

PROVIDENCE CITY COUNCIL MEETING MINUTES

Wednesday June 17th, 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 times stamps of the YouTube recording.

Opening Ceremony:

Call to Order: Mayor Alder

Roll Call of City Council Members: Mayor Alder, Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Council Members Absent: Council Member Kirk.

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

Pledge of Allegiance: Council Member Kunz

Opening Remarks/Prayer: Council Member Campbell

5 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 Kunz** reported on several activities from the prior month. He assisted city staff with post-Memorial Day cemetery cleanup, noting it was a valuable opportunity to volunteer alongside staff and observe their work ethic. He attended a Utah League of Cities and Towns (ULCT) training in North Logan covering topics including the distinction between legislation and policy. He reported that mosquito fogging operations commenced at the beginning of the month in response to resident concerns. He also provided an update on ongoing Just Serve volunteer projects, noting continued success with sign-ups for canyon cleanups and cemetery projects, and deferred to Council Member Campbell for additional details related to American 250 service initiatives.
- **Council Member Sealy** reported that she had been working with staff to refine safe routes to school plans in light of transitioning school boundaries for Providence Elementary and the forthcoming Spring Creek Elementary. She also noted she is coordinating the fun run for Sauerkraut Days and reminded the public and council that volunteers are needed on June 27th to participate in the cabbage-cutting tradition at a commercial kitchen at Bridgeland ATC, estimating approximately 300 pounds of cabbage would be processed.
- **Council Member Campbell** reported on a Cache Trails meeting held on June 9th. He noted the valley trail project now has a projected completion date of November 4th. The Hyrum reservoir trail project has encountered issues with a couple of property owners and is being redirected to the east side of the reservoir. Bear Creek Trail work is progressing, with significant downed-tree clearing expected to occupy most of the summer. Regarding American 250, Campbell discussed a proposal to have Providence residents collectively log 250 volunteer service hours before the city celebration, which could then be recognized publicly. He also raised the topic of the Healthy Utah Community Designation, explaining that he had initially declined to pursue it before a March deadline but, upon further review, now believes it is a worthwhile program. He indicated the designation requires a committee of at least four community members who would meet quarterly, and he encouraged residents present or online to contact him if interested.

- **Mayor Alder** reported on two items. First, she has been working to address a gap in sidewalk coverage on the highway in front of Discount Tire and a medical clinic, where pedestrians have been observed navigating hazardous winter conditions. She has obtained letters of support from both adjacent landowners and intends to pursue grant funding for the sidewalk installation. Second, she spoke to the Kiwanis Club about Providence's history, including a video presentation on the city's limestone quarry and its historical role in the sugar beet industry. She emphasized her ongoing role in maintaining relationships with state and federal representatives and ensuring Providence's visibility among regional leaders.
- **Council Member Speth** (via Zoom) reported attending a Cache County emergency management meeting, noting nothing significant to report beyond routine ongoing matters. He also indicated he had been engaged with considerable work related to other city business that they would be discussing later in the meeting.

15 Min 30 SEC.

Approval of the Minutes:

- **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of May 20th, 2026. ([MINUTES](#))

- Mayor Alder called for the approval of the minutes of the last meeting.
- No corrections or changes were requested.

Motion to approve the minutes of May 20th, 2026. – Council Member Sealy. 2nd- Council Member Kunz.

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Nay-

Abstained-

Absent- Council Member Kirk

Motion passes, minutes approved.

Presentations/Public Hearings:

16 MIN. 35 SEC.

- **Item No. 2 FYE 2026 Budget Adjustment Public Hearing:** The Providence City Council will take comments and questions from the public regarding a request to adjust the FYE 2026 budget.

- City Manager Ryan Snow provided an overview of the FYE 2026 budget adjustment. He reported that the General Fund saw revenues exceed projections by approximately \$608,000, attributed to state grants and various other sources. Expenditures also ran higher in certain areas, including E-911 costs tied to population growth, but overall the General Fund had approximately \$300,000 in excess expenses, with the remaining \$388,000 transferred to the Capital Projects Fund to balance revenues and expenditures. The Capital Projects Fund ended within approximately \$12,000 on the positive revenue side. Water fund revenues exceeded expenses by

approximately \$175,000. The Sewer Fund also came in positive on net income. The Storm Water Fund saw minor adjustments. The Garbage Fund was the only fund where expenses grew faster than revenues, with depreciation coming in higher than projected, resulting in a reduced profit compared to the original budget, though still profitable overall. The Fiber Fund saw higher-than-projected revenues due to a greater number of connections than anticipated, with some corresponding adjustments to network operations costs.

- No public comments were received. Mayor Alder officially closed the public hearing.

20 MIN 40 SEC.

- **Item No. 3 Elective and Statutory Officers Compensation Public Hearing:** The Providence City Council will take comments and questions from the public regarding the City's elective and statutory officers compensation as found in the FYE 2027 Final Budget. (COMPENSATION SCHEDULE)

- City Manager Snow presented the compensation schedule for elective and statutory officers as reflected in the FYE 2027 Final Budget. He described the methodology, which is primarily based on Cost of Living Adjustment (COLA) data. Staff compensation is structured around a 2.5% COLA with up to a 2.5% merit potential. Snow noted that the most recent salary range study was conducted in 2024, and while another study is due in the next cycle, it is anticipated to be completed the following year. The presentation also covered salary ranges, years of experience, hours worked, PTO hours returned, and how ranges compare against both CPI and resident income rates.
- No public comments were received. Mayor Alder officially closed the public hearing.

23 MIN 45 SEC.

- **Item No. 4 FYE 2027 Final Budget Public Hearing:** The Providence City Council will take comments and questions from the public regarding the City's FYE 2027 final budgets.

- City Manager Snow explained that the Final Budget is substantially consistent with the previously presented tentative budget, with minor technical wording differences and one substantive change: the proposed property tax increase has been removed from this budget in favor of pursuing a separate non-binding ballot question for the library, to be addressed later in the agenda. He outlined the budget's structure, including a 5-year financial outlook, a 5-to-10-year capital project projection, capital improvement planning across all funds, links to underlying planning documents within the budget itself, and an organizational chart broken down both by employee and by functional responsibility. Snow indicated the budget includes the compensation schedule and reflects no property tax increase as proposed.
- Mayor Alder acknowledged the complexity of the budget process and commended Snow's professional background as a CPA for keeping the city's finances on track.
- No public comments were received. Mayor Alder officially closed the public hearing.

28 MIN 20 SEC.

- **Item No. 5 PCC 5-4-7 Amendments Public Hearing:** The Providence City Council will take comments and questions from the public regarding a resident request to amend PCC 5-4-7, which deals with Swimming Pool Fence Regulations.

- City Attorney Sharik Peck addressed the Council before the applicant spoke. He stated that he does not have a substantive objection to the proposed change allowing certified safety covers as an alternative to perimeter fencing, provided applicable regulations are met. However, he raised a procedural concern about the applicant's request that the amendment be made retroactive to nullify any current citations or enforcement actions. Peck noted that, in his experience serving as a prosecuting attorney and code compliance officer for other cities, it is not consistent with sound governance for the legislative body to preemptively strip away citations that may have been issued following proper notice, particularly where there may have been willful non-compliance over a period of years.
- Applicant DeAnne Heninger, the resident who submitted the application, then addressed the Council. She explained the basis for the retroactive request, arguing that in this case the retroactive application would benefit rather than harm residents, by legalizing existing safety technology and creating uniformity among pool owners who may have identical covers installed at different times. She outlined the technical specifications of the ASTM F1346 standard referenced in the International Swimming Pool and Spa Code Section 305.1, noting that qualifying covers must support 485 pounds without collapse, prevent access to the water, prevent standing water on the surface, and include a lockable mechanism. She noted that the State of Utah, Cache County, and a majority of Cache County municipalities have adopted this standard, suggesting that Providence is out of alignment with surrounding jurisdictions.
- No additional public comments were received. Mayor Alder officially closed the public hearing, noting action on this item would be taken later in the meeting.

Resolutions/Ordinances:

35 MIN. 05 SEC.

- **Item No. 6 Resolution 06-2026 FYE 2026 Budget Adjustments:** The Providence City Council will review, discuss and may take action on a resolution that adjusts the FYE 2026 budget.

