

PROVIDENCE CITY COUNCIL MEETING MINUTES

Wednesday August 20th, 2025, 6:00 PM

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

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

HR. MIN. SEC above the agenda items are timestamps of the YouTube recoding.

Opening Ceremony:

Call to Order: Mayor Alder

Roll Call of City Council Members: Mayor Alder, Council Members Nebeker, Speth, Kirk & Kunz

Council Members Excused: Council Member Sealy.

Staff In Attendance: City Manager Ryan Snow, Community Development Director Skarlet Bankhead and City Recorder Ty Cameron.

Pledge of Allegiance: Council Member Nebeker

Opening Remarks/Prayer: Council Member Speth

4 MIN 50 SEC.

Council Reports: Items presented by the City Council Members will be presented as informational only; no formal action will be taken.

Council Member Nebeker

- Council Member Nebeker apologized for dropping out of this year's municipal elections, explaining that he had missed submitting a required financial statement.
- He reported that the Cache County School District was proposing boundary changes and encouraged community input through their online survey. The boundary changes primarily affect a few schools including Heritage Canyon, and Lincoln, as well as dual language immersion programs. The school board will vote on the changes on October 16th.
- He also expressed appreciation for Sauerkraut Days which was held this past weekend.

Council Member Speth

- Council Member Speth expressed appreciation for the Sauerkraut Days celebration, which he attended multiple times during the weekend.
- He reported that he and Ryan have scheduled a meeting with Sandy Spendlove to prepare for CERT (Community Emergency Response Team) training to help prepare the community for emergencies. He explained that CERT training prepares citizens to assess home habitability and address gas and water situations during emergencies among other things and preparation.
- He also expressed concern about wildland fire interface, particularly along the east side and south end of Providence, where homes are located among dry grass areas. He encouraged residents to maintain defensible space and be vigilant to prevent wildfires.

Council Member Kirk

- Council Member Kirk thanked Nicole Bone and her committee for their work executing Sauerkraut Days. She described her role working with the Youth Council, which manned the kids craft booth and mixed and served sodas at the Movie in the Park event; they also helped manage bingo and provided overall fun at the celebration.
- The Youth Council officially kicked off their year with a trip to Bear Lake the previous Monday. She mentioned that on the upcoming Saturday, they would help manage a Top of Utah aid station in the morning and participate in the Apple Days parade in River Heights in the afternoon.
- She also stated that she tries to respond to all citizen emails and emphasized that council members are citizens of Providence who care about the community.

Council Member Kunz

- Council Member Kunz noted that some emails had been sent to incorrect email addresses, and clarified what email should be used. He reported on taking a city tour with Ryan Snow to look at infrastructure around Providence, including the fiber cabinets. They toured Meadowridge Park and developed ideas for JustServe projects.
- He mentioned several completed service projects including painting at Zollinger Park near the baseball fields, basketball court stripe painting at Cattle Corral Park, tree trimming, and fence staining at Braegger Park. He also reported on his participation in the Sauerkraut Days parade.
- Regarding mosquito abatement, he reported two human cases of West Nile virus in Cache County, with the virus found in several cities including Wellsville, Hyrum, Mendon, and Richmond. He mentioned that spraying occurs on Wednesday nights between dusk and midnight, and residents who don't want their property sprayed can complete a form on the Cache Mosquito Abatement District website.

Mayor Alder

- Mayor Alder reported on meetings with UDOT and preparation for the upcoming legislative session, working with the League of Cities and Towns to ensure the legislature doesn't pass laws detrimental to cities.
- She highlighted the success of Sauerkraut Days, thanking Nicole Bone for her coordination. She described the week-long event that included the hiding of sauerkraut cans throughout the city, which encouraged residents to explore Providence.
- She expressed appreciation for the community coming together for the celebration, mentioning that though not everyone likes sauerkraut, it brings the community together.
- Mayor Alder asked Nicole Bone to present on how the City Celebration went.
- Nicole Bone presented on Sauerkraut Days and all the events that took place during the celebrations.

Approval of the Minutes:

37 MIN 30 SEC.

➤ **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of July 16th, 2025. **(MINUTES)**

- Mayor Alder called for the approval of the minutes of July 16th, 2025.
- No comments or corrections were made.

