



PLANNING COMMISSION AMENDED AGENDA

Wednesday, August 9th, 2023, 6:00 pm

Providence City Office Building, 164 North Gateway Dr., Providence Ut

This will be an in-person meeting; however, some members of the Planning Commission may be attending this meeting electronically. This meeting will live stream on Providence City's YouTube Channel Presenters:

[Providence Utah - YouTube](#)

Public Information:

- For information regarding the responsibilities and duties of the Planning Commission please click [HERE](#)
- For information on Meeting Order and Decorum please click [HERE](#).

Comments: The Planning Commission accepts comments: in-person, by email, and by text. In-person: Providence City Office Building, 164 N Gateway Drive, Providence UT Email: providencecityutah@gmail.com Text: 435-752-9441

Call to Order: Michael Fortune

Chair Roll Call of Commission Members:

Members Absent:

Pledge of Allegiance:

Approval of Minutes: The Planning Commission will consider approval of the minutes for July 26th, 2023.
[\(MINUTES\)](#)

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

Public Hearings: None

Legislative – Action Item(s): None

Administrative Action Item(s):

- **Item No. 1 Pleasant View Lane Preliminary Plat:** The Planning Commission will review, discuss, and may take action on a request to approve the preliminary plat for the Pleasant View Lane Subdivision, a 3-lot subdivision located in the general area of 417 N 300 E. [\(ANALYSIS\)](#)

- **Item No. 2 Hillcrest Subdivision Lot Line Adjustment:** The Planning Commission will review, discuss, and may take action on a request for a lot line adjustment combining Lots 15 & 17 in the Hillcrest Subdivision. ([ANALYSIS](#))
- **Item No. 3 Providence Springs Cluster Development Final Plat:** The Planning Commission will review, discuss, and may take action on approving the final plat for the Providence Springs Cluster Development. ([ANALYSIS](#))

Study Items(s): None

Agenda posted by Ty Cameron on 7th day of August 2023.



Tyler Cameron
Providence City Recorder

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

PLANNING COMMISSION MINUTES

Wednesday, July 26th, 2023, 6:00 pm

Providence City Office Building, 164 North Gateway Dr., Providence Ut

To view the video recording of the meeting please visit the city's YouTube channel found [HERE](#).

HR. MIN. SEC. in **GREEN** are timestamps of the YouTube video recording.

Call to Order: Michael Fortune

Chair Roll Call of Commission Members: Shelly Nazer, Bob Henke, Brian Marble, Michael Fortune
(Virtually), Tyler Riggs, Bob Washburn, Joe Chambers.

Pledge of Allegiance: Brian Marble

1 MIN. 40 SEC.

Approval of Minutes: The Planning Commission will consider approval of the minutes for June 14th, 2023.

(MINUTES)

- Michael Fortune called for the approval of the minutes of June 14th, 2023, and asked if any corrections were needed.
- The Commission indicated that the minutes looked good, and that no corrections were needed.

Motion to approve the minutes of June 14th, 2023 – Bob Washburn. 2nd- Joe Chambers.

Vote:

Yea- Shelly Nazer, Michael Fortune, Brian Marble, Bob Washburn & Joe Chambers

Ney-

Abstained-

Absent-

Motion passes, minutes approved.

Public Comments: Citizens may express their views on issues within the Planning Commission's jurisdiction.

The Commission accepts comments: in-person, by email providencecityutah@gmail.com, and by text 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- Michael Fortune opened the floor for public comments.
- Staff indicated that there were no comments that had come in via text or email.
- No comments were made.
- Michael Fortune closed the public comment section of the meeting.

Administrative Action Item(s):

4 MIN. 40 SEC.

- **Item No. 1 Pleasant View Lane Preliminary Plat:** The Planning Commission will review, discuss, and may take action on a request to approve the preliminary plat for the Pleasant View Lane Subdivision, a 3-lot subdivision located in the general area of 417 N 300 E. **(ANALYSIS)**

- Michael Fortune called item 1, gave a brief introduction, and asked if the applicants were present. Skarlet Bankhead indicated that the applicants were aware that they were on the agenda tonight but that they were currently not present. Asked if the Commission would want to come back to this item later in the meeting.
- Commission discussed motioning to move on to item number 2 and revisiting this item later in the meeting to give the applicants time to show up.

Motion to call item number 1 at the end of the meeting to allow applicants to be present – Tyler Riggs. 2nd - Brian Marble.

Vote:

Yea- Shelly Nazer, Brian Marble, Michael Fortune, Tyler Riggs, & Joe Chambers.

Ney-

Abstained-

Absent-

Motion passes, item will be revisited before close of meeting.

13 MIN. 10 SEC.

- Michael Fortune recalls item 1, gave a brief introduction and indicated that the applicants have not appeared. Reported that it is Planning Commission custom to table item to next meeting to allow applicants to appear to discuss their request. Calls for a motion to table item.

Motion to continue item 1, a request to approve the preliminary plat for the Pleasant View Lane Subdivision, a 3-lot subdivision located in the general area of 417 N 300 E to the next Planning Commission meeting – Brian Marble. 2nd – Shelly Nazer.

Vote:

Yea- Shelly Nazer, Brian Marble, Michael Fortune, Tyler Riggs, & Joe Chambers.

Ney-

Abstained-

Absent-

Motion passes, item will be continued until next meeting.

6 MIN. 50 SEC.

- **Item No. 2 Appointment of new Planning Commission Chair & Vice Chair:** The Providence City Planning Commission will discuss and may take action on appointing a new Planning Commission chair & vice chair.

- Michael Fortune called item 2, gave a brief introduction, and thanked the Commission and staff for all their help with this item. Opened the floor for the nomination of the Planning Commission Chair.
- The Commission commented on the position of chair and the overall process to nominate a new chair.
- Michael Fortune nominated himself to be the Planning Commission Chair for one more year and asked for input on his nomination.

- The Planning Commission members all commented that they agreed with his nomination and supported him in continuing as the Planning Commission Chair for another year. The Planning Commission members thanked Michael Fortune for his service and voted on his nomination.

Michael Fortune as Planning Commission Chair for one more year:

Vote:

Yea- Shelly Nazer, Bob Henke, Brian Marble, Michael Fortune, Tyler Riggs, Bob Washburn & Joe Chambers.

Ney-

Voting was unanimous, Michael Fortune will be Planning Commission Chair for one more year with final approval of City Council in their August meeting.

- Michael Fortune nominated Brian Marble to be Vice Chair for one more year.
- The Commission discussed the nomination with no one objecting to the nomination.

Brian Marble as Planning Commission Vice Chair for one more year:

Vote:

Yea- Shelly Nazer, Bob Henke, Michael Fortune, Brian Marble, Tyler Riggs, Bob Washburn & Joe Chambers.

Ney-

Voting was unanimous, Brian Marble will be Planning Commission Vice Chair for one more year with final approval of City Council in their August meeting.

- Michael Fortune encouraged all Commission members to continue to engage in the meetings and education opportunities to learn more about their responsibilities and all the new information that is out there.
- Michael Fortune commended and thanked the Commission for all their hard work.

Motion to adjourn – Tyler Riggs. 2nd – Brian Marble.

Vote:

Yea- Shelly Nazer, Brian Marble, Michael Fortune, Tyler Riggs, & Joe Chambers.

Ney-

Abstained-

Absent-

Motion passes, meeting adjourned.

Minutes approved by the Planning Commission on ____ day of _____ 2023.

Michael Fortune, Chair

Ty Cameron, City Recorder.

PROVIDENCE CITY Preliminary Plat Analysis		
Prepared by: S Bankhead	Date: 07/14/2023	Development Name: Pleasant View Lane
Applicant: Chris Rosenthal	Agent: NA	Owner: Chris Rosenthal
Parcel ID: 02-004-0031	Property Address: 417 N 300 E	Date application received: 06/28/2023
Zone: R-1-12	Number proposed Lots: 3	Proposed density: 3.22 units/net acre
Abbreviations & Background Information: <ol style="list-style-type: none"> Providence City Code: PCC The PCC references are summarized in this analysis. For a complete details and code requirements, please review our online city code at: https://providence.municipalcodeonline.com/book?type=ordinances#name=Preface Utah Code Annotated: UCA The UCA references are summarized in the analysis. For complete details and code requirements, please review the Utah Code at https://le.utah.gov/xcode/code.html Land Use Authority: Planning Commission (PCC: 10-4-4:B.1) Uses-Allowed (PCC: 10-6-1 Use Chart) 		
Summary of Key Issues: <ol style="list-style-type: none"> 		
Providence City General Plan 2020 <ul style="list-style-type: none"> Vision: <i>Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.</i> Key Initiatives: <ol style="list-style-type: none"> Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice. Consider long-term economic development impacts when making land use, transportation, and other planning decisions. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life. 		

FINDINGS OF FACT:

This review used the following resources:

- Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality’s ordinances and the provisions of Part 6.
- General Plan & Master Plans:
 - General Plan
 - It is the goal of the General Plan to provide an effective and easily understood document that may be utilized by anyone in the City, ranging from City staff appointed to make administrative and planning decisions, to concerned citizens, to land owners and developers. The general plan provides a means for aligning the efforts of different city departments, boards, commissions, and the council, toward achieving the overall vision for the City.
 - General Plan Framework Map.
The Framework Map represents the preferred scenario for planning and managing future growth in Providence. This map reflects the overall characterization and general

location of future nodes and regional centers of employment and shopping. It reflects an integrated approach to the areas identified as priorities for future planning within Providence City.

- Master Plans:
 - Parks, Trails, and Recreation:

This plan helps ensure the City has a clear vision and path for maintenance and enhancements to its current parks, trails, and recreation, and it will provide guidance on future development so that its system meets the community's ongoing needs.

This plan also analyses the radius of service based on park type. Each park is assigned a service radii as follows

 - Local Parks (1/4 mile radius)
 - Neighborhood Parks (1/2 mile radius)
 - Community, Regional, and Specialty Parks (1 mile radius)

The plan shows that Providence City residents would like a well-connected trail and pathway network to enhance the recreational opportunities in Providence; that ensures as many residents as possible have a trail or pathway within 0.25 miles of their residence. This network would utilize five types of trails/pathways/features.