(RES. 06-2026)

- Mayor Alder called for a motion regarding resolution 06-2026.
- No comments or discussion were made.

Motion to adopt Resolution 06-2026, approving the FYE 2026 budget adjustments, was made by Council Member Campbell and seconded by Council Member Sealy.

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Nay-

Abstained-

Absent- Council Member Kirk

Motion passes, resolution approved.

36 MIN 45 SEC.

- **Item No. 7 Resolution 05-2026 – Certified Tax Rate:** The Providence City Council will consider for adoption a resolution establishing the certified tax rate for FYE 2027. (RES. 05-2026)

170 • City Manager Snow explained that adopting the certified tax rate means the city is requesting the
 171 same total property tax revenue as the prior year — constituting no property tax increase. He
 172 clarified that while the overall levy amount remains the same, an individual taxpayer's bill may
 173 vary depending on whether their property value changed faster or slower than the city-wide
 174 average. The rate itself declines each year as aggregate property values rise, but the total revenue
 175 collected by the city remains constant. Council Member Campbell and others sought clarification
 176 on the mechanics of how individual assessments relate to the overall rate, and Snow walked
 177 through the distinction between macro and micro effects.

178 **Motion to adopt Resolution 05-2026, establishing the certified tax rate for FYE 2027, was made**
 179 **by Council Member Sealy and seconded by Council Member Kunz.**

180 **Vote:**

181 **Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)**

182 **Nay-**

183 **Abstained-**

184 **Absent- Council Member Kirk**

185 **Motion passes, resolution approved.**

186 **41 MIN. 30 SEC**

187 ➤ **Item No. 8 Ordinance 09-2026 FYE 2027 Final Budgets:** The Providence City Council will consider
 188 for adoption a resolution approving the FYE 2027 Final Budgets for all funds. (ORDIN. 09-2026
 189 FINAL BUDGETS)

- 191 • Mayor Alder called for a motion regarding Ordinance 09-2026.
- 192 • No comments or discussion were made.

193
 194 **Motion to adopt Ordinance 09-2026, approving the FYE 2027 Final Budgets for all funds, was**
 195 **made by Council Member Sealy and seconded by Council Member Campbell.**

196 **Vote:**

197 **Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)**

198 **Nay-**

199 **Abstained-**

200 **Absent- Council Member Kirk**

201
 202 **Motion passes, ordinance approved.**

203 **42 MIN 45 SEC.**

205 ➤ **Item No. 9 Ordinance 07-2026 Parcel 02-095-0031 Rezone:** The Providence City Council will
 206 review, discuss and may take action on an ordinance authorizing the rezoning of parcel 02-095-0031
 207 located in the general area of 96 N Main Providence Utah. Approval of the ordinance will rezone the
 208 parcel from R-1-12 to Mixed Use (MXD). Planning Commission held a public hearing on May 13th with
 209 continued discussion on June 10th and motioned that city council approve the rezone; motion failed 2-3.
 210 (ANALYSIS) & (ORDIN. 07-2026)

- 211 • Mayor Alder provided context, noting that the Planning Commission held a public hearing on
 212 May 13th with continued discussion on June 10th, and that the Commission's motion to
 213 recommend approval of the rezone from R-1-12 to Mixed Use (MXD) failed by a vote of 2 to 3.
 214 He acknowledged the Council had received quite a few written letters on the matter and had
 215 access to all Planning Commission meeting recordings and materials, which had been distributed
 216 to the Council approximately one hour before the meeting.
- 217 • Mayor Alder indicated that due to two prior public hearings already conducted on this item, he
 218 did not intend to open the floor broadly but would allow comment from residents who had not
 219 previously submitted written comments or spoken at prior meetings. Three residents and one
 220 additional speaker came forward.
- 221 • Owen Geddes, a lifelong resident of the Providence historic district and student body president at
 222 Ridgeline High School, spoke in opposition. He argued that the project is primarily oriented
 223 toward maximizing residential unit count rather than achieving the stated community walkability
 224 goals. He referenced statements made by the developer at the May 13th Planning Commission
 225 meeting indicating that garage space within one building would displace commercial space on
 226 the main level, undermining the commercial viability central to the project's justification. He
 227 further argued that the economic track record of Main Street does not support the assumption
 228 that commercial tenants will materialize, and that high-density spot zoning in the historic district
 229 would diminish the community's character and detract from future home buyers. He urged the
 230 Council to follow the Planning Commission's recommendation and to make their decision
 231 collectively and independently.
- 232 • Christopher Brown, a resident of Sarah Street, spoke in support of the rezone. He expressed
 233 confidence in the developer's character and track record, describing him as someone who
 234 produces high-quality, community-oriented developments. He drew a comparison to walkable,
 235 mixed-use neighborhood commercial concepts he had observed while living abroad, arguing that
 236 access to small neighborhood-scale businesses is a genuine quality-of-life benefit. He also
 237 addressed the affordability question, stating that regardless of unit cost, increasing the overall
 238 housing supply is the foundational economic mechanism for reducing housing costs over time,
 239 and that restrictions on development contribute to the affordability crisis.
- 240 • Justin McMurphy, a Cache Valley native who had lived adjacent to Provo's Center Street for a
 241 decade, spoke in conditional support of the rezone. He described the walkable, human-scale
 242 mixed-use environment of Provo Center Street as a model worth pursuing and expressed support
 243 for similar development in Providence. However, he raised a significant structural concern: a
 244 rezone is attached to the land, not to the current developer, and any future owner of the parcel
 245 could develop it differently than what is currently proposed. He strongly recommended that if the
 246 rezone is approved, a concurrent development agreement be recorded that would bind the
 247 property and any future owners to specific, enforceable development standards — not merely a
 248 descriptive vision — so that the rezone does not take effect until that agreement is in place.
- 249 • Janice Rasmussen, a resident who lives directly across the street from the subject parcel, spoke in
 250 opposition. She stated that irrespective of the developer's personal character, she and her
 251 neighbors who have lived on that street for many years do not want the proposed development
 252 across the street. She objected to a communication she received from the developer that she
 253 characterized as suggesting the area would deteriorate without the development, calling that
 254 framing inappropriate. She invited those in support to consider how they would feel if it were
 255 proposed across from their own homes.
- 256 • Developer Jody Robins was given an opportunity to briefly respond to points raised. He clarified
 257 that only a portion of one building includes garages and that approximately 1,800 square feet of

commercial space across three storefronts remains in the plan. He noted that Providence Main Street currently has no available commercial space for rent, not because there is no demand, but because the existing vacant building's owner has not made it available. He stated that the proposed buildings are smaller, shorter, and set further from property lines than what current R-1-12 zoning would allow, and that the project is designed to be pedestrian-scaled and non-intrusive to neighboring residents. He indicated that entrepreneurs from community-oriented business categories — including a café, florist, bakery, soda shop, and ice cream shop — had expressed interest in the commercial spaces.

Council Discussion

- Council Member Speth moved to table the item, citing two primary reasons: first, that a full council should be present for a decision of this magnitude given the extraordinary level of community engagement; and second, that additional study is warranted regarding the broader implications of establishing a mixed-use zone in this location. He referenced a 2010 landscape architecture document that had been brought to his attention by City Manager Snow, noting that various options discussed in that document could potentially extend mixed-use zoning significantly northward through the city — possibly as far as Vons Park — affecting multiple properties including the Ring and Connect property, the Bear property, and properties across from his own residence. He expressed concern about extended ramifications and the need for an informed, full-council decision.
- Council Member Kunz seconded the motion and expressed agreement, noting that this item had generated more emails, phone calls, and in-person contacts than any other single issue during his time on the Council. He stated it was only fair for the full elected body to weigh in.
- Council Member Sealy offered commentary on the 2010 document, stating that upon reviewing it and the associated minutes, her reading is that it functioned as a guiding document for establishing the mixed-use district but was not incorporated into any master plan and carries no binding authority. She said she was prepared to vote on the matter but was comfortable waiting for full council attendance.
- Council Member Campbell reflected broadly on the community feedback he had received on both sides of the issue. He acknowledged being able to poke holes in arguments from both perspectives and stated that his personal inclination has been to keep residential areas residential and locate mixed use on the west side of Gateway Drive, where space was originally available. He agreed that waiting for a full council was the prudent course.

