

PROVIDENCE CITY COUNCIL MEETING MINUTES

Wednesday July 15th, 2026, 6:00 PM

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

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

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

Opening Ceremony:

Call to Order: Mayor Alder

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

Council Members Absent: Council Member Sealy

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

Pledge of Allegiance: Council Member Speth

Opening Remarks/Prayer: Council Member Kirk

6 MIN. 15 SEC.

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

- **Council Member Scot Campbell** reported that the Healthy Utah Community designation effort was nearly complete but required one additional committee member and invited interested residents to contact him. He noted that the Cache Trails Committee had met during the week, with reports of collapsed boardwalks and benches and significant erosion at Tony Grove. He also mentioned ongoing work related to America 250 planning, noting potential changes due to logistical issues, and indicated he had communicated with Mayor Alder by email on the matter.
- **Council Member Brent Speth** reported that he had participated in the city's sauerkraut-cutting event, helping prepare and wash dishes ahead of the community celebration. Council noted that approximately 500 heads of cabbage — estimated at 1,200 pounds — were processed. He gave a particular shout-out to Joe and Roxy Bates for their participation. Council Member Speth also noted he had missed the emergency management meeting due to a prior meeting with City Manager Ryan Snow.
- **Council Member Carrie Kirk** reported that she had been excused from the previous meeting due to a humanitarian trip to Uganda, where she works for a nonprofit focused on clean water projects in Africa. She reflected on the experience as a reminder of the blessings of living in the United States, particularly in the context of the recent Fourth of July and America 250 celebrations. She reported that Youth Council applications had closed with approximately 46 applicants, roughly split between returning and new members. She noted that nine youth council members had attended a leadership conference at Utah State University over the previous three days. She announced a Navajo Taco fundraiser at the Mendon City celebration on July 25th to raise funds for a water well in Africa. Council Member Kirk also previewed the city's upcoming celebration on August 14–15, in which the youth council would be participating. She acknowledged receiving significant feedback — both positive and negative — regarding the rezone item on the evening's agenda.

- **Council Member David Kunz** noted having read all email correspondence regarding the rezone item, characterizing the responses as roughly split in opinion. He noted that the mayor had signed the proclamation for the city to become a JustServe City, and that a physical award was anticipated to be presented at the August or September meeting. He reported on a project he had identified involving tree-trimming along sidewalks, noting that low-hanging branches were impeding pedestrian access and that he intended to add guidance to city communications encouraging residents to trim trees to at least eight feet above the sidewalk line and fifteen feet on the street side. He also relayed that West Nile virus had been detected in Cache Valley near Clarkston and encouraged residents to take precautions at dawn and dusk. He mentioned an upcoming meeting on how community leaders could interact with residents regarding the city's implementation of artificial intelligence in certain city functions.
- **Mayor Alder** reported that she had participated in the sauerkraut-cutting event and encouraged the community to attend the city parade on August 14th. She noted that the parade route would begin at the church on 3rd South and proceed toward the city office and encouraged residents to come out and celebrate the city's heritage. She also noted that considerable time had been spent pursuing grants to fund sidewalks, roads, pump houses, and other infrastructure improvements, and acknowledged the difficulty of reaching legislators and federal contacts during the summer months.

Approval of the Minutes:

- **Item No. 1 Approval of the Minutes:** The Providence City Council will consider for approval the minutes of June 17th, 2026. [\(MINUTES\)](#)

Motion to approve the minutes of June 17, 2026, was made by Council Member Speth and seconded by Council Member Kunz.

Vote:

Yea- Council Members Kunz, Speth & Campbell

Nay-

Abstained- Council Member Kirk

Motion passes, minutes approved.

Presentations/Public Hearings:

19 MIN 35 SEC.

- **Item No. 2 COG Application for street updates on 300 E, Center to 200 N:** The Providence City Council will take questions and comments regarding the city's intent to apply for a COG grant for possible projects to include but are not limited to street updates on 300 E, Center to 200 N

- City Manager Ryan Snow explained that a public hearing is required prior to submitting any Council of Governments (COG) grant application. He noted that this particular project — street updates on 300 East (also referenced as 3rd East) from Center Street to 2nd North — had been previously submitted in the prior year but was not awarded funding due to competition from other

strong projects. The project is the most developed of the three COG applications, with design work already substantially completed.

- Mr. Snow presented a design overview showing the proposed project scope, which included widening the road profile, adding sidewalks, completing curb and gutter, and constructing a roundabout at the intersection of 2nd North and 3rd East. He noted that the city already owns property on the northeast corner of that intersection and does not anticipate needing to acquire additional right-of-way.
- A resident, Leanne Collins, identified herself as residing at the southwest corner of 2nd North and 3rd East — the location of the proposed roundabout — and asked how the project would affect her property and her driveway access.
- Mr. Snow confirmed that the city intends to work within existing right-of-way and does not plan to take private property. He explained that sidewalk would follow the property line on both sides of the road in the northern section, and that on the east side near the creek, the sidewalk would be limited in scope to avoid piping the creek. He invited her to come in for a more detailed review and indicated a formal survey had been completed.
- A resident, Eric Hatfield, asked whether the current two-way stop configuration at 300 East and 100 North would be reviewed in the context of increased pedestrian traffic. Mr. Snow indicated the traffic engineer would make that determination based on relative traffic volumes and the general principle that stop controls are placed on lower-traffic roadways.
- He also confirmed that the project, if funded, would be approximately three years out from groundbreaking: two years for award and one additional year for final design and construction. Mr. Snow noted that the project proceeding at all is contingent on receiving the COG grant.

➤ **Item No. 3 COG Application for street updates on 300 S, Hwy 165 to Gateway Dr:** The Providence City Council will take questions and comments regarding the city's intent to apply for a COG grant for possible projects to include but are not limited to street updates on 300 S, Hwy 165 to Gateway Dr.

- Mr. Snow introduced this application as a project to complete 300 South between State Route 165 and Gateway Drive, consistent with work previously completed on 1st South. The project would include road widening, curb and gutter, and sidewalk installation.
- Council Member Speth noted that he had driven a school bus on 300 South and observed that children walking to school had no continuous sidewalk, with gaps particularly on the north side and through Wayne Barlow's property, though he indicated property owners appeared amenable to accommodating sidewalk construction. He inquired whether a hashed crosswalk at Gateway Drive would be incorporated, as future residential development to the south may increase pedestrian traffic. Mr. Snow confirmed that a crosswalk could be added during the design phase, as design work on this project had not yet begun.
- Resident Nancy Adams asked whether the project could be extended further west on 3rd South to 2nd West to address pedestrian access to Providence Elementary School. Mr. Snow explained that the scope of this particular COG application was focused on the highest-traffic segment — from SR-165 to Gateway Drive — and that 2nd West is a county road, not a city road, which limits the city's ability to act on that segment independently. He noted that the segment between Gateway Drive and SR-165 represents the highest traffic volume in this corridor and is the priority for completing what Mr. Snow