 - Shared Pathways (Dedicated paved pathways (separate from roadways) to accommodate bicyclists and pedestrians)
 - Roadside Pathways (Parallel to existing roadways, integrated as part of the existing asphalt, delineated by striping, accommodates non-motorized uses such as bicycles and pedestrians)
 - Natural Surface Pathways (Natural surface trails uses such as bicycles, pedestrians, and equestrian.
 - Cache Bikeway Pathway
 - Trail heads (Provide clear and concise signage related to trails, may provide, parking, restrooms, drinking fountains)
 - The Transportation Master Plan

The Transportation Master Plan is the adopted vision for long-term planning of transportation infrastructure projects within the City. It is the road map for the next 5 – 30 years and outlines strategic projects and goals for the City to implement and pursue.
 - 2019 40-Year Water Right Plan:

The intent of the water right plan is to provide the city with a long-term plan to guide the city in protecting existing water rights and obtaining new rights as necessary. The plan recommends the city continue to follow PCC 8-1-21 and require the developer to provide water right to meet the demands of new development.

In keeping with the city's water right plan, PCC 8-1-21 explains the water availability requirement is to ensure that the city culinary water system continues to serve all water users connected to the system meets and meets state and federal requirements regarding water usage, water quality, fire protection, and public health and safety. The city also intends to continually plan and prepare for its future water requirements for a period of 40 years into the future.
 - 2020 Wastewater Master Plan

The intent of the wastewater master plan is to recommend improvements to provide a well maintained and correctly function wastewater collection system for existing and future conditions, including the west-side area and futures annexation area. A 20-year planning period was used to develop the plan.
 - 2019 Storm Water Master Plan.

The purpose of the plan is to identify existing major storm water facilities and develop a long-term plan to manage storm water thought the city.

The plan includes the following: inventory of existing major drainage facilities, delineation of hydrologic subbasins, development of a hydrologic/hydraulic model to estimate peak storm water flows throughout the city, evaluate storm water facilities and propose recommendations

for management of storm water throughout the city, develop a storm water capital facilities plan.

- 2022 Culinary Water System Master Plan

The culinary water system plan recommends improvement to further improve operational efficiency, maintenance, and overall health of the culinary water system for existing conditions and future development. A 20-year planning period was used in developing the plan. Future improvement sizing was based on the projected 2041 population using current zoning and city boundary with proposed annexation areas.

3. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.

The City intends this ordinance to ensure that the City culinary water system continues to serve all water users connected thereto and meets state and federal requirements regarding water usage, water quality, fire protection, and public health and safety. The City also intends through this ordinance to continually plan and prepare for its future water requirements for a period of forty years into the future.

4. PCC 11-3-2: Preliminary Plat list the requirements for a preliminary plat.

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

- ✓ The proposed name of the development.
- ✓ The section, township and range of the development.
- ✓ The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
- ✓ Scale of drawing and north arrow.

Existing Conditions: The preliminary plat shall also show:

- ✓ The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor.
- ☐ Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
- ✓ The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
- ✓ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
- ✓ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
- ✓ Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
- ✓ By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
- ✓ A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)

Proposed Conditions: The preliminary plat shall also show;

- ✓ The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
- ✓ The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development.

- ✓ The layout, numbers, hazard setback, and typical dimensions of lots and square footage.
- ✓ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development.
- ✓ Written statement by the design engineer verifying that all lots have an adequate buildable envelope with regards to hazardous slope, building, water, zoning setbacks, etc.
- ✓ Easements for water, sewer, drainage, utility lines and other utilities.
- ✓ Typical street cross-sections and preliminary street grades if required.
- ✓ Copies of any agreements with adjacent property owners relevant to the proposed development.
- ✓ Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
- ✓ A professionally prepared plat having been prepared on a minimum twenty inch by thirty inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36") approved reproducible drafting medium.
- ✓ A signature block along the right-hand margin of the preliminary plat, providing for the following certifications or approvals:
 - Prior to City review, an affidavit or certificate of clear title to the effect that the applicant is the owner of, or that he is authorized by the owner in writing to make application for, the land proposed to be subdivided. The affidavit or certificate shall state clearly in which status, a copy of said written authorization from the owner shall be submitted with the preliminary plat. A title report shall also be submitted which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property.

Phasing. NA

When developing a large tract of land, developers may choose to construct the subdivision in phases rather than develop the entire property at once. However, in no case should a phase contain less than 6 lots; and no less than two acres of land.

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

PCC 11-3-2:E Approval:

- ☐ No preliminary plat shall be approved by the Planning Commission, the City Council, or any other designated Land Use Authority unless it complies with or can be shown that a final plat will be likely to comply with all the provisions set forth in the Providence City Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter has not been issued for the plat pursuant to Section 8-1-21.

A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. General Plan & Master Plans:
The proposed preliminary plat is consistent with the general plan and development in the surrounding areas.
 - General Plan
The Framework Map suggests the preferred scenario for this area is residential.
 - The Parks, Open Space, & Urban Trails
This parcel is located in the 1-mile level of service area for Von Baer Park.
The trails map proposes that 300 E be developed with a roadside pathway.
 - The Transportation Master Plan

The updated UDOT functional classification recommendations (Figure 19) recommends 300 E be classified as a minor collector.

Table 1: Typical Street Cross-Sections

Type of Street	Functional Classification	Right-of-way	Paved Asphalt	Curb & Gutter	Park Strip	Sidewalk
Residential	Local	66ft	30ft	2.5ft	7.0ft	5.0ft
Residential G.P.	Minor Collector	66ft	37ft	2.5ft	7.0ft	5.0ft

It appears the existing right-of-way in this area is approximately 50' with approximately 35' of asphalt. There is sidewalk on the east side, but not curb, gutter, or park strip.

The limited access major, commercial, and specified residential roadways Figure 32 identifies this area of 300 E as a limited access road.

- 2019 40-Year Water Right Plan
The water availability information will be provided with the preliminary plat.
 - 2020 Wastewater Master Plan
Lot 3 has an existing sewer service line. As part of the development process, the developer will be required to install sewer service lines into lots 1 and 2.
The wastewater master plan includes capital projects that are eligible for impact fees. The city has enacted an impact fee for the eligible wastewater collection system improvements.
Logan City enacted an impact fee for wastewater treatment. Because Providence City contracts with Logan City for wastewater treatment, Providence enacted the treatment impact fee based on Logan City's plan.
At the time of a zoning clearance for the primary structure, a wastewater collection impact fee and a wastewater treatment impact fee will be collected from lots 1 and 2.
 - 2019 Storm Water Master Plan
The city's storm water system includes conveyance facilities (street side curb and gutter, open channels, pipes and culverts), and storage facilities (detention and retention facilities).
As part of the city's plan, development is required to design storm drainage systems for the entire development. The development's storm drainage system design will be included in the construction plans that will accompany the final plat.
 - 2022 Culinary Water System Master Plan
Lot 3 has an existing water service line. As part of the development process, the developer will be required to install water service lines into lots 1 and 2.
The culinary water system master plan includes capital projects that are eligible for impact fees. The city has enacted an impact fee for the eligible culinary water system improvements.
 - At the time of a zoning clearance for the primary structure, a culinary water system impact fee will be collected from lots 1 and 2
3. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
 - Information not provided.
 4. The red comments in the Findings of Fact section are items that need additional information or clarification.

CONDITIONS:

1. Provide the water availability requirement information.
2. Address the comments in red in the Findings of Fact section.
3. Address the comments in A Walker's letter dated July 5, 2023.
4. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

NOTE: This review is not all inclusive, other members of the executive staff may have additional comments



July 5, 2023

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

RE: Preliminary plan review for Pleasant View Ln. Subdivision - area of 417 N 300 E,
Providence UT. (02-004-0031)

The above-named application for Preliminary Plat has 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 is being recommended to Providence City for approval with the following comments and conditions.

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.

(IFC 503.2.1) Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, ...

- Fire department vehicle access including the turnaround appears adequate as submitted.
- Fire department access road (all 20 feet in width) and the entire turnaround must be constructed of an all-weather driving surface capable of withstanding the weight imposed by fire apparatus weighing up to 75,000 pounds (2018 IFC Section D102). This must be identified on the construction drawings.
- Parking (vehicles, trailers, boats, utility units, etc.) or storage of any kind (snow etc.) will not be allowed on the identified fire department access road and/or turnaround. NO PARKING – FIRE LANE Signage and markings will be required on the access road and on the turnaround per 2018 IFC Section D103.

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.

- If anything, other than single family dwellings (R3) are constructed on the proposed building lots, an additional fire hydrant will be required within 400 feet (at the turn around).
- The existing fire hydrant on 300 east (#415) is within 600 feet of all buildable areas of both lots. Approved.

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 amount of water required for fire flow will be determined by the construction type, and size of the proposed structures.
- The existing fire hydrant in the area (#415) contains approximately 3,500 GPM of available water for fire flows and should be adequate for most single-family dwellings.

Please contact me with any questions or concerns.