Motion to table Ordinance 07-2026 until the full Council is present was made by Council Member Speth and seconded by Council Member Kunz.

Vote:

Yea- Council Members Kunz, Campbell & Speth (Via Zoom)

Nay- Council Member Sealy

Abstained-

Absent- Council Member Kirk

Motion passes, item tabled until next meeting.

1 HR 09 MIN. 15 SEC.

➤ **Item No. 10 Ordinance 10-2026 PCC 10-12-3&4 Amendments:** The Providence City Council will review, discuss and may take action on an ordinance regarding proposed code amendments to extend the sunset day for the incentive to record the deed restriction for an IADU or an ADU. Planning Commission held a public hearing on June 10th and recommended that the City Council approve the amendments. ([ANALYSIS](#)) & ([ORDIN. 10-2026](#))

- City Manager Snow explained the proposed amendment. The city currently offers a \$100 incentive to property owners who provide proof of a recorded deed restriction confirming that one unit of an ADU or IADU will remain owner-occupied. The original ordinance contained a sunset date of May 15, 2026. The amendment extends that sunset date to May 15, 2028.
- Snow noted that between six and eight property owners had utilized the incentive since its inception. He framed the program as a "carrot rather than a stick" approach to compliance and affordable housing, consistent with state guidance encouraging cities to pursue both incentive-based and regulatory tools for housing affordability. The Planning Commission recommended approval at its June 10th hearing.

Motion to approve Ordinance 10-2026, amending PCC 10-12-3 and 4 to extend the sunset date for the ADU/IADU deed restriction incentive to May 15, 2028, was made by Council Member Sealy and seconded by Council Member Campbell.

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Nay-

Abstained-

Absent- Council Member Kirk

Motion passes, ordinance approved.

1 HR. 13 MIN. 25 SEC.

➤ **Item No. 11 Ordinance 08-2026 PCC 5-4-7 Swimming Pool Fence Regulations Amendment:** The Providence City Council will review, discuss and may take action on an ordinance regarding proposed amendments to PCC 5-4-7. Resident applicant is requesting a change to the city code to allow a waiver of the perimeter fence requirement when a specified pool cover is installed. ([APPLICATION](#)) & ([ORDIN. 08-2026](#))

- City Manager Snow reiterated that staff has no objection to the core amendment allowing ASTM F1346-certified safety covers as an alternative to perimeter fencing, but that staff opposes the retroactive language, noting it creates an administrative complication for any outstanding citations, which staff prefers to have resolved on a case-by-case basis through the judicial process.
- Council Member Sealy raised a question about whether the city's code can be more restrictive than state code — confirmed by City Attorney Peck in the affirmative — and explored whether the timeline of the state's adoption of the ASTM standard has any bearing on the city's ability to maintain more restrictive requirements. Peck confirmed it does not.
- Council Member Campbell raised safety liability concerns associated with removing the fence requirement entirely. He described a scenario in which a pool cover is left open by a family

member and a young child accesses the pool unsupervised. He asked City Attorney Peck whether allowing the cover in lieu of a fence could expose the city to liability. Peck responded that while homeowner liability is always a consideration with any pool safety measure, the city would be hard-pressed to face liability for allowing something that state code expressly permits as a safety measure.

- Council Member Campbell also expressed frustration with the situation where residents may have been out of compliance with the existing fence requirement for years and are now seeking a code change to avoid enforcement. Applicant clarified that the disconnect arose because Cache County inspectors — who conduct inspections in Providence — follow Cache County code, which aligns with state code and permits the certified covers. She indicated that residents were told by both installers and inspectors that the cover was compliant, and only later discovered that Providence's city code was more restrictive.
- Council Member Sealy noted that a zoning clearance and building permit would have been required for the pool installation and would have referenced local rules, suggesting the discrepancy should have been identified at the permitting stage. This point was acknowledged but not resolved definitively during discussion.
- Council Member Sealy then addressed the retroactivity question directly. She noted that grandfathering and forward-looking code adoption is the standard approach, and that residents who had received citations prior to adoption would have those cases handled judicially, where a judge could exercise discretion in light of the code change.
- Attorney Peck confirmed that if a law changes during the pendency of an enforcement action, the prosecuting authority retains discretion to proceed or dismiss, and the court can weigh the circumstances — including whether the violation was willful and prolonged — in making a determination. Making the change retroactive would remove that judicial discretion, which he characterized as problematic from a separation-of-powers standpoint.
- Council Member Speth echoed that residents bear responsibility for understanding and following local code, and that outstanding cases should be resolved individually by the judiciary rather than being preemptively extinguished by the legislative body.

Motion to adopt Ordinance 08-2026, amending PCC 5-4-7 to align with state code by allowing ASTM F1346-certified safety covers as an alternative to perimeter fencing, omitting the retroactive language and allowing any outstanding enforcement matters to be handled judicially, was made by Council Member Sealy and seconded by Council Member Campbell.

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Nay-

Abstained-

Absent- Council Member Kirk

Motion passes, ordinance approved.

1 HR. 29 MIN. 05 SEC.

- **Item No. 12 Resolution 04-2026 Non-Binding Library Ballot Question:** The Providence City Council will review, discuss and may take action on a resolution requesting a non-binding ballot

question for the 2026 election to assess support for a property tax increase to fund a city library.

(RES 04-2026)

- City Recorder Ty Cameron explained that the Council had discussed this topic at the prior meeting, and the resolution before the Council is what Cache County requires in order to place a non-binding question on the fall 2026 ballot. He noted the county prefers to receive the resolution before July 31st and that the language was developed in coordination with City Attorney Peck.
- Council Member Kunz moved to approve the resolution as written. Council Member Campbell seconded. Prior to a final vote, Council Member Sealy suggested simplifying the ballot question language for clarity, expressing concern that the existing draft was overly detailed and potentially cumbersome for voters. She proposed condensing the question to ask plainly whether Providence City should impose a new property tax levy to fund a city public library, at an estimated annual cost to the average homeowner, without enumerating every operational category.
- Discussion followed regarding how much context to provide voters. Several Council Members acknowledged that while the Council has been immersed in the library issue for months, many residents may not be aware of the background — specifically that Cache County is discontinuing library funding. City Manager Snow cautioned that adding too much language risks requiring a second ballot page, which would incur additional cost from the county. He confirmed there are no letters for or against permitted in a non-binding question format.
- City Attorney Peck, disclosing that he serves on the Richmond City Library Board and was offering guidance as city attorney only, suggested inserting a brief contextual phrase at the opening of the question — specifically noting that the county library is closing — before posing the substantive question. This addition would provide critical context with minimal additional language.
- The Council agreed to this approach. Council Member Kunz amended his motion to incorporate a revised ballot question reading: as the county library is closing, should Providence City consider imposing a new property tax levy to fund all related library services, estimated to cost the owner of a primary residence with a fair market value of \$500,000 approximately \$55.30 per year. Council Member Campbell seconded the amended motion.

Motion to adopt Resolution 04-2026, requesting a non-binding library ballot question for the 2026 election with amended language reading: "As the county library is closing, should Providence City consider imposing a new property tax levy to fund all related library services, which is estimated to cost the owner of a primary residence with a fair market value of \$500,000 approximately \$55.30 per year," was made by Council Member Kunz and seconded by Council Member Campbell.

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

Nay-

Abstained-

Absent- Council Member Kirk

Motion passes, resolution approved

Agreements, Contracts, Bid Awards:

1 HR 45 MIN. 10 SEC.

- **Item No. 13 Just Serve City Designation Proclamation:** The Providence City Council will review, discuss and may take action on a proclamation that designates the city as a Just Serve city.
- (PROCLAMATION)**

- Council Member Kunz explained that he has managed the city's Just Serve volunteer project portfolio for the past several years, coordinating projects listed on the Just Serve platform and recruiting volunteers from within and outside Providence. He reported positive outcomes from the program, with participation from youth groups, businesses, and individuals from multiple communities. Representatives of the Just Serve organization approached the city about formally becoming a Just Serve City, offering standardized proclamation language for the purpose. Kunz noted that Providence would not be the first city in Cache County to receive this designation but expressed enthusiasm for formalizing the commitment. He also mentioned that regular city tours with City Manager Snow have helped identify ongoing volunteer project opportunities.
- Mayor Alder added that the Just Serve City designation is being promoted by the National League of Cities as a way to signal that a community is service-oriented.

