda – April 21, 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 Clark and Jaime Wiser for a new home located at 189 N. 850 E., Providence, UT.

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Brady and Carlee Hoggan for a new home located at 215 N. 850 E., Providence, UT.

Agenda posted on April 20, 2021

Diane Campbell

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: April 21, 2021

Request: Applicant is requesting zoning approval and conditional use for a new home located at 189 N. 850 E. Providence, UT.

Item Type: Conditional Use

Applicant: Clark and Jaime Wiser

Address: 189 N 850 E. Providence

Parcel ID # 02-288-0011

General Plan: SFL

Zone: SFL

Background Information:

A complete application was received November 5, 2020 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure November 5, 2020.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated December 4, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate hazard areas by:
 - a. See letter from Aaron Walker, Deputy Fire Marshall, dated December 4, 2020.
 - b. See Landslide Study dated submitted April 14, 2021.

3. This conditional use is for the residence only as shown on the site plan updated and submitted on March 30, 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 CW Name Clark & Jaime Wiser

Date 10/28/2020

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 Clark & Jaime Wiser

Address P.O. Box 201, Providence, UT 84332

Phone Clark: 435-770-7972; Jaime 435-770-7556

Email jaimerwiser@hotmail.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 Clark & Jaime Wiser

Address P.O. Box 201, Providence, UT 84332

Phone Clark: 435-770-7972; Jaime 435-770-7556

Email jaimerwiser@hotmail.com

Property Information

Owner of record Clark D Wiser

Owner address P.O. Box 201, Providence, UT 84332

Owner phone 435-770-7972

Owner email jaimerwiser@hotmail.com

Parcel address 189 N 850 E, Providence, UT 84332; 02-288-0011

Parcel Tax I.D. 189 N 850 E, Providence, UT 84332; 02-288-0011

Zone R1 - Residential Height 32' 11"

Initial CW

Setbacks (front yard) 21' (side yard) 11' S; 20' 6" N (rear yard) 153' avg Initial CW

Written Statement of Request (attach additional sheets if necessary)

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

We intend to build our primary residence on the parcel and fully landscape the yard after completion of the home in order to have a nice yard and stabilize the land on our property and enjoy our family.

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

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

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

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

Clark or Jaime Wiser

10/28/2020

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.

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: 10/27/2020

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 Clark &/or Jaime Wiser **Initial** Clark &/or Jaime Wiser

Construction Type	Application	Filing Fee \$50- New Home \$25- all other	11x17 Site Plan Must Include:			1 current Cache County Plat Map AND 1 official recorded final plat	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)			
New Home	1. X	X	2. X	2. X	2. X	3. X	4. X	5. X
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Clark & Jaimie Wiser

Mailing address: P.O. Box 201; Providence, UT 84332

Telephone: Clark: 435-770-7972; Jaime 435-770-7556

Email: jaimerwiser@hotmail.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: Clark & Jaimie Wiser

Mailing address: P.O. Box 201; Providence, UT 84332

Telephone: Clark: 435-770-7972; Jaime 435-770-7556

Email: jaimerwiser@hotmail.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 InformationAddress: 189 N 850 E, Providence, UT 84332Subdivision: Little Baldy Lot #11 Parcel Tax ID: 02-288-0011

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

10,623 Initial CWZone R1-Residential Height 32'-11" Initial CWSetbacks (front yard) 21' (side yard) _____ (rear yard) 153' av Initial CW**Contractor Information** 11'S, 20'6"NName: Self BuildMailing address: PO Box 201, Providence, UT 84332

Telephone: _____

Email: jaimerwiser@hotmail.com

Clark: 435-770-7972; Jaime 435-770-7556

Stormwater Notice of Intent (NOI) InformationNOI No. UTR URTC01467 Permit issued to: Cole Knighton & Clark Wiser

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 CW Name Clark Wiser

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

Initial CW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

<u>Clark Wiser</u>	Clark Wiser	10/27/2020
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.

Clark Wiser

Clark Wiser

10/27/2020

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 189 North 850 East 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.

Clark Wiser

Clark Wiser

10/27/2020

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 189 North 850 East 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.

Clark Wiser

Clark Wiser

Signature

Printed Name

On Behalf Of

10/27/2020

Date



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-288-0011

Property Address: 189 N 0850 E
PROVIDENCE

Tax Roll Acreage: 0.8

Owner Name: CLARK D WISER

Owner Address: PO BOX 201
PROVIDENCE, UT 84332-0201

Jurisdiction: Providence

Future

Annexation Area: n/a

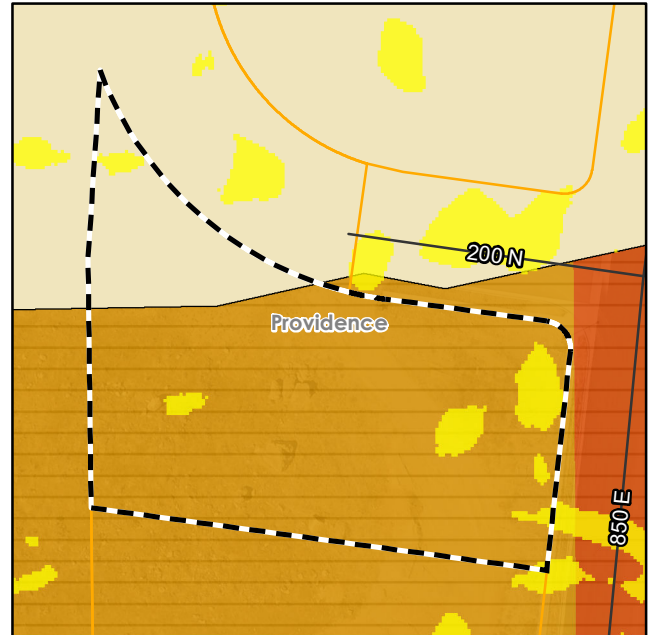
Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

Generated on 06 Nov. 2020 at 08:23 AM



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

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

Areas That May Require Further Analysis

Moderate Slopes

Landslides

Wildfire Hazard Areas

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

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

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:

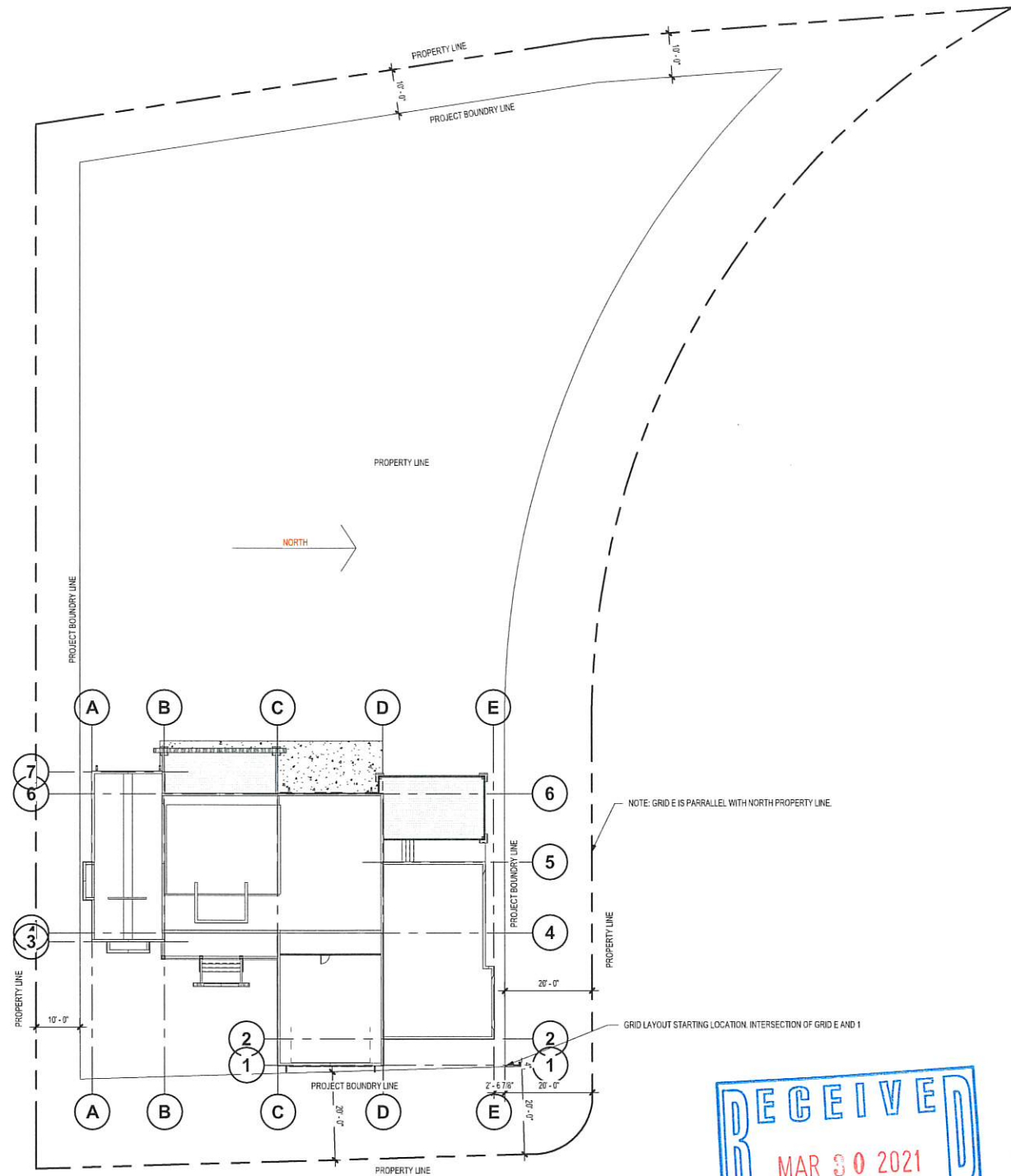
- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would 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		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.
Floodplain Buffer		
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 .																
Wildfire Threat Level Index																		
<table><tr><th>Wildfire Threat Level</th><th>Assess Group</th></tr><tr><td>0 Urban, Agriculture, Barren or Water</td><td></td></tr><tr><td>1 Very Very Low</td><td rowspan="3">LOW</td></tr><tr><td>2 Very Low</td></tr><tr><td>3 Low</td></tr><tr><td>4 Low to Moderate</td><td rowspan="3">MODERATE</td></tr><tr><td>5 Moderate</td></tr><tr><td>6 Moderate to High</td></tr><tr><td>7 High</td><td rowspan="3">HIGH</td></tr><tr><td>8 Very High</td></tr><tr><td>9 Extreme</td></tr></table>	Wildfire Threat Level	Assess Group	0 Urban, Agriculture, Barren or Water		1 Very Very Low	LOW	2 Very Low	3 Low	4 Low to Moderate	MODERATE	5 Moderate	6 Moderate to High	7 High	HIGH	8 Very High	9 Extreme		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	Assess Group																	
0 Urban, Agriculture, Barren or Water																		
1 Very Very Low	LOW																	
2 Very Low																		
3 Low																		
4 Low to Moderate	MODERATE																	
5 Moderate																		
6 Moderate to High																		
7 High	HIGH																	
8 Very High																		
9 Extreme																		
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.																



