

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**

2 Wednesday February 18th, 2026, 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 & Campbell

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

14 Pledge of Allegiance: Council Member Speth

15 Opening Remarks/Prayer: Council Member Sealy

16  
17 **3 MIN. 45 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 Campbell:

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- 23 • Began by sharing that he had been working to better understand the general plan and city code. He  
24 discussed his efforts regarding the Utah Well-Being Project survey, noting it was time for Providence to  
25 participate again. He had been gathering information and working with contacts to understand what the  
26 survey entails.
- 27 • He also met with Nathan Larson from Nibley to discuss the special service district they were considering  
28 creating for a recreation center, as he had been receiving inquiries from residents about this topic.
- 29 • Additionally, he spoke about the America 250 celebration, mentioning that with the mayor's help and  
30 others, they had applied for grant funding to support some type of celebration. He noted that Smithfield  
31 and Brigham City were planning significant activities for this milestone.
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33 Council Member Speth:

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- 35 • Reported on emergency management matters. He explained he had missed the in-person emergency  
36 management meeting due to a medical appointment in Salt Lake but was able to listen in on the way home.
- 37 • He noted that the NIMS 402 training for elected officials still had not received a scheduled date. He  
38 highlighted an upcoming storm spotter training scheduled for March 17 at 6 PM at the Cache County  
39 Sheriff's Office, encouraging anyone interested to attend.
- 40 • Regarding the fire district, he was working to get on their email roster for meeting notifications and  
41 planned to speak with Nate Thompson the next day about this.
- 42 • He also attended the Blacksmith Fork Irrigation Company meeting at city hall, where they discussed their  
43 budget and plans for the coming year. He emphasized that the irrigation company was doing good work  
44 maintaining and cleaning their canals to ensure water delivery to the town. He concluded by noting that  
45 the key issue isn't how much water they have, but how they manage the water they do receive.
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48 Council Member Sealy:

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- 50 • Attended a municipal fiber meeting with cities along the Wasatch Front. She reported that there wasn't
- 51 much broadband legislation this session, though House Bill 485 was being reintroduced after failing for
- 52 three years previously.
- 53 • She announced that the county executive George Daines had made new appointments to the library board,
- 54 which would be discussed later in the agenda.
- 55 • She had been following the legislative policy committee throughout the session, noting that as of Tuesday,
- 56 950 bills had been drafted by the legislature. She expressed encouragement about the League of Utah
- 57 Cities and Towns' efforts to bring stakeholders together, citing an example where four similar bills were
- 58 consolidated into one for efficiency.
- 59 • She appreciated the public works department's efforts during the snow removal, noting how many times
- 60 they had driven past her house throughout the day.
- 61 • She also praised Senator Chris Wilson for his prompt responses whenever she reached out about various
- 62 bills.
- 63 • She concluded by mentioning meetings with residents about library concerns, parking issues, and
- 64 questions about items on the evening's agenda.
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66 Council Member Kirk:

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- 68 • Reported that both she and Council Member Sealy had participated in government panels at the high
- 69 school, with her taking a few periods and Council Member Sealy taking some other periods allowing both
- 70 to ensure Providence had representation throughout. She emphasized how valuable it was to speak with
- 71 students who asked smart questions and to help them understand the significance of local government in
- 72 their lives.
- 73 • She also took 18 youth to Salt Lake City to observe the legislative session in progress, expressing gratitude
- 74 to the mayor for helping arrange the visit and to Jason Thompson for his gracious time with the students.
- 75 She noted that Representative Casey Snider also stopped by to greet them. She was impressed by the
- 76 intelligent questions the students asked while learning about government at the capitol.
- 77 • She had been responding to residents primarily about two hot topics: the library and the possible future
- 78 recreation center, helping people understand what was happening to the best of her knowledge.
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80 Council Member Kunz:

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- 82 • Apologized for arriving late, explaining he had spent a long day on snow removal and was still catching
- 83 his breath from inhaling exhaust fumes. He joked that while the snow was beautiful after being cleaned
- 84 up, he was glad the mosquitoes were dead.
- 85 • Regarding mosquito abatement, there was nothing significant to report, though they were scheduling
- 86 meetings about budgeting and financing.
- 87 • He had received emails and talked with residents about the library and the potential recreation center.
- 88 • He had been following several property tax bills in the legislature, joking that if they could consolidate
- 89 those like other bills, they could reduce the number by three-quarters. He expressed concern about the
- 90 volume of legislation and the potential impacts, both positive and negative, on the city.

- He and Ryan had discussed House Bill 501 regarding water, which could potentially cost the city significantly despite some substitutions and changes being made.