Motion to accept the Just Serve City Designation Proclamation and commitment to volunteerism in Providence was made by Council Member Sealy and seconded by Council Member Campbell.

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)
Nay-
Abstained-
Absent- Council Member Kirk

Motion passes, proclamation approved.

1 HR. 48 MIN. 25 SEC.

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 of public comment.
- A representative of the Cache Water District, Autumn Matthews of Logan, addressed the Council regarding two water conservation programs.
- The first is the State Landscape Incentive Program, which provides residents a rebate of \$2.00 per square foot of lawn converted to water-efficient landscaping. To qualify for the state program, cities must adopt water-wise landscaping ordinances affecting new residential and commercial development. The minimum ordinance requirements include prohibiting lawn in park strips less than 8 feet wide, limiting lawn to no more than 50% of front and side yard landscaped areas in new residential developments, and restricting lawn to no more than 20% of total landscaped areas in new commercial, institutional, and multifamily common areas. Matthews acknowledged this program is not a one-size-fits-all solution and that cities are at different stages of growth and expansion.
- The second program is Cache Water District's Spring Grass Reseeding Program, which requires no city ordinance adoption. It offers water-wise grass seed at a discounted rate of \$3.50 per pound (normally

\$7.00 per pound) to all Cache County residents and cities. The grass variety is projected to reduce water usage by 30 to 50 percent depending on watering practices. The seed is available through Anderson Seed and Garden upon completion of a registration form at the Water District's website. Matthews noted the program is available to cities as well as individual residents and encouraged the Council to spread awareness given the current drought conditions.

- Heather Matthews, the representative, noted that a recent legislative session bill (believed to be House Bill 46 or 49) mandated water-wise landscaping at the state level, though without strong enforcement mechanisms, and that the state is asking districts to re-promote the landscape incentive program in response.
- Council Member Sealy asked whether the landscape incentive ordinance requirements had been recently updated. Matthews clarified they have not changed from previous versions the city had reviewed, and that the new state bill does not materially alter the local adoption requirements.
- No further comments were made.

1 HR. 54 MIN. 30 SEC.

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

- City Manager Snow provided the following informational updates:
- **Water Metering:** The city has implemented a new automated metering system city-wide. Over the past six months, the system has identified numerous leaks, with total water savings estimated in the tens of millions of gallons. Staff has taken a strategic approach of targeting the top 25 to 50 highest-use accounts, reviewing usage data weekly, and proactively contacting those with potential leaks. The response from residents has been largely positive, with many expressing gratitude for the notification. Some residents have cut their water usage in half as a result of finding and repairing previously unknown leaks.
- **Cemetery:** Staff conducted a successful post-Memorial Day cemetery cleanup, assisted by Council Member Kunz and others. Snow noted that the cemetery sexton recently retired after 30 years of service and that the city is currently filling the vacancy with temporary staffing through Kelly Services while working toward permanent placement.
- **Infrastructure:** Sidewalk installation on 4th South is underway. The dirt portion of a new trail has been completed; the trail has not yet officially opened pending delivery and installation of signage. Work on pedestrian-activated lights is also in progress.

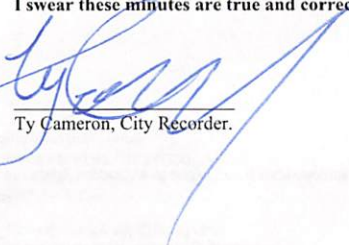
Closed Session: Council will go into a closed session to discuss the potential of purchasing two properties in and around the 1st South area.

- **Executive Session Notice:** The Providence City Council may enter into a closed session to discuss pending or reasonably imminent litigation as allowed by Utah Code 52-4-205(1)(c). The Providence City Council may enter into a closed session to discuss professional competence or other factors allowed by Utah Code 52-4-205(1)(a). The Providence City Council may enter into a closed session to discuss land acquisition or the sale of real property Utah Code 52-4-205(1) (d) and (e).

Motion to go into a closed session to discuss potential property purchases in and around 1st South area. – Council Member Sealy. 2nd- Council Member Kunz

Vote:

Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)

514 Nay-
 515 Abstained-
 516 Absent- Council Member Kirk
 517
 518 Motion passes, Council enters closed session.
 519
 520 Motion to leave the closed session- Council Member Sealy. 2nd- Council Member Kunz
 521 Vote:
 522 Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)
 523 Nay-
 524 Abstained-
 525 Absent- Council Member Kirk
 526
 527 Motion passes, Council leaves closed session.
 528
 529 Motion to adjourn meeting. - Council Member Sealy. 2nd- Council Member Campbell
 530 Vote:
 531 Yea- Council Members Kunz, Sealy, Campbell & Speth (Via Zoom)
 532 Nay-
 533 Abstained-
 534 Absent- Council Member Kirk
 535
 536 Motion passes. Meeting adjourned.
 537
 538 Next city council meeting is set for July 15th @ 6 pm.
 539
 540
 541 Minutes approved by vote of council on 15 day of July 2026.
 542
 543 I swear these minutes are true and correct to the best of my knowledge.
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 545 
 546
 547 Ty Cameron, City Recorder.
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Providence Utah <providencecityutah@gmail.com>

Jody Robins redevelopment

1 message

Laura Wolford <laurawolford@gmail.com>
 To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 12:34 PM

Providence City,
 I'm writing in support of Jody Robins and his team on their proposition of the Main Street redevelopment.
 When I first heard about it, I went to their website and saw how thought out, and beautifully planned it is. I hope to lease a
 one of the spaces when they become available.
 What an opportunity this is for our city to grow so beautifully.
 Please pay attention to the many positive complimentary comment that will come in with support.
 I know negative comments are typically louder. Those in favor may not voice their opinion just assuming it will be done.
 The conversations I've had over the last few weeks. I've been exciting and full of support.
 If you'd like to discuss or have questions, please reach out.
 Thank you, Laura Wolford
 435-232-4444

Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Jody Robins redevelopment

1 message

Allan Wolford <allan.wolford@yahoo.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 12:23 PM

Providence City,
I am totally supportive of Jody Robins redevelopment project for downtown Providence. It's the best idea ever.
Allan Wolford 435-757-0220
Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Opposed Refined Community Development

1 message

Crystal Lapp <crystallapp@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 11:48 AM

Hello,

I am a resident of Providence. I opposed the proposed location for refunded community. Why not build this across from the Old stone church. Then it is connecting to already existing businesses.
I think it is pretty bold and a lack of character to plan a development that would likely enforce eminent domain on the other homes. Also I feel Providence has a good business location at the bottoms Macey. The location is poor as it is in a neighborhood.

I oppose based on location and the need to take over other homes. Will it also eat up some of the schools land? No thank you. Wrong place.

Crystal Lapp
220 Edgehill Drive



Providence Utah <providencecityutah@gmail.com>

Town square development

1 message

Michelle Wofford <wofford.michelle@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 11:07 AM

Dear Members of the City Council,

I am writing to express my support for the proposed Providence Town Square development.

I believe this project represents a positive step forward for our community by encouraging thoughtful growth, creating a more walkable and connected environment, and providing opportunities for local businesses and gathering spaces.

Developments like this can help strengthen community identity while meeting the needs of a growing population.

I appreciate the Council's work in carefully considering projects that shape the future of Providence, and I encourage you to support this proposal.

Thank you for your time and service to our community.

Sincerely,
Michelle Wofford
Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Providence town square rezone

1 message

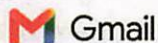
Chelsey <chelseystowers@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 9:50 AM

To whom it may concern,

This would be a great addition to Providence city. Please pass this rezone, as a resident, this city needs this.

Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Parcel 02-095-0031

1 message

Randy Bindrup <rbindy8@gmail.com>
To: Providencecityutah@gmail.com

Tue, Jun 16, 2026 at 9:49 AM

To the Members of the Council,

I am writing to formally request an appeal and reconsideration of the recent Planning and Zoning decision regarding the rezone of Parcel 02-095-0031, located at Main Street and 100 North.

