

Providence City
Administrative Land Use Authority (ALUA)
Agenda – May 5, 2021 – 2:30 PM

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

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

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes and Cameron Widner for a new home located at 96 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 Casey Owen for Wade and Stephanie Swan for a new home located at 693 E Spring Creek, Providence, UT.

Agenda posted on May 3, 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: May 5, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 96 N. 850 E., Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes – Cameron and Casey Widner

Property Address: 96 N 850 E, Providence UT

Parcel ID #: 02-154-0038

General Plan: SFL

Zone: SFL

Background Information:

Complete Application was received March 31, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 29, 2020.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 18, 2020, and email confirmation on March 31, 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 Wildfire Hazard, Hazard Slope, and Hazard Earthquake Fault 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, ordinances.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated August 18, 2020.
 - b. See Mitigation strategies dated August 31, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped April 1, 2021.
4. The fault line was excavated during the subdivision development and was concluded to possibly be further to the east. If it is found during excavation for the home, construction will be discontinued until the issue can be resolved.
5. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

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

Initial JW Name Jessica Williamson

Date 3/31/21

SUBMITTAL REQUIREMENTS

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

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record Cameron & Casey Widner
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 96 N 850 E Parcel Tax I.D. 02-288-0033
Zone _____ Height 22' Initial JW
Setbacks (front yard) 290' (side yard) 100' & (rear yard) 430' Initial JW
107'

Written Statement of Request (attach additional sheets if necessary)

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

We are seeking a conditional use permit to begin construction on a single family dwelling. The property will be used residentially for a new build home.

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

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

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

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

Jessica Williamson Jessica Williamson/VHD LLC 3/31/21
Signature of Applicant Printed Name Date

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

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

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

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

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

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

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

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



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 3/31/21

Required Submittals

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

Name Jessica Williamson Initial JW

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

*May not apply in all cases

Applicant Information

Name: VHD LLC

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

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

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

Name: Cameron & Casey Widner

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

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

Project Information

Address: 96 N 850 E

Subdivision: Little Baldy

Parcel Tax ID: 02-288-0033

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

2,990 Initial JW

Zone _____ Height 22' Initial JW

Setbacks (front yard) 290' (side yard) 100' & (rear yard) 430' Initial JW

Contractor Information 107'

Name: VHD LLC

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

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTRH00755 Permit issued to: VHD LLC

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit:

<https://secure.utah.gov/account/log-in.html>. 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.

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

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

Initial JW Name Jessica Williamson

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

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

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

<u>Jessica Williamson</u>	<u>Jessica Williamson/VHD LLC</u>	<u>3/31/21</u>
Signature of Applicant	Printed Name	Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

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

3. Toilets

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

4. Water Meter

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

5. Streets/Sidewalks

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

6. Elevations

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

7. Final Occupancy

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

8. Temporary Occupancy

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

9. Permits

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

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC

Printed Name

On Behalf Of

3/31/21

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 96 N 850 E to the Providence City water system and receive water services thereby provided. I agree to the following:

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/31/21
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 96 N 850 E to the Providence City sewer system. I agree to the following:

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

Jessica Williamson
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

3/31/21
Date



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 21 Jul. 2020 at 01:56 PM

Parcel Number: 02-288-0033
Property Address: 96 N 0850 E
PROVIDENCE
Tax Roll Acreage: 3.97
Owner Name: STAN CHECKETTS PROPERTIES
LC
Owner Address: PO BOX 55
PROVIDENCE, UT 84332-0055
Jurisdiction: Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a



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

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

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

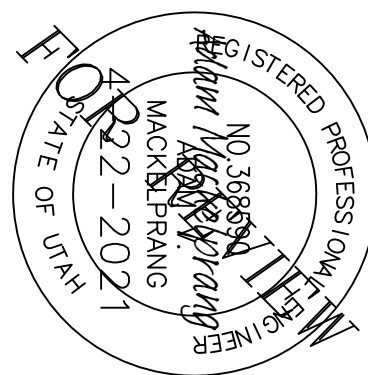
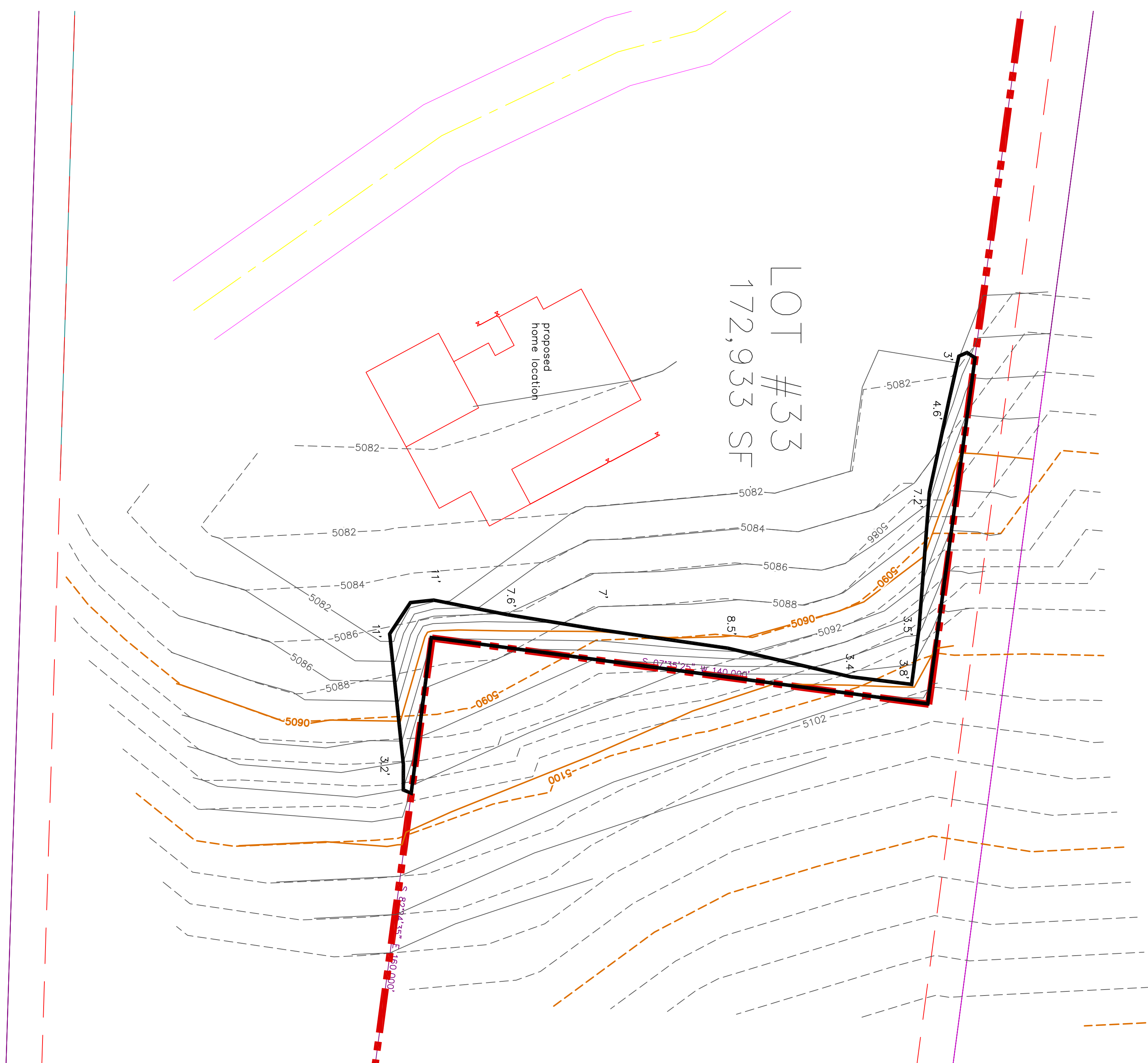
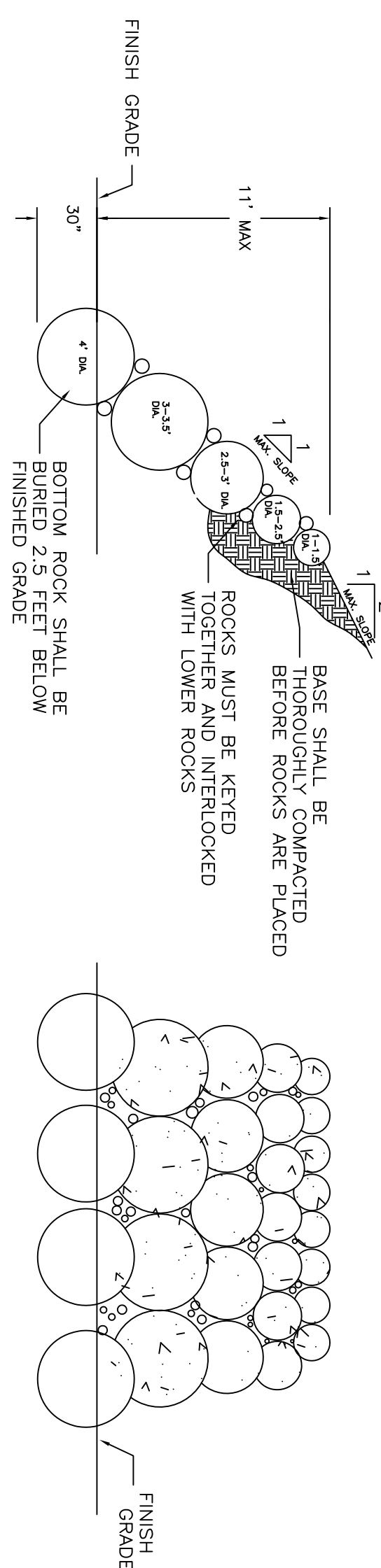
Fault Lines
Wildland-Urban Interface