C1 | SITE PLAN
1/16" = 1'-0"

CLARK AND JAMIE WISER

NEW HOME
189 N 850 E
PROVIDENCE, UTAH 84332

Sheet Revision Schedule	
#	Date
PROJECT NUMBER	
SET ISSUE DATE	
CURRENT SET REVISION	
SITE PLAN	
A002	

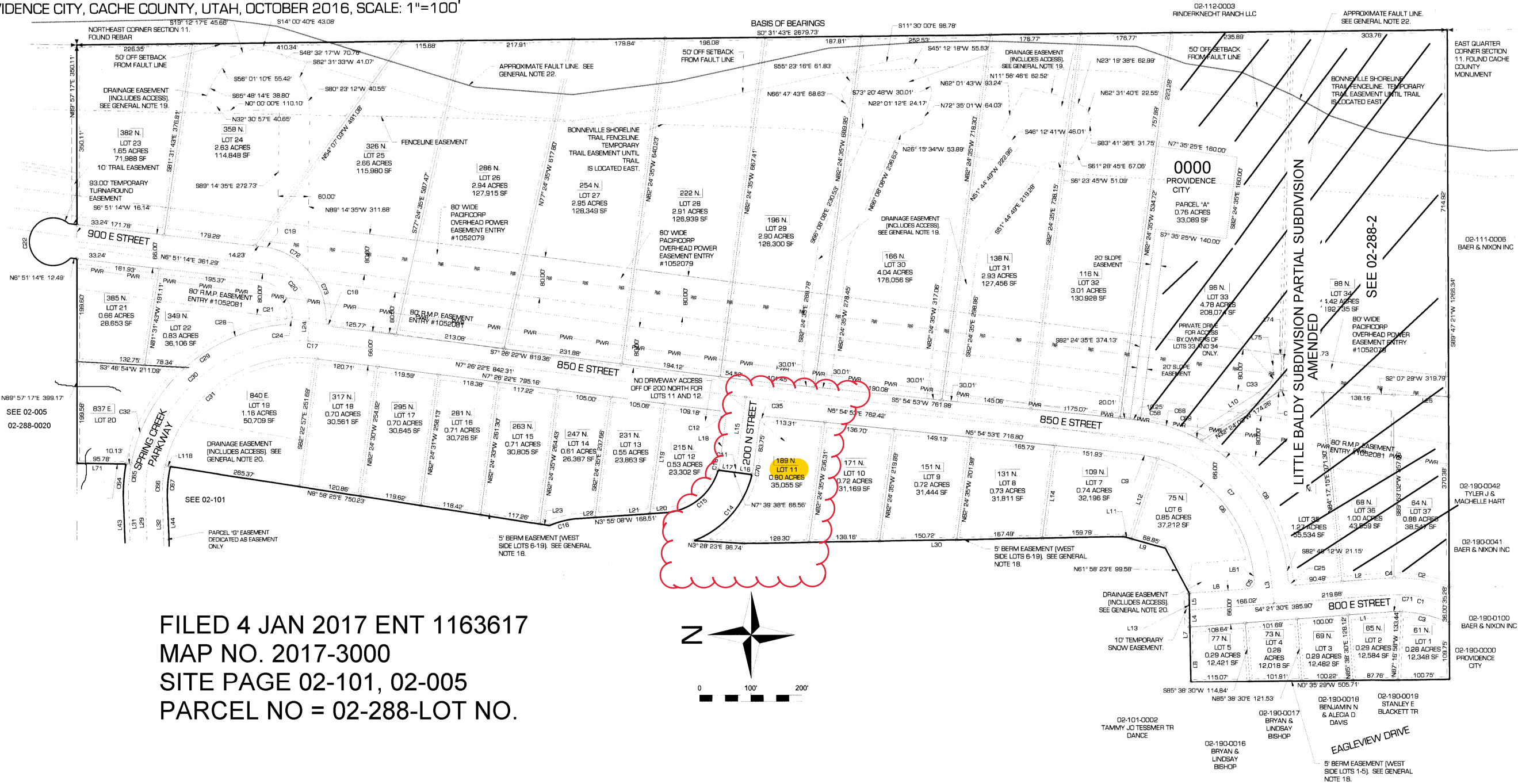
LITTLE BALDY PLACE SUBDIVISION

02-288

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

TAX UNIT 09

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



Electronic Only

FILED 4 JAN 2017 ENT 1163617
MAP NO. 2017-3000
SITE PAGE 02-101, 02-005
PARCEL NO = 02-288-LOT NO.



A1 FRONT ELEVATION
1/4" = 1'-0"

- GENERAL NOTES
1. ALL STRUCTURAL ELEMENTS SHOWN ARE FOR VISUAL REFERENCE ONLY. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO FOOTING AND FOUNDATIONS, COLUMNS, BEAMS, HEADERS, ARE TO BE SIZED BY OTHERS.
 2. CASEWORK IS A VISUAL REPRESENTATION OF LOCATION OF CASEWORK. VERIFY WITH OWNER TYPES AND LOCATIONS OF CASEWORK.
 3. PROVIDE GAS AND ELECTRIC FOR ALL DRYERS AND REFRIGERATORS.
 4. VERIFY ALL INTERIOR ELEMENTS AND FINISHES WITH OWNER. RAILINGS, MILLWORK, DOOR STYLE, ETC.
 5. VERIFY EXTERIOR STONE, RAILINGS, WINDOWS W/ OWNER.
 6. WINDOWS TO BE BLACK COMPOSITE OR BLACK METAL CLAD. VERIFY WINDOWER.
 7. SILL ALL WALL PENETRATIONS WITH LIQUID FLASH OR FLEXIBLE MEMBRANE FLASHING RATED FOR WEATHER BARRIER.