Mayor Alder:

- Reported being involved in numerous meetings, including MAG meetings as part of the CMPO and JPAC with UDOT at the legislature. She had been attending LPC (Legislative Policy Committee) meetings in person when possible.
- She had been dealing with library matters, talking with citizens and other mayors and leaders. She announced that she had been appointed to a committee along with the mayors of River Heights (Blake Wright) and Millville (Dave Hare), and they had requested Nibley be added to help decide how to handle the library situation.
- The Mayor also announced that Scott Thuerer, who had been appointed to the Connect board, had asked to be released due to health issues. They had spoken with Paul Mortensen, a retired airline pilot, about serving on the board and would bring him forward in March for the council to meet and review his resume.
- She concluded by praising the youth council for their technical and insightful questions to legislators about upcoming bills, calling it a great day. She thanked the council for their work and encouraged citizen involvement and feedback.

Approval of the Minutes:

➤ **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of January 21<sup>st</sup>, 2026. [\(MINUTES\)](#)

- Mayor Alder called for the approval of the minutes of January 21<sup>st</sup>, 2026.
- No corrections or changes were made.

**Motion to approve the minutes of January 21<sup>st</sup>, 2026. – Council Member Kirk. 2<sup>nd</sup>- Council Member Kunz.**

**Vote:**

**Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

**Nay-**

**Abstained-**

**Motion passed unanimously. Minutes approved.**

Resolutions/Ordinances:

**17 MIN. 45 SEC.**

➤ **Item No. 2 Ordinance 02-2026 Amendment Providence City’s Design Standards and Specifications:** The Providence City Council will review, discuss and may take action on an ordinance that amends Providence city’s Design Standards and Specifications with adoption of the Utah American Public Works Association’s Standards and Specs. Planning Commission held a public hearing on

February 11<sup>th</sup> and motioned that the city council approve the amendments. (ORDIN. 02-2026)  
& (OTHER CITIES STANDARDS.) & (2026 APWA UTAH STANDARDS  
SPECS) & (2026 APWA UTAH STANDARDS PLANS)

- Ryan Snow presented the proposal to adopt the Utah American Public Works Association (APWA) standards and specifications as Providence's new design standards, with some city-specific modifications. He explained that this had gone through the budget process and involved comparing their current standards with APWA standards with help from the city engineer and public works department.
- He detailed how adopting these standards would help the city stay current with new and upcoming standards and be consistent with other cities. He noted that about 50 cities in Utah had adopted these standards, including Nibley and Logan. He used the example of road base standards, explaining how the industry had moved from 3/4 inch to 1 1/4 inch road base years ago, but Providence's standards hadn't been updated, creating difficulties for developers and the city.
- The proposal included a third manual containing Providence-specific standards, such as requirements for specific fire hydrant brands to maintain consistency in inventory and repairs. Ryan also presented proposed changes to road widths, explaining that the current 30-foot width doesn't allow for bike lanes or parking. The proposal would increase local roads to 32 feet (allowing parking on one side), minor collectors to 40 feet (allowing bike lanes and parking on one side), and major collectors to accommodate bike lanes and parking on both sides.
- Council Member Sealy asked about the flexibility in park strip widths, and Ryan confirmed that the additional width would typically be taken up in the park strip, though developers had some flexibility in design.
- Council Member Kirk admitted that while the technical details were overwhelming, she trusted staff and recognized the value of having a statewide standard. She noted this would reduce the workload for staff who wouldn't need to check against unique city standards.
- Parties discussed the benefits of the changes or adoption of these standards and specs.
- Staff noted that the Planning Commission had held a public hearing and unanimously recommended approval.

**Motion to approve Ordinance 02-2026, an ordinance amending Providence City Code by the adoption of the Utah American Public Works Association standards with city-specific modifications as the city's new design standards and specifications.- Council Member Speth. 2<sup>nd</sup>- Council Member Sealy.**

**Vote:**

**Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

**Nay-**

**Abstained-**

**Motion passed unanimously. Ordinance 02-2026 is approved.**

**33 MIN. 50 SEC.**

- **Item No. 3 Ordinance 03-2026: Lot 7 Providence City Center Subdivision Rezone:** The City Council will review discuss and may take action on an ordinance regarding a request to rezone parcel 02-336-0002, located in the general area of 48 S Hwy 165, from CHD (Commercial Hwy) to CGD (Commercial

General). Planning Commission held a public hearing on February 11<sup>th</sup> and motioned to the City Council that they approve the rezone with added conditions as stated in their motion. **(REZONE ANALYSIS)** & **(ORDIN. 03-2026)**