Wildfire Hazard Areas

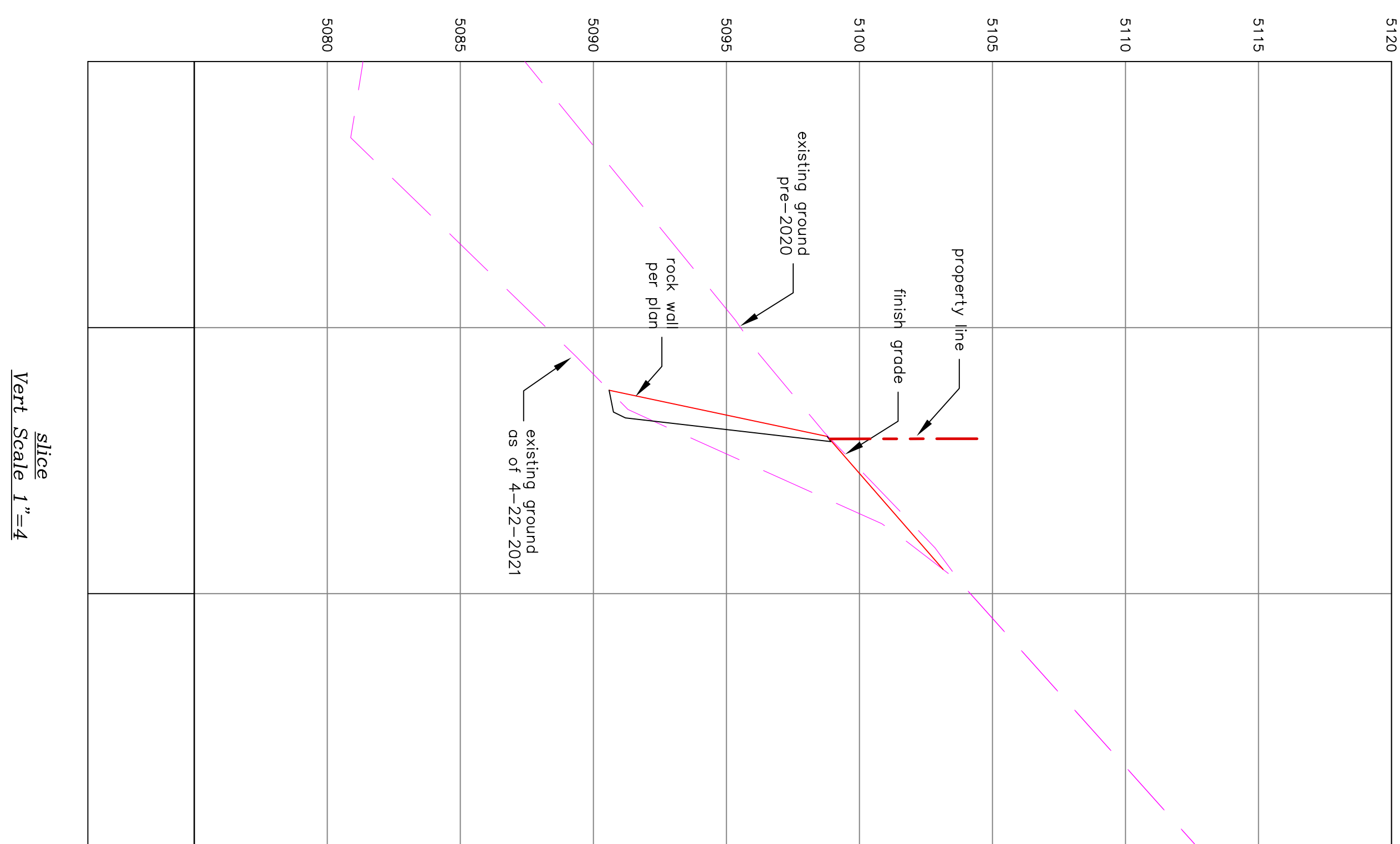
This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated 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.

The diagram illustrates a cross-section of a rock wall. At the top, a red line with three red squares indicates the 'PROJECT BOUNDARY'. Below this, four horizontal lines represent different contours: a dashed line for 'EXISTING CONTOUR MNR (2)', a solid line for 'EXISTING CONTOUR MAR (10)', a dashed line for 'PROPOSED CONTOUR MNR (2)', and a solid line for 'PROPOSED CONTOUR MAR (10)'. The rock wall itself is shown as a series of irregular shapes. A red line with a '5' indicates a 'NEW ROCK WALL W/ HEIGHTS' section. A red line with an '8.5' indicates another section of the wall.



- 1) THE ROCKS SHALL BE HARD, DURABLE, AND ANGULAR FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS
- 2) THE ROCKS SHALL BE SET SO AS NOT TO EXCEED SLOPE AS SHOWN
- 3) LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OF SUITABLE SIZE RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP

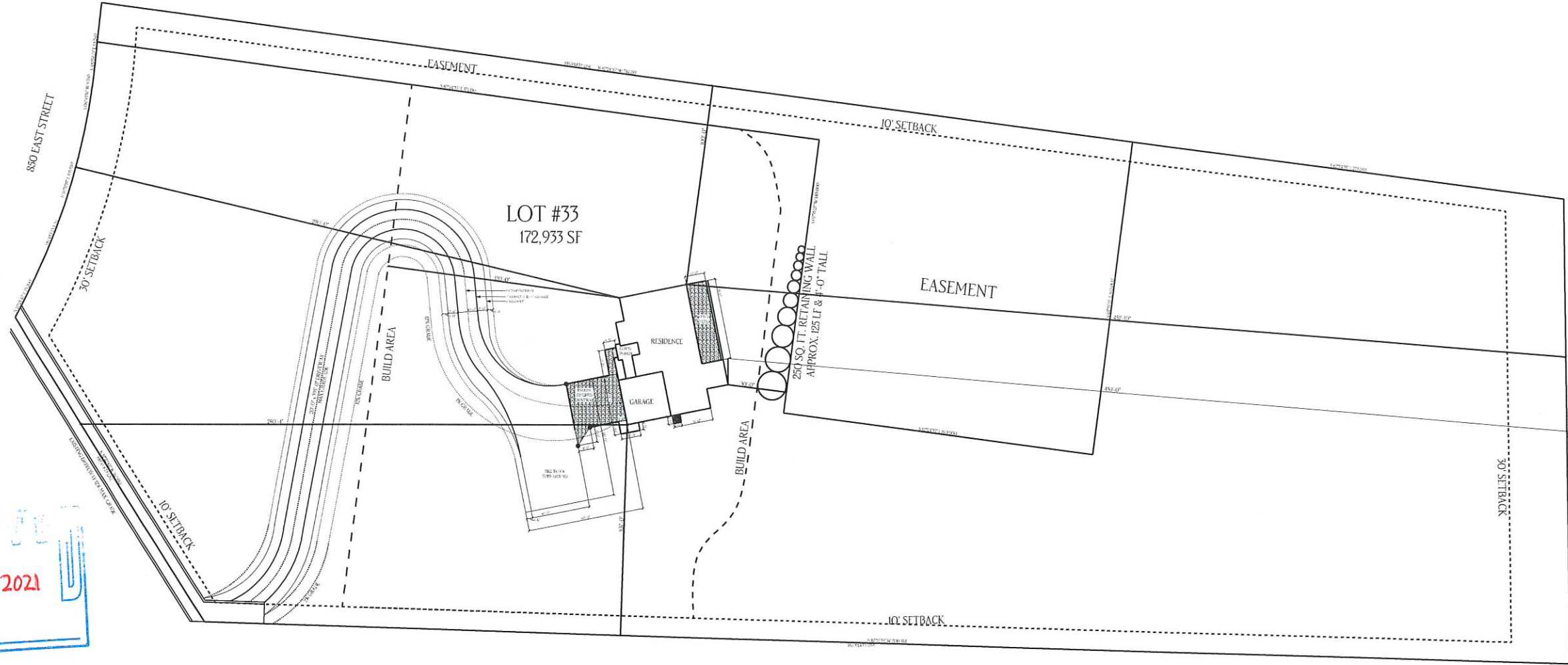


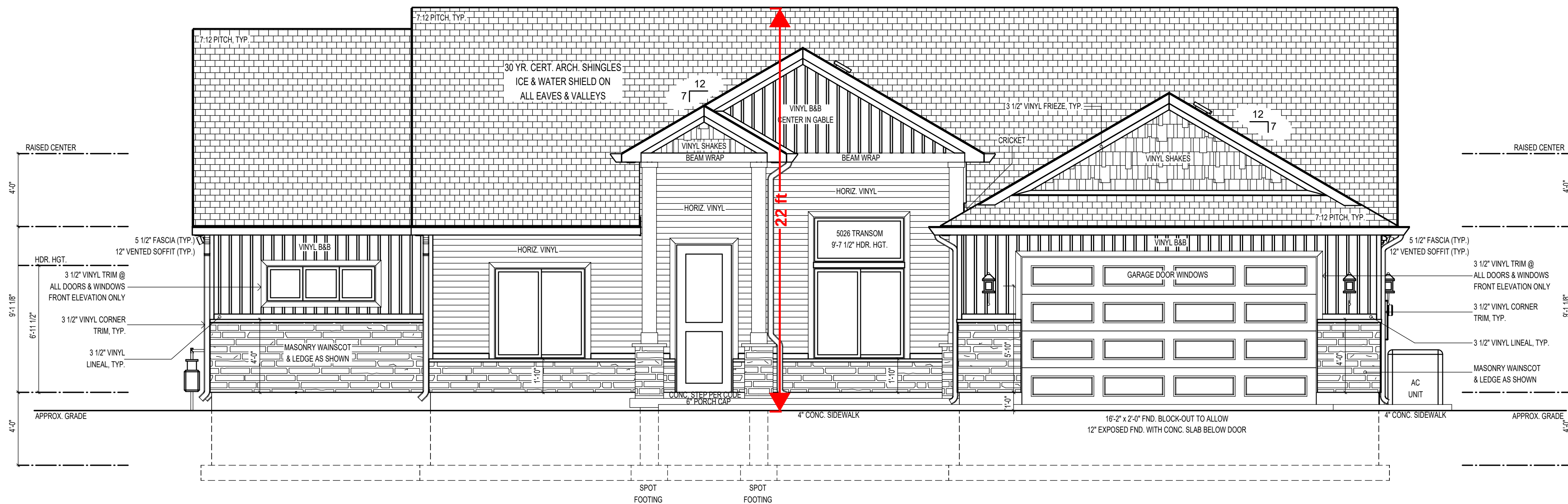


UNAPPROVED EASEMENT
NOT TO BE USED
FOR ANY PURPOSE
WITHOUT THE WRITTEN
CONSENT OF THE
PROPERTY OWNER
AND THE CITY OF
DENVER

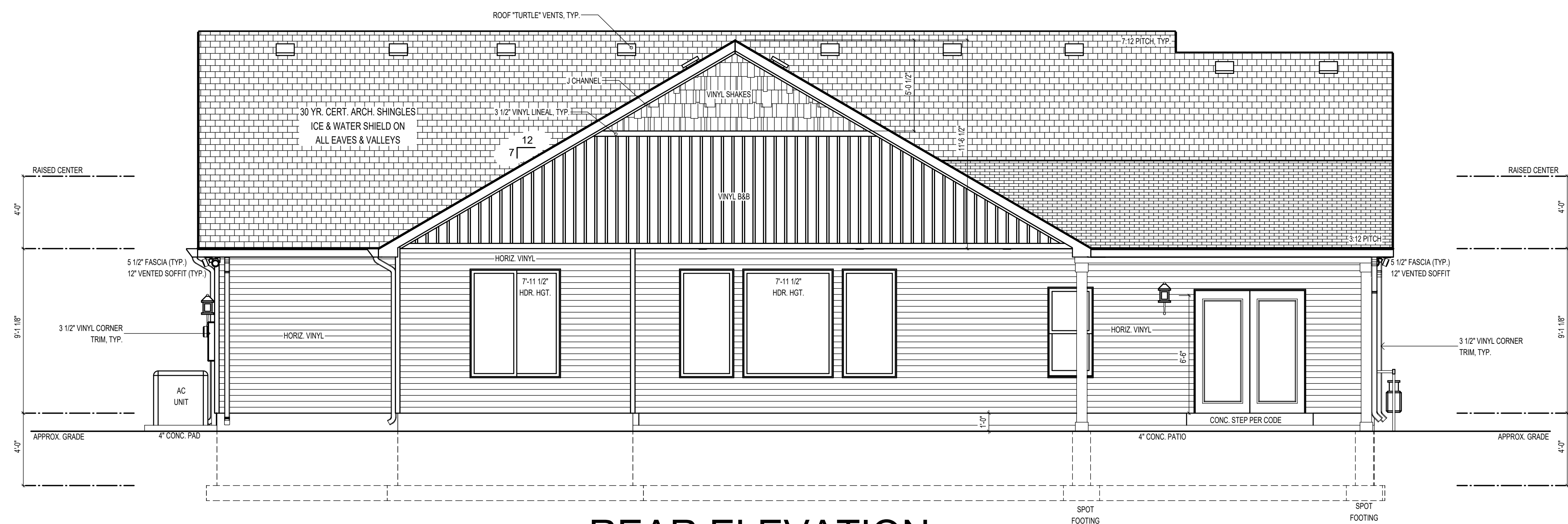
SCALE
1" = 20' (Horizontal)
1" = 40' (Vertical)
DATE: 05/03/2021
BY: [Signature]

RECEIVED
MAY 31 2021
By [Signature]