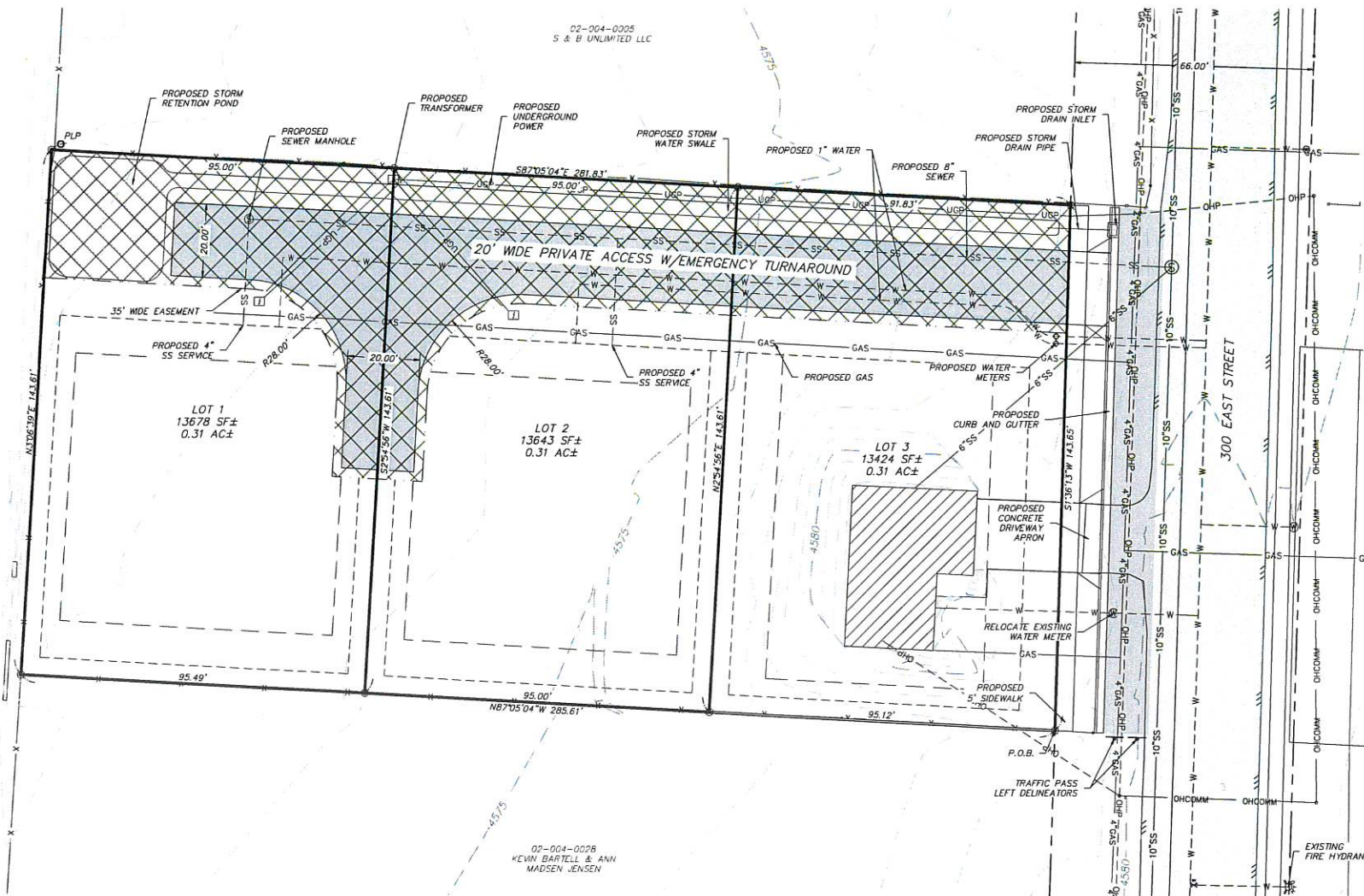
Respectfully,



FIRE DEPARTMENT

Aaron Walker
Deputy Fire Marshal
Logan Fire Department
435-716-9516
Aaron.walker@loganutah.org

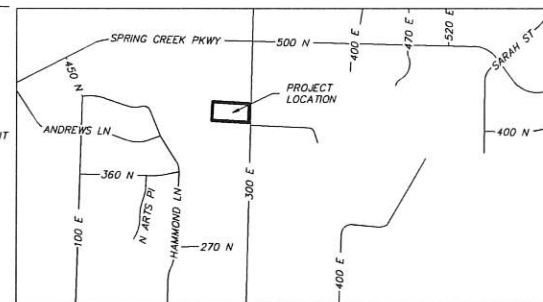
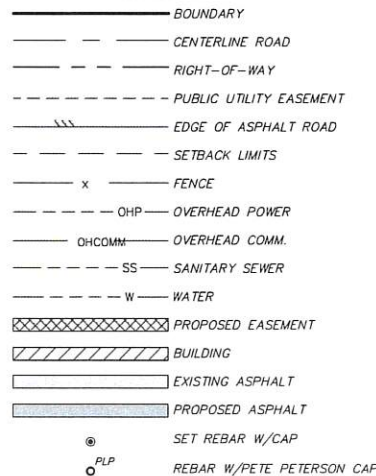
PLEASANT VIEW LANE
PART OF SECTION 2 T11N R1E, SALT LAKE MERIDIAN
PROVIDENCE CITY, CACHE COUNTY, UTAH



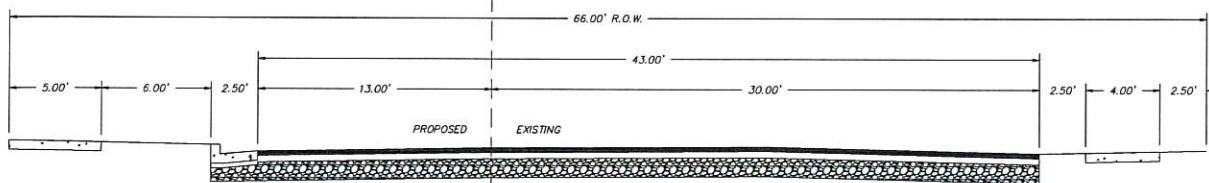
PRELIMINARY PLAT NOTES

- ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, AND ZONING SETBACKS.
- THERE ARE NO PROPOSED, ACTIVE, OR ABANDONED WELLS, SPRINGS; OR RESERVOIRS WITHIN THE TRACT OR WITHIN 100' BEYOND THE DEVELOPMENT BOUNDARIES.
- THERE ARE NO AREAS THAT MEET THE SENSITIVE AREA DEFINITIONS ON THIS PARCEL.
- THERE ARE NO AREAS ON THIS PARCEL THAT ARE INTENDED TO BE DEDICATED OR TEMPORARILY RESERVED FOR PUBLIC USE OR SET ASIDE FOR USE OF PROPERTY OWNERS IN THE DEVELOPMENT.

LEGEND



VICINITY MAP
SCALE: 1" = 2000'

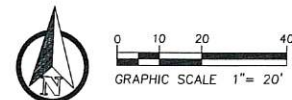


66' ROW CROSS SECTION
NOT TO SCALE

CONTACT INFORMATION

OWNER
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PROVIDENCE, UT 84332
(907) 987-9133
chrisrosenthal@gmail.com

ENGINEER
STEVEN EARL, PE, PLS
95 GOLF COURSE RD. # 101
LOGAN, UT 84321
(435) 713-0099
searl@cachelandmark.com



LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS DAY OF _____, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LAND USE AUTHORITY

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ FEE _____ ABSTRACTED _____

INDEX
FILED IN: FILE OF PLATS

DEVON ANDERSEN, COUNTY RECORDER

CULINARY WATER AND
SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CULINARY WATER AND SANITARY SEWER AUTHORITY THIS DAY OF _____, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.

CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS _____ DAY OF _____, 2023.

CITY ENGINEER

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 2023, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.

CENTURY LINK _____ DATE: _____
COMCAST CORPORATION _____ DATE: _____

SURVEY CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 318575-2201, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PLEASANT VIEW LANE, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF CACHE, STATE OF UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N86°25'04"W 4346.63 FEET TO THE WEST RIGHT-OF-WAY LINE OF 300 EAST STREET AND THE POINT OF BEGINNING; THENCE ALONG A FENCE, THE FOLLOWING THREE COURSES:
1. N87°05'04"W 285.61 FEET;
2. N3°06'39"E 143.61 FEET;
3. S87°05'04"E 281.83 FEET TO SAID RIGHT-OF-WAY LINE; THENCE S1°36'13"W 143.65 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS PLEASANT VIEW LANE, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. I DEDICATE TO PROVIDENCE CITY ALL IMPROVEMENTS INCLUDING THE STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, ETC. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OF THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

CHRIS ROSENTHAL

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS _____ DAY OF _____, IN THE YEAR 2023, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CHRIS ROSENTHAL, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NOTARY SEAL NOT REQUIRED PER UTAH CODE 46-1-16(8))

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY CHRIS ROSENTHAL FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY AS SHOWN. A SERIES OF FENCES ALONG THE EAST SIDE OF 300 EAST STREET WERE USED TO RE-ESTABLISH THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET. THIS STREET WAS GIVEN ITS MINIMUM WIDTH PER CURRENT CITY STANDARDS. ITS ORIGIN IS THE PROVIDENCE FARM SURVEY, PLAT "A". FENCES WERE ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE NORTH, WEST, AND SOUTH PROPERTY LINES AND THESE COINCIDED WELL WITH RECORD DISTANCES. NO OTHER MAJOR DISCREPANCIES WERE FOUND. 5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" WERE SET AT THE LOCATIONS INDICATED.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____
BY _____
TITLE _____

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER _____ DATE: _____

PRELIMINARY PLAT

PLEASANT VIEW LANE

DATE: 19 JUNE 2023

SCALE: 1" = 20'