Motion to approve the minutes of July 16th, 2025. – Council Member Kirk, 2nd- Council Member Speth.

Vote:

Yea- Council Members Speth, Kirk & Kunz

Nay-

Abstained- Council Member Nebeker

Absent- Council Member Sealy

Motion passes, minutes approved.

Public Comments: Citizens may express their views to the City Council on issues within the City’s jurisdiction. The City Council accepts comments: by email providencecityutah@gmail.com, and by text 435-752-9441.

- Mayor Alder opened the floor for public comment.
- Mike Castro expressed concerns about receiving multiple violation notices for his property on Little Baldy bench, questioning if he was being singled out. He also mentioned concerns about limit lines at intersections in Providence, specifically at Sarah and Spring Creek Parkway, where trees obstruct stop signs and no limit lines are present, creating potential safety hazards.
- Crystal Howe expressed appreciation for the city's use of A-frames for public notices, but shared concerns about confusion regarding the date change for the city council meeting. They explained that they had seen notices for both the 19th and 20th and had to adjust their work schedule multiple times. They suggested that when meeting dates change, the city should utilize the text notification system, which they appreciated was done on Monday.
- No further comments were made. Mayor Alder closed the public comment portion of the meeting.

Presentations/Public Hearings: None

Resolutions/Ordinances:

45 MIN 20 SEC.

➤ **Item No. 2 Ordinance 05-2025 Timber Brook Rezone:** The Providence City Council will review, discuss and may take action on an ordinance that rezones parcel 02-096-0048, located in the general area of 314 W 100 S Providence Ut, from AGR. to R-1-6. Planning Commission held a public hearing on July 9th and recommended that the City Council reject the rezone as requested. **(ORDIN. 05-2025)** & **(ANAYLSIS)** & **(APPLICANT PRESENTATION)**

- 135 • Mayor Alder explained that this item was continued from the previous meeting to give council
136 members time to review it and for the applicant to be present. The Planning Commission had
137 recommended rejecting the rezone request from Agriculture to R-1-6 for parcel 02-096-0048,
138 located at 314 W 100 S.
- 139 • The mayor read several letters from residents who opposed the rezone request. The letters
140 expressed concerns about increased traffic on 100 South, particularly with Meadowridge Park
141 nearby, potential negative impacts on property values, and that the requested R-1-6 zoning does
142 not align with the master plan's R-1-12 designation for the area.
- 143 • Dallin Tolman with Timber Brook Homes presented his application, noting some changes since
144 the previous meeting. He explained that the rezone had initially received unanimous approval
145 from the Planning Commission before a split vote at City Council. When they reapplied, the
146 Planning Commission requested some form of guarantee that the development would proceed as
147 planned. Mr. Tolman stated that their goal was to build larger lots while maintaining compliance
148 with lot width requirements, which necessitated the R-1-6 zoning. He emphasized that their plan
149 aligned with the city's goals for decent-sized lots and a through street.
- 150 • To address concerns, Mr. Tolman presented an addendum to their real estate purchase contract
151 that would establish a deed restriction requiring all residential lots to have a minimum size of
152 9,250 square feet. The restriction would be recorded with the land, run with the land, be binding
153 on successors, and be enforceable by the City of Providence. He also read an email from a
154 potential homebuyer interested in smaller, more affordable homes in Providence.
- 155 • Several residents spoke against the rezone, presenting a petition with 100 plus signatures
156 opposing the change. They emphasized that they weren't opposing growth but wanted to
157 maintain consistent planning aligned with the community's vision. Concerns included traffic
158 safety with the park across the street, infrastructure issues including a water line running through
159 the property, density incompatible with surrounding neighborhoods, and adherence to the master
160 plan.
- 161 • Some residents spoke in favor of the development, noting that they couldn't afford most homes
162 in Providence and that the proposed development would provide an opportunity for them to live
163 in the community.
- 164 • Staff clarified that the deed restriction was voluntary and not requested by the city, though it
165 would be legally binding once recorded. They also discussed how the restriction could be
166 enforced through the plat process.
- 167 • Council Member Speth expressed that the addendum had changed his mind about the project,
168 noting that while the R-1-6 designation was needed for frontage requirements, the lot sizes
169 would be comparable to surrounding areas. He discussed infrastructure costs and the challenges
170 young families face in finding affordable housing.
- 171 • Council Member Nebeker agreed, stating that the developer's request was reasonable with the
172 purchase contract agreement, and that the proposed development fit the neighborhood to the west
173 and east.
- 174 • Council Member Kunz raised questions about the enforceability of the deed restriction and
175 discussed affordable housing concerns. He noted that the proposal would effectively make the
176 development closer to an R-1-8 or R-1-10 zone with different frontage requirements.
- 177 • Council continued discussions on the rezone, surrounding zones and addendum to sales
178 agreement.