FRONT ELEVATION



REAR ELEVATION



© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:
Addendum 4

Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON FRONT & REAR ELEVATIONS

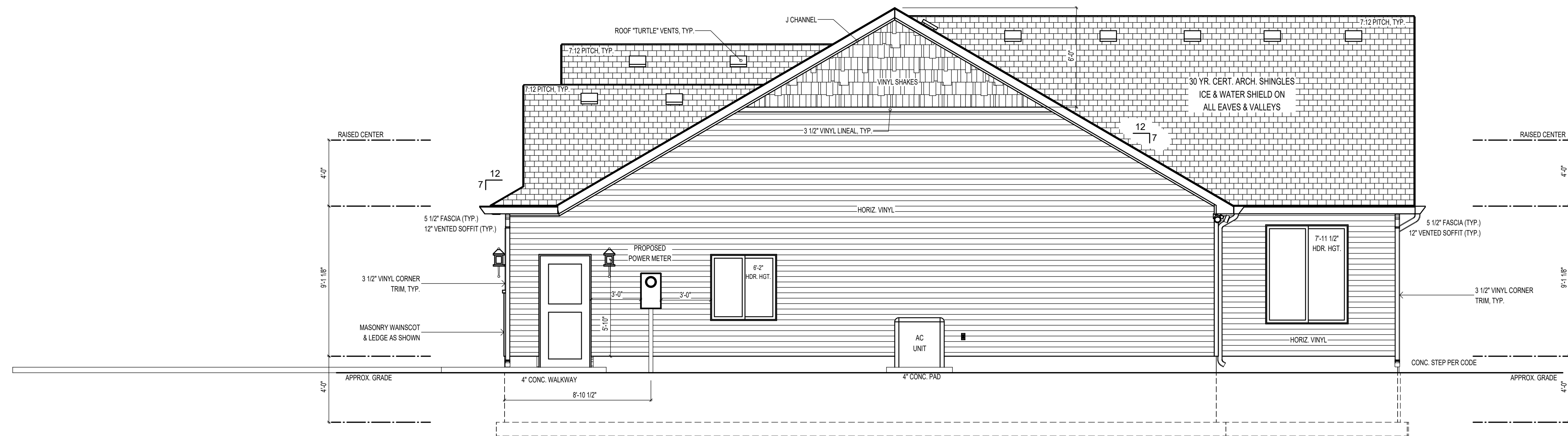
Date: 06/17/2020

Drawn By: S. Potter
Checked by: K. Shelton

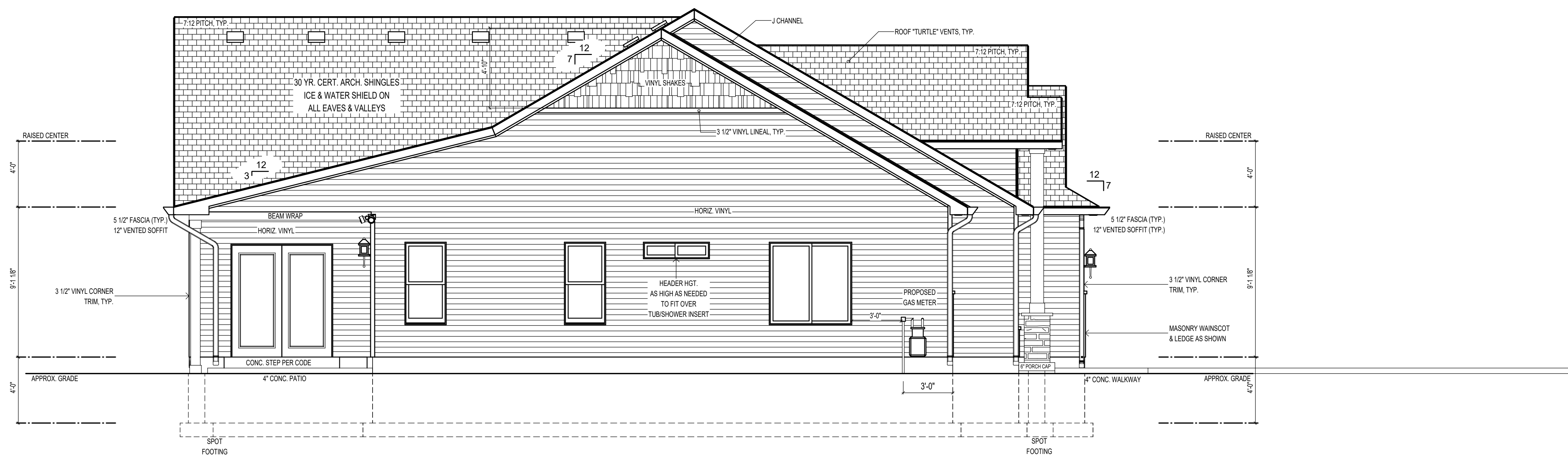
SCALE: 1/4" = 1'-0"

SHEET:

02



RIGHT ELEVATION



LEFT ELEVATION



© STERLING BRANDS LLC

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

buildwithvisionary.com

Plan current up to:
Addendum 4

Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON RIGHT & LEFT ELEVATIONS

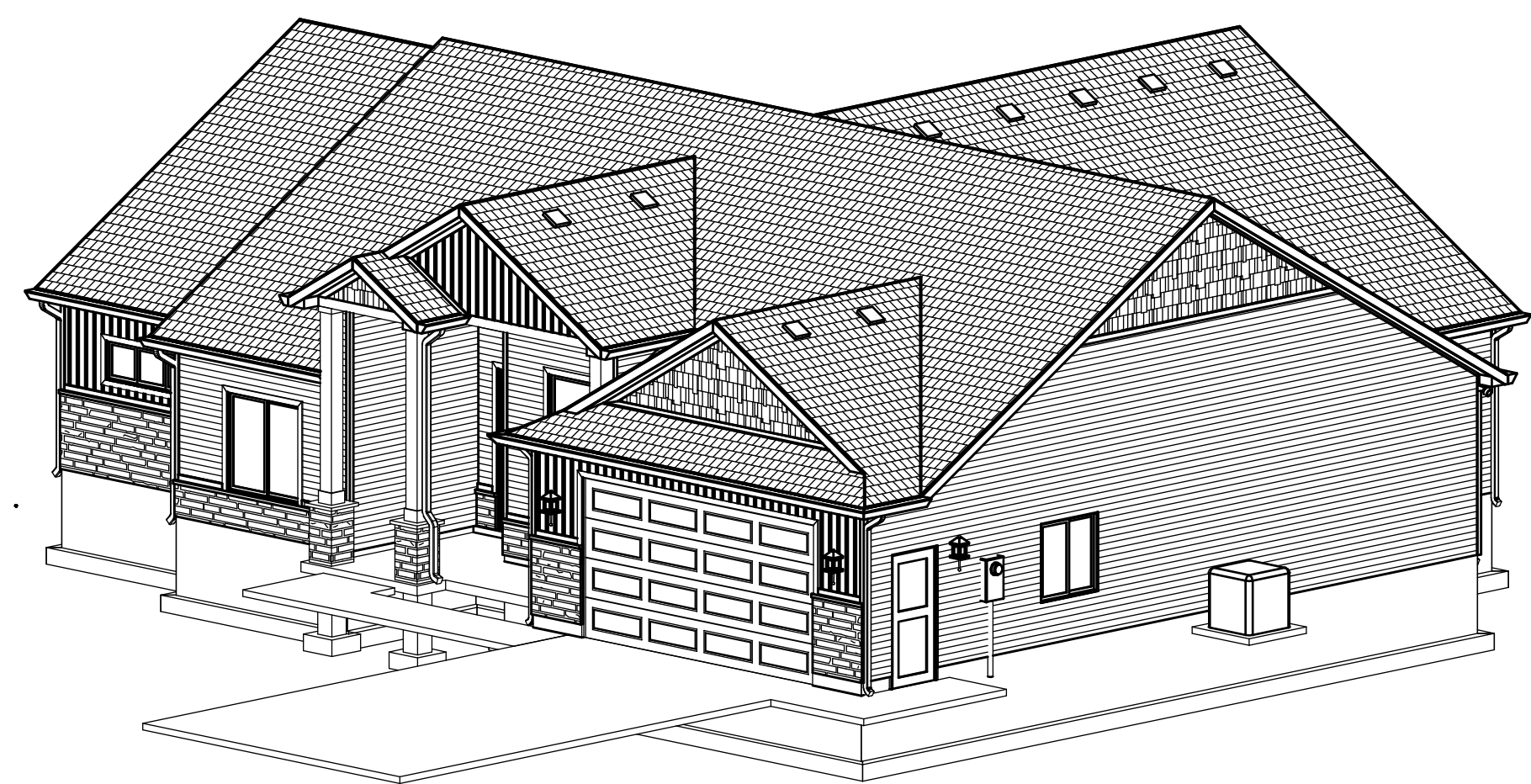
Date: 06/17/2020

Drawn By: S. Potter
Checked by: K. Shelton

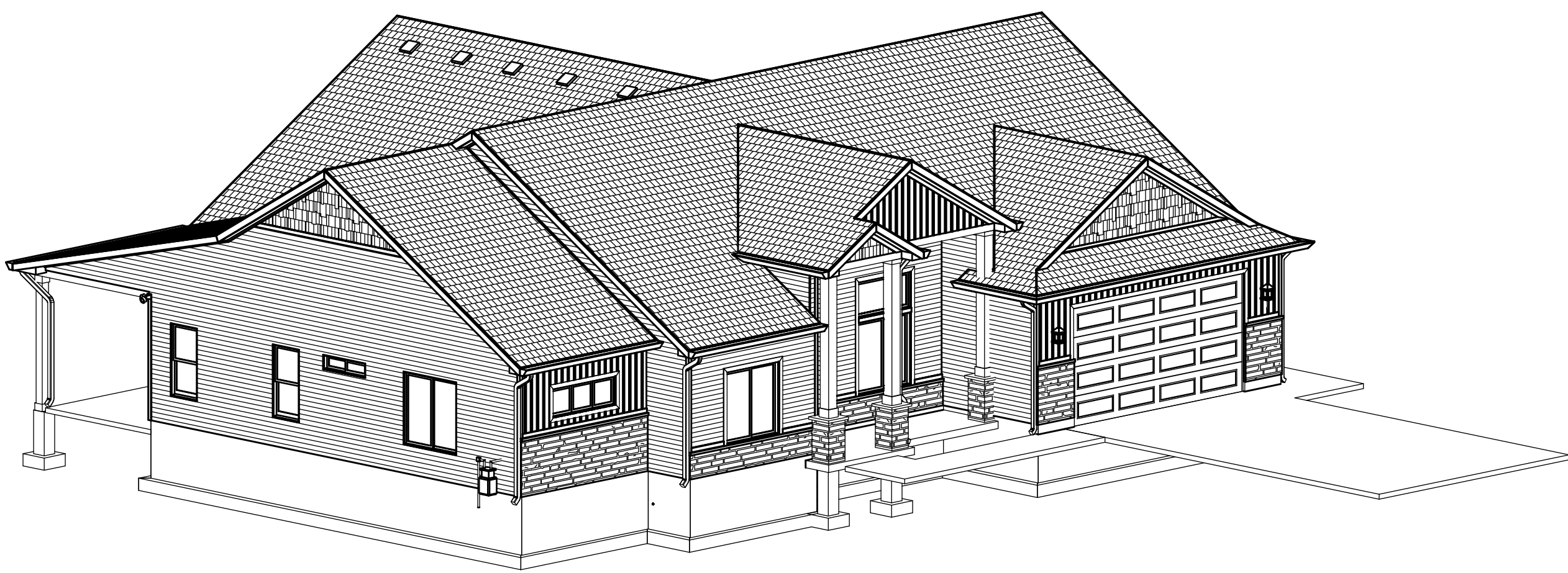
SCALE: 1/4" = 1'-0"