CLARK AND JAMIE WISER

NEW HOME
189 N 850 E
PROVIDENCE, UTAH 84332

Sheet Revision Schedule	
#	Date
PROJECT NUMBER	
SET ISSUE DATE	
CURRENT SET REVISION	
ELEVATIONS	
A301	



B1 LEFT ELEVATION
1/4" = 1'-0"

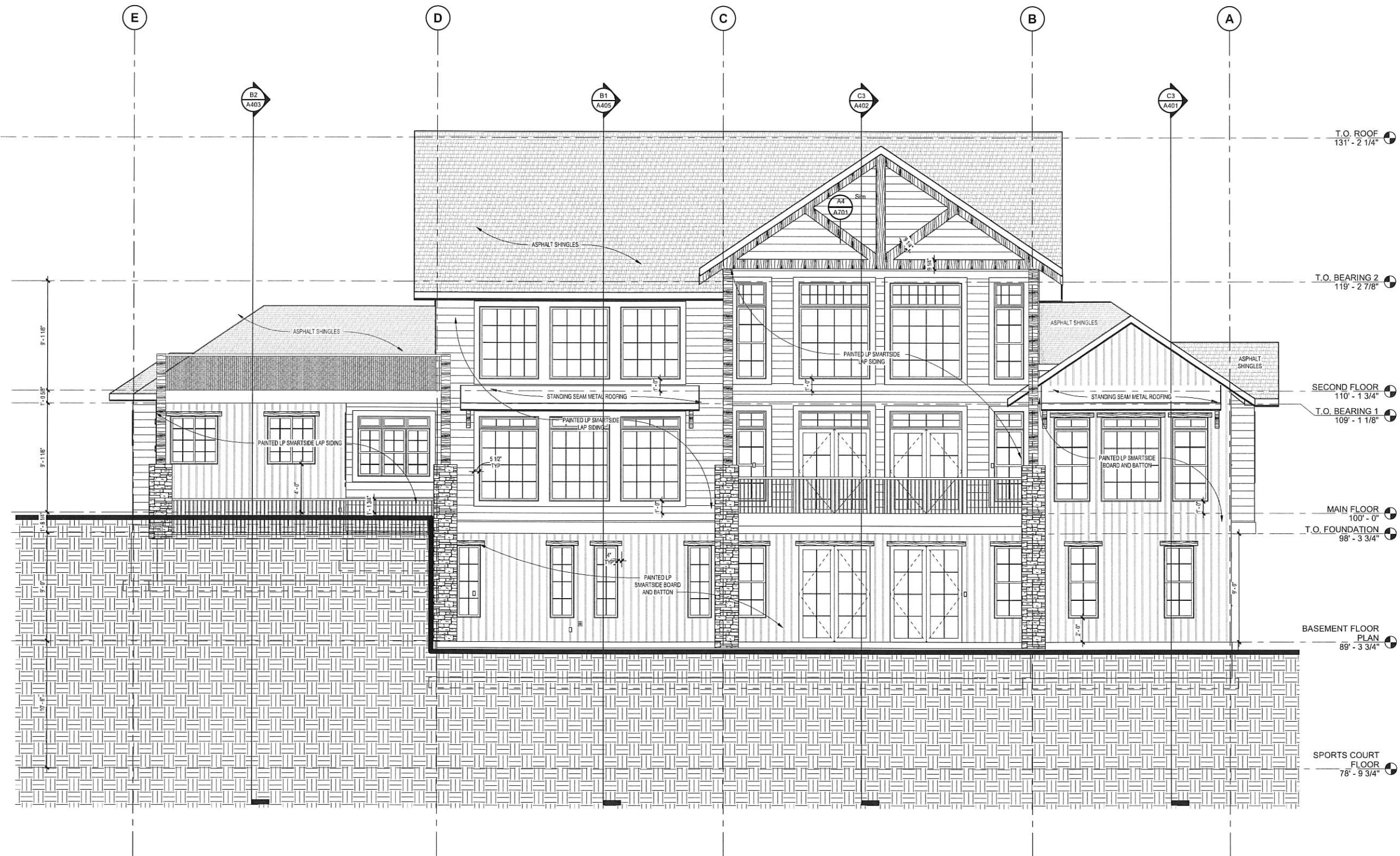
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 6. WINDOWS TO BE BLACK COMPOSITE OR BLACK METAL CLAD. VERIFY WINDOW.
 7. SILL ALL WALL PENETRATIONS WITH LIQUID FLASH OR FLEXIBLE MEMBRANE FLASHING RATED FOR WEATHER BARRIER.

CLARK AND JAMIE WISER

NEW HOME
189 N 850 E
PROVIDENCE, UTAH 84332

Sheet Revision Schedule	
#	Date
PROJECT NUMBER	
SET ISSUE DATE	
CURRENT SET REVISION	
ELEVATIONS	
A302	

- GENERAL NOTES:
1. ALL STRUCTURAL ELEMENTS SHOWN ARE FOR VISUAL REFERENCE ONLY. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO FOOTING AND FOUNDATIONS, COLUMNS, BEAMS, HEADERS, ARE TO BE SIZED BY OTHERS.
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 7. SILL ALL WALL PENETRATIONS WITH LIQUID FLASH OR FLEXIBLE MEMBRANE FLASHING RATED FOR WEATHER BARRIER.



A1 REAR ELEVATION
1/4" = 1'-0"

CLARK AND JAMIE WISER

NEW HOME
189 N 850 E
PROVIDENCE, UTAH 84332

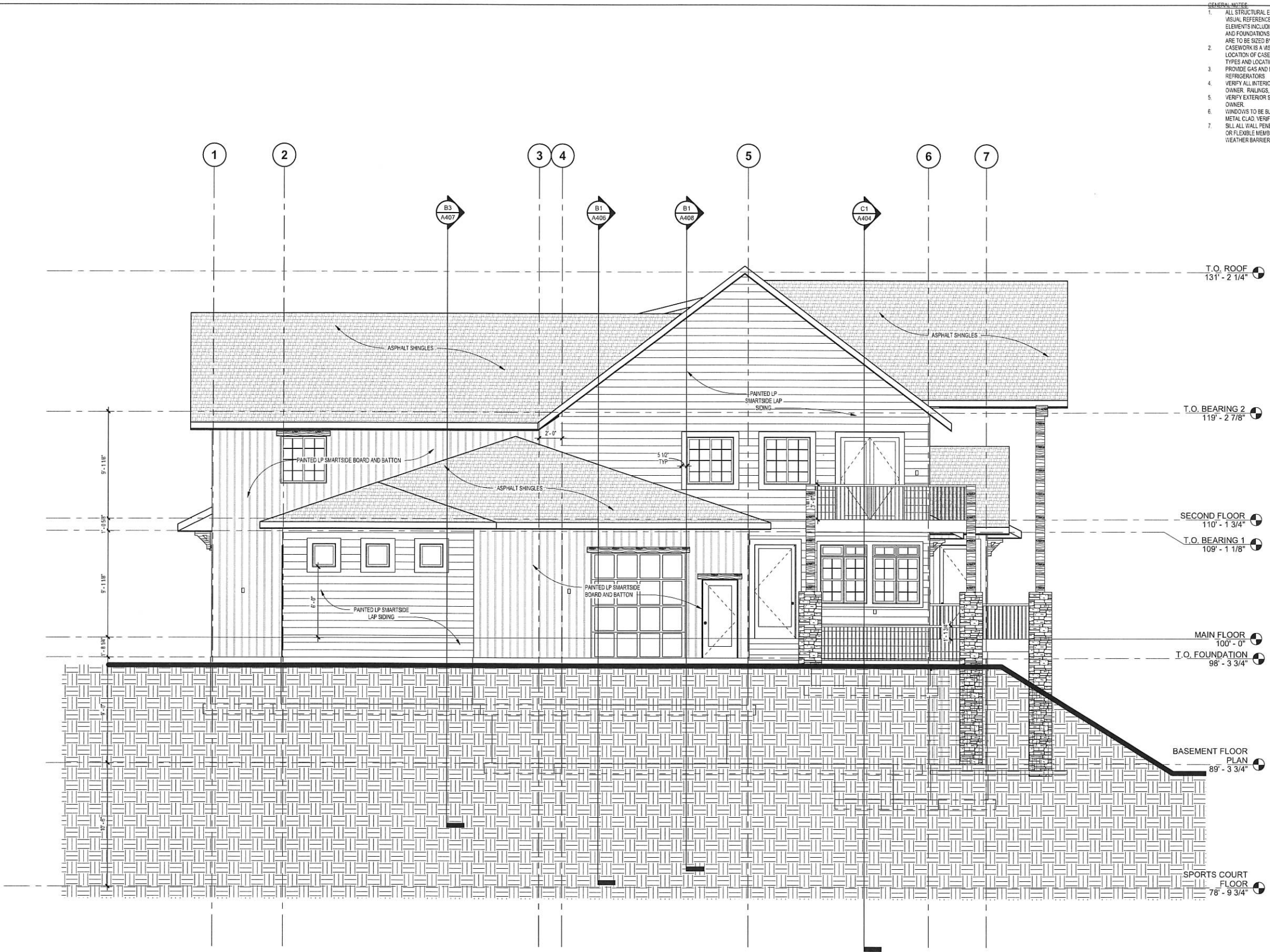
Sheet Revision Schedule

#	Date

PROJECT NUMBER
SET ISSUE DATE
CURRENT SET REVISION

ELEVATIONS

A303



- GENERAL NOTES
1. ALL STRUCTURAL ELEMENTS SHOWN ARE FOR VISUAL REFERENCE ONLY. ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO FOOTING AND FOUNDATIONS, COLUMNS, BEAMS, HEADERS, ARE TO BE SIZED BY OTHERS.
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CLARK AND JAMIE WISER

NEW HOME
189 N 850 E
PROVIDENCE, UTAH 84332

Sheet Revision Schedule	
#	Date
PROJECT NUMBER	
SET ISSUE DATE	
CURRENT SET REVISION	
ELEVATIONS	
A304	



December 4, 2020

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

RE: Conditional Use Review, Wiser Residence, 189 N 850 E, Providence Ut. Little Baldy Lot #11 (02-288-0011).

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

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

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

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

- Fire department apparatus access from 850 East and 200 North is adequate. Approved.

Fire Hydrant Locations and number of Hydrants

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

- Hydrant #487, 488, 489 are all within 600 feet of all exterior areas of the proposed home. Approved.