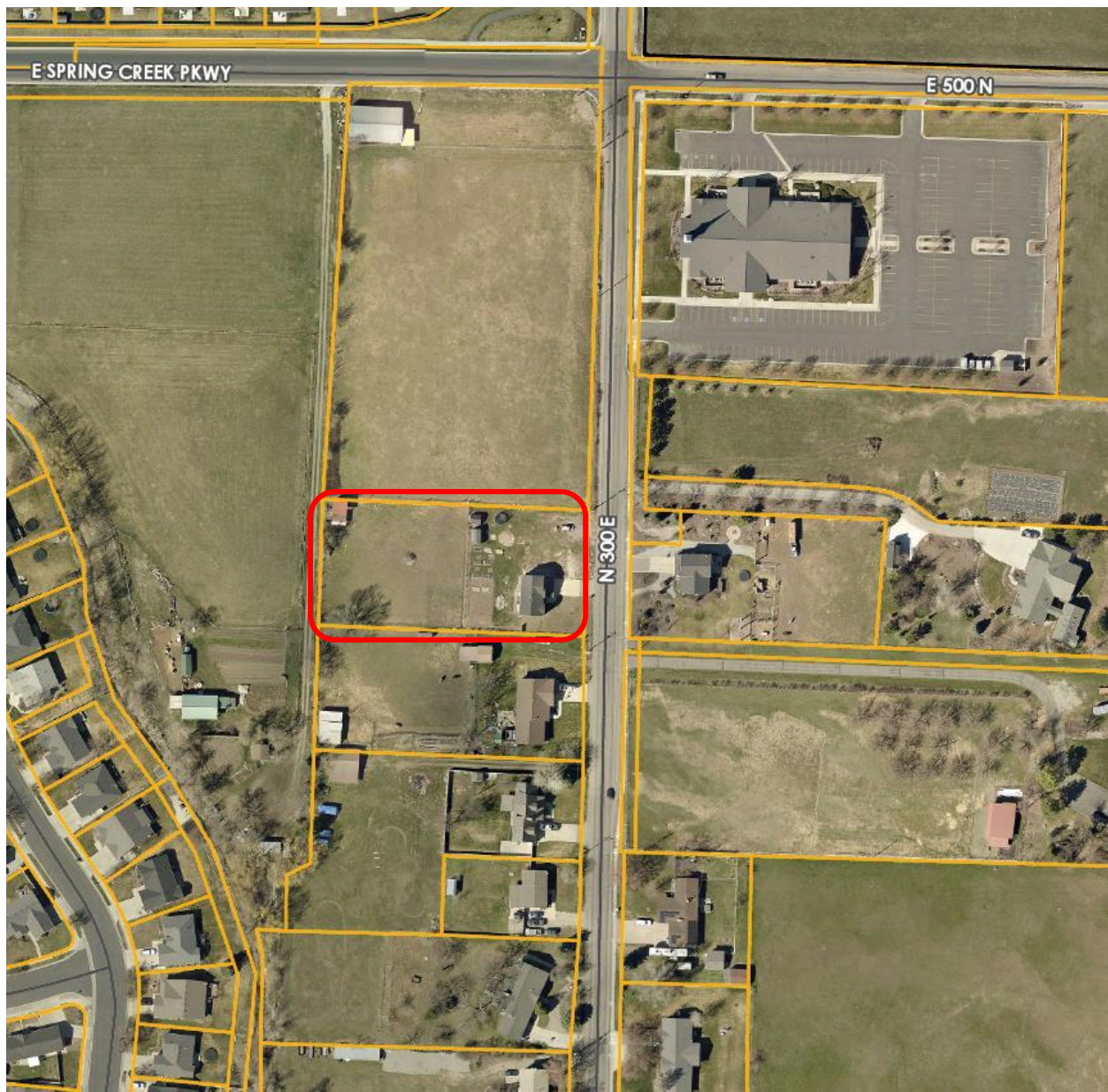
CALCULATED BY: S. EARL

CHECKED BY: T. TUTTLE

APPROVED BY: S. EARL

PROJECT NUMBER: 23010ROS

1 / 1



Pleasant View Lane, 417 N 300 E

PROVIDENCE CITY Lot Line Adjustment Analysis		
Prepared by: S Bankhead	Date: 08/02/2023	Subdivision Name: Hillcrest Subdivision
Applicant: Norman & Cristi Gillespie	Zone: R-1-1 (However, the subdivision was given approval to build as if in a R-1-12 zone)	Date application received: 07/27/2023
Parcel ID: Lot 15: 02-219-0015 Lot 17: 02-219-0017	Property Address: 812 S 450 E 809 S 500 E	Owner: Norman & Cristi Gillespie Norman & Cristi Gillespie
Abbreviations & Code Information: <ol style="list-style-type: none"> Providence City Code: PCC The PCC references are summarized in this analysis. For a complete details and code requirements, please review our online city code at: https://providence.municipalcodeonline.com/book?type=ordinances#name=Preface Utah Code Annotated: UCA The UCA references are summarized in the analysis. For complete details and code requirements, please review the Utah Code at https://le.utah.gov/xcode/code.html Land Use Authority for subdivisions: Planning Commission (PCC:2-4-1) 		
Background Information: <ol style="list-style-type: none"> The applicant owns both lots and would like to combine them into one lot and build an accessory building on the property. 		
Summary of Key Issues: <ol style="list-style-type: none"> 		
Providence City General Plan 2020 <ul style="list-style-type: none"> Vision: <i>Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.</i> Key Initiatives: <ol style="list-style-type: none"> Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice. Consider long-term economic development impacts when making land use, transportation, and other planning decisions. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life. 		

FINDINGS OF FACT:

- UCA 10- 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
- UCA 10-9a-103(38) defines lot line adjustment.
- UCA 10-9a-608(5) list the requirements for a lot line adjustment.
- General Plan & Master Plans:
 - General Plan

- It is the goal of the General Plan to provide an effective and easily understood document that may be utilized by anyone in the City, ranging from City staff appointed to make administrative and planning decisions, to concerned citizens, to land owners and developers. The general plan provides a means for aligning the efforts of different city departments, boards, commissions, and the council, toward achieving the overall vision for the City.

- General Plan Framework Map.

The Framework Map represents the preferred scenario for planning and managing future growth in Providence. This map reflects the overall characterization and general location of future nodes and regional centers of employment and shopping. It reflects an integrated approach to the areas identified as priorities for future planning within Providence City.

5. PCC 10-8-1: Area Regulations: As per PCC 10-8-1 2005

Minimum Lot Area Sq. Ft.	12,000
Minimum Lot Width (measured at setback line) linear feet	95
Maximum Units Per Acre (excluding right of way & infrastructure)	3.75
Setback – Front Yard	30
Setback – Side Yard (Street)	20
Setback – Side Yard (Interior)	10
Setback – Rear Yard	20

CONCLUSIONS OF LAW:

1. UCA 10-9a-601
The Providence City Council has enacted ordinances to regulated subdivisions.
2. UCA 10-9a-103(38)
The proposed lot line adjustment combines adjoining lots in accordance with UCA 10-9a-608
3. UCA 10-9a-608(5)
The proposed lot line adjustment will not result in a violation of any land use law.
4. General Plan & Master Plans:
The Framework Map suggests the preferred scenario for this area is neighborhood/residential
5. PCC 10-8-1 Area Regulations.
The proposed lot line adjustment indicates all lots meet or exceed the minimum lot size of 12,000 square feet.
The lot widths meet or exceed the required 95-ft.

NOTE: This review is not all inclusive, other members of the executive staff may have additional comments

CONDITIONS:

1. A notice of lot line adjustment approval to be recorded in the office of the Cache County Recorder.
2. A document of conveyance to be recorded in the office of the Cache County Recorder.
3. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



July 31, 2023

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

RE: review for proposed lot line adjustment, Gillespie Property (02-219-0015 & 0017),
812 S 450 E, Providence UT.

The above-named application for lot line adjustment has 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 is being recommended to Providence City for approval with the following comments and conditions.

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.

- Fire department vehicle access is adequate from 800 South, 450 & 500 East. 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 allows for the distance to be increased to 600 feet for R-3 occupancies.

- There are existing hydrants on 800 South, the corners of 450 East (#329) and 500 East (#331 has no numbers in iWorQ). Both are within 400 feet of all areas of the proposed lot. Approved.

Fire Protection Water Supplies

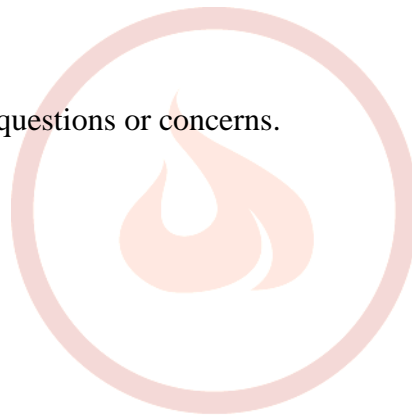
(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings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

- Hydrant #329 Located on the corner of 450 East and 800 South, contains approximately 2,700 GPM at 20 PSI. However, this will need confirmed prior to any additional construction taking place.
- The amount of water needed for fire flow will be determined by the construction type and size of proposed structures or additions. Again, fire flows will need confirmed prior to any construction taking place.
Approved.

Please contact me with any questions or concerns.

Respectfully,

Aaron Walker
Deputy Fire Marshal
Logan Fire Department
435-716-9516
Aaron.walker@loganutah.org