SHEET:

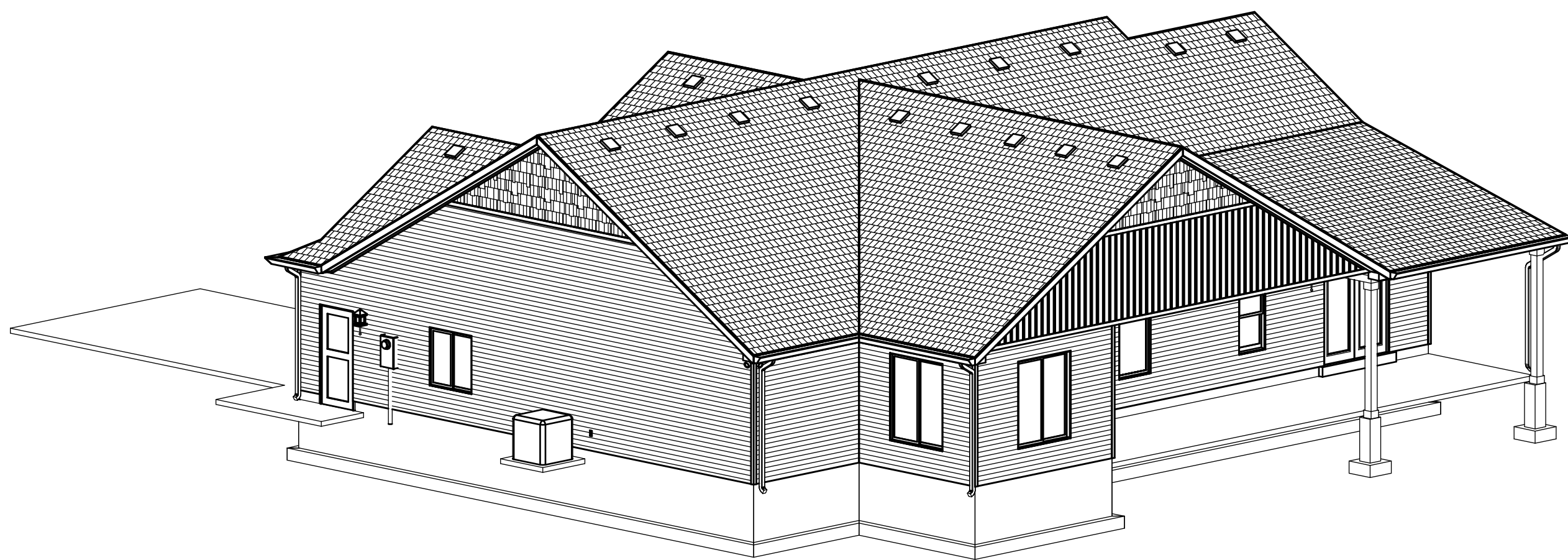
03



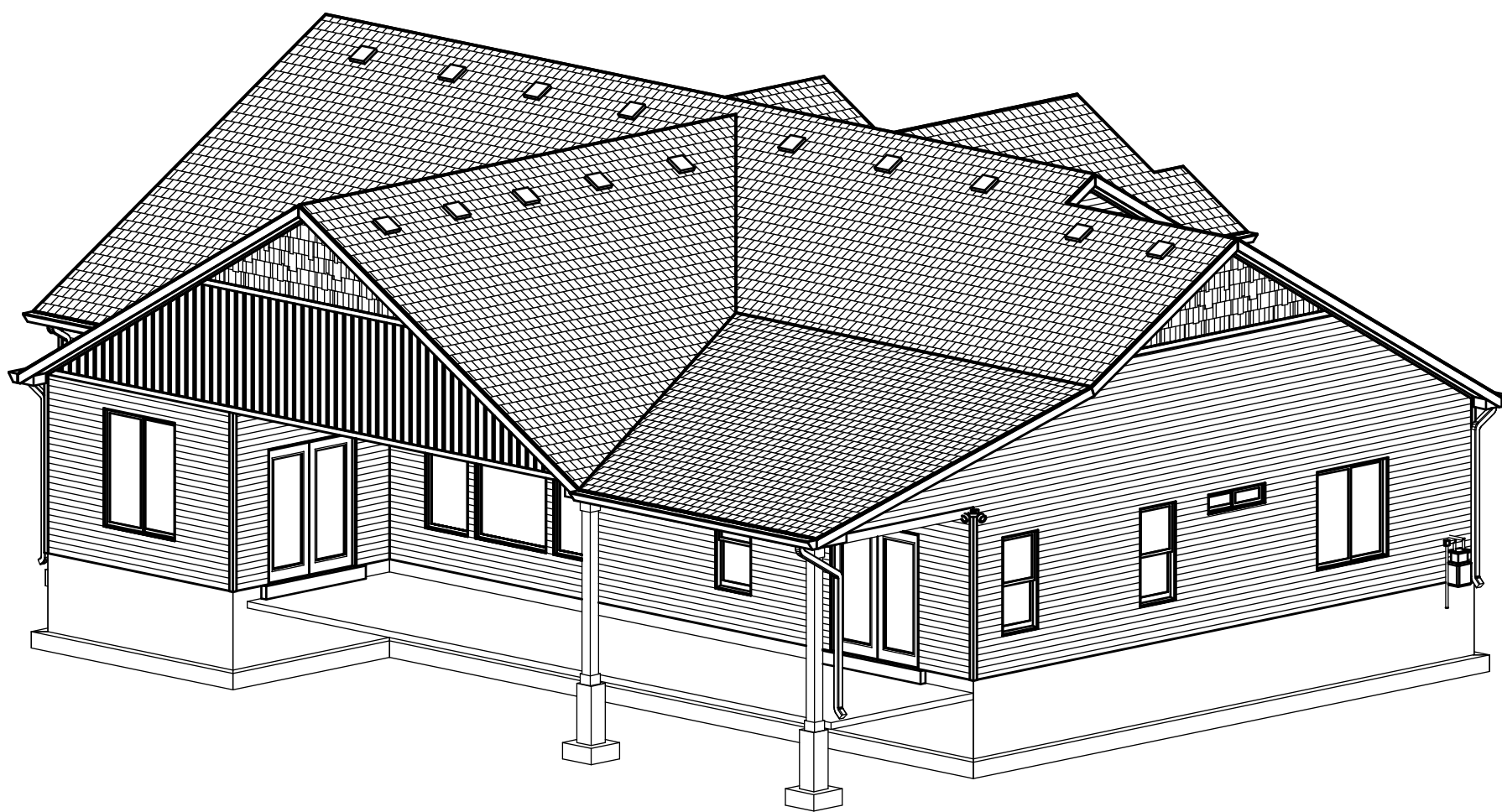
FRONT RIGHT ELEVATION



FRONT LEFT ELEVATION



REAR RIGHT ELEVATION



REAR LEFT ELEVATION



© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com
Plan current up to:
Addendum 4
Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON
PERSPECTIVE VIEWS

Date: 06/17/2020
Drawn By: S. Potter
Checked by: K. Shelton
SCALE: 1/4" = 1'-0"
SHEET:



August 18, 2020

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

RE: Conditional Use Review, Widner Residence, 96 N 850 E, Providence Ut. Little Baldy Lot #33.

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 roads shall extend to within 150 feet of all portions of the structure and all portions of the exterior walls of the first story of the building as measured around the exterior of the building (2018 IFC 503.1.1). **Approved.**
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Identify and provide dimensions for an approved fire department turn around as outlined in 2018 IFC figure D103.1 **Approved.**
- The maximum grade of the fire department access road shall not exceed 12% grade. Identify slope and grade of driveway and turn around on plans. **Approved.**
- The maximum grade of the turnaround shall not exceed 4% in slope. Identify on plans. Grade is at 2% through turn around. **Approved.**
- The existing Bonneville Shoreline Trail / deer fence trail also serves as a permanent emergency vehicle and wildland fire department access easement and must always be maintained useable as such. Any proposed gates, fences, and/or any other obstructions crossing this easement shall be approved by the fire department and Providence City prior to installation. **Acknowledged.**

- Fire access roads shall be constructed of an asphalt, concrete or other approved all weather driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. Compaction test required. **Acknowledged.**
- The driveway will need to be graded and roughed-in as to allow for a fire department response prior to combustible materials being delivered to the job site. **Acknowledged.**
- Address numbers are required to be in a conspicuous location at the entrance to the driveway. Numbers shall be at least 4 inches in height, with one-inch stroke and on contrasting background.