Strategic community design is what makes Providence a desirable place to live. While I appreciate the complexity of municipal planning decisions, I have growing concerns regarding the recent trend of approving rezoning requests without requiring definitive building designs or clear community impact plans. For instance, the recent approval of the Danny McFarland project without a presented design was a missed opportunity to optimize that space, which would have better served our city as a public park.

Conversely, the proposed project by Jody Robins aligns perfectly with our community's needs. The parcel is already situated within a mixed-use zone and occupies a central, accessible location. This development will provide a vibrant destination for residents engaging in local activities, such as walking, cycling, and visiting the nearby skate park. Furthermore, this project will significantly improve the aesthetic and maintenance standards of the property, which is currently in decline.

As a resident living in a home built by Mr. Robins, I can attest firsthand to his exceptional attention to detail and commitment to quality. As a local resident, he possesses a deep understanding of Providence's needs and a proven track record of community investment.

Growing up in River Heights, my strongest sense of civic belonging came from daily interactions at the local grocery store and service station. This project offers a rare opportunity to cultivate that same sense of community and belonging for the next generation of Providence residents.

Thank you for your time, consideration, and continued service to our city. I strongly urge you to approve this project.

Sincerely,

Randy Bindrup

Providence, Ut 84332



Providence Utah <providencecityutah@gmail.com>

Parcel 02-095-0031

1 message

Ruth Bindrup <rbindy@me.com>
To: Providencecityutah@gmail.com

Tue, Jun 16, 2026 at 9:46 AM

I am requesting an overturn on the ruling of the planning and zoning rezone for Parcel 02-095-0031 Rezone on Main Street and 100 north.

I have been following the progress of not only this project but previous projects that have been approved without having a defined plan on the build and expectations for the community. Community planning and design is what draws people to live in our beautiful Providence. I appreciate the thought and work that goes into these decisions. However I was greatly disappointed to have the approval of Danny McFarland's project approved without having a design and plan presented. The area would have served Providence better as a park.

This particular project of Jody Robins is what our community needs. It is already in a mixed zoning area and central to the community. It will give our community a place to go while biking, walking, at the skate park or other activities. It will be much better maintained than the home that is currently on the property or the surrounding properties.

I live in a home that Jody has build for us and his primary focus was designing our home to meet our needs. His attention to details is something that is not often found. He will meet the needs to benefit Providence as he lives here and is a very active community member and loves our community.

Please consider approval of this much needed project, as I was raised in Richmond just North of Smithfield, my fondest memories are of the adults I came in contact within the businesses on Main Street. They gave me a sense of community that is not found in Providence, let's give our children that feeling of belonging here.

Best Regards,

Ruth Bindrup



Providence Utah <providencecityutah@gmail.com>

Downtown development

1 message

Curtis Crabb <curtisrabb@hotmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Tue, Jun 16, 2026 at 9:18 AM

Please approve this project to revive our downtown and give us a reason to be in our own city.
Thank you,
Curtis Crabb

Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Providence town Square development

1 message

Tim Wolford <tim@wolfordcollisionrepair.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 9:17 AM

Dear City Council Members,

I am writing to express my strong support for the Providence Town Square development. This project promises to enhance our community by providing valuable cultural and social spaces for residents.

I urge you to consider the positive impact this development will have on our neighborhoods and its potential to foster community spirit.

Thank you for your commitment to improving our city.

Sincerely,

Tim Wolford

Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Support for a More Family-Friendly Downtown Providence

1 message

Makenna Hunsaker <makennahunsaker@gmail.com>
To: ProvidenceCityUtah@gmail.com

Tue, Jun 16, 2026 at 8:43 AM

Dear Providence City Council,

I'm writing to express my support for the efforts to create a more family-friendly, walkable downtown in Providence.

Investing in a downtown that encourages walking, local shopping, and gathering spaces has the potential to strengthen our community, support local businesses, and create a welcoming environment for residents and visitors alike. Places where families can safely stroll, connect with neighbors, and enjoy local businesses often become some of the most vibrant and valued parts of a city.

Creating an inviting downtown isn't just about aesthetics—it's about fostering community pride, encouraging economic growth, and providing spaces where people of all ages can spend quality time together.

I appreciate the work that goes into these decisions and hope you will support this vision for Providence's future. Thank you for your time and your service to our community.

Sincerely,

Makenna Hunsaker Marks



Providence Utah <providencecityutah@gmail.com>

Support for Providence Town Square Mixed-Use Development

1 message

Erikh Reymer <2ereymer@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 8:37 AM

Dear Providence City Council,

I am writing to express my support for the proposed Providence Town Square development.

After reviewing the project information, I believe this development aligns well with Providence's vision for a walkable, community-centered downtown. One of the things I value most about Providence is its sense of community, and I appreciate the effort to create a destination where residents can walk, ride bikes, support local businesses, and gather with friends and neighbors.

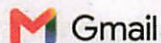
I especially like that the project focuses on locally owned businesses, thoughtful architectural design, and a downtown environment that reflects the character and history of Providence. The combination of commercial space with residential housing above also appears to be a practical use of land that can help strengthen our local economy while creating a more vibrant downtown core.

From what I have seen, this project supports the goals outlined in the Providence City General Plan and provides an opportunity to create a unique gathering place that will benefit residents for years to come.

Thank you for your time, service, and consideration. I encourage you to support the Providence Town Square project.

Sincerely,

Erikh Reymer
Providence Resident



Providence Utah <providencecityutah@gmail.com>

Providence town square

1 message

Steve Jenson <steve@jensononline.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Tue, Jun 16, 2026 at 8:17 AM

I love the idea of a Providence town square, please consider making it happen for the betterment of the city.

Thank you,

Steve Jenson
435 760 9600



Providence Utah <providencecityutah@gmail.com>

Re: Request to Overturn Rezoning Decision — 100 N. & Main St., Providence

1 message

Bruce Diamond <diamondbh@gmail.com>
To: kalder@providencecity.com, providencecityutah@gmail.com

Thu, Jun 11, 2026 at 10:03 AM

Re: Request to Overturn Rezoning Decision — 100 N. & Main St., Providence

Dear **Providence** City Council,

I respectfully request that the Council overturn the Planning & Zoning Committee's denial of the rezoning application for the property at the corner of **100 North** and **Main Street**.

The application met the objectives of Providence's master plan and represents the kind of development the city has identified as desirable for Main Street. At the June 10, 2026 meeting the developer, Jody Robins, was told by a committee member that he "did everything correctly," yet the project was denied because "it's not the right time." If a proposal aligns with the master plan and the site is appropriate, timing should not override sound planning principles.

I was disappointed by the committee's handling of the public meeting. A few attendees used shouting and intimidation, and it appeared the committee allowed those voices to carry undue weight. This undermines a fair, consistent review process and discourages quality development. Julie Martin's thoughtful evaluation stood out; other members did not appear to apply the master plan consistently.

I know Mr. Robins personally and believe his proposal will be built as described and will be a positive addition to Providence. In contrast, some recent developments have not honored the community's character. Reversing this decision would support quality growth that follows our city's plan.

Please reconsider the P&Z denial and approve the rezoning to help Providence grow in line with its stated goals.
Thank you for your time and consideration.

Sincerely,

Bruce Diamond
334 N Springs Circle
Providence, UT 84332



Providence Utah <providencecityutah@gmail.com>

Comments

1 message

Craig Frank <crgfrnk1@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Wed, Jun 10, 2026 at 7:01 PM

After words of city leaders of general plan that one day 100 N could be a five lane road without a building set back how do we follow general plan to one day widen road?



Providence Utah <providencecityutah@gmail.com>

Parcel m#02-095-0031 from R-1-12 to Multi-use comment

1 message

Julie Lamarra <julie.lamarra@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Wed, Jun 10, 2026 at 11:01 PM

Good evening, commissioners,

I was unable to make the meeting tonight but I wanted to share my thoughts with you about Parcel m#02-095-0031 from R-1-12 to multi-use. My name is Julie Lamarra, and I am a historic Providence resident.

I understand that this proposal has raised real concerns, especially around the historic structure, scale, parking, traffic, noise, and neighborhood character. I do not want to dismiss those concerns. They matter, and they deserve to be addressed carefully. But I also do not believe those concerns should automatically lead us to reject the broader idea of this project.

