

PROVIDENCE CITY COUNCIL MEETING MINUTES

Wednesday September 17, 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 agenda items are timestamps of the YouTube recording.

Opening Ceremony:

Call to Order: Mayor Alder

Roll Call of City Council Members: Council Members Kunz, Kirk, Sealy, Speth, Nebeker

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

Pledge of Allegiance: Mayor Alder

Opening Remarks/Prayer: Council Member Speth

1 MIN. 55 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:

- Reported receiving emails from citizens with questions about streets, parking, roundabouts, and irrigation in his area. He mentioned he would in the near future discuss these issues or topics with Ryan and would also have more questions about street-related matters in the future.

Council Member Speth:

- Reported a busy month, including discussions with residents regarding irrigation situations and pressurized irrigation requests. He also had conversations about land use and development. He met with Ryan Snow, the City Manager, for an hour and a half to discuss city matters and expressed appreciation for Ryan's wisdom and value as a city manager.
- Additionally, he assisted a partially disabled veteran in his 80s with rebuilding emergency exit stairs for his home which was very rewarding.

Council Member Sealy:

- Thanked the council for excusing her absence last month due to an unexpected medical situation. She reported on meetings with the South Cache Community Care Group, which has finalized their organization and bylaws and is ready to implement community programs, particularly targeting high schools with intervention, education, and prevention.
- She also attended a Legislative Policy Committee meeting and felt encouraged by the legislature's new approach to moderate income housing. She expressed concerns about state legislation, including House Bill 48 regarding wildfire assessments that could affect approximately two-thirds of Providence City properties, as well as Division of Drinking Water fees that could be applied to property taxes without going through public hearings or truth in taxation processes.

- She praised the city celebration that took place last month, noting many citizens expressed pride in their hometown while attending.

Council Member Kirk:

- Reported attending the Ridgeline Homecoming Parade with the Youth Council today, describing them as "adorable" and "exceptional" in what they are willing to do and how they can be involved. She noted they are actively seeking volunteer opportunities, including reaching out to the Cache Humanitarian Center for projects.
- She shared concerns about state legislation similar to Council Member Sealy and has been trying to arrange meetings with representatives, though experiencing some difficulty with getting responses.

Council Member Kunz:

- Met with Ryan Snow to discuss the general plan. He has requested projects on [JustServe](#) for Meadowridge Park cleanup and painting and a few other parks.
- He reported from the Mosquito Abatement meeting about upcoming budget work and security measures with Zions Bank due to account information being compromised. He noted 5 horses with West Nile virus and 7 human cases in the area, with mosquito traps in Nibley testing positive. He mentioned that 10 of 16 traps around the valley tested positive, though overall mosquito counts were down about 4,000 from the previous year.

Mayor Alder:

- Emphasized her goal of fostering communication and dialogue to solve issues before they escalate. She spends time in the community, meeting with people and understanding what other cities and organizations are doing. She raised concerns about new state assessments for water fees and fire fees that will affect Providence residents, particularly noting that properties near the mountain could face up to \$700 in additional annual taxes for fire mitigation.
- Ryan Snow, the City Manager, added context about the magnitude of these state assessments, noting they could exceed what residents currently pay in city property taxes, potentially by two to three times in some areas. He emphasized that these are significant changes coming in January, with maps needing to be adopted by year-end.
- Parties discussed the possible impacts of [HOUSE BILL 48](#) & [SENTATE BILL 80](#)

Approval of the Minutes:

20 MIN. 40 SEC.

- **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of August 20th, 2025. ([MINUTES](#))

- Mayor Alder called for the approval of the minutes.
- No corrections were made or stated.

Motion to approve the minutes of August 20th, 2025. – Council Member Kunz. 2nd – Council Member Kirk.

Vote:

Yea- Council Members Kunz, Kirk, Speth & Nebeker

Nay-

Abstained- Council Member Sealy

Absent-

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.
- Darcey Reese from the Fox Ridge neighborhood thanked the Public Works department for repairing asphalt on South Sherwood Drive. She also expressed concerns about diagonal parking on 100 North near Uptown Park and the elementary school, noting that parked vehicles extend into the roadway, making it difficult for passing vehicles to stay in their lane without crossing the double yellow lines. She recommended staff measure the road width and vehicle sizes to determine if there is adequate space, suggesting a change to parallel parking if necessary. She also inquired about the status of a planned well house on the north bench.
- Ryan Snow responded that the well-house project is still in design phase and may be partially underground.
- No comments were made. Mayor Alder closed the public comment portion of the meeting.

Resolutions/Ordinances:

- **Item No. 2 Resolution 05-2025 Appointment of Tyler Riggs to the Planning Commission:** The Providence City Council will review, discuss and may move forward with approving a resolution that appoints Tyler Riggs to the Providence City Planning Commission. [\(RES. 05-2025\)](#)

- This item was not addressed during the meeting as Tyler Riggs withdrew his application.

25 MIN. 05 SEC.

- **Item No. 3 Resolution 06-2025 Appointment of Robert Perry to the Planning Commission:** The Providence City Council will review, discuss and may move forward with approving a resolution that appoints Robert Perry to the Providence City Planning Commission. [\(RES. 06-2025\)](#)

- Mayor Alder called item 3 and introduced Robert Perry.
- Robert Perry addressed the council regarding his application for appointment to the Planning Commission. He explained that he had previously served on the commission but had to leave due to his work with the Forest Service. He provided details about his experience, including serving as chair of a County Planning Commission in New York where he dealt with solar companies buying farmland. He mentioned he now has free time and would like to return to the Planning Commission.