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 (#485) located at the driveway entrance, is within 600 feet of all exterior areas of the proposed home. **Approved.**

Fire Water Flow

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

- The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of a building (2018 IFC B104.1).
- The building appears to be approx. 2,990 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 2,990 sq. ft. of type V-B is 1,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #485 located at the driveway entrance to the building lot is within 600 feet of all exterior areas of the proposed structure and contains a water flow of approximately 1,215 GPM at 20PSI. **Approved.**
- If this home is ever increased in size above 3,600 square feet due to remodel or addition, fire sprinklers may be required.
- **The amount of water available for fire flow is sufficient for this size and construction type of structure.**

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 Mr. Widner, **Class A roof covering of asphalt shingles will be installed.***

*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 Mr. Widner, **all combustible underfloor decks and eaves will be covered with soffits.***

*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 Mr. Widner, **1/8" mesh screen will be installed on all openings per building code.***

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

Mitigating Strategies:

No vinyl siding.

Class A roof covering.

All vents will have screens with holes no larger than 1/8th inch.

All overhang areas on home will have soffit.

Curb and gutter, sidewalks and fire hydrants are planned and already present from development.

A road that does not exceed 12% slope, is 20' wide and a turnaround that meets the Fire Marshal's requirements is being put in.

The Bonneville Shoreline Trail/Deer Fence Trail access easement will be maintained as accessible. If any gate or fence is ever installed the homeowner understands it has to be approved by the city and fire department first.

Rupp's Trucking has done excavation work to prepare the buildable area of the lot. They have leveled a building pad and cut a road to the home. This mitigates the slope in the buildable area. They have compacted the soil to buildable standards.

Following the engineer recommendations per the 2008 Sage Crest Fault Hazard Assessment the home will be built away from the rupture zone in the south east corner of the site.

"From the recommendations presented regarding the fault zone hazard, it is our understanding that the site is suitable for construction with the only design constraint being to follow the recommendations presented in the report with regards to maintaining the 50 foot setback from the mapped fault line in the southeast corner of the site."-Price Engineering.

As measured on the site plan, the home is roughly 430' from the south east corner property line, placing it well outside the rupture zone.

Adjacent Property Mailing Addresses:

Property to north-Stan Checketts Properties, PObox 55 Providence, UT 84332

Property to south-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

Property to south east-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: May 5, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 693 Spring Creek Pkwy, Providence, UT.

Item Type: Conditional Use	Applicant: Wade and Stephanie Swan	Address: 681 Spring Creek Pkwy., Providence
Parcel ID # 02-295-0320	General Plan: SFT	Zone: SFT

Background Information:

A complete application was received April 19, 2021 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure April 20, 2021.

Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated April 22, 2021.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Hazard Landslide area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. To address the Hazard Landslide Area, the applicant has submitted a Landslide & Fire Hazard Report

dated 10-8-18.

3. This conditional use is for the home only as shown on the site plan date stamped April 19, 2021.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

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

Initial LO Name Casey Owen

Date 4-14-2021

SUBMITTAL REQUIREMENTS

Staff Check

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

Applicant Information (all information MUST be provided)

Name Casey Owen
Address 6395 700E River heights UT 84321
Phone 435-757-1360 Email CaseyOwenConstruction@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 WSES Properties (under Swan)
Owner address 714 East 400S River heights UT
Owner phone 1-435-757-3540 Owner email SwanWade@gmail.com
Parcel address 1699 East Spring Creek Parkway Parcel Tax I.D. 02-295-0320
Zone 009 Height 22'3" Initial LO
Setbacks (front yard) 20 (side yard) 10 (rear yard) 30 Initial LO

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.

Build single family home on this
Property

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 LO Name Casey Owen

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 LO

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 LO

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.

Casey Owen
Signature of Applicant

Casey Owen
Printed Name

4-14-2021
Date

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

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

¹ Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

² Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

³ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁴ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁵ 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: 4-15-2021

Required Submittals

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

Name Casey Owen Initial CO

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)			
<u>New Home</u>	<u>X</u>		<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Casey Owen Construction
 Mailing address: 639 1st St 200E River heights UT 84321
 Telephone: 435-757-1360 Email: CaseyOwenConstruction@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: Wade Swan
 Mailing address: 714 East 400S River heights UT
 Telephone: 435-770-6123 Email: SwanWade@gmail.com

Utilities (circle, if applicable):

Septic tank

City sewer

Water

Well

Construction Type (circle):

New home

Accessory building

Deck

Addition

Other

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

Yes

No

Is this an Accessory Dwelling Unit (circle):

Yes

No

693⁰⁰
Project Information

Address: 693⁰⁰ East Spring Creek Parkway
Subdivision: Providence Hollow Phase 3 Parcel Tax ID: 02-295-0320
Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):

5857 Initial CO
Zone 009 Height 22'3" Initial CO
Setbacks (front yard) 20 (side yard) 10 (rear yard) 34 Initial CO

Contractor Information

Name: Casey Owen Construction
Mailing address: 639 S 700 E River Heights UT 84321
Telephone: 435-757-1360 Email: Casey Owen Construction@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR 402823 Permit issued to: Casey Owen Construction

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 CO Name Casey

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 CO

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 CO

All Applicants Must Read the Following Before Signing This Application

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

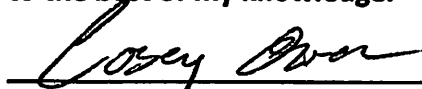
Sensitive and Hazard Areas:

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

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

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

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


Signature of Applicant

Casey Owan
Printed Name

4-15-2021
Date



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

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

2. Lot ID

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

3. Toilets

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

4. Water Meter

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

5. Streets/Sidewalks

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

6. Elevations

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

7. Final Occupancy

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

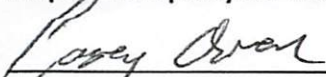
8. Temporary Occupancy

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

9. Permits

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

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


Signature

Casey Owen
Printed Name

(Wade Swan)
On Behalf Of

4-15-2021
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 693 E Spring Creek Parkway 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.

Casey Owen
Signature

Casey Owen
Printed Name

water service
On Behalf Of

4-16-2021
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 ²⁰
6932 Spring Creek Parkway 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.

Casey Owen
Signature

Casey Owen
Printed Name

Wade Swan
On Behalf Of

4-16-2021
Date

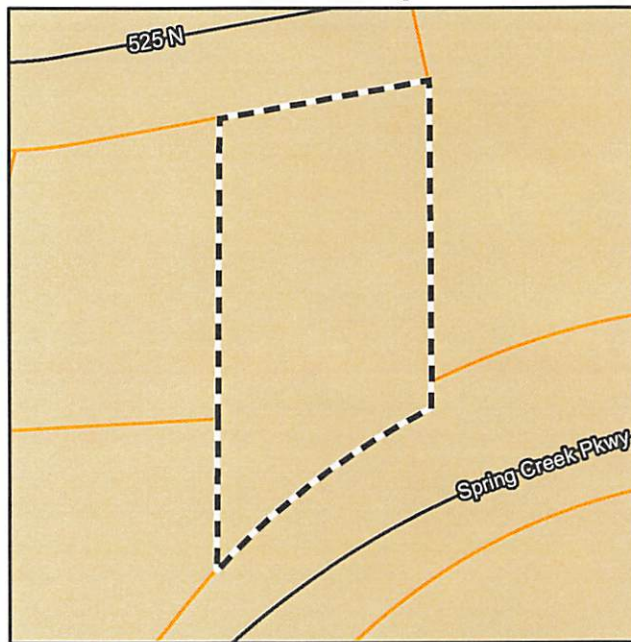


GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0320
Property Address: 693 E SPRING CREEK PKWY
PROVIDENCE
Tax Roll Acreage: 0.36
Owner Name: WS & S PROPERTIES LLC
Owner Address: 714 E 400 S
RIVER HEIGHTS, UT 84321-5653
Jurisdiction: Cache County
Future
Annexation Area: None Declared
Base Zone: Contact City for Zoning
Overlay Zone: None

Generated on 19 Apr. 2021 at 07:53 AM



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

Initial Parcel Potentially a subdivision lot, verify on plat
Legality Review: Does not appear to match its August 8, 2006 configuration