- Mayor Alder recused herself due to a vested interest in this item, and Council Member Kirk assumed the role of Mayor Pro Tem.
- Skarlet Bankhead explained the difference between the current Commercial Highway District (CHD) zone and the requested Commercial General District (CGD) zone. The primary distinction was that CHD promotes sales tax-generating businesses with specific percentage requirements for non-sales tax uses, while CGD allows all types of businesses without percentage restrictions. In CHD, non-sales tax businesses inside a building (like a bank inside Macy's) can occupy no more than 12% of the square footage, while detached buildings can occupy no more than 15% of the total square footage when all buildings are considered together.
- Parties discussed the Planning Commission motion and issues with the wetlands. Council discussed traffic flow issues with this area and lack of pedestrian walkability. Parties discussed a possible trail connection to this shopping center and Zollinger Park.
- Kevin Gaskill, the applicant in is matter on behalf of Amsource presented virtually, explaining that they were requesting the rezone for a 30,000 square foot building they planned to construct. He noted that with Chick-fil-A's location, the remaining parcel had lost visibility from Highway 165 and traditional retail layout wasn't feasible due to parking constraints. The Planning Commission had requested they provide a legal description to rezone only the eastern square portion of the parcel, leaving the wetlands portion in CHD.
- Kevin committed to maintaining vehicular connectivity from Gateway Drive to Highway 165, though it wouldn't be a straight road to prevent speeding through parking lots. He also committed to providing pedestrian connectivity with a 5-foot sidewalk on the western side of the building. He explained that while they technically met CHD requirements with Chick-fil-A's addition, the scale wasn't sufficient to attract the businesses they wanted. He emphasized that Chick-fil-A generates approximately three times the sales tax of typical retail establishments.
- Public comment was received from Darcy Reese, who expressed safety concerns about the lack of pedestrian infrastructure in the shopping complex. She described the difficulty of walking between businesses and urged the council to only approve the rezone with conditions requiring safe pedestrian access throughout the complex.
- The Council engaged in extensive discussion about the implications of giving up potential sales tax revenue. Council Member Sealy expressed concern about the state legislature's ongoing discussions about property tax adjustments that could affect the city's revenue balance.
- Council Member Kirk shared memories from her time on the Planning Commission 17-18 years ago, expressing concern about giving up the Commercial Highway District zone that had been specifically created to generate sales tax revenue.
- Council Member Speth acknowledged both sides of the issue, recognizing the property had remained vacant for a long time while also being reluctant to give up sales tax potential. He compared it to Logan's former Macy's complex that had successfully attracted some sales tax-generating businesses in smaller spaces.
- Council Member Campbell expressed strong reservations, noting that Amsource knew when placing Chick-fil-A that it would create challenges for the lot behind it. He was leaning against the rezone, feeling it didn't fulfill the property's intended purpose for the city.

- Discussion continued about pedestrian safety, traffic flow issues in the parking lot, and whether conditions could be legally attached to a rezone. The Council debated whether to require the parcel be subdivided first or rezone the entire parcel.
- Ryan Snow provided analysis of property tax versus sales tax revenue, explaining that property tax is more stable while sales tax is more volatile but important for the city's limited commercial areas.
- After extensive deliberation about conditional zoning and legal requirements, Council Member Speth's initial motion to approve with conditions died for lack of a second.

**Motion to rezone the entire parcel to Commercial General with the condition that walkability be improved in the area and through the wetlands.- Council Member Sealy. 2<sup>nd</sup>- Council Member Kirk.**

**Vote:**

**Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

**Nay-**

**Abstained-**

**Motion passed unanimously. Ordinance 03-2026 is approved with the added condition as stated in the motion above.**

- Mayor Alder returned to her seat and resumed the responsibility of conducting the meeting.

**1 HR. 48 MIN. 55 SEC.**

➤ **Item No. 4 Ordin. 04-2026: Use Chart Code Amendment:** The City Council will review discuss and may take action on an ordinance regarding a code amendment change is to show "fitness center, commercial (gym)" as a permitted use in the CHD zone. Planning Commission held a public hearing on February 11<sup>th</sup> and motioned to the City Council to approve the amendment [\(ORDIN. 04-2026\)](#)

- Ryan Snow explained this was a technical correction to show fitness center/commercial gym as a permitted use in the Commercial Highway District zone. When the code was updated and a new column was added to the use chart, the permitted designation wasn't extended to the new column. The attorney advised this required council approval despite being a technicality. The use is sales tax generating, and both staff and Planning Commission recommended approval after holding a public hearing.