- Council members expressed appreciation for his willingness to serve, with Mayor Alder noting that Mr. Perry had always been thorough in his previous service, doing his homework and being well-prepared for meetings.
- Council Member Sealy asked Mr. Perry if he had suggestions for improving interface with Providence Canyon and the Forest Service. Mr. Perry explained that after leaving the property just below, the area becomes county land, with Forest Service jurisdiction beginning after the second cattle guard. He offered to pass along any information he might learn through his contacts at the DNR office.

Motion to approve Resolution 06-2025 appointing Robert Perry to the Providence City Planning Commission.- Council Member Sealy. 2nd- Council Member Speth.

Vote:

Yea- Council Members Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, resolution approved. Robert Perry has been appointed to the Planning Commission.

31 MIN 00 SEC.

- **Item No. 4 Resolution 07-2025 Cancellation of the Mayoral Election Race:** The Providence City Council per Utah Code 20A-1-206 will review, discuss and may take action on a resolution that cancels this year's mayoral race in the general election as it is hereby considered that Kathleen W. Alder, as the uncontested candidate for mayor, is elected Mayor of Providence City. ([RES. 07-2025](#))

- Ryan Snow explained that the county, which is running the election for Providence, recommended canceling the mayoral race since there is only one candidate (Mayor Alder). Council Member Sealy noted that state code requires write-in candidates to declare 65 days before the election, and that deadline had passed.
- It was noted that the county has already removed the mayoral race from the ballot. The Sample Ballot for the general election will go out this week and will show the four candidates running for the 2 open city council seats.

Motion to approve Resolution 07-2025 cancellation of the mayoral election race. – Council Member Speth. 2nd- Council Member Nebeker.

Vote:

Yea- Council Members Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes, the mayoral election race is cancelled.

Study Items:

34 MIN. 20 SEC.

- **Item No. 5 Review of the General Plan:** The Providence City Council will discuss and review the General Plan.
 - Mayor Alder introduced the General Plan review, emphasizing that having a plan helps the city achieve its goals. Ryan Snow led an interactive discussion about the plan's six key initiatives, which are prominently displayed throughout City Hall.
 - Ryan directed attention to the "Framework Future" page that breaks down specific objectives under each initiative. He conducted an exercise with council members, reading each objective and asking for thumbs up or down on whether the city is achieving them, followed by discussion on how they were being achieved or what more needed to be done.
 - The council reviewed objectives related to:
 - **Development and Activity Centers:** Members generally agreed the city is doing well with streets, sidewalks, and trails, though mass transit integration remains challenging. Council Member Speth noted good progress on streets, sidewalks, pathways, and trails but expressed concern about mass transit implementation. Snow acknowledged that while the city supports mass transit, they're not in charge of it.
 - **Parks and Open Spaces:** Strong consensus that parks as community centers is being achieved, with Ryan noting the popularity of new playgrounds, the skate park, and ongoing projects and upcoming projects including Tee-Ball Field improvements and Hillcrest Park development based on public input.
 - **Walkability and Bike ability:** Mixed feedback, with Ryan noting 13 miles of bike lanes added and 7,000 trip hazards cut. Bob Perry raised concerns about motorized vehicles on sidewalks on First North, which has high traffic (around 177 cars per hour by his count). Snow explained that until bike lanes are established, state law allows bikes to use either sidewalks or roads.
 - **Zoning and Infrastructure Standards:** General agreement that the city is making progress through updated standards.
 - **Conservation and Natural Resources:** Discussion about whether development patterns protect natural environments, with Council Member Sealy suggesting ordinances requiring green space in identified conservation zones.
 - **Street Aesthetics:** Positive feedback on street lighting improvements, street sweeping, and the use of salt instead of salt and sand for road maintenance.
 - **Water Resources Protection:** Discussion of agreements with water companies, clean-up projects, and storm water protection programs. The council strongly supported objectives related to water resources, with extensive discussion about the city's accomplishments including five water tanks, agreements with water companies, conversion of all paper water rights to source-associated rights and maintaining adequate reserves. Council members praised past public works directors for their water system planning. Discussion included backup generator needs and drought management strategies.
 - **Open Spaces and Scenic Views:** Concerns about tall buildings blocking views, though acknowledgment of 30% slope restrictions that help preserve views.

- **Water Systems:** Strong agreement on water management achievements, with Ryan highlighting Providence's proactive approach compared to neighboring communities that have faced water shortages. Ryan mentioned the use of Waterworth software for 25-30 year projections.
- **Wildfire Protection:** Discussion of new state mandates rather than cooperative approaches, with concerns about the assessment fees that will be implemented.
- **Economic Development:** Appreciation for Planning Commission's work on zoning transitions between commercial and residential areas.
- The review covered all six key initiatives and their associated objectives, with council members expressing appreciation for the exercise and the progress being made on the General Plan.
- Ryan noted that as the city approaches 10,000 population next year, additional sections may need to be added to the General Plan in the future.

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

- Ryan Snow's staff report was incorporated into the General Plan review. Skarlet (staff member) announced the car show scheduled for the second Saturday in October and mentioned that Santa Claus had confirmed attendance at the tree lighting ceremony on December 4th (first Thursday after Thanksgiving).
- Ms. Bankhead also expressed concerns about potential changes to moderate income housing requirements at the state level, noting that smaller communities without transit centers may face challenges. She emphasized the importance of ensuring Providence gets credit for work already done and remains "at the table" in these discussions.

Motion to adjourn the meeting. – Council Member Kirk. 2nd- Council Member Kunz

Vote:

Yea- Council Members Kunz, Kirk, Sealy, Speth & Nebeker

Nay-

Abstained-

Absent-

Motion passes. Meeting adjourned.

Next City Council meeting is scheduled for October 15th @ 6 pm.

Minutes approved by vote of Council on _____ day of _____ 2025.

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

Ty Cameron, City Recorder.