I am writing in support of moving this proposal forward, with thoughtful conditions, stronger design expectations, and clear attention to neighborhood compatibility.

Providence needs places where people can gather outside of home, school, church, and work. We need walkable and bikeable third places where residents can meet for coffee, brunch, shopping, dinner, or simply to be together as a community. Right now, many of those experiences require getting in a car and leaving the neighborhood. A small-scale mixed-use development with commercial spaces below and apartments above could help create a more connected and vibrant downtown environment.

I also think we need to be honest about housing. Home prices in this area are increasingly difficult for many young families, young professionals, and newly married couples. Apartments above commercial space is not the full solution to affordability, but they are one form of housing choice that Providence currently has very little of. A community that wants to remain livable over time needs more than one housing model.

On the issue of scale, I understand why neighbors are comparing the proposal to nearby single-family homes. But this site is also on Main Street and very close to the city's existing downtown core. A downtown does not have to stop at one intersection. A healthy town center can extend, connect, and transition carefully from commercial to residential areas.

That said, I do believe the aesthetics and architectural quality need careful review. The project should not feel generic or pasted into Providence. I would support requiring stronger design standards, historically responsive materials, appropriate façade articulation, careful lighting, landscaping, buffering, and a clear plan for how the history of the site will be honored.

Regarding the historic house, I understand why people feel protective of it, especially given its history as a tithing house. I also think preservation should be meaningful, visible, and tied to the future life of the site. If the structure cannot reasonably be preserved in place, then I would support exploring relocation, material reuse, interpretive signage, or another preservation strategy that allows the history of the site to remain part of the public story.

I have also heard concerns that this project will negatively affect surrounding property values. I would encourage the Commission to ask for evidence before accepting that assumption as fact. In many communities, walkability, nearby amenities, and attractive mixed-use districts are not liabilities. They are features that many buyers actively seek.

That does not mean every project automatically improves property values. Design quality, parking management, lighting, noise, trash, landscaping, and the type of businesses matter. But those are issues that can be addressed through conditions of approval. I would rather see the city require a high-quality, well-managed project than assume that apartments over small commercial spaces will harm the neighborhood.

If property values are going to be used as an argument against this project, then I think the city should request actual comparable data from similar mixed-use developments. Ideally, that data would look at assessed values and sales trends before and after construction. Otherwise, we are making a major planning decision based on fear rather than evidence.

For parking, traffic, and noise, I would also encourage the city to use conditions rather than speculation as the decision-making tool. Require the applicant to meet parking standards, provide bike parking, manage outdoor seating hours, comply with city noise expectations, and revisit traffic or parking impacts after the project opens if needed.

I am not asking the Commission to approve a blank check. I am asking the Commission to recognize the value of the concept and use the planning process to make the project better.

Providence can preserve its history and still make room for thoughtful growth. We can care about neighborhood character and still create places where people gather, walk, bike, shop, eat, and live. For those reasons, I support advancing this proposal with clear expectations for design quality, historic interpretation, buffering, parking management, noise management, and neighborhood compatibility.

Thank you.

-Julie Lamarra



Tyler Cameron <tcameron@providence.utah.gov>

I'll be sending this to city council members-The Mayor said to send one to you as well.

1 message

Providence UT <norsply@civicplus.com>
Reply-To: jchristenson12@comcast.net
To: tcameron@providence.utah.gov

Mon, Jun 15, 2026 at 9:13 PM

Name: Jeanette Christenson
Email: jchristenson12@comcast.net

Message:

Dear Mayor and City Council, From Jeanette Christenson

I am opposed to the rezoning of 1st North and Main Street specifically parcel # 02-095-0031. As I have stated previously, the General Plan is a guideline. Main Street dead ends at either end of this road. Many of the references to the General Plan in documents to city agendas appear to be in favor of the rezoning. I am quoting from the General Plan information that supports keeping Providence as the community presently constituted.

- "It is imperative that this growth be well planned and responsive to the preservation of the agricultural character and beauty of the region." P. 2-1
- "Parks and recreation opportunities continue to improve including the addition of amenities such as a splash pad, pickleball court, and new playground equipment." P. 2-3 (This provides meeting and gathering places within walking distance for residents of Providence)
- Under the heading: Preservation of the qualities that makes Providence a community and place where people wish to live and raise their families "Create parks as places of open space and centers of community activity." Objective: "Provide value to the community's character and identity by maintaining and improving the aesthetics of streets and public right of way." Objective "Retain open spaces and scenic views that contribute to the character of Providence." P. 3-5
- Multi-Modal City: Objective "Improve pedestrian safety, walkability and accessibility of Providence City streets, rights of way and easements." (This rezoning goes directly against this objective of safety) P. 3-6
- "Neighborhoods primarily consist of single-family detached dwellings. Design review is felt to be needed for consistency and to maintain the character of these neighborhoods. Providence still has undeveloped open land that is currently zoned for residential development, so more residential growth is expected." P. 4-1
- "Providence residents desire to retain their existing small town community character. Residents expressed a desire to 'stay Providence' with a desire and recognition that they do not want to be like Logan, their larger neighbor to the North." P. 4-2
- "Providence will oversee existing land use and future growth while fostering a balance of uses and compatibility between uses with respect for the community environment." P. 4-2
- "Guide future development to support a city-wide network of activity centers/nodes, public spaces, and destinations including commercial core, neighborhood parks, historic areas, and civic places all linked by streets, sidewalks, pathways, trails, and mass transit routes." P. 4-3 (The City Offices are in the commercial core - keep commercial in that area with mixed use above the commercial areas. The townhomes are located close to the west side commercial core so mixed used apartments would be appropriate)
- "Preserve the character-defining historic assets of Providence, including built and natural features." P. 4-3 Sections a and b state: Identify the historic assets of Providence. Encourage methods to protect historic assets of Providence. P. 4-3
- "Improve pedestrian safety, walkability and accessibility on City Streets, rights of way and easements." Second B states, "Implement traffic calming measures where the potential for frequent pedestrian and vehicle conflicts has been identified..." P. 5-2
- "Support fair housing practices through education and awareness." Sections a and c state: "Promote a variety of affordable housing options in the City that are compatible with neighborhood character..." "Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood." P. 6-7 (This particular proposed development is too large for the area)
- Environmental Stewardship Item 3: "Retain open spaces and scenic views that contribute to the character of Providence." P. 7-2
- Public Services States: "As the population and demographics grow and change, it is the intent of Providence City to maintain the aesthetics of a "home town" character...." "Parks include a variety of features...." (They

can be gathering places formal and informal). P. 8-1

- In the Appendix There is information about Healthy + Livable Communities Toolkits: "Sustainable Transportation, Healthy and Livable Communities, and Sustainable Urban Development are applicable for Providence." P. A1-3 (How is creating bakeries, coffee shops, candy stores, creating a healthy community?) Under Walkable and Livable Communities it states "Buildings should create and identify a sense of place for the location it is found in." (This development is way to large for the site indicated and as designed creates a blind alley for children to walk past after school) P. A1-4 (The Appendix is basically discussing new developments, not tearing down old developments and restructuring them to match new designs.) "...growth 'profoundly impacts ecological systems as well as the health, safety, and welfare of our communities.' Buildings, infrastructure and other components of a city should not be built without regard to their impacts on ecological resources and the quality of life of a community." P. A1-7

I understand this is a long letter, but I have documented from the General Plan items that support keeping Providence as a currently established community while allowing for growth. There is a commercial zone already in place in the downtown core as well as along the highway. It is logical to rezone these areas to mixed use as townhomes already exist in the west side commercial area. It isn't fair to other developers to rezone a residential property to mixed use when there is sufficient property available within the city to achieve the developer's goal.



Providence Utah <providencecityutah@gmail.com>

Overturn a rezone.

1 message

Cindy Diamond <diamonddc@gmail.com>
To: providencecityutah@gmail.com

Sat, Jun 13, 2026 at 8:29 AM

Thank you for your time and assistance you've given me.

I am requesting an overturn on the ruling of the planning and zoning rezone for Parcel 02-095-0031 Rezone on Main Street and 100 north.

