

CHAPTER TWO STUDY AREA DESCRIPTION

A. Providence City

The primary study area covered by the master plan includes the land within the Providence City corporate limits and Annexation Declaration Boundary above 5000 feet MSL in the east and to Highway 165 on the west. Exhibit 2-1 shows the Providence City study area boundary, as well as existing land use within the City limits. Exhibit 2-2 shows existing undeveloped areas within Providence City limits that are currently zoned for development. Exhibit 2-3 shows undeveloped agricultural areas that are expected to be rezoned in the future and their anticipated zones. Exhibit 2-4 shows areas that are expected to be developed within the next 5 years. Generally, proposed commercial areas in Providence are concentrated along Highway 165, between Spring Creek and 300 South.

B. Demographics

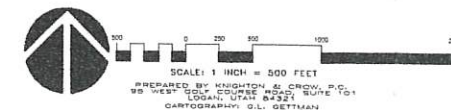
Population data are extremely important in water resource planning. Base population data, along with land use data, indicate the quantities of water used during the particular times of the year.

The population projection was determined in two steps by taking the areas expected to be developed in the next five years (Exhibit 2-4) and also the ultimate developable area (Exhibit 2-1) within Providence City's annexation declaration boundaries and assuming complete build out in 40 years. Two growth rates were calculated to make projections. Historical and projected population estimates for Cache County obtained from the Governor's Office of Planning and Budget (OPB) and growth rates projected by Providence City Planning and Zoning are also plotted against our projection in Figure 1-1. A 20-year planning horizon was chosen for the purpose of this Water System Master Plan. Therefore, available population data extend through the year 2020.

It has been assumed in this study that new water connections will increase at the same rate as population growth. It is calculated that Providence City has 723 connections (SF) in Zone 1, 527 SF in Zone 2, and 32 SF in Zone 3. Twenty year buildout scenarios for each zone project these figures to 1730, 1112, and 376 through the year 2020. Ultimate buildout scenarios for each zone project these figures to 2524, 1573, and 648 through the year 2040. These increases reflect the proposed growth of commercial property, multi-family and high density residential in Zone 1 and increased residential development in Zones 2 and 3.

ASSUMED FIVE-YEAR BUILD-OUT CITY OF PROVIDENCE UTAH

MAP PRINTED: JANUARY 12, 2000



LEGEND

- WATER PRESSURE ZONE LINE
- PROVIDENCE CORPORATE LIMITS
- NEIGHBORING CITY LIMITS
- ZONING DISTRICT BOUNDARY *
- SECTION CORNER
- 00-000-0000 PROPERTY TAX NUMBER

ZONING DISTRICTS

- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTI-FAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTI-FAMILY MEDIUM DENSITY DISTRICT
- MFH MULTI-FAMILY HIGH DENSITY DISTRICT
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT
- CHD COMMERCIAL HIGHWAY DISTRICT
- PUB PUBLIC DISTRICT
- REC RECREATION DISTRICT

5-YEAR BUILD-OUT

ZONE DISTRICT	ACRES
■ SFT	34
■ SFR	16
■ SFM	34
■ MFR	15
■ MFM	46
■ CGD	58
TOTAL	203

NOTES:

REVISION

DATE

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Professional Seal:

PROVIDENCE CITY WATER SYSTEM MASTER PLAN

Sheet Title:

**Knighton and
Crow • P. C.**

CIVIL AND STRUCTURAL ENGINEERS-ARCHITECTS
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Reviewed By: GARY KNIGHTON, P.E.	Sheet Scale: NO SCALE	
File Name:	XXX	

UNDEVELOPED AREAS IN FUTURE ANNEXATIONS CITY OF PROVIDENCE UTAH

MAP PRINTED: JANUARY 12, 2000



LEGEND

- WATER PRESSURE ZONE LINE
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FUTURE DEVELOPMENT IN ACRES

ZONE DISTRICT	UNDEVELOPED AREAS IN CURRENT ZONES	UNDEVELOPED AREAS IN FUTURE AGR RE-ZONES	UNDEVELOPED AREAS IN FUTURE ANNEXATIONS	TOTALS
 SFT	143	177	610	930
 SFR	0	0	41	41
 SFM	11	74	14	99
 SFH	40	0	0	40
 MFR	15	0	0	15
 MFM	21	0	25	46
 CGD	74	48	103	225
TOTALS	309	299	793	1401

NOTES:

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Project Title: **PROVIDENCE CITY
WATER SYSTEM MASTER PLAN**

Sheet Title: **UNDEVELOPED AREAS IN
FUTURE ANNEXATIONS**

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UNDEVELOPED AREAS IN CURRENT ZONES CITY OF PROVIDENCE UTAH

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Project Title: **PROVIDENCE CITY
WATER SYSTEM MASTER PLAN**

Sheet Title: **UNDEVELOPED AREAS IN
CURRENT ZONES**

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UNDEVELOPED AREAS IN FUTURE AGR RE-ZONES CITY OF PROVIDENCE UTAH

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PROVIDENCE CITY WATER SYSTEM MASTER PLAN

UNDEVELOPED AREAS IN FUTURE AGR RE-ZONES

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**EXHIBIT
2-3**