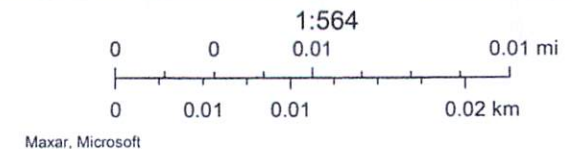


FIRE DEPARTMENT

Parcel Map Existing

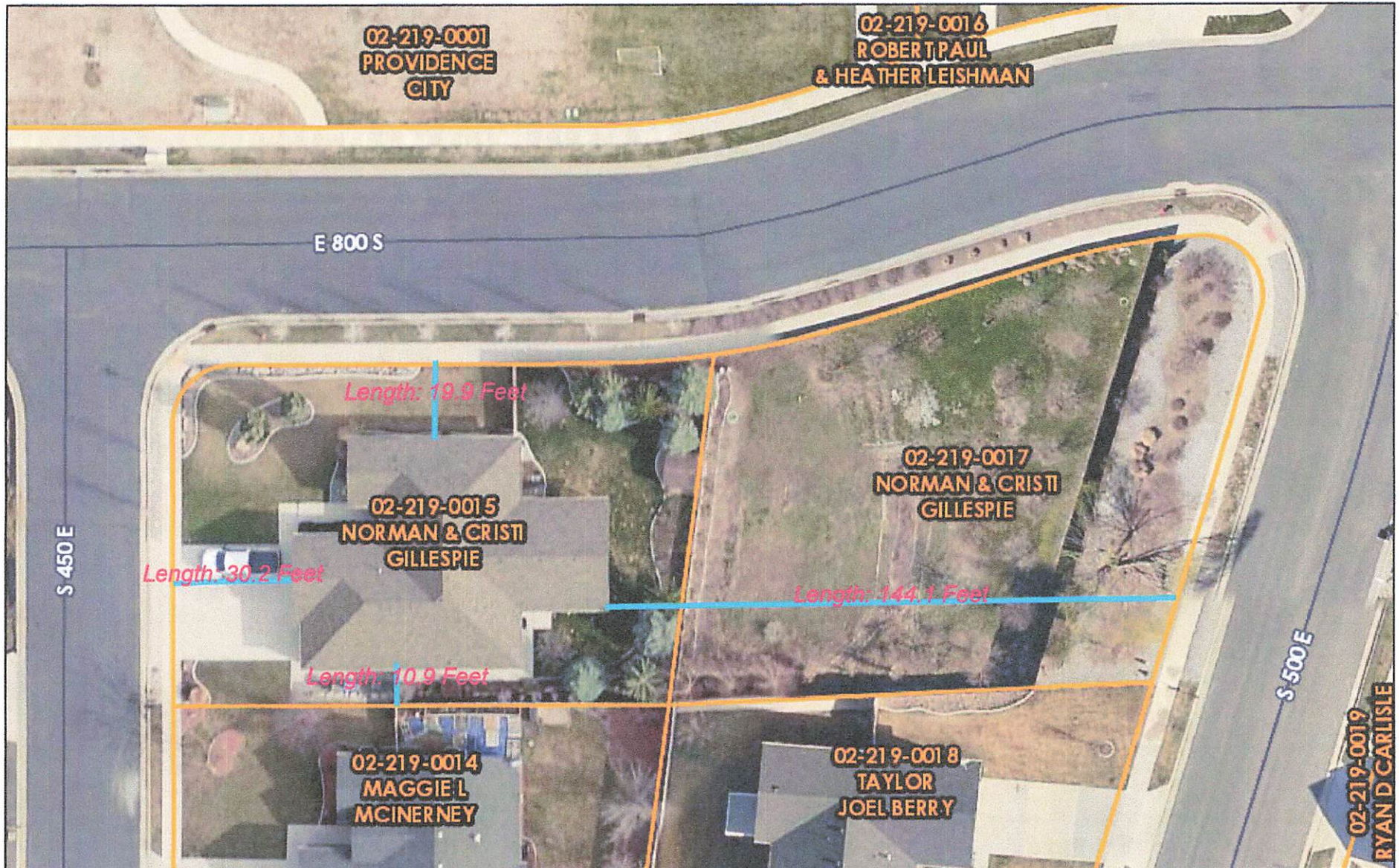


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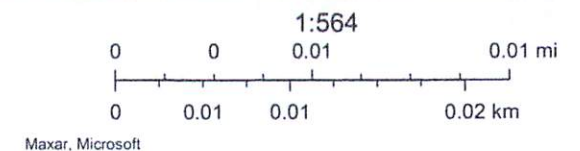


Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Parcel Map *Proposed*

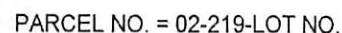


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Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Electronic Original



HILLCREST SUBDIVISION

PHASE 2

02-219

-2-

PART OF THE SOUTHWEST QUARTER OF SECTION 14
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

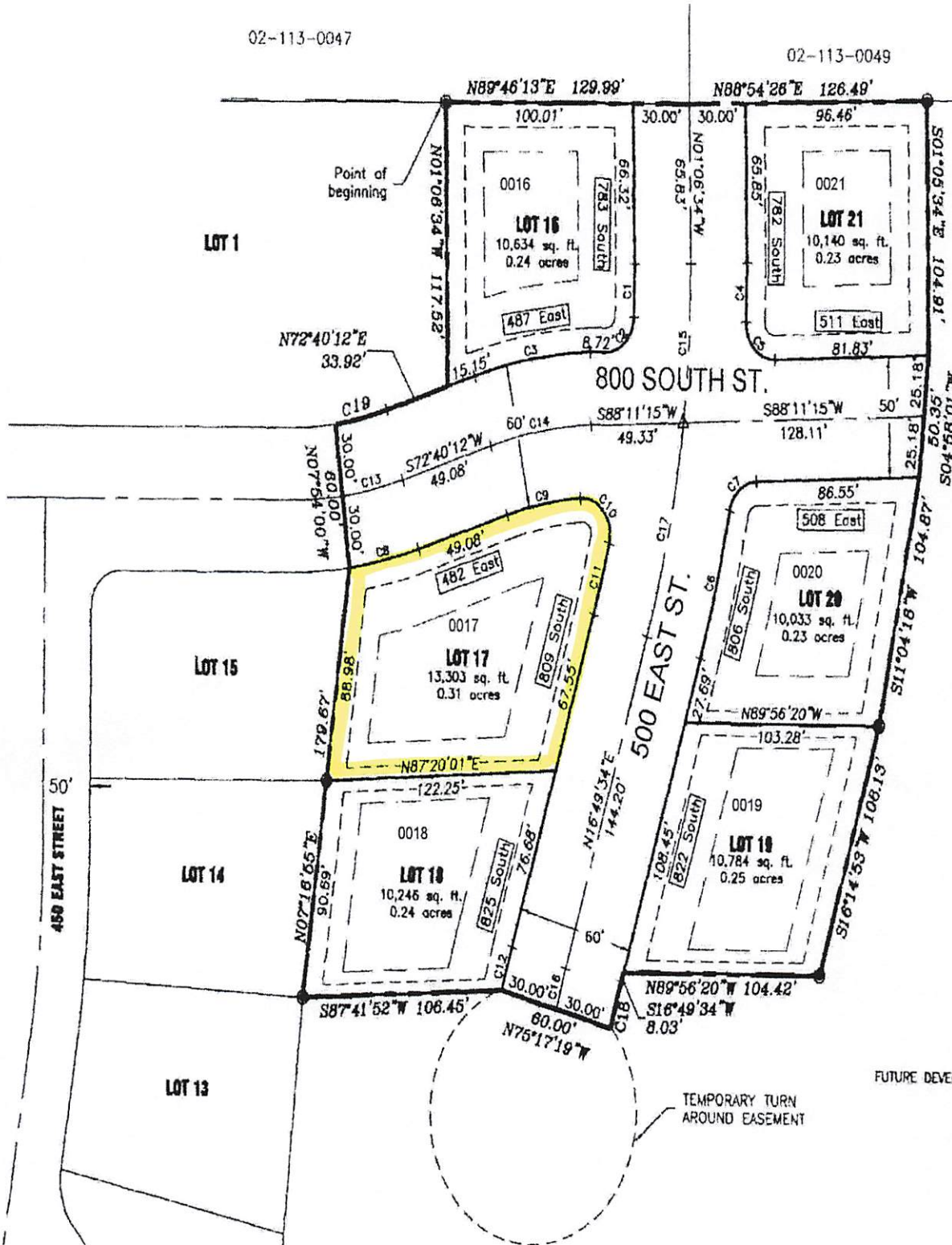
TAX UNIT 09

Electronic Original

02-113-0047

02-113-0049

FILED 5 FEB 2013
ENT 1080829
MAP NO. 2013-2654
SITE PAGE 02-115



NORTH



0 50

SCALE 1" = 50'-0"

Parcel #02-219-0015 in 2023 - Cache County CORE

Owner(s)

History

GILLESPIE, NORMAN & CRISTI (08/10/2020 - Present) (Vesting: 1252660)

Property Address

812 S 0450 E

PROVIDENCE

Tax District: PROVIDENCE CITY(009)

Tax Status: Taxable

Parcel History: PT 02-115-0004 1/09;

Square Feet: 1990

Legal Description: LOT 15 HILLCREST SUBDIVISION PHASE 1 CONT 0.26 AC

Current Mailing Address

812 S 450 E

PROVIDENCE, UT 84332-6720

Acres: 0.26

Water Rights: NO

Building Type: SFR

Year Built: 2011

Taxation Term	Amount
Prior Year Taxes (2022: \$2,179.85)	
Market Value	\$460,000.00
Residential Land & Building	\$460,000.00
Taxable Value	\$253,000.00

The Auditor has not certified rates. Please refer to previous years for an estimate.

Payment Category	Amount
No prepayments have been made.	

Parcel #02-219-0017 in 2023 - Cache County CORE

Owner(s)

History

GILLESPIE, NORMAN & CRISTI (06/26/2019 - Present) (Vesting: 1220952)

Property Address

809 S 0500 E

PROVIDENCE

Current Mailing Address

812 S 450 E

PROVIDENCE, UT 84332-6720

- Tax District: PROVIDENCE CITY(009)
- Tax Status: Taxable
- Parcel History: PT 02-115-0004 2/13;
- Acres: 0.31
- Water Rights: NO
- Legal Description: LOT 17 HILLCREST SUBDIVISION PHASE 2 CONT 0.31 AC

Taxation Term	Amount
Prior Year Taxes (2022: \$646.20)	
Market Value	\$162,750.00
Vacant Land	\$162,750.00
Taxable Value	\$162,750.00

The Auditor has not certified rates. Please refer to previous years for an estimate.

Payment Category	Amount
Prepayments	\$1,061.80

PROVIDENCE CITY
Amended Final Plat Analysis
Amend Plat and Relocate Public Utility Easement

Prepared by: S Bankhead	Date: 08/07/2023	Development Name: Providence Springs 55 Cluster Development Amended
Applicant: Providence Springs 55 LLC	Agent: Jody Robins	Owner: Providence 55, LLC
Parcel ID: Multiple parcels, see attached petition	Property Address: 300 N 100 E	Date application received: 07/21/2023
Zone: R-1-6	Number proposed Lots: No change in the number of lots	Proposed density: No change in the density

Abbreviations & Background Information:

1. Providence City Code: PCC
The PCC references are summarized in this analysis. For a complete details and code requirements, please review our online city code at: <https://providence.municipalcodeonline.com/book?type=ordinances#name=Preface>
2. Utah Code Annotated: UCA
The UCA references are summarized in the analysis. For complete details and code requirements, please review the Utah Code at <https://le.utah.gov/xcode/code.html>
3. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1)
4. Uses-Allowed (PCC: 10-6-1 Use Chart)

Providence City General Plan 2020

• **Vision:**

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

• **Key Initiatives:**

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

Summary of Key Issues:

The developer provided a statement describing the proposed adjustments. See the attached memo.