Motion to approve Ordinance 05-2025 Timber Brook rezone including addendum number 3 to the real estate purchase contract as being a part of the motion.- Council Member Speth. 2nd- Council Member Nebeker.

Vote:

Yea- Council Members Speth, Nebeker & Kunz

Nay- Council Member Kirk

Abstained-

Absent- Council Member Sealy

Motion passes, ordinance 05-2025 is approved. Parcel is rezoned to R-1-6

Agreements, Contracts, Bid Awards:

2 HR. 23 MIN 05 SEC.

- **Item No. 3 Thompson Field at Zollinger Park RFP Award:** The Providence City Council will review, discuss and may take action on approving a bid for the construction of Thompson Field at Zollinger Park.

- City Manager Ryan presented four bids received for the construction of Thompson Field at Zollinger Park. The project includes installing a collegiate-size grass field for football, lacrosse, and soccer, along with a sprinkler system, hydroseeding, and an asphalt trail along the east side of the park connecting to the sidewalk.
- Ryan recommended awarding the bid to Canyon Landscaping at a cost of \$264,898.64. Their proposal includes an asphalt trail on the east side, topsoil, and spreading it. Some bids included concrete trails or different approaches, but Canyon Landscaping offered the best value.
- The project is expected to be completed this fall, with the field being playable by fall 2026. The hydroseeding includes two applications, and the city will handle weed control after the first mowing. The trail will be approximately 482 feet and connect with the Zollinger Park Trail.
- Ryan emphasized that the project is funded 100% by grant money and expressed gratitude to the Thompsons for selling the property to the city. He noted that this project, along with the already completed baseball field improvements, will make the property a gem for the community.

Motion to approve item number 3, the Thompson Field at Zollinger Park RFP and award it to Canyon Landscaping. – Council Member Kirk. 2nd- Council Member Nebeker.

Vote:

Yea- Council Members Speth, Kirk, Nebeker & Kunz

Nay-

Abstained-

Absent- Council Member Sealy

Motion passes, bid awarded to Canyon Landscaping.

Plans and Other Business: None

Study Items: None

2 HR. 43 MIN 05 SEC.

Staff Reports: Items presented by Providence City Manager and/or Staff will be presented as information only.

- Ryan provided several updates on city projects:
 - Completion of the water tower read system with two additional towers at parks, allowing hourly readings of water meters
 - By year-end, all 1-inch and 3/4-inch meters will be upgraded, making Providence the first city in the valley with this capability
 - The sewer lift station is operational and meeting timeframes
 - Fiber has been extended to Blackstone and the library
 - The Safe Routes to School project for 100 East is expected to be ready for the September council meeting
 - Work on a Wildland Fire map with Logan Fire Department is underway, which will eventually lead to state-mandated assessments for fire risk
 - Blackstone is working on highway improvements including curb, gutter, and sidewalks
 - Planning for Grandview Park is progressing with grant applications submitted
 - Rocky Mountain Power has agreed to move poles at Grandview Park
 - Plans for the Hillcrest playground are being developed with three companies
 - The 1200 South sewer line engineering proposals will be reviewed jointly by Logan and Providence

Motion to adjourn meeting. – Council Member Speth. 2nd- Council Member Nebeker.

Vote:

Yea- Council Members Speth, Kirk, Nebeker & Kunz

Nay-

Abstained-

Absent- Council Member Sealy

Motion passes. Meeting adjourned.

Next City Council Meeting will be September 17th @ 6 pm.

Minutes approved by vote of council on 17th day of September 2025.

I swear that these minutes are true and correct to the best of my knowledge.



Ty Cameron, City Recorder.