I've lived in Providence for 40 plus years. My family also has homes here.

I am speaking up because I want what's best for Providence. Nobody asked me to do this. I have been vocal in previous meetings against condos, 4 plexes, apartment's only in certain areas but this mix use rezone is different.

The planning and zoning committee and community members had some concern's.

1. Structure.

This developer Incorporated historical architecture with new to create something better.

This development reminds me of Germany where I have been. Business with rentals and/ or homes on top. I loved walking on these streets, Providence has German influence which is why we have sauerkraut days. This development brings historical value.

This developer is putting a Plaque to honor the titling house. He has incorporated structure from the Titling House and the old rock church.

This developer has accounted for parking and overhangs to prevent people from walking in the rain or snow.

#2. Loosing views was brought up.

Anyone can loose a view. I moved into my previous home which was at the top of the hill. Someone obstructed my view. I moved again and my view was obstructed. You can't control what an owner will do.

If you don't over rule this rezone then this little White House will either deteriorate, fall down, become a junk yard, rental or torn down.

3. Traffic.

Citizens were vocal about how this rezone would increase traffic. It sounds to me this has been a problem way before the rezone ask.

Why hasn't someone come to this meeting to ask for it to be fixed. This was never a concern before. There was a stop sign at one point that was removed. If it's such a problem. Then add a stop sign.

4 Children walking. Kids will walk whether it's a business or a house.

5. Spot zone.

I am a little confused on if this is a spot zone for a business or a spot zone for homes or rental?

You already have businesses around this rezone area and renters. You have several businesses, the old rock church plus a school on the same street as this proposed rezone.

Across the street you have 3-4 businesses. Technically there are more business in this block than homes.

In my opinion this area is already a mix use zone.

I remember when there used to be a grocery store. My kids would ride their bikes down to pick grocery items up for me. This is Providence Main Street and could be a beautiful downtown and not a run down home or junk yard.

6. Concerns with the inconsistencies with the planning and zoning committee.

I realize being a member of this committee can be difficult.

I've attend 2 back to back rezones meetings that were handled very differently. None of these rezones had anything to do with me personally.

One of the meetings, the developer had no plan, strategic or vision. All I heard from committee members was this developer is amazing. Very few questions asked. No concerns were addressed like the ponds, the water, the wetlands, road access not to mention this was a planned park on the master plan. Nothing about traffic on a busy road. But it was approved.

This last rezone meeting has been handled completely different.

The developer has been drilled, heckled by citizens and council members and he has handled it very well.

It was noted by Scarlet the master plan does show growth and development of a downtown to include a bigger road.

A planning and zoning committee member indicated his reason for not supporting the rezone was he loved the plan and look but stated its not the right the time.

Another planning and zoning member said he did not want to disrupt the homeowners.

Julie Martin did her research and walked the area. I was impressed with her and her persistence. The council man on the phone asked good questions and set aside the heckling

of citizen's and focused on the work at hand and the vision of Providence.

I was involved and against the vineyard phase 1 and fought hard for phase 2 to be single family zoning with improved roads, with no condos or apartments with much resistance. The developer was dishonest and misleading and made it very difficult.

This area was not even near my home but was worth being involved. That vineyard area has become a beautiful area with great side walks, walking trails and was worth being involved.

This developer is an example and standard of what all developers should be held to. He has gone above and beyond. Even went to the historic committee who did not have a problem with it. All developers should be held to the same standard that this developer has been through.

He showed his plan to the public with a big sign that included all the information before the planning and zoning meeting. Weeks ahead. Not just the required 72 hours. He has been honest and upfront which I have not seen with other developers. He wants to do the right thing.

What I know of this developer is that he would never have his name on something that looked bad. He has pride in his work.

This development would be a very positive thing for Providence. There is a potential of growth as the other older homes want to sale. This developer lives here and cares.

This development could be the start of a beautiful and historic Main Street. A place for our community to visit and gather.

Please overturn the ruling of the planning and zoning commission and think of our future of how we want Providence Main Street to look and feel.

Thank you for your consideration.

Enjoy your day.

Cindy Diamond



Providence Utah <providencecityutah@gmail.com>

Opposition to Ordinance 07-2026 Parcel 02-095-0031 Rezone (96 N. Main St.)

1 message

Joe Bates <josebates@gmail.com>
To: providencecityutah@gmail.com

Mon, Jun 15, 2026 at 10:45 AM

Please forward the attached letter to the Mayor and City Council members.

Dear Mayor and Council Members:

Over the past several months, the Planning Commission has heard from the public in written and spoken form about this issue and discussed it extensively among themselves. On Wednesday, June 10th, they voted to reject the developer's application for a zoning change. They cited several reasons for their decision:

1. An R-1-12 zone is the wrong place for a Mixed Use development.
2. Not enough foot traffic to support the proposed businesses leading to vacant stores and a deteriorating building. (Like the buildings at Main and Center Streets.)
3. Opposition of area residents to a lot-filling commercial building in a historic single family residential zone.
4. Apprehension that this could begin the destruction of historic Providence and with it our sense of place.
5. Safety concerns for the 1200 elementary school children attending the two schools in close proximity to the proposed development.

These concerns are very important ones.

The 2020 General Plan designated a four-block area around Main and Center Streets as the "Providence Downtown Core". Once the center of life in town with its church, general store and gas station, it lost importance and fell into disuse as Providence grew and the business center moved west toward the main highway. Large lot single family housing filled what were formerly farm fields and the Downtown Core now contains the largest concentration of historic homes in Providence with about 20 homes over 100 years old!

It was in the 2020 General Plan that the Providence Downtown Core was first shown as a potential Mixed Use zone. Interestingly, there is no written record in City Council minutes, Planning Commission minutes or material saved by the CRSA consultants of any person suggesting that it would be beneficial to rezone the Historic Downtown Core as Mixed Use. In reality, the 2020 General Plan is only a visioning document suggesting directions that Providence may take in the future. There is no requirement that any part of it be converted to future action.

The area where the developer wants to build is currently R-1-12 which requires lots to be minimum 12,000 square feet (0.275 acre with a density of only 3.63 units per acre). This is less than ten percent of the density suggested by our own code to provide the volume of pedestrian traffic needed to support ground level retail shops or restaurants in a neighborhood setting! In the case of Mixed Use zoning, it is plain that adequate foot traffic needs to be present **before** shops are built or the retail will fail.

Mixed Use zoning, in order to be successful, depends almost entirely on a constant high volume of pedestrian traffic. Providence Mixed Use Code 10-4-4 suggests a unit density of

up to 40 units per acre! There is barely any pedestrian traffic at Main and 1st North daily – absolutely not the quantity required to support this development!

Skarlet Bankhead in two previous discussions on this subject has noted that "...in order to create the desired amount of pedestrian traffic." revisions to the Mixed Use zoning regulations (10-4-4) have increased residential density requirements to 40 units per acre.

1. In the 12-12-2018 Planning Commission meeting minutes (Item 2)
"S Bankhead reported that she had a discussion with one of the prominent development companies for the intermountain area. She explained that they felt that mixed use will work well in this area but that the housing density is too low. In order to gain walking traffic within the zone they felt that density needed to be 30 units per acre in the areas that are mixed use."
2. In the 12/18/2018 City Council meeting minutes (Item 3)
"Page 6 10-4-4-A – Residential development is required at a maximum of 40 dwelling units per acre"
"S. Bankhead explained that the increase in density was suggested in order to create the desired amount of pedestrian traffic."

The developer has built residential developments but has never built any commercial developments. **He has not done any study of pedestrian traffic at the intersection of Main and 1st North and is relying solely on the hope that the presence of his new building will increase foot traffic by a factor of 10!** Neighbors who have objected to the proposed development will likely not patronize the shops so where will this traffic come from?

If the Council allows this zoning change to go forward, it will (according to its own code) be setting the developer up for failure and will likely saddle the city with a partially or wholly vacant set of retail shops.

Please deny this application for a rezoning of 96 N. Main Street from R-1-12 to Multi Use. The proposed development is unsuitable for the proposed location.