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. PCC 2-4-1 establishes the planning commission as the land use authority for all subdivisions.
3. General Plan & Master Plans:
 - General Plan

- It is the goal of the General Plan to provide an effective and easily understood document that may be utilized by anyone in the City, ranging from City staff appointed to make administrative and planning decisions, to concerned citizens, to land owners and developers. The general plan provides a means for aligning the efforts of different city departments, boards, commissions, and the council, toward achieving the overall vision for the City.
 - General Plan Framework Map.
The Framework Map represents the preferred scenario for planning and managing future growth in Providence. This map reflects the overall characterization and general location of future nodes and regional centers of employment and shopping. It reflects an integrated approach to the areas identified as priorities for future planning within Providence City.
- Master Plans:
 - Parks, Trails, and Recreation:
This plan helps ensure the City has a clear vision and path for maintenance and enhancements to its current parks, trails, and recreation, and it will provide guidance on future development so that its system meets the community's ongoing needs.
This plan also analyses the radius of service based on park type. Each park is assigned a service radii as follows
 - Local Parks (1/4 mile radius)
 - Neighborhood Parks (1/2 mile radius)
 - Community, Regional, and Specialty Parks (1 mile radius)
 The plan shows that Providence City residents would like a well-connected trail and pathway network to enhance the recreational opportunities in Providence; that ensures as many residents as possible have a trail or pathway within 0.25 miles of their residence. This network would utilize five types of trails/pathways/features.
 - Shared Pathways (Dedicated paved pathways (separate from roadways) to accommodate bicyclists and pedestrians)
 - Roadside Pathways (Parallel to existing roadways, integrated as part of the existing asphalt, delineated by striping, accommodates non-motorized uses such as bicycles and pedestrians)
 - Natural Surface Pathways (Natural surface trails uses such as bicycles, pedestrians, and equestrian.
 - Cache Bikeway Pathway
 - Trail heads (Provide clear and concise signage related to trails, may provide, parking, restrooms, drinking fountains)
 - The Transportation Master Plan
The Transportation Master Plan is the adopted vision for long-term planning of transportation infrastructure projects within the City. It is the road map for the next 5 – 30 years and outlines strategic projects and goals for the City to implement and pursue.
 - 2019 40-Year Water Right Plan:
The intent of the water right plan is to provide the city with a long-term plan to guide the city in protecting existing water rights and obtaining new rights as necessary. The plan recommends the city continue to follow PCC 8-1-21 and require the developer to provide water right to meet the demands of new development.
In keeping with the city's water right plan, PCC 8-1-21 explains the water availability requirement is to ensure that the city culinary water system continues to serve all water users connected to the system meets and meets state and federal requirements regarding water usage, water quality, fire protection, and public health and safety. The city also intends to continually plan and prepare for its future water requirements for a period of 40 years into the future.
 - 2020 Wastewater Master Plan

The intent of the wastewater master plan is to recommend improvements to provide a well maintained and correctly function wastewater collection system for existing and future conditions, including the west-side area and futures annexation area. A 20-year planning period was used to develop the plan.

- 2019 Storm Water Master Plan.

The purpose of the plan is to identify existing major storm water facilities and develop a long-term plan to manage storm water thought the city.

The plan includes the following: inventory of existing major drainage facilities, delineation of hydrologic subbasins, development of a hydrologic/hydraulic model to estimate peak storm water flows throughout the city, evaluate storm water facilities and propose recommendations for management of storm water throughout the city, develop a storm water capital facilities plan.

- 2022 Culinary Water System Master Plan

The culinary water system plan recommends improvement to further improve operational efficiency, maintenance, and overall health of the culinary water system for existing conditions and future development. A 20-year planning period was used in developing the plan. Future improvement sizing was based on the projected 2041 population using current zoning and city boundary with proposed annexation areas.

4. UCA 10-9a-608 Subdivision amendments. Lists the requirements for amending a subdivision plat.
 - (1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.
 - (2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:
 - (a) the petition seeks to:
 - (iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
5. UCA 10-9a-609. Land use authority approval of vacation or amendment of plat -- Recording the amended plat.
 - (1) The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that:
 - (a) there is good cause for the vacation or amendment; and
 - (b) no public street or municipal utility easement has been vacated or amended.
6. PCC 11-3-3: Final Plat list the requirements for a final plat.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The planning commission is the appropriate land use authority to consider and approve an amended final plat.
3. General Plan & Master Plans:

The proposed final plat amendment is consistent with the general plan and development in the surrounding areas.

The changes in the proposed final plat amendment are consistent with the master plans.
4. UCA 10-9a-608 Subdivision Amendments. The documents submitted with the amended final plat application meet the requirements in UCA 10-9a-608.
5. Prior to approving the proposed amended final plat, the planning commission should find there is good cause for the amendment.

While the proposed amendment may amend a public utility easement, it does not vacate or amend a public street or municipal easement.

6. The proposed amended plat meets the requirements listed in PCC 11-3-3.

CONDITIONS:

1. Prior to approving an amended final plat the planning commission must find that there is good cause for the amendment and that no public street or municipal easement is being vacated or amended.
2. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

NOTE: This review is not all inclusive, other members of the executive staff may have additional comments



To whom it may concern,

Providence 55, LLC, owner of the Providence Springs 55 development, is asking to amend the final plat of the development. The amendments are very minor property line adjustments throughout the development to better accommodate desired house plans. Following is a list of the amendments.

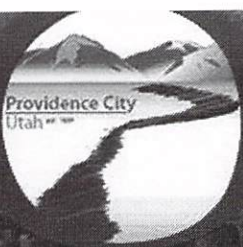
- We adjusted lot 17-22 and 24 property lines between 1 and 4 feet to better accommodate our floor plans.
- We added property that was given to us by the mountain view retirement community to the backs of lots 9-13
- We corrected the address table to match the map with road names Springs Lane and Springs Circle.

Thank you,

Jody Robins

A handwritten signature in black ink, appearing to be 'Jody Robins', written over a horizontal line.

Providence 55, LLC Owner



Providence City, UTAH

PETITION TO VACATE, ALTER, OR AMEND A SUBDIVISION PLAT and/or VACATE A PUBLIC STREET AND/OR MUNICIPAL UTILITY EASEMENT

The undersigned petitioner(s) are hereby petitioning to (please check all that apply):

- ☐ Vacate or Amend a Public Street
- ☐ Vacate or Amend a Municipal Utility Easement
- ☐ Vacate a subdivision plat
- ☒ Amend a subdivision plat.

Each petition to vacate or amend an entire plat or a portion of a plat shall include:

- ☒ the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition.
- ☒ the signature of each owner described above who consents to the petition.
- ☒ A plat showing the amendment (not required for a lot/property line adjustment).

This petition seeks the following (please check all that apply):

- ☐ join two or more of the petitioner fee owner's contiguous lots
- ☐ subdivide one or more of the petition fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition.
- ☒ adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the lots or parcels are located in the same subdivision
- ☐ on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision
- ☐ alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not: (A) owned by the petitioner; or (B) designated as a common area
- ☐ vacate or amend a public street, right-of-way, or easement.

If the petition seeks to vacate some or all of a public street or municipal utility easement please include the following:

- ☐ the name and address of each owner of record of land that is: adjacent to the public street or municipal utility easement between the two nearest public street intersections; or accessed exclusively by or within 300 feet of the public street or municipal utility easement.
- ☐ proof of written notice to operators of utilities located within the bounds of the public street or municipal utility easement sought to be vacated; and
- ☐ the signature of each owner who consents to the vacation.
- ☐ A plat showing the amendment.

By the signature(s) below I (we) certify the following:

1. I have personally signed this Petition; and
2. I am aware of the Petition to Vacate a Public Street and/or Municipal Utility Easement, and/or Vacate, Alter, or Amend a Subdivision Plat and understand the terms and conditions of this Petition.
3. I consent to the vacation of a public street and/or municipal utility easement, and/or the alteration, vacation, or amendment to a subdivision plat as shown on the attached map.

Petitioner	Name: Providence SS, LLC	Parcel No. see attached - list
(Yes)	Address: 546 N 400 E Providence UT	
No	Email: jody@refinedventures.com	Signature: [Signature]
Petitioner	Name: Mountain View Retirement Community	Parcel No. 02-151-comm
Yes	Address: 31 W Mountain View Lane Providence	
(No)	Email: g-makaren@yahoo.com	Signature: [Signature]

Attach additional signature sheets as necessary

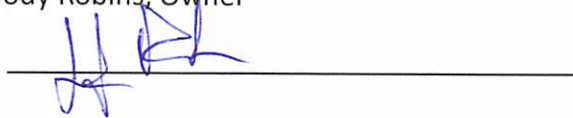
Providence Springs 55 petition to amend plat with lot line adjustments.

List of affected parcels by owner

Owner: Providence 55, LLC
546 N 400 E
Providence, UT 84332

Parcels: 02-330-0009
02-330-0010
02-330-0011
02-330-0012
02-330-0013
02-330-0017
02-330-0018
02-330-0019
02-330-0020
02-330-0021
02-330-0022
02-330-0024

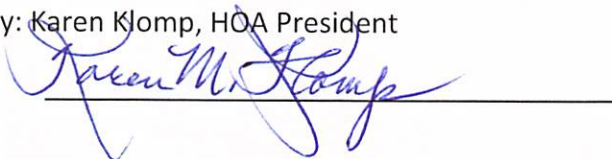
Signed By: Jody Robins, Owner



Owner: Mountain View Retirement Community
31 W Mountain View Lane
Providence, UT 84332

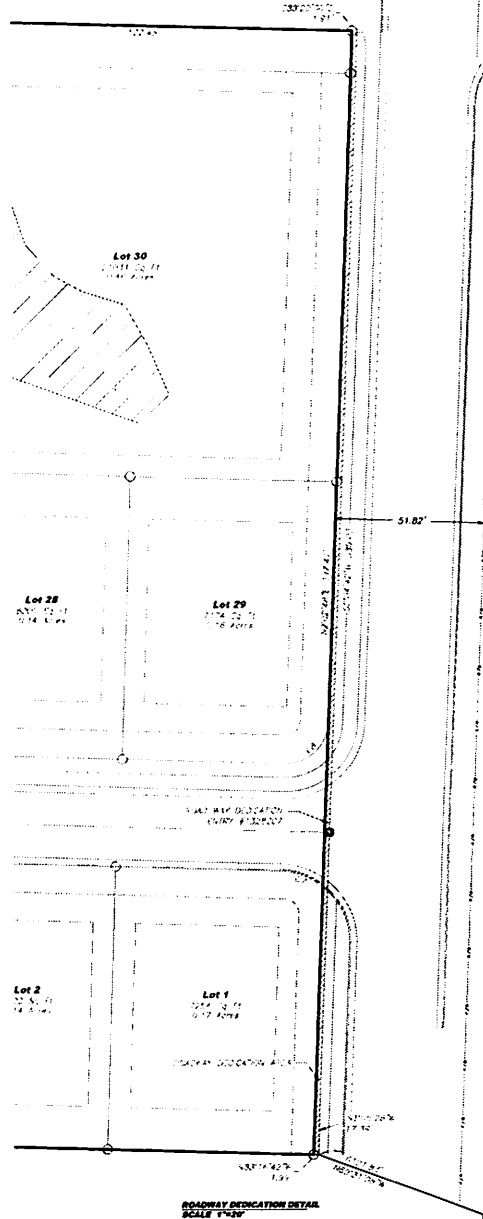
Parcels: 02-151-COMM

Signed By: Karen Klomp, HOA President



Providence Springs 55+ Cluster Development **1ST Amendment**

A PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 3,
 T11N, R1E, S.L.B.&M.
 PROVIDENCE, CACHE COUNTY, UTAH