Fire Water Flow

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

- The building appears to be approx. 10,623 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 10,623 sq. ft. of type V-B is 2,750 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.
- Fire hydrant #489 located contains a water flow of approximately 1410 GPM at 20PSI.
- Table B105.1(1) allows for a 50% reduction in fire flow with the installation of an approved automatic sprinkler system.
- There are three fire hydrants within 600 feet of the proposed structure.
- The builder and homeowner have elected to install an approved NFPA 13-D automatic sprinkler system throughout the required areas of the home as an option to meet the required fire flows. Approved.
- Sprinkler plans may be a delayed submittal. The plans shall be reviewed by a third-party reviewer prior to sending to the Fire Department for approval. Contact the Fire Department for an approved list of third-party reviewers. The plans must be reviewed and approved prior to any work taking place on the sprinkler system.

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). During a phone conversation with contractor Cole Knighton, Class A roof covering of asphalt shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). During a phone conversation with contractor Cole Knighton, 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. During a phone conversation with Contractor Cole Knighton, 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

LANDSLIDE STUDY

WISER RESIDENTIAL PROPERTY

PROJECT SITE:

Parcel #02-288-0011
Cache County

Part of the NE ¼ of
Section 11
Township 11 North
Range 1 East
Salt Lake Base & Meridian

PREPARED FOR:

Clark Wiser, Owner
clarkdwiser@icloud.com



PREPARED BY:



Michael E. Taylor, PE



civilsolutionsgroup inc.

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

November 24, 2020 - Project #20-316

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1.0 Introduction

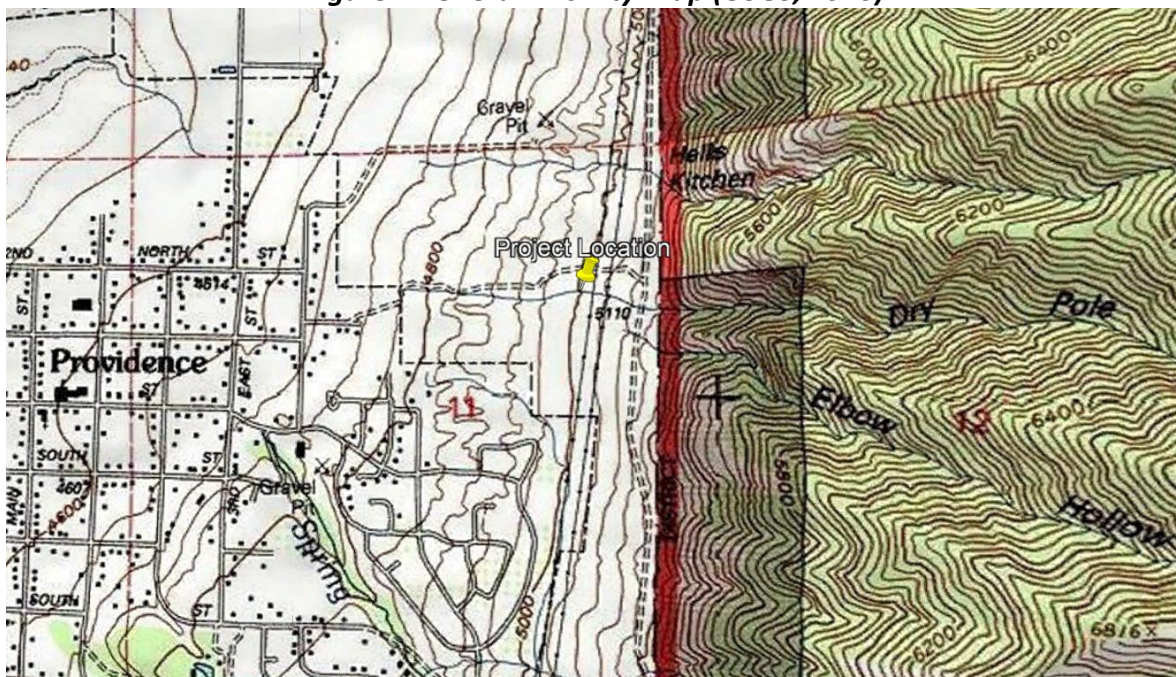
It is proposed that a residential structure be constructed on Cache County parcel #02-288-0011, Lot 11 in the Little Baldy Place Subdivision, an area of approximately 0.80-acres. Access to the property is gained from the City right-of-way of 850 East Street. The site is highly disturbed from roadway and driveway cuts. Large amounts of material from the cut side of the roadway (the east side) have been spoiled on this lot (the west side). The main vegetation on the property consists of rangeland pasture grasses and invasive weeds. Aside from utility stubs, the site is currently devoid of improvements. The general location of the project is shown in Figure 1.

Providence City staff requested that this report be prepared since the parcel is encumbered by a landslide zone further described by the Utah Geological Survey (UGS) as a “deep or unclassified landslide – generally 10 feet thick or more and show[ing] characteristic landslide morphology. May include areas of complex or composite landsliding where density is too great to show individual landslides separately.”

The project applicant hired Civil Solutions Group to prepare a report determining the risk of landsliding in relation to the subject parcel and provide recommended mitigation strategies if needed. The scope of this analysis did not involve excavation and exploration of trenches across the landslide area. Furthermore, this report has not assessed the compaction and/or proper installation of any fill material placed during subdivision or home construction. Rather, pre-disturbance in-situ conditions are here discussed.

Civil Solutions Group, Inc. is a professional engineering firm with offices located in Providence and Provo. Our licensed professional engineers have a depth of experience in natural hazard analysis, soil condition analysis, historic high-water table analysis, and overall site planning in 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.

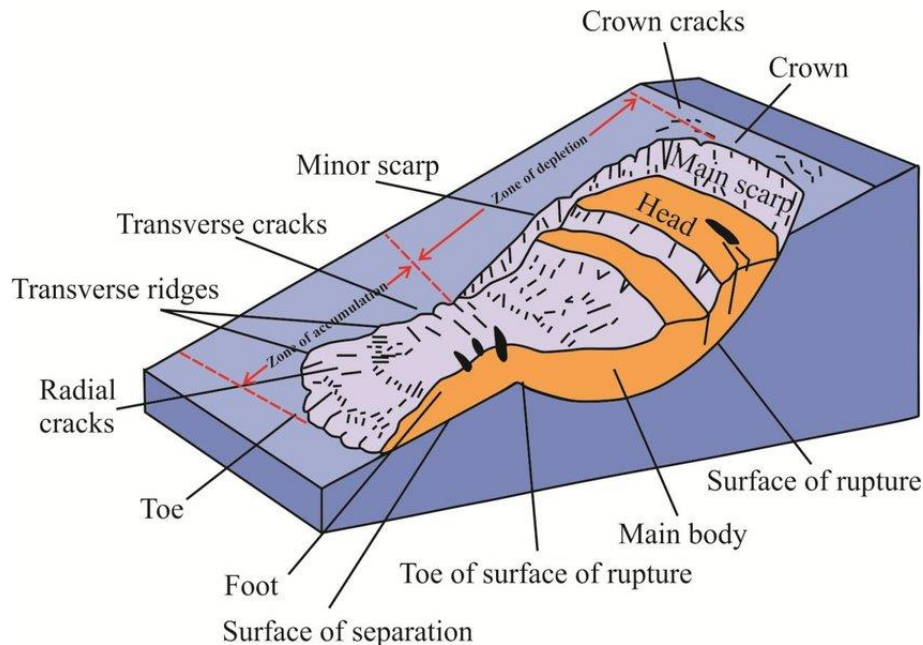
Figure 1. Overall Vicinity Map (USGS, 2020)



2.0 Assessment of Risk

Landsliding typically occurs as a result of high groundwater creating a slip plane between two soil layers beneath the surface. Typically, the risk is greater in areas with poor soils, which are defined as loosely compacted sandy or clay soils. Michael E. Taylor, Professional Engineer, visited the site on Tuesday, November 10, 2020 to gather evidence of landslide risk. This section will explore the probability of landslide conditions existing within the study area. Typical landslide terminology is defined in Figure 2.