Joe Bates

19 S. Main St.

818-519-5313



Providence Utah <providencecityutah@gmail.com>

Support Providence Town Square

1 message

Ashley Nielsen <ashleynielsen@gmail.com>
To: providencecityutah@gmail.com

Mon, Jun 15, 2026 at 3:34 PM

I support the rezoning of Providence Town Square! It would be wonderful to have more businesses within walking distance and enhance Providence's charm!

Thanks
Ashley Nielsen



Providence Utah <providencecityutah@gmail.com>

Support providence town square

1 message

Comcast <blair3@comcast.net>
To: providencecityutah@gmail.com

Mon, Jun 15, 2026 at 4:40 PM

I am very much in favor of a town square for Providence city. As a resident I would like to see this approved, I think it would be a great addition.
Sent from my iPhone



Providence Utah <providencecityutah@gmail.com>

Providence Town Square

1 message

Tyler Nelson <tylerjnelson13@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Mon, Jun 15, 2026 at 8:59 PM

Hi Providence City Council,

I am writing in favor of the proposed Providence Town Square on Main Street. I think it is a great plan and that type of local destination is exactly what my family and I actively look for and support. Having something like this within walking distance of our house would honestly be a dream come true for our family.

I also think it would greatly improve what is currently on Main Street. I can't tell you how many local Providence residents I have talked to since moving here that didn't even know Providence had a Main Street! This seems like the perfect development to bring attention to Providence, to get more of the locals involved in Providence and hopefully to spur change for some of the other businesses on Main Street as well!

I hope you vote in favor of the rezone for this property!

Tyler Nelson



Providence Utah <providencecityutah@gmail.com>

Providence town square

1 message

Ashlynn Nelson <ashlynnn.nelson@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Mon, Jun 15, 2026 at 9:09 PM

I am writing to express my support for the proposed development project in Providence.

I believe this mixed use building would be a valuable addition to our community. While I understand that some neighbors have expressed concerns, I feel it is important to highlight the benefits this project offers. It would create a vibrant social area within walking distance for many residents, enhancing the neighborhood's character and providing convenient access to local businesses.

I hope you will take these positive impacts into consideration during the planning process.

Best regards,
Ashlynn Nelson



Providence Utah <providencecityutah@gmail.com>

Rezone Item #9 June 17th council meeting

1 message

Craig Frank <crgrnk1@gmail.com>

Mon, Jun 15, 2026 at 10:44 PM

To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Council Members

I want to first thank you for your willingness to serve the people of our community. What a great service you are providing. As a long time citizen of Providence living in the neighborhood of the proposed rezone I would like to share a few concerns with proposed development if property is rezoned. I feel that the congestion that a business and apartments would cause on the main artery into our city would not be an improvement. It would actually cause more hazards, vehicles entering and exiting from the parking lot between cars parked on the road. Introducing more transient traffic in this area close to elementary school and young children is not producing a safe environment for our children/grandchildren. Attending the planning and zoning meetings the developer stated on several occasions if the business were empty for several months it would not affect them? I have the feeling that the underlying purpose of this project is to establish some rental units in our downtown historic district, and in my opinion it does not need this type of environment added.

After one of the planning meetings I overheard the developer asked if he would want to live next to this project and his answer was that he would "NOT".

If the person developing this property would not like to live next to it why should we allow him to force it on our neighbors. It is my recommendation that his request to rezone be "DENIED" and keep this property zoned single family residential.

Thanks

Craig Frank

Crgfrnk1@gmail.com



Providence Utah <providencecityutah@gmail.com>

Support Providence Town Square Rezone

1 message

J. Brady Stowers <brady.stowers@netwasatch.com>

Wed, Jun 17, 2026 at 7:13 AM

To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

I think Providence Town Square would be a great add to the community. I would like to see it approved!

Thank you,



J. Brady Stowers

Senior Project Manager

Wasatch TaylorMade Builders

595 So. Riverwoods Parkway, Suite 150

Logan UT, 84321

Cell: 435.932.3621

Work: 435.754.7273

brady.stowers@netwasatch.com

www.wasatchtayormade.com



Providence Utah <providencecityutah@gmail.com>

Support Providence Town Square redone

1 message

Ramsey <ramseynielsen@gmail.com>
To: providencecityutah@gmail.com

Wed, Jun 17, 2026 at 7:04 AM

I would like to express my support for Providence Town Square. It's well thought out. It will be a great add. We would like to see it approved!

Sincerely,

Ramsey Nielsen



Providence Utah <providencecityutah@gmail.com>

Providence Town Square Project

1 message

Christy Brown <christybrowncityutah@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 10:12 PM

Dear Providence City Council,

I am writing to show my support for the Providence Town Square proposal.

I was impressed with the information presented by the developer at the last city council meeting. As a parent with children ranging from elementary school to high school. I see value in creating a safe, welcoming space where people of all ages can gather. This project would compliment our wonderful town. I believe we need a central place that fosters community and connection.

I appreciate its accessibility. We love walking, biking and running to this area. I think this would encourage others to do the same.

Unfortunately right now, when children want to walk toward businesses, our only option is Macy's or Chick-fil-A. Kids currently have to navigate the congestion around a busy roundabout. I have seen close calls. As a parent, this has always concerned me. A thoughtfully designed town square in the proposed area would provide a safer destination for families traveling by foot, bike or car. A space where families can meet, neighbors can connect, and local events can bring people together.

I believe this proposed project would become an asset to our beautiful town. Providence is such a special place to live. I hope you will continue moving this project forward.

Thank you for your time.

Sincerely,
Christy Brown



Providence Utah <providencecityutah@gmail.com>

Support for Providence Town Square Rezone

1 message

Michael Goodwin <michaelgoodwin02@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Tue, Jun 16, 2026 at 9:22 PM

To Whom It May Concern:

Much has been discussed recently about changes within Providence city. Rezoning is required in many instances for builders to advance their ideas and projects. Resistance to change is normal, however, when the complete picture is reviewed and rationally discussed, wise decisions can be made for our future.

The proposed Providence Town Square project by Refined Communities requires rezoning. In my opinion, it deserves a full, non-emotional review prior to the decision. This project would be a significant and beautiful addition to our community, revitalizing a portion of Main Street while providing business space and well-designed living areas with ample parking. I am personally familiar with the quality of this developer's work and the integrity of his character.

I fully support the rezoning necessary for this project to proceed.

Thank you!

Michael A. Goodwin
323 N Springs Circle
Providence, UT 84332



Providence Utah <providencecityutah@gmail.com>

Town Square

1 message

Brenda Zeller <brenda.zeller@gmail.com>
To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

Tue, Jun 16, 2026 at 9:17 PM

I am writing to encourage Providence City to embrace the idea of a Town Square.

It is so much fun to have a place that brings the locals together! It encourages the feeling of community and a sense of belonging to a special town. There is nothing better than a stroll in the town square.

We are in favor of this small development.

Brenda and Mike Zeller



Providence Utah <providencecityutah@gmail.com>

Support - rezone parcel 02-095-0031

1 message

Dawsey Robins <dawseyrobins@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 7:49 PM

Hello,

I would like to comment as a local resident, even though my husband is the developer on this project.

Living in this community with elementary school age children, I think this project would be a great addition. This is a type of place I seek out and would be excited to see in our community and to visit with my family and friends!

Please support this rezone!

Thanks,
Dawsey Robins



Providence Utah <providencecityutah@gmail.com>

Providence Town Square Rezone

1 message

Kory Smith <skory621@gmail.com>
To: providencecityutah@gmail.com

Tue, Jun 16, 2026 at 7:07 PM

I support the rezone of the Providence Town Square Project.

Kory Smith



Providence Utah <providencecityutah@gmail.com>

Providence Town Square Development

1 message

Klair <kmsfullmer@gmail.com>

Tue, Jun 16, 2026 at 4:50 PM

To: "providencecityutah@gmail.com" <providencecityutah@gmail.com>

As a Providence resident and someone who was raised here, I am voicing my support for the Providence Town Square Development. I grew up visiting the Country Shopper weekly with friends or with my parents and having Saturday night dinner from the drive-thru. As a young married couple that rented a home on center street my husband and I would have date night where we would walk over to Calloway's when it had a location in Providence. This project could bring the same options myself and other life long residents enjoyed. I get that change is hard, but I believe there are more pros than cons to this project.

Thank you,
Klair Fullmer