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

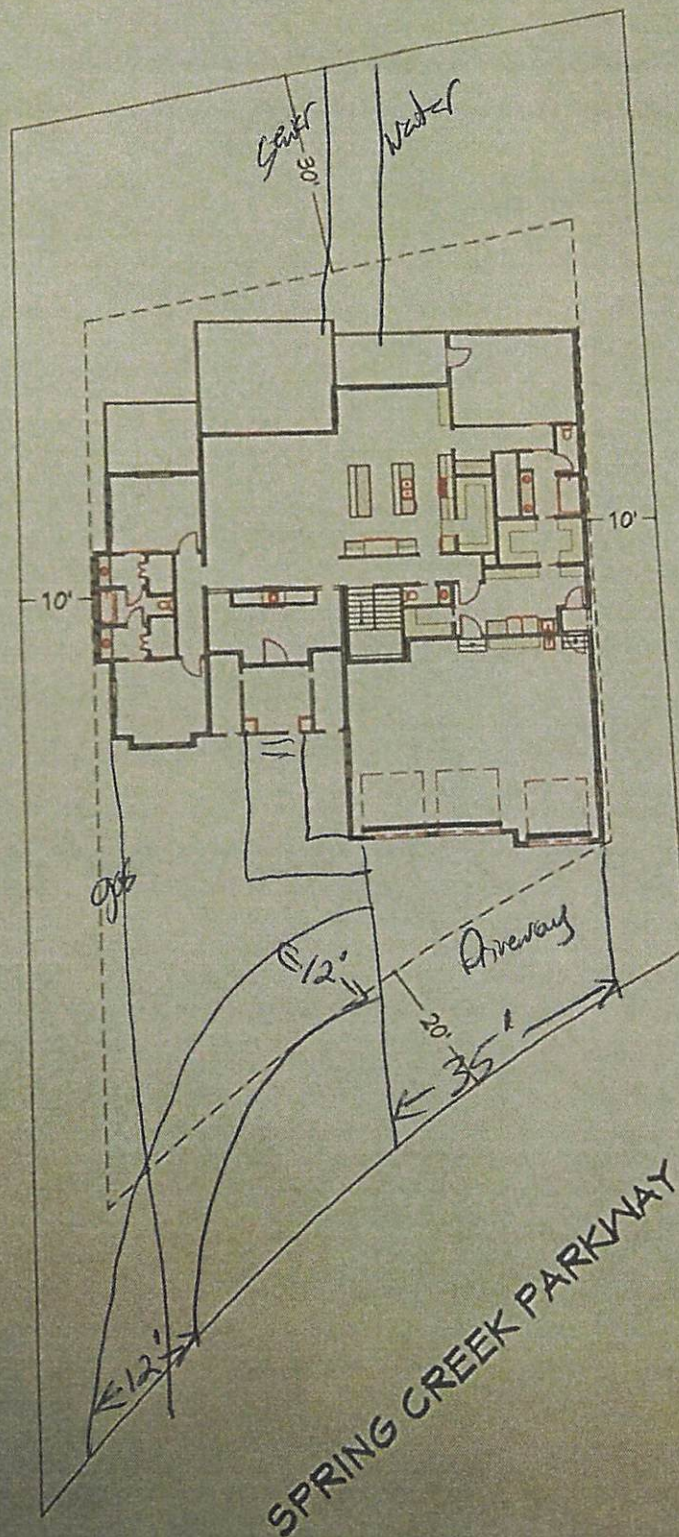
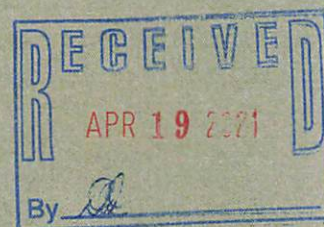
Moderate Slopes

Landslides

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.

Swan ~~693~~ Spring Creek Parkway
693



PLOT PLAN

SCALE 1"=15'



FRONT ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'

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

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

DAVIDSON
Home Design

SWAN RESIDENCE
PROVIDENCE, UT

CLIENT _____
DATE _____
DRAWN BY _____
CHKD BY _____
DATE _____
REVISIONS _____

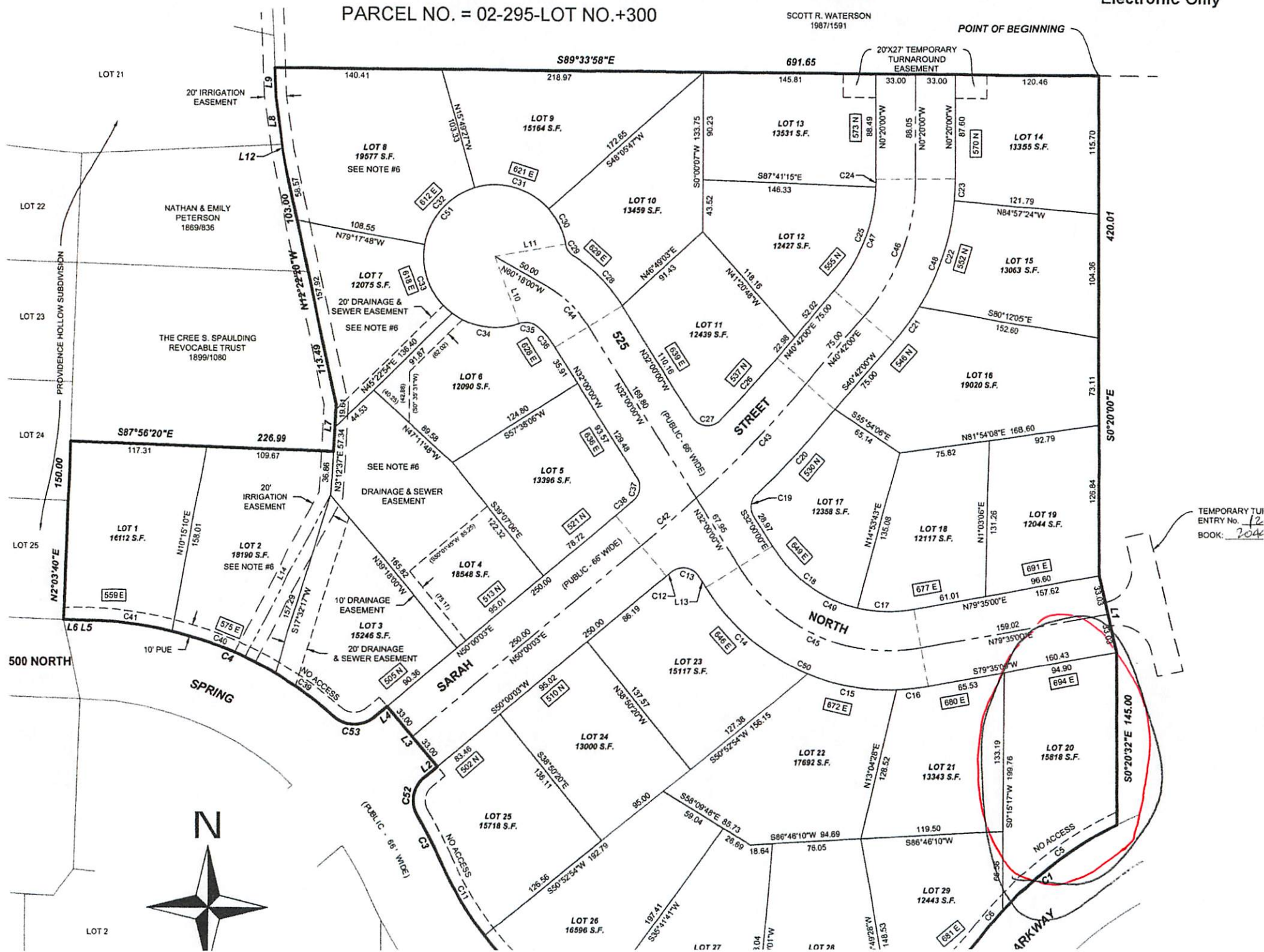
JOB NO. _____
SHEET NO. _____

A4



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

SCOTT R. WATERSON
1987/1591

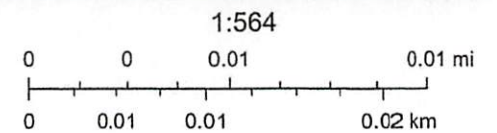


Parcel Map



4/14/2021, 10:12:21 AM

- | | | |
|---|---|---|
| Override 1 | GRAVEL | County Boundary |
| Class B Surface Type | DIRT | Cache Parcels |
| ASPHALT | Municipal Boundaries | |



Maxar, Microsoft

Web App Builder for ArcGIS

Maxar, Microsoft | Copyright: © 2013 National Geographic Society, i-cubed | National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | Maxar, Microsoft | Earthstar Geographics | Earthstar

LANDSLIDE & FIRE HAZARD REPORT

PROVIDENCE HOLLOW PHASE 3 SUBDIVISION

PROJECT SITE:

Parcel #02-005-0003
Cache County

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



PREPARED FOR:

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

PREPARED BY:



Michael E. Taylor, PE



civilsolutionsgroup inc.