Figure 2. Landslide Terminology (USGS, 2009)



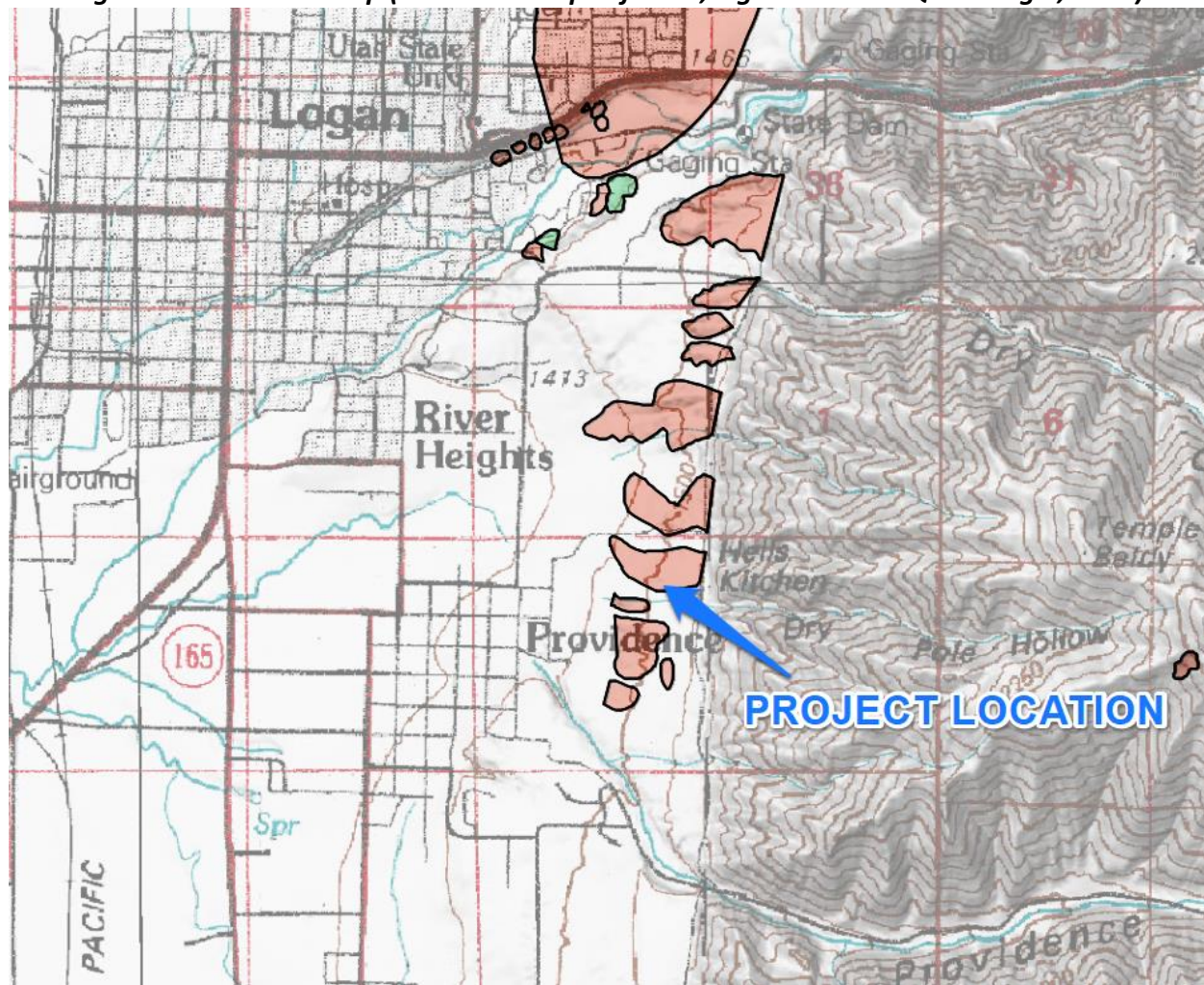
Soils & Hydrology

“Landslide Maps of Utah, Logan 30’x60’ Quadrangle” indicate that the parcel is affected by a landslide zone classified as follows:

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

The study area has been overlaid with the Landslide Map in Figure 3.

Figure 3. Landslide Map (Landslide Maps of Utah, Ogden 30'x60' Quadrangle, 2010)



The USDA Soil Survey lists one soil type within the study boundary: “STONY ALLUVIAL LAND”. This soil type does not have a hydric soil rating. 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. According to USGS mapping and on-site observation, no shallow groundwater, seeps or springs were identified on the parcel or anywhere directly uphill of the parcel. Given this, the site topographic gradients, and regional topography, it is the Engineer’s opinion that groundwater flows from east to west are very deep.

Empirical Observations

During the site visit the landslide zone described on the USGS mapping was examined for evidence of prehistoric (pre-settlement), historic and recent landslide events. The study area and adjacent parcels were absent of any evidence of recent landsliding, and except where disturbed by construction machinery, the ground surface was well-smoothed and covered in stable vegetation. Recent or historic colluvial deposits, transverse cracking, and chaotic land surface texture were not observed. Some talus piles as photographed in Figure 4 were found located on the south side of the main scarp. According to historic

aerial photography further discussed in the next section, the talus piles on the south side of the main scarp have been stable since at least the earliest available photo taken in 1993.

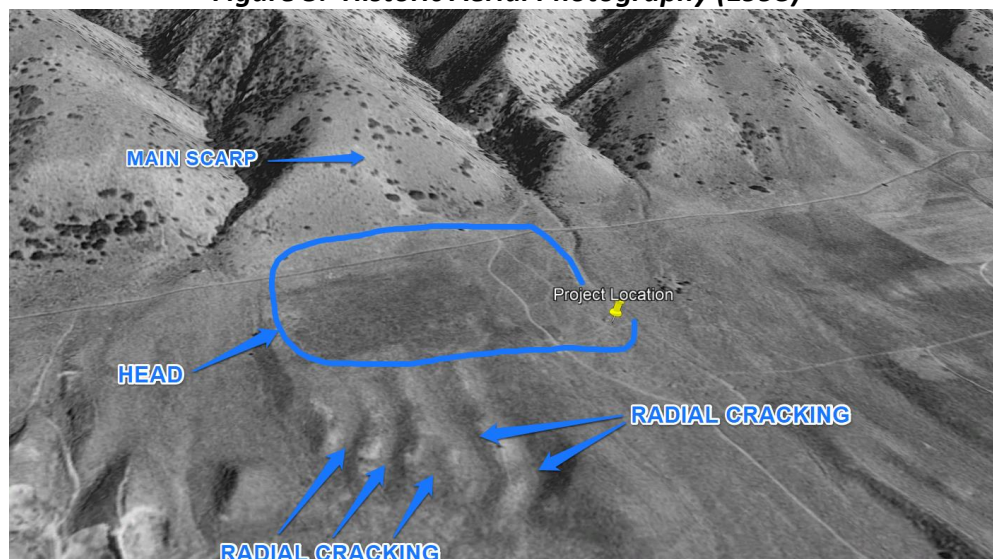
Figure 4. Talus Piles on South Side of Main Scarp



Aerial Observations

Aerial photography taken from 1993 to 2018 was accessed from Google Earth (Google Earth, 2020) and reviewed. 1993 photography is provided in Figure 5 showing clear evidence of pre-historic landslide(s). The associated main scarp (zone of depletion) and head and radial cracking (zone of accumulation) are identified in the same figure. It appears, however, that these landslide remnants have been stable for centuries, if not millennia. The landslide is likely associated with multiple other adjacent landslides that occurred roughly at 5,100 feet (the highest level attained by Pleistocene Lake Bonneville). Lake Bonneville would have induced high groundwater conditions at the base of the adjacent hills which in turn would have led to shoreline erosion and land sliding.

Figure 5. Historic Aerial Photography (1993)



Conclusions

It is the conclusion of this study that the risk of land sliding on parcel #02-288-0011 is low and should not preclude the construction of the proposed residential structure.

Michael E. Taylor, P.E.
Civil Solutions Group, Inc.



3.0 References

Dover, J.H., 1995, *Geologic Map of the 30'x60' Logan Quadrangle*, USGS

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

USDA, "Web Soil Survey", USDA Web Soil Survey, Web: November 2020.

United States Geological Survey (USGS), "The National Map", Web: November 2020.

View towards
west from study
area, areas of
accumulation
visible



View towards
west from study
area, head and
main scarp
visible



PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: April 21, 2021

Request: Applicant is requesting zoning approval and conditional use for a new home located at 215 N. 850 E. Providence, UT.

Item Type: Conditional Use

Applicant: Brady and Carlee Hoggan

Address: 215 N 850 E. Providence

Parcel ID # 02-288-0012

General Plan: SFL

Zone: SFL

Background Information:

A complete application was received March 23, 2021 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure March 25, 2021.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated April 6, 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 and Landslide areas.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate hazard areas by:
 - a. See letter from Aaron Walker, Deputy Fire Marshall, dated April 6, 2021.
 - b. See Landslide Study dated submitted April 20, 2021.

3. This conditional use is for the residence only as shown on the site plan date stamped March 18, 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 BH Name Brady B Hoggan

Date February 20, 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 Brady & Carlee Hoggan

Address 215 N 850 East, Providence, UT 84332

Phone (801) 656-9539

Email Bradybhoggan@gmail.com

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

Name _____

Address _____

Phone _____

Email _____

Property Information

Owner of record Brady & Carlee Hoggan

Owner address 215 N 850 East, Providence, UT 84332

Owner phone (801) 656-9539

Owner email Bradybhoggan@gmail.com

Parcel address 215 N 850 East, Providence, UT 84332

Parcel Tax I.D. 02-288-0012

Zone SFL Height 27'

Initial BH

Setbacks (front yard) 20' (side yard) 31' & 14' (rear yard) 92' Initial BH

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.

Per guidance from Providence City, we are willing to work with the Fire Marshall with any recommendations for fire suppression.

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 BH Name Brady Hoggan

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 BH

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 BH

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.

