

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**

2 Wednesday September 17, 2025, 6:00 PM

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

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

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7 **HR. MIN. SEC.** above agenda items are timestamps of the YouTube recording.

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9 **Opening Ceremony:**

10 Call to Order: Mayor Alder

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

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

14 Pledge of Allegiance: Mayor Alder

15 Opening Remarks/Prayer: Council Member Speth

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17 **1 MIN. 55 SEC.**

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

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21 Council Member Nebeker:

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- 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.

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27 Council Member Speth:

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- 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.

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36 Council Member Sealy:

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- 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.

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

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50 Council Member Kirk:

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

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57 Council Member Kunz:

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

64 Mayor Alder:

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

73 Approval of the Minutes:

74 **20 MIN. 40 SEC.**

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

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

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

92 **Vote:**

93 **Yea- Council Members Kunz, Kirk, Speth & Nebeker**

94 **Nay-**

95 **Abstained- Council Member Sealy**

96 **Absent-**

97 **Motion passes, minutes approved.**

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

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

114 **Resolutions/Ordinances:**

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

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

121 **25 MIN. 05 SEC.**

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

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- 127 • Mayor Alder called item 3 and introduced Robert Perry.
- 128 • Robert Perry addressed the council regarding his application for appointment to the Planning
129 Commission. He explained that he had previously served on the commission but had to leave due
130 to his work with the Forest Service. He provided details about his experience, including serving
131 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.

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

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

142 **Vote:**

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

144 **Nay-**

145 **Abstained-**

146 **Absent-**

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

150 **31 MIN 00 SEC.**

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

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

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

164 **Vote:**

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

166 **Nay-**

167 **Abstained-**

168 **Absent-**

169 **Motion passes, the mayoral election race is cancelled.**

174 **Study Items:**

175 **34 MIN. 20 SEC.**

176 ➤ **Item No. 5 Review of the General Plan:** The Providence City Council will discuss and review the
177 General Plan.

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180 • Mayor Alder introduced the General Plan review, emphasizing that having a plan helps the city
181 achieve its goals. Ryan Snow led an interactive discussion about the plan's six key initiatives,
182 which are prominently displayed throughout City Hall.

183 • Ryan directed attention to the "Framework Future" page that breaks down specific objectives under
184 each initiative. He conducted an exercise with council members, reading each objective and asking
185 for thumbs up or down on whether the city is achieving them, followed by discussion on how they
186 were being achieved or what more needed to be done.

187 • The council reviewed objectives related to:

188 ○ **Development and Activity Centers:** Members generally agreed the city is doing well with
189 streets, sidewalks, and trails, though mass transit integration remains challenging. Council
190 Member Speth noted good progress on streets, sidewalks, pathways, and trails but
191 expressed concern about mass transit implementation. Snow acknowledged that while the
192 city supports mass transit, they're not in charge of it.

193 ○ **Parks and Open Spaces:** Strong consensus that parks as community centers is being
194 achieved, with Ryan noting the popularity of new playgrounds, the skate park, and ongoing
195 projects and upcoming projects including Tee-Ball Field improvements and Hillcrest Park
196 development based on public input.

197 ○ **Walkability and Bike ability:** Mixed feedback, with Ryan noting 13 miles of bike lanes
198 added and 7,000 trip hazards cut. Bob Perry raised concerns about motorized vehicles on
199 sidewalks on First North, which has high traffic (around 177 cars per hour by his count).
200 Snow explained that until bike lanes are established, state law allows bikes to use either
201 sidewalks or roads.

202 ○ **Zoning and Infrastructure Standards:** General agreement that the city is making
203 progress through updated standards.

204 ○ **Conservation and Natural Resources:** Discussion about whether development patterns
205 protect natural environments, with Council Member Sealy suggesting ordinances requiring
206 green space in identified conservation zones.

207 ○ **Street Aesthetics:** Positive feedback on street lighting improvements, street sweeping, and
208 the use of salt instead of salt and sand for road maintenance.

209 ○ **Water Resources Protection:** Discussion of agreements with water companies, clean-up
210 projects, and storm water protection programs. The council strongly supported objectives
211 related to water resources, with extensive discussion about the city's accomplishments
212 including five water tanks, agreements with water companies, conversion of all paper water
213 rights to source-associated rights and maintaining adequate reserves. Council members
214 praised past public works directors for their water system planning. Discussion included
215 backup generator needs and drought management strategies.

216 ○ **Open Spaces and Scenic Views:** Concerns about tall buildings blocking views, though
217 acknowledgment of 30% slope restrictions that help preserve views.

218 ○ **Water Systems:** Strong agreement on water management achievements, with Ryan
219 highlighting Providence's proactive approach compared to neighboring communities that
220 have faced water shortages. Ryan mentioned the use of Waterworth software for 25-30
221 year projections.

222 ○ **Wildfire Protection:** Discussion of new state mandates rather than cooperative
223 approaches, with concerns about the assessment fees that will be implemented.

224 ○ **Economic Development:** Appreciation for Planning Commission's work on zoning
225 transitions between commercial and residential areas.

226 ● The review covered all six key initiatives and their associated objectives, with council members
227 expressing appreciation for the exercise and the progress being made on the General Plan.

228 ● Ryan noted that as the city approaches 10,000 population next year, additional sections may need
229 to be added to the General Plan in the future.

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

231 ● Ryan Snow's staff report was incorporated into the General Plan review. Skarlet (staff member) announced
232 the car show scheduled for the second Saturday in October and mentioned that Santa Claus had confirmed
233 attendance at the tree lighting ceremony on December 4th (first Thursday after Thanksgiving).

234 ● Ms. Bankhead also expressed concerns about potential changes to moderate income housing requirements
235 at the state level, noting that smaller communities without transit centers may face challenges. She
236 emphasized the importance of ensuring Providence gets credit for work already done and remains "at the
237 table" in these discussions.

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

241 **Vote:**

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

243 **Nay-**

244 **Abstained-**

245 **Absent-**

246 **Motion passes. Meeting adjourned.**

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

248 **Minutes approved by vote of Council on 15th day of October 2025.**

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



250 **Ty Cameron, City Recorder.**