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

October 8, 2018 - Project #18-210

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EXECUTIVE SUMMARY

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

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

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

1.0 Introduction

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

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

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

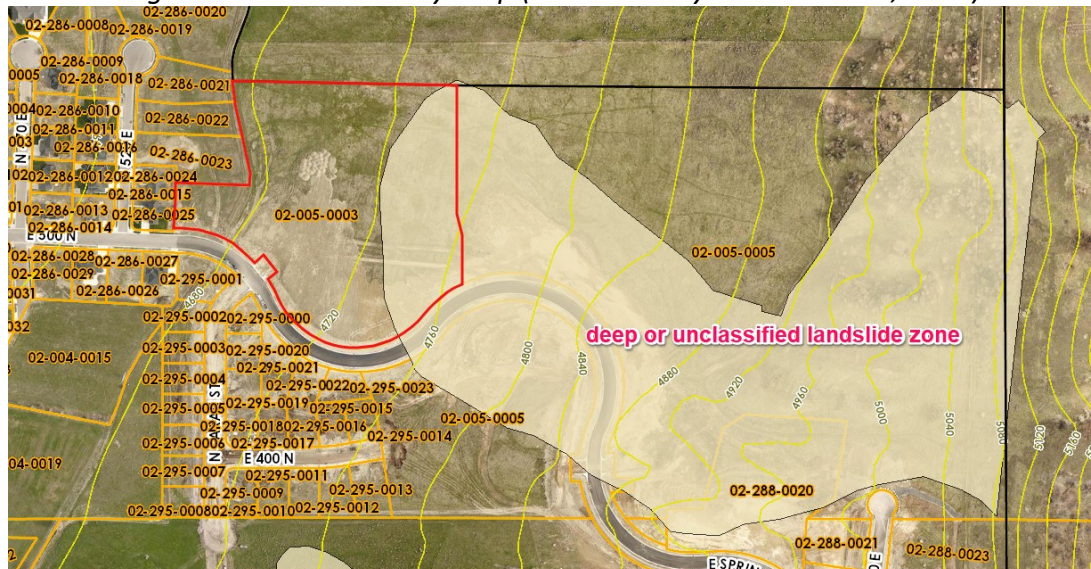
2.0 Qualifications of Professional

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

3.0 Landslide Risk Assessment

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

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



Field Investigation

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

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

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

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

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

Figure 2. Photo Identification of Landslide Features

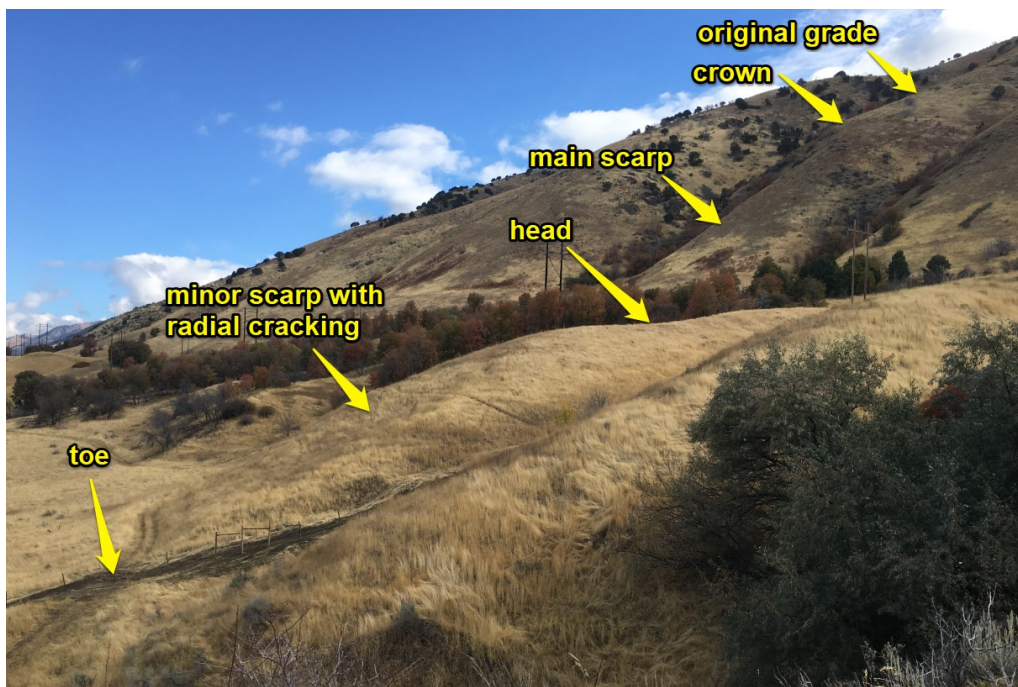
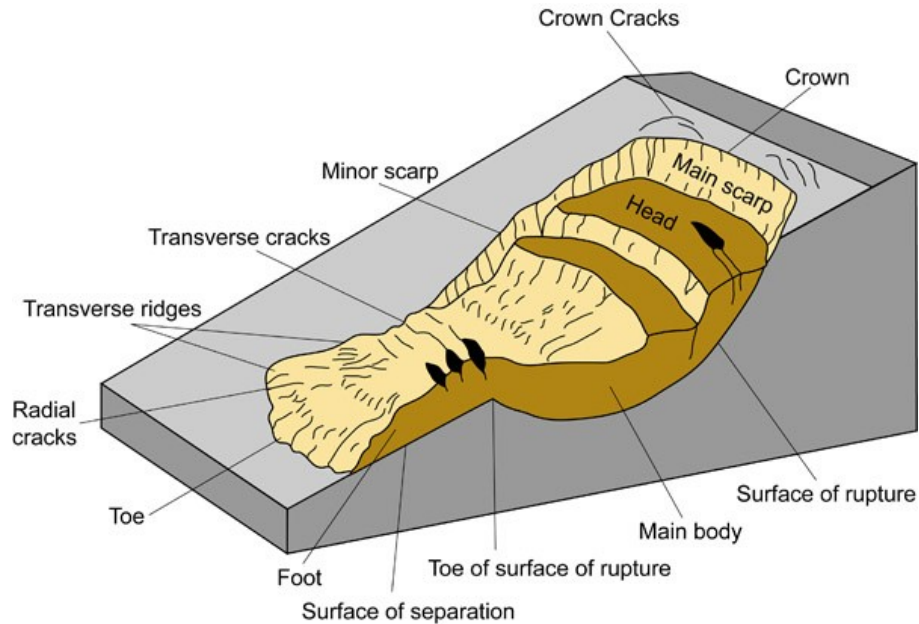


Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018)



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

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

Hydrological Analysis

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

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

Aerial Observations

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

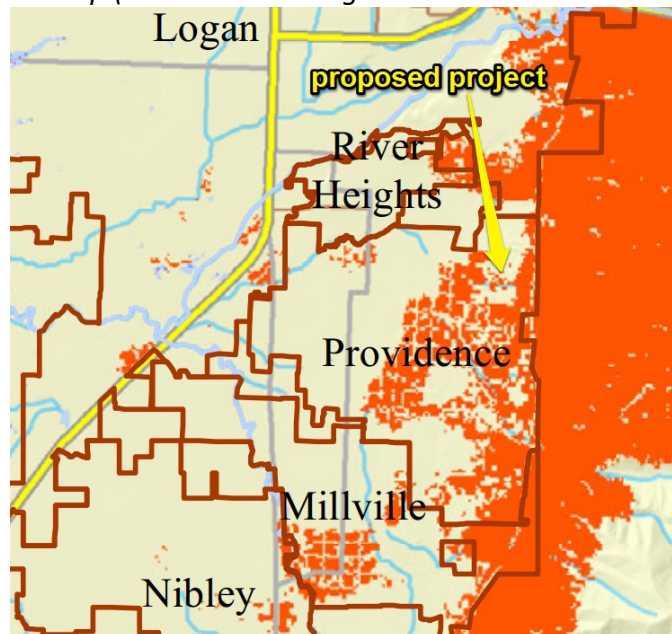
Landslide Risk Determination

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

4.0 Wildfire Risk Assessment

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

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



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

5.0 References

Cache County Parcel Viewer, Web: October 2018.

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

Google Earth, Web: October 2018.

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

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

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



April 22, 2021

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

RE: Conditional Use Review, Swan home, 693 E, Spring Creek Pkwy, Providence Ut.

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, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

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

- **Access is considered adequate from Spring Creek Parkway, or from 525 North.**

Fire Hydrant Locations and number of Hydrants

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

- **There are several hydrants within 600 feet of the proposed residence.**

Fire Water Flow

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

- The building appears to be approx. 6,930 sq. ft. in size. According to Table B105.1 and B105.2, the fire flow for a combined fire area 6,930 sq. ft. of type V-B is 2,250 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are multiple fire hydrants within 600 feet of the proposed site.**
- **Hydrant #500, closest to the building site contains over 2,800 GPM at 20 PSI and is adequate for this size of construction**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

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

*506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used) Per phone discussion with the contractor, Casey Owen - Builder is planning on a Class A roof covering. **Approved.***

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures) Per phone discussion with the contractor, Casey Owen - Builder is planning on closing all underfloor decks and eaves with soffits. **Approved.***

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. Per phone discussion with the contractor, Casey Owen - Home Builder is planning on installing 1/8" mesh screen on all openings. **Approved.***

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

Property owners are encouraged to implement the following:

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

If you have any questions, please call me.

Respectfully,

Aaron Walker
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516

FIRE DEPARTMENT