Brady B Hoggan
Signature of Applicant

Brady Hoggan
Printed Name

February 20, 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
Rezoning	✓	---	✓	✓	✓	---	---	\$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: February 20, 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 Brady Hoggan Initial BH

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: Brady & Carlee Hoggan

Mailing address: 1434 S Garden View Ct, Saratoga Springs, UT 84045

Telephone: (801) 656-9539

Email: bradybhoggan@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)

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: 215 N 850 East, Providence, UT 84332

Subdivision: Little Baldy Place Subdivision, Lot 12

Parcel Tax ID: 02-288-0012

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

8,436

Initial

BH

Zone SFL

Height 27'

Initial

BH

Setbacks (front yard) 20' (side yard) 31' & 14' (rear yard) 92' Initial BH

Contractor Information

Name: Ryan Short- Brio Home Builders

Mailing address: 851 N Main Street, Logan, UT 84321

Telephone: (801) 755-2552

Email: Ryanwilliamshort@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR 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 BH Name Brady Hoggan

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 BH

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 BH

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

<u>Brady B Hoggan</u>	Brady Hoggan	2/20/21
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.

Brady B Hoggan

Signature

Brady Hoggan

Printed Name

On Behalf Of

Feb 20, 2021

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 215 N 850 E, Providence 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.

Brady B Hoggan
Signature

Brady Hoggan

Printed Name

On Behalf Of

2/20/21

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

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

I hereby apply to Providence City for permission to connect my premises at 215 N 850 E, Providence 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.

Brady B Hoggan
Signature

Brady Hoggan
Printed Name

On Behalf Of

2/20/21
Date

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-288-0012

Property Address: 215 N 0850 E
PROVIDENCE

Tax Roll Acreage: 0.53

Owner Name: BRADY & CARLEE D HOGGAN

Owner Address: 948 STEWART HILL DR
RIVER HEIGHTS, UT 84321-5669

Jurisdiction: Providence

Future Annexation Area: n/a

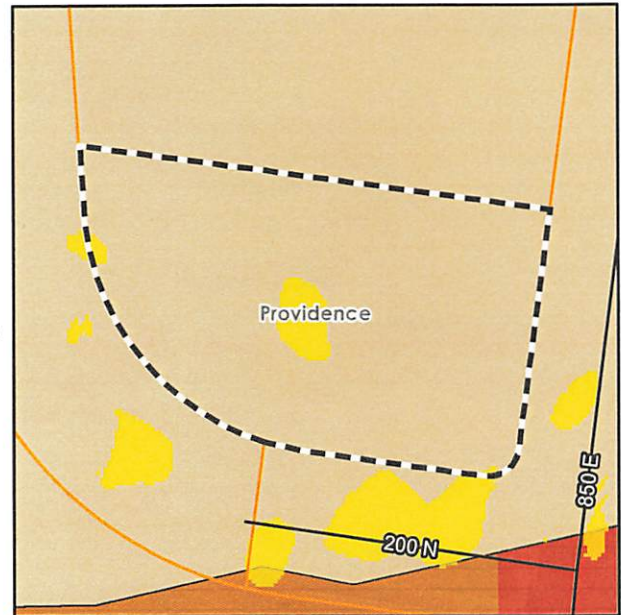
Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

Generated on 18 Mar. 2021 at 12:33 PM



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

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

Areas That May Require Further Analysis

Moderate Slopes

Landslides

Wildfire Hazard Areas

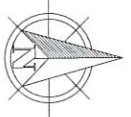
This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated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

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



WALKER
HOME DESIGN
801.801.8018
www.walkerhomedesign.com

KEYNOTES



FLOOR/GRADE HEIGHTS

FINALEXISTING = 100'
TOP OF FOUNDATION (T.O.F.) = 101'
TOP OF GARAGE FLOOR (T.O.G.F.) = 100.6'
TOP OF FINISHED FLOOR (T.O.F.F.) = 102'
TOP OF BASEMENT FLOOR (T.O.B.F.) = 92'

EXCAVATION/FOUNDATION

Verify Sewer Depth & Manhole Before
Excavation to Determine Driveway Slope

NOTE:

WINDOW WELLS TO BE A MIN. OF 3" ABOVE FINISHED GRADE

NOTE:

ADD FENCING AND WATER RETENTION METHODS TO PREVENT DIRT & DEBRIS FROM ENTERING STORM DRAINS DURING CONSTRUCTION

NOTE:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/AND ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 5' WITHIN THE FIRST 10 FEET (5%)

STREET, CURB AND CUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION

SILT FENCES OR BERMS ARE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS

ADD EXTERNAL ACCESSIBLE INTERSYSTEM BONDING TERMINAL FOR THE GROUNDING AND BONDING OF COMMUNICATIONS SYSTEMS. THIS IS A GROUNDING BUS ON THE OUTSIDE OF THE ELECTRICAL SERVICE, NOT A USER

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO FOUNDATION OR ON THE GROUND IS PROHIBITED

Hayden

Brady & Carlee

Hoggan

ABOVE GRADE FOOTAGE: 3,574

Date: NOV 2020

Drawn by: LSS

Revised:

FRUIT ROOM: 170

PRECAST: 908

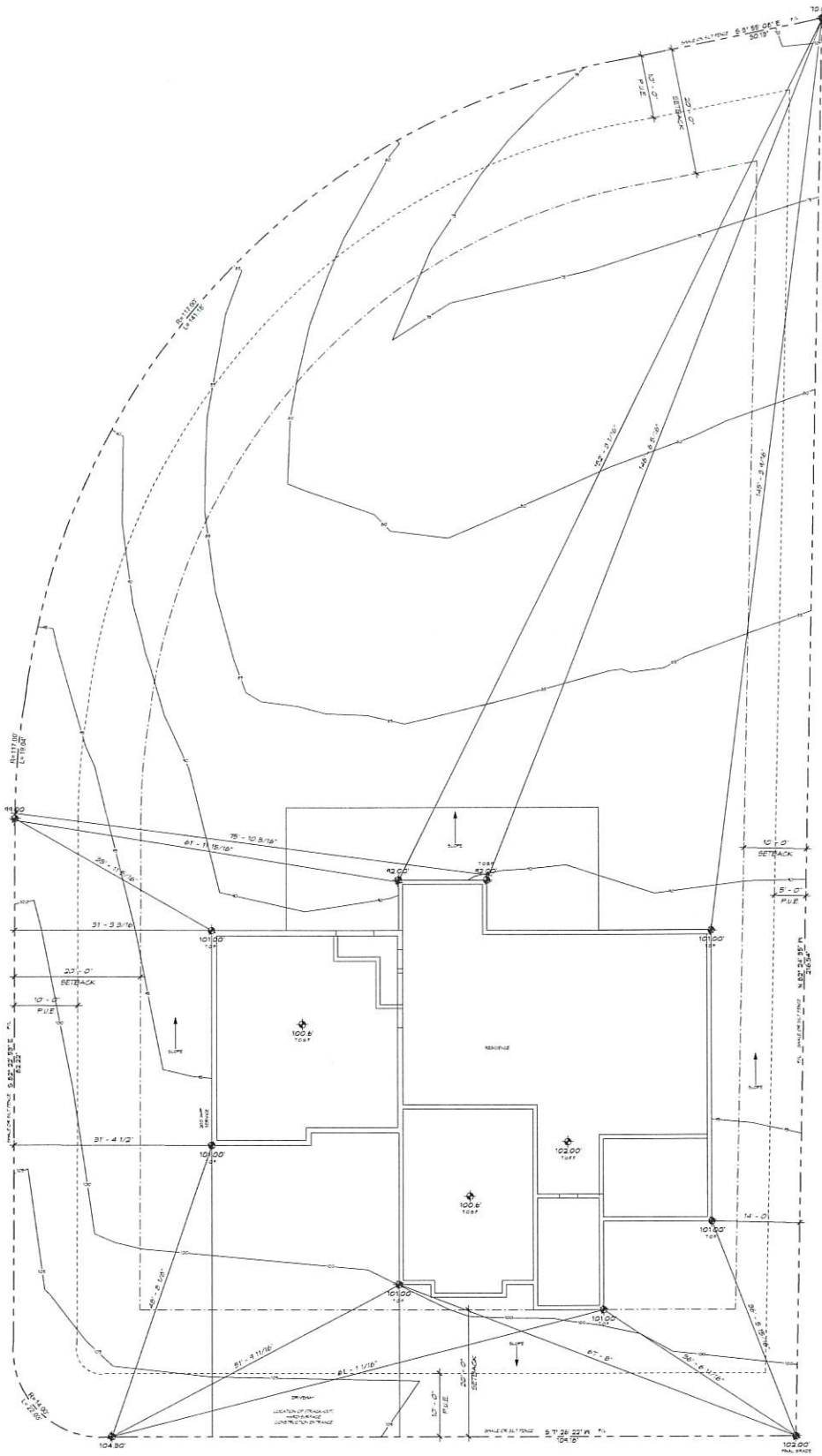
LOWER LEVEL: 1,905

MAIN LEVEL: 1,925

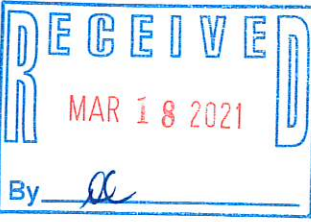
BASE LEVEL: 1,605

TOTAL: 6,507

SCALE: 1/8" = 1'-0"