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.13	29.00	89°10'09"	N43° 41' 37"W	40.71
C2	16.30	25.55	36°32'52"	N17° 29' 37"W	16.02
C3	3.29	60.07	37°05'56"	S23° 51' 07"W	3.29
C4	56.29	60.07	52°58'56"	S4° 11' 21"E	54.30
C5	45.16	60.07	42°30'58"	S51° 56' 10"E	44.13
C6	43.61	60.07	41°02'58"	N06° 17' 00"E	42.68
C7	16.23	25.00	37°12'07"	S89° 40' 36"E	15.95
C8	23.25	15.00	88°42'53"	N47° 21' 36"E	20.97
C9	5.09	15.00	19°27'29"	S7° 47' 17"E	5.07
C10	29.61	25.50	66°31'24"	S34° 58' 16"W	27.97
C11	36.00	48.49	47°33'19"	S46° 57' 47"W	35.18
C12	57.14	48.49	67°31'05"	S8° 03' 59"E	53.89
C13	44.04	48.49	57°07'21"	S67° 50' 47"E	42.54
C14	42.57	48.49	50°18'20"	N60° 58' 49"E	41.22
C15	10.51	48.49	12°25'03"	S29° 37' 05"W	10.49
C16	49.52	58.50	48°29'56"	N3° 26' 17"E	48.05
C17	26.04	58.50	25°30'30"	S33° 36' 41"E	25.83
C18	13.00	15.50	48°03'11"	S27° 18' 17"E	12.62
C19	7.65	5.00	90°00'00"	S46° 43' 18"W	7.07
C20	7.78	5.00	89°10'09"	N43° 41' 37"W	7.02
C21	24.57	15.50	90°49'44"	N46° 18' 26"E	22.08

LOT #	ADDRESS	SPRINGS LANE
LOT 1	94 EAST	SPRINGS LANE
LOT 2	84 EAST	SPRINGS LANE
LOT 3	76 EAST	SPRINGS LANE
LOT 4	66 EAST	SPRINGS LANE
LOT 5	56 EAST	SPRINGS LANE
LOT 6	46 EAST	SPRINGS LANE
LOT 7	36 EAST	SPRINGS LANE
LOT 8	26 EAST	SPRINGS LANE
LOT 9	18 EAST	SPRINGS LANE
LOT 10	6 EAST	SPRINGS LANE
LOT 11	319 NORTH	SPRINGS LANE
LOT 12	329 NORTH	SPRINGS LANE
LOT 13	339 NORTH	SPRINGS LANE
LOT 14	5 EAST	SPRINGS LANE
LOT 15	15 EAST	SPRINGS LANE
LOT 16	340 NORTH	SPRINGS LANE
LOT 17	330 NORTH	SPRINGS LANE
LOT 18	27 EAST	SPRINGS LANE
LOT 19	37 EAST	SPRINGS LANE
LOT 20	47 EAST	SPRINGS LANE
LOT 21	333 NORTH	SPRINGS CIRCLE
LOT 22	339 NORTH	SPRINGS CIRCLE
LOT 23	340 NORTH	SPRINGS CIRCLE
LOT 24	334 NORTH	SPRINGS CIRCLE
LOT 25	65 EAST	SPRINGS LANE
LOT 26	75 EAST	SPRINGS LANE
LOT 27	85 EAST	SPRINGS LANE
LOT 28	93 EAST	SPRINGS LANE
LOT 29	345 NORTH	100 EAST
LOT 30	25 EAST	SPRINGS LANE
LOT 31		

GENERAL NOTES:

- Danman Energy agrees to this plat solely for the purpose of confirming that the plat contains public utility easements. Danman Energy may require other easements in order to serve this development. This agreement does not constitute assignment or release of any other existing rights, obligations or liabilities provided by law or equity. This agreement does not constitute acceptance, approval or endorsement of any items contained in this plat, including those set in the same's dedication and the notes and does not constitute a guarantee of particular terms of future gas service. For further information please contact Danman Energy's right-of-way department at 1-800-366-4333.
- All private roads and Public Utility Easements give access to Danman Energy to maintain gas lines.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) of utility facilities a public utility easement using into of the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-21a-803(4)(c) Rocky Mountain Power retains delivery of this plat as described in this plat and approves the plat solely for the purpose of confirming that the plat contains public utility easements and easements, the location of the public utility easements, but does not warrant their accuracy. **Each Section 17-21a-803(4)(c) easement does not affect any right that Rocky Mountain Power has under:**
 - a recorded easement or right-of-way;
 - the law applicable to prescriptive rights;
 - Utah Code Ann. 17-21a-803(4)(c) easements or easements or any other provision of law.
- Utility easements are assumed to be in a bonded water table and to easements as to be constructed in this development.
- Setbacks shall be for primary buildings only.

Front	30'
Rear	15'
Side	7.5'
Side along Roadway	15'
- All lots in this development have a building envelope.
- Lot 31 is open space to be used for storm water retention and shall be maintained by the HOA.
- All sewer and water lines within the development shall be privately owned and maintained.
- All easements involving the necessary easements or easements for a utility water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, ditches and gutters, fire hydrants, pavements, sidewalks, highways, street lighting and other improvements shall be paid for by the developer(s).
- The following minimum improvements shall be completed and in place before the City will issue a building permit for any lot within the proposed development.
 - All grading of roads (including cut and fill) shall be shown on the approved construction drawings, and all water, sewer, and all utility trenches shall be installed in the roadway.
 - All storm water (including flash grades and underdrains), water, sewer, and other improvements that may be deemed necessary minimum improvements, and (Ord. No. 2018-011, 10/27/2018).
 - Egress and ingress to provide acceptable and safe travel to and from each lot in the approved subdivision. Construction zone signs provided and maintained by the City of the developer's expense must be installed as per the Public Works Director.

FORESIGHT
 LAND SURVEYING

2005 North 600 West, Logan, Utah
 435-753-1910

Project No. 21-142
 Prepared by JLC 6/20/23

Providence Springs 55+ Cluster Development 1st Amendment

A PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 3, T11N, R1E, S.L.B.&M. PROVIDENCE, CACHE COUNTY, UTAH

A FINAL PLAT FOR:



June 28, 2023
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



SURVEYOR'S CERTIFICATE

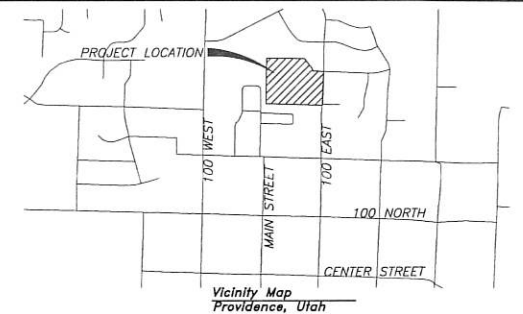
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: PROVIDENCE SPRINGS 55+ CLUSTER DEVELOPMENT 1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART OF THE NORTHEAST QUARTER SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. ALSO PART OF BLOCK 35 PLAT "A" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF 100 EAST BEING LOCATED BY RECORD 2 RODS WEST AND 8.50 CHAINS NORTH OF THE SOUTHEAST CORNER OF LOT 2, BLOCK 35, PLAT "A" OF THE PROVIDENCE FARM SURVEY, SAID POINT BEING LOCATED NORTH 69°31'08" WEST, A DISTANCE OF 6,101.83 FEET AND NORTH 88°16'42" WEST, A DISTANCE OF 1.99 FEET FROM THE ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 11, FROM WHICH THE 3/4" REBAR MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 11 BEARS NORTH 00°19'37" WEST, A DISTANCE OF 2,679.68 FEET; THENCE NORTH 88°16'42" WEST, ALONG THE NORTH LINE OF THE LEONHARDT MINOR SUBDIVISION AND THE MOUNTAIN VIEW RETIREMENT COMMUNITY PHASE 1 AND ITS EXTENSION TO THE BACK OF AN EXISTING NORTH SOUTH CURB A DISTANCE OF 667.75 FEET; THENCE NORTH 00°38'50" EAST, ALONG THE BACK OF SAID CURB A DISTANCE OF 204.61 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 7.57 FEET TO AN EXISTING FENCE; THENCE NORTH 01°27'34" EAST, ALONG SAID FENCE A DISTANCE OF 126.14 FEET; THENCE SOUTH 88°57'47" EAST, A DISTANCE OF 0.89 FEET; THENCE NORTH 00°53'24" EAST, A DISTANCE OF 193.17 FEET; THENCE SOUTH 89°51'17" EAST, A DISTANCE OF 444.60 FEET TO THE WESTERLY LINE OF LOT 1, LLOYD BAER SUBDIVISION PHASE 1; THENCE ALONG THE WESTERLY AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 37°32'19" EAST, A DISTANCE OF 158.09 FEET; (2) SOUTH 09°07'01" EAST, A DISTANCE OF 22.34 FEET; (3) SOUTH 88°20'30" EAST, A DISTANCE OF 122.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF 100 EAST STREET, THENCE SOUTH 02°02'48" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 397.41 FEET TO THE POINT OF BEGINNING, CONTAINING 7.70 ACRES AND 32 LOTS

DRAFT



OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS PROVIDENCE SPRINGS 55+ CLUSTER DEVELOPMENT 1ST AMENDMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS.