**Motion to approve Ordinance 04-2026, an ordinance amending the code regarding the city's use chart for fitness center/commercial gym.- Council Member Speth. 2<sup>nd</sup>- Council Member Campbell.**

**Vote:**

**Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

**Nay-**

**Abstained-**

**Motion passed unanimously. Ordinance 04-2026 is approved.**

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259 **Plans and Other Business:**

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261 **1 HR. 51 MIN. 50 SEC.**

- 262 ➤ **Item No. 5 Library Funds to Support the Cache County Library:** The Providence City Council  
263 will review, discuss and may take action on request for additional funds to support the cache county  
264 library. The library is seeking a donation from each city to support the library, since the county is cutting  
265 their budget. **(COUNTY MEMORANDUM)**

- 266 • Council Member Sealy presented the previous library board's funding request, explaining that  
267 based on patron usage, Providence's proportional share would be \$118,913 annually, with  
268 \$100,000 already represented by the facility the city provides, leaving an ask of approximately  
269 \$18,000. She noted that River Heights had verbally committed to paying their proportional share,  
270 but other cities would likely need to make budget amendments or wait until the next fiscal year  
271 to contribute.
- 272 • Ryan Snow added that Providence already had \$12,000 budgeted that hadn't been spent due to  
273 the new lease arrangement, so the additional need would be about \$6,000.
- 274 • Council Member Sealy mentioned plans to send out a community survey to gather public input  
275 about the library's future, which would be included with the upcoming newsletter.
- 276 • Council members expressed the need for more information before making a decision. Council  
277 Member Kirk felt the discussion was premature without public feedback, and Council Member  
278 Speth agreed they didn't have enough information to proceed.
- 279 • Discussion touched on whether this would be an annual charge, with confirmation that the  
280 figures represented what it costs to run the library at current service levels.
- 281 • Joe Bates, city resident, spoke during public comment, expressing skepticism that other  
282 communities would contribute their shares regarding the needed funds for the library, noting  
283 Millville's mayor had said they had no money to give. He supported the appointment of mayors  
284 to the library board to explore options and encouraged examining what service levels could be  
285 maintained with reduced funding. He noted that realistically, they wouldn't raise \$350,000 and  
286 would be lucky to get \$150,000 for library operations. He approved of the new library board and  
287 thanked Council Member Sealy for her years of service on the board.

288 **Motion to table the item until they receive survey results.- Council Member Sealy. 2<sup>nd</sup>- Council**  
289 **Member Kunz.**

290 **Vote:**

291 **Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

292 **Nay-**

293 **Abstained-**

294 **Motion passed unanimously, item tabled.**

295 **2 HR. 08 MIN. 50 SEC.**

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

- Darcy Reese, resident, raised two issues. First, she expressed concerns about Cache County potentially turning over State Road 238 (a Class B road) to the cities it runs through. She questioned how maintenance would be funded, whether state funds would still be available, and whether Providence should maintain roads outside city limits. She suggested the county could contract annually with Providence for maintenance instead.
- Second, she reiterated her concerns about pedestrian and cyclist safety accessing businesses in Providence. She advocated for raised sidewalks in shopping complexes, citing examples from other locations, and asked what steps were needed to require safe pedestrian access in future developments.

**2HR. 12 MIN. 45 SEC.**

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

- Ryan Snow addressed the State Road 238 issue raised during public comment, explaining that the county currently holds the road "hostage" and makes it difficult for the city to make any improvements. The previous county executive had taken an all-or-nothing approach to transferring the road. Snow noted that millions had been spent on Wolf Pack Way in the north while 238 remained neglected. The city was exploring solutions but faced restrictions - they couldn't install roundabouts, stop signs, or make developments, and had even faced pushback for adding a crosswalk.
- Ryan reported progress on the Second East sidewalk project, noting it was under design from Second North to Second South on the east side. He had been meeting with property owners and encouraged council members to direct any concerned property owners to him for individual meetings.
- He updated the council on infrastructure improvements, including mapping all sidewalks, identifying trip hazards, and working to fix those greater than 2 inches in the downtown area. The city had upgraded many water meters, and the ability to read meters in winter had helped identify leaks and unintended water use, saving an estimated 30-40 million gallons so far.
- He reported that the fiber network continued to gain subscriptions, with ISPs XMission and Advanced Stream planning marketing pushes in the coming months. He noted that the city's approach to utilities, including garbage service, was providing good value while building assets and controlling rates.

**Motion to adjourn the meeting.- Council Member Kirk. 2<sup>nd</sup>- Council Member Sealy.**

**Vote:**

**Yea- Council Members Kunz, Kirk, Sealy, Speth & Campbell**

**Nay-**

**Abstained-**

**Motion passed unanimously. Meeting adjourned.**

**Next scheduled meeting is March 18<sup>th</sup> @ 6pm.**

**Minutes approved by vote of Council on \_\_\_\_\_ day of \_\_\_\_\_ 2026.**

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

\_\_\_\_\_  
Ty Cameron, City Recorder