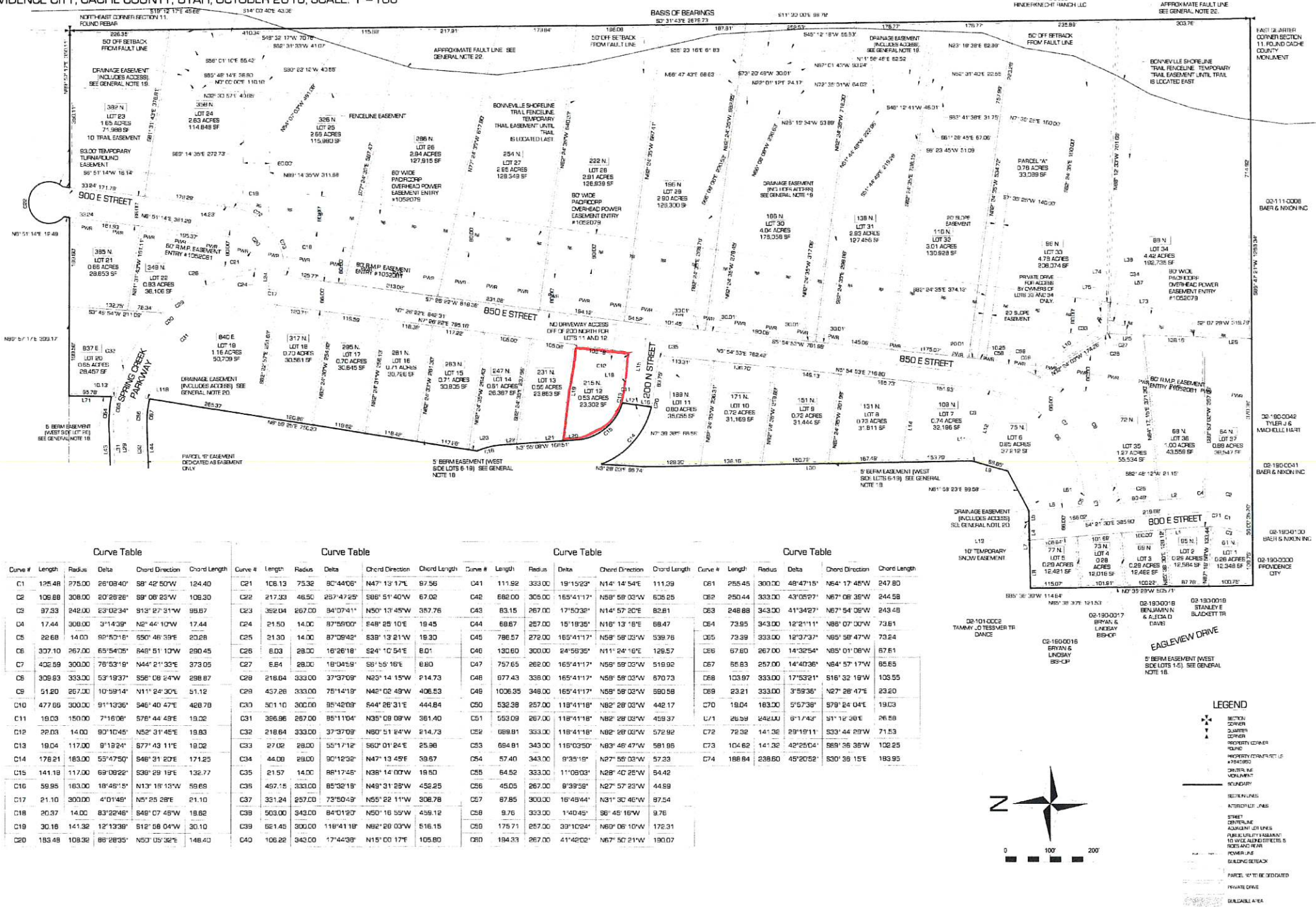
850 E STREET



NOTE:
GRADE LOT SO SURFACE WATER IS PREVENTED FROM CROSSING PROPERTY LINES.
LOT # 12
ADDRESS: 215 N 850 E
PROVIDENCE CITY, UT 84302
DATE: NOV. 4, 2020
SQUARE FEET: 23,332

LITTLE BALDY PLACE SUBDIVISION FINAL PLAT

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



Curve Table						Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	125.48	275.00	26°08'40"	S8°42'50"W	124.40	C21	108.13	73.32	90°44'08"	N47°13'17"E	97.56	C41	111.52	333.00	19°15'23"	N14°14'54"E	111.29	C61	255.45	300.00	48°47'15"	N54°17'45"W	247.80
C2	106.88	308.00	20°28'26"	S9°08'23"W	106.30	C22	217.33	46.50	25°47'25"	S86°51'40"W	67.02	C42	682.00	305.00	165°41'17"	N58°58'03"W	635.25	C62	250.44	333.00	43°05'27"	N67°08'35"W	244.58
C3	97.33	248.00	23°02'34"	S13°27'31"W	95.87	C23	352.04	267.00	84°07'41"	N50°13'45"W	357.76	C43	83.15	267.00	17°50'32"	N14°57'20"E	82.61	C63	248.88	343.00	41°34'27"	N67°54'05"W	243.48
C4	17.44	308.00	3°14'39"	N2°46'10"W	17.44	C24	21.50	14.00	87°59'00"	S48°25'10"E	19.45	C44	69.67	257.00	15°19'35"	N18°13'18"E	68.47	C64	73.95	343.00	12°21'11"	N65°07'00"W	73.61
C5	26.68	14.00	89°53'18"	S50°46'39"E	23.28	C25	21.30	14.00	87°09'42"	S38°13'21"W	19.30	C45	786.57	272.00	165°41'17"	N58°58'03"W	539.76	C65	73.39	333.00	12°37'37"	N65°56'47"W	73.24
C6	307.10	267.00	65°54'05"	S45°51'10"W	290.45	C26	6.03	28.00	16°26'18"	S24°10'54"E	6.01	C46	130.60	300.00	24°55'35"	N11°24'16"E	129.57	C66	67.60	267.00	14°32'54"	N65°01'08"W	67.61
C7	402.59	300.00	75°53'19"	N44°21'33"E	373.05	C27	6.84	28.00	18°04'59"	S8°55'16"E	6.80	C47	757.65	262.00	165°41'17"	N58°58'03"W	519.92	C67	66.83	257.00	14°40'36"	N64°57'17"W	66.65
C8	306.93	333.00	53°19'37"	S56°08'24"W	298.87	C28	218.04	333.00	37°37'09"	N23°14'15"W	214.73	C48	677.43	338.00	165°41'17"	N58°58'03"W	670.73	C68	103.97	333.00	17°53'21"	S16°32'19"W	103.55
C9	51.20	267.00	10°59'14"	N11°24'30"E	51.12	C29	457.26	333.00	75°14'19"	N42°02'49"W	406.53	C49	1036.95	348.00	165°41'17"	N58°58'03"W	580.58	C69	23.21	333.00	3°59'35"	N27°26'47"E	23.20
C10	477.66	300.00	91°13'36"	S46°40'47"E	428.79	C30	501.10	300.00	95°42'09"	S44°26'31"E	444.84	C50	532.38	257.00	118°41'18"	N82°28'03"W	442.17	C70	19.04	163.00	5°57'38"	S79°24'04"E	19.03
C11	18.03	150.00	7°16'06"	S78°44'49"E	18.02	C31	356.96	267.00	85°11'04"	N35°08'09"W	361.40	C51	553.09	267.00	118°41'18"	N82°28'03"W	459.37	C71	26.59	142.00	6°17'42"	S11°12'58"E	26.58
C12	22.03	14.00	90°10'45"	N52°31'46"E	19.93	C32	218.64	333.00	37°37'09"	N80°51'14"W	214.73	C52	689.81	333.00	118°41'18"	N82°28'03"W	572.92	C72	72.32	141.36	29°19'11"	S33°44'09"W	71.53
C13	19.04	117.00	9°19'24"	S77°43'11"E	18.02	C33	27.02	28.00	55°17'12"	S60°01'24"E	25.98	C53	694.81	343.00	118°03'50"	N63°46'47"W	581.96	C73	104.62	141.36	42°25'04"	S59°36'35"W	102.25
C14	176.21	183.00	55°47'50"	S46°31'20"E	171.25	C34	44.08	29.00	90°12'32"	N47°13'49"E	39.67	C54	57.40	343.00	9°35'16"	N27°55'03"W	57.33	C74	186.84	238.60	45°20'52"	S30°39'15"E	183.95
C15	141.18	117.00	69°08'22"	S38°29'19"E	132.77	C35	21.57	14.00	88°17'45"	N38°14'09"W	19.50	C55	64.52	333.00	11°05'03"	N28°40'25"W	64.42						
C16	59.95	163.00	18°46'15"	N13°18'13"W	59.69	C36	497.15	333.00	85°32'19"	N49°31'25"W	452.25	C56	45.05	267.00	8°39'58"	N27°57'23"W	44.89						
C17	21.10	300.00	4°01'49"	N5°25'28"E	21.10	C37	331.24	257.00	72°50'43"	N55°22'11"W	308.78	C57	87.85	300.00	16°45'44"	N31°30'46"W	87.54						
C18	20.37	14.00	83°22'46"	S48°07'48"W	19.82	C38	503.00	342.00	84°01'20"	N50°16'55"W	459.12	C58	9.76	323.00	1°40'45"	S6°45'16"W	9.76						
C19	30.16	141.32	12°13'38"	S12°58'04"W	30.10	C39	621.45	300.00	118°41'18"	N82°28'03"W	516.15	C59	175.71	257.00	39°10'24"	N60°06'10"W	172.31						
C20	183.48	108.32	86°28'35"	N50°05'32"E	148.40	C40	106.22	342.00	17°44'38"	N15°00'17"E	105.80	C60	194.33	267.00	41°42'02"	N67°50'21"W	190.07						

civilsolutionsgroupinc.