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

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF CACHE

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 20____, BY _____, WHO PROVED ON BASIS OF _____ SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

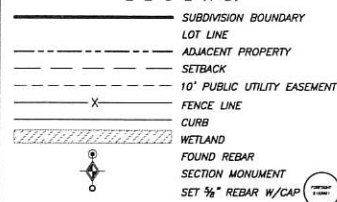
AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER

LEGEND:



MOUNTAIN VIEW RETIREMENT COMMUNITY PHASE 1

THE PURPOSE OF THIS AMENDMENT WAS TO ADJUST THE WEST BOUNDARY OF THE SUBDIVISION AND LOTS 9, 10, 11, 12, 13, 17, 18, 19, 20, 21, 22 AND 24 AND CHANGE THE STREET NAMES ON THE ADDRESS TABLE.

Record Owners: Providence 55 LLC
546 North 400 East
Providence, Utah 84332

FORESIGHT LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 21-142
Prepared by JH, 6/28/23

CULINARY WATER AND SANITARY SEWER AUTHORITY
APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND
SANITARY SEWER AUTHORITY, DATED THIS _____ DAY OF _____, 20____.

Culinary Water and Sanitary Sewer Authority

UTILITY APPROVAL SIGNATURES

The utility easements shown on this plat have been reviewed and approved. We are in agreement with placing all of the utilities underground within the easements as shown on this plat, and are willing to provide the needed services for this development.

DOMINION ENERGY	DATE
ROCKY MOUNTAIN POWER	DATE
COMCAST	DATE

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND PROVIDENCE CITY'S SUBDIVISION ORDINANCE.

DATE _____ CITY ENGINEER

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY PROVIDENCE CITY.

DATE _____ CITY ATTORNEY

MAYOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE PROVIDENCE CITY MAYOR.

MAYOR

PROVIDENCE CITY LAND USE AUTHORITY

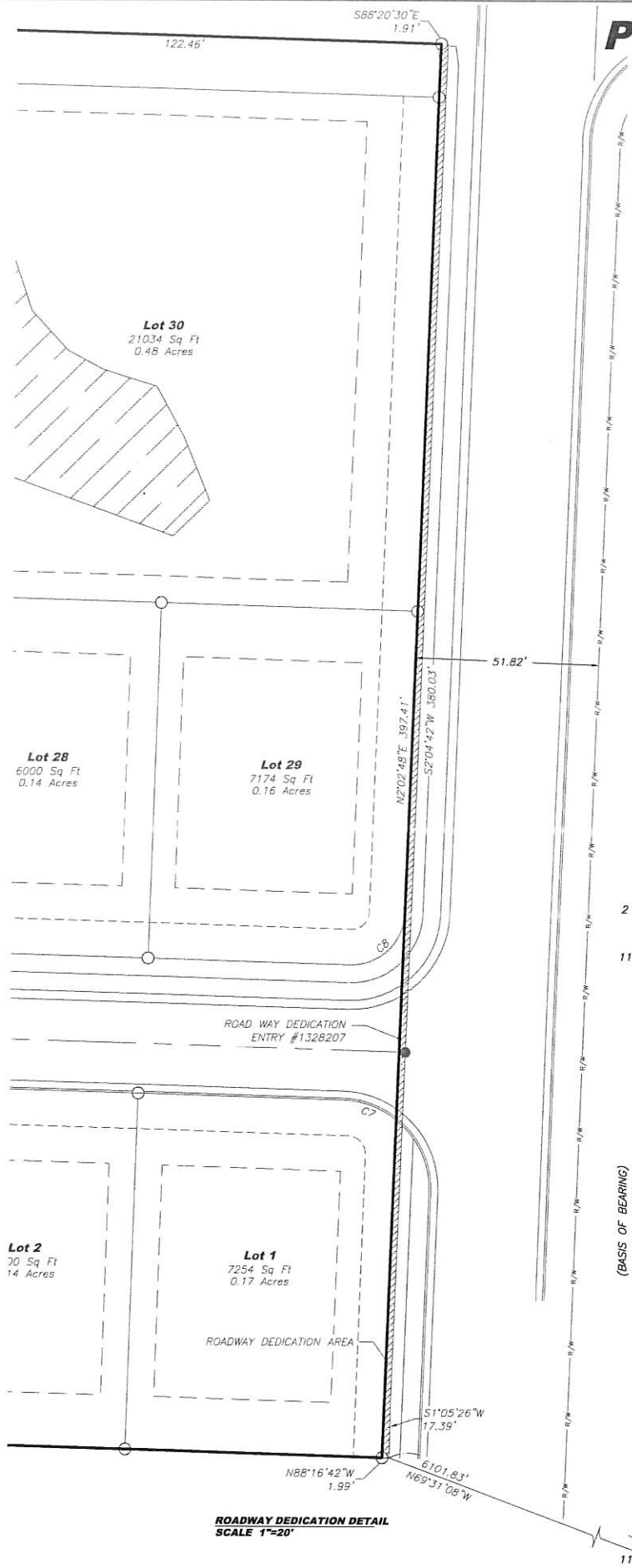
APPROVED THIS _____ DAY OF _____, 20____.

SHEET 1 of 2

A FINAL PLAT FOR:

Providence Springs 55+ Cluster Development 1ST Amendment

A PART OF THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 3,
T11N, R1E, S.L.B.&M.
PROVIDENCE, CACHE COUNTY, UTAH



ROADWAY DEDICATION DETAIL
SCALE 1"=20'

NORTHEAST CORNER SECTION 11,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
S.L.B.&M. FOUND 3/4" REBAR
TIE SHEET #214

(BASIS OF BEARING)
N07°19'37"W 2679.68'

EAST QUARTER CORNER SECTION 11,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
S.L.B.&M. FOUND 3.5" CACHE COUNTY
ALUMINUM CAP MONUMENT
TIE SHEET #762

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.13	29.00	89°10'09"	N43° 41' 37"W	40.71
C2	16.30	25.55	36°32'52"	N17° 29' 37"W	16.02
C3	3.29	60.87	3°05'56"	S23° 51' 07"W	3.29
C4	56.29	60.87	52°58'56"	S4° 11' 21"E	54.30
C5	45.16	60.87	42°30'38"	S51° 56' 10"E	44.13
C6	43.61	60.87	41°02'58"	N86° 17' 00"E	42.68
C7	16.23	25.00	37°12'07"	S69° 40' 38"E	15.95
C8	23.23	15.00	88°42'53"	N47° 21' 36"E	20.97
C9	5.09	15.00	19°27'29"	S7° 47' 17"E	5.07
C10	29.61	25.50	66°31'24"	S34° 58' 16"W	27.97
C11	36.00	48.49	42°32'19"	S46° 57' 47"W	35.18
C12	57.14	48.49	67°31'05"	S8° 03' 59"E	53.89
C13	44.04	48.49	52°02'21"	S67° 50' 47"E	42.54
C14	42.57	48.49	50°18'20"	N60° 58' 49"E	41.22
C15	10.51	48.49	12°25'03"	S29° 37' 05"W	10.49
C16	49.52	58.50	48°29'56"	N3° 26' 17"E	48.05
C17	26.04	58.50	25°30'30"	S33° 36' 41"E	25.83
C18	13.00	15.50	48°03'11"	S22° 18' 17"E	12.62
C19	7.85	5.00	90°00'00"	S46° 43' 18"W	7.07
C20	7.78	5.00	89°10'09"	N43° 41' 37"W	7.02
C21	24.57	15.50	90°49'44"	N46° 18' 26"E	22.08

ADDRESS TABLE

LOT 1	94 EAST	SPRINGS LANE
LOT 2	84 EAST	SPRINGS LANE
LOT 3	76 EAST	SPRINGS LANE
LOT 4	66 EAST	SPRINGS LANE
LOT 5	56 EAST	SPRINGS LANE
LOT 6	46 EAST	SPRINGS LANE
LOT 7	36 EAST	SPRINGS LANE
LOT 8	26 EAST	SPRINGS LANE
LOT 9	18 EAST	SPRINGS LANE
LOT 10	6 EAST	SPRINGS LANE
LOT 11	319 NORTH	SPRINGS LANE
LOT 12	329 NORTH	SPRINGS LANE
LOT 13	339 NORTH	SPRINGS LANE
LOT 14	5 EAST	SPRINGS LANE
LOT 15	15 EAST	SPRINGS LANE
LOT 17	348 NORTH	SPRINGS LANE
LOT 18	338 NORTH	SPRINGS LANE
LOT 19	27 EAST	SPRINGS LANE
LOT 20	37 EAST	SPRINGS LANE
LOT 21	47 EAST	SPRINGS LANE
LOT 22	333 NORTH	SPRINGS CIRCLE
LOT 23	339 NORTH	SPRINGS CIRCLE
LOT 24	340 NORTH	SPRINGS CIRCLE
LOT 25	334 NORTH	SPRINGS CIRCLE
LOT 26	65 EAST	SPRINGS LANE
LOT 27	75 EAST	SPRINGS LANE
LOT 28	85 EAST	SPRINGS LANE
LOT 29	93 EAST	SPRINGS LANE
LOT 30	345 NORTH	100 EAST
LOT 31	25 EAST	SPRINGS LANE

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- All private roads and Public Utility Easements give access to Dominion Energy to maintain gas lines.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

- a recorded easement or right-of-way
- the law applicable to prescriptive rights
- Title 54, Chapter 8a, Damage to Underground Utility Facilities or
- any other provision of law.

- Entire development is assumed to be in a hazard water table area. No basements will be constructed in this development.

- Setback lines are for primary buildings only.

Front: 20'
Rear: 15'
Side: 7.5'
Side along Roadway: 15'

- All lots in this development have a buildable envelope.

- Lot 31 is open space to be used for storm water retention and shall be maintained by the HOA.

- All sewer and water lines within the development will be privately owned and maintained.

- All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).

- The following minimum improvements shall be completed and in place before the City will issue a building permit for any lot within the proposed development:

- All grading of roads (including pit run and road base) as shown on the approved construction drawings, and all curb, gutter, and all utility trenches that lay inside the roadway;
- All storm water (excluding finish grades and landscaping), water, sewer, and other improvements that may be deemed necessary minimum improvement; and (Ord. No. 2018-014, 10/23/2018)
- Egress and ingress to provide acceptable and safe travel to and from each lot in the approved subdivision. Construction zone signs provided and maintained by the City at the developer's expense must be installed as per the Public Works Director.

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 21-142
Prepared by JH, 6/28/23