PROVIDENCE CITY, P. 435, 213, 3752
SALT LAKE CITY, P. 801, 216, 3192
info@civilsolutionsgroupinc.net
www.civilsolutionsgroupinc.net

LITTLE BALDY PLACE SUBDIVISION
FINAL PLAT
PROVIDENCE UT

11/02/16
Jan D Taylor

FINAL
PLAT

SHEET 2 OF 3

MARK DATE DESCRIPTION

PROJECT # 742-1501

DRAWN BY J. TAYLOR

PROJECT MANAGER M. TAYLOR

REVIEWED BY D. MACFARLANE

ISSUED 11/22/16

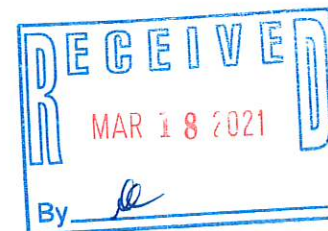
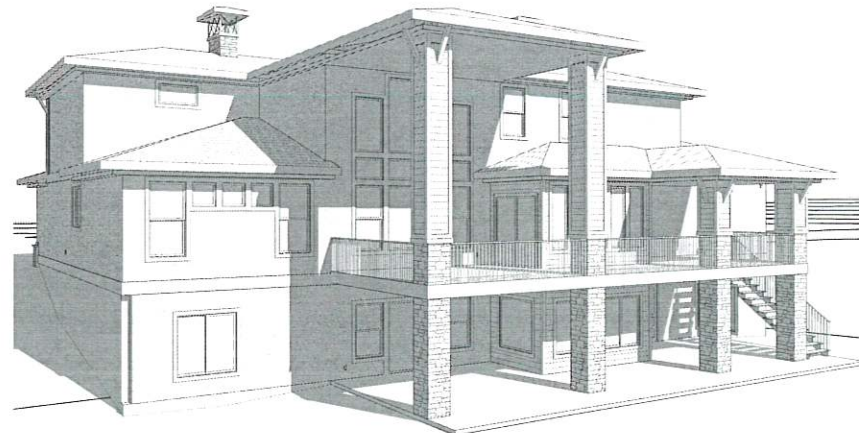
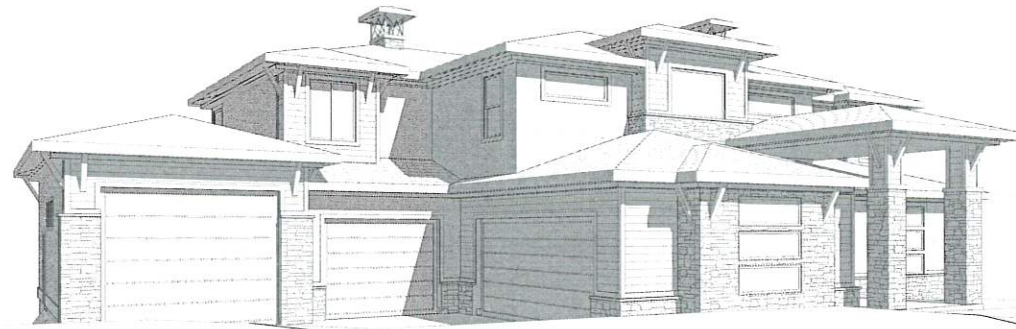
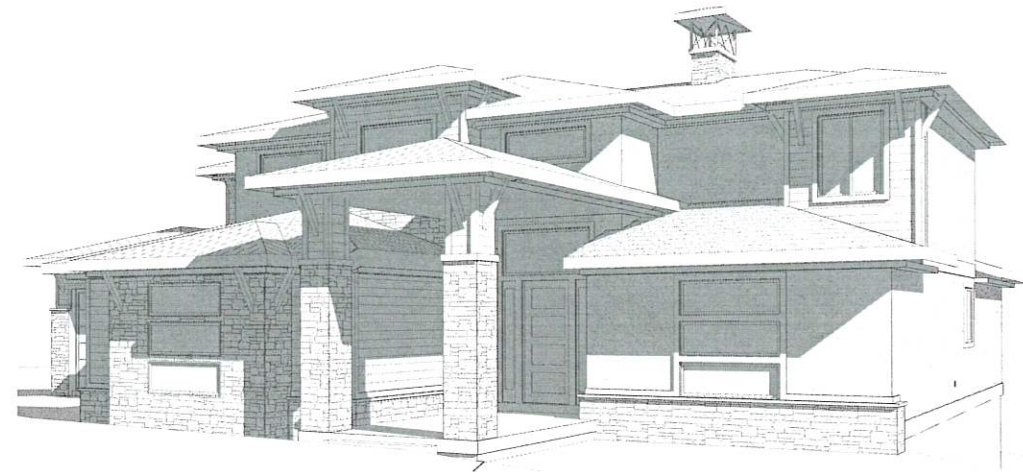
IMPORTANT NOTE!

Modifications may be made on these plans according to the city and lot requirements where the plan is built. These plans shall be built according to the building standards in the state, county, city they are built in.

3D VIEWS ARE
CONCEPT ONLY

[illegible]

DRAWING INDEX	
SHEET #	SHEET NAME
1	GENERAL NOTES
2	SITE PLAN
3	LOWER LEVEL
4	MAIN LEVEL
5	UPPER LEVEL
6	ELEVATIONS
7	ROOF PLAN
8	CROSS SECTION
9	LL ELECTRICAL
10	ML ELECTRICAL
11	UL ELECTRICAL
12	FOOTAGES
13	ARCHITECTURAL DETAILS
14	STRUCTURAL NOTES (iridium)
15	STRUCTURAL NOTES (iridium)
16	FOUNDATION PLAN
17	MAIN LEVEL FLOOR FRAMING
18	UPPER LEVEL FLOOR FRAMING
19	ROOF FRAMING
20	STRUCTURAL DETAILS (iridium)

[illegible]

Engineered By:
Garrett Jenkins, P.E.
 Indium AE
 (801) 974-5101

Consolidated Engineering Services, Inc. 404 Ogden, Nevada
 The City of Primm allows its engineers to design
 and seal plans and drawings only if they are
 duly licensed and in good standing with the
 State of Nevada. If you are not a resident of
 Nevada, you must be a duly licensed and in good
 standing engineer in the state in which you are
 licensed.

Hayden

Designed for
**Brady & Carlee
 Hogan**

ABOVE GRADE FOOTAGE: 3.574

Date **NOV 2020**

Drawn by **LSS**

Printed
 11/20/2020 12:42:48 PM
 Sheet **1**
 of **20**

FRUIT ROOM: 170
PRECAST 908
MAIN LEVEL 1,925
UPPER LEVEL 1,668
TOTAL 6,552



April 6, 2021

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

RE: Conditional Use Review, Hoggan Residence, 215 N 850 E, Providence Ut. Little Baldy Lot #12 (02-288-0012).

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety 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 (WF).

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 from 850 East and 200 North is adequate. Approved.

Fire Hydrant Locations and number of Hydrants

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. (2018 IFC 507.5.1)

- Hydrants 488, and 489 are 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 (2018 IFC 507.1).

- The building appears to be approx. 8,436 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 8,436 sq. ft. of type V-B is 2,500 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #489 located north of the lot contains a water flow of approximately 1410 GPM at 20PSI.
- Table B105.1(1) allows for a 50% reduction in fire flow with the installation of an approved automatic sprinkler system.
- The builder and homeowner have elected to install an approved NFPA 13-D automatic sprinkler system throughout the required areas of the home as an option to meet the required fire flows. Approved.
- Sprinkler plans may be a delayed submittal. The plans shall be reviewed by a third-party reviewer prior to sending to the Fire Department for approval. Contact the Fire Department for an approved list of third-party reviewers. The plans must be reviewed and approved prior to any work taking place on the sprinkler system. System inspections are required prior to any part of the system being concealed in walls and/or ceilings.

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). During an email conversation with Ryan Short and Brady Hoggan, it was determined that a class A roof covering of asphalt shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). During an email conversation with Ryan Short and Brady Hoggan, it was determined that 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. During an email conversation with Ryan Short and Brady Hoggan, it was determined that all vents and openings to combustible areas will be covered with noncombustible mesh screen with openings no larger than 1/8" in size. Approved.

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

Property owners are encouraged to implement the following:

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

If you have any questions, please call me.

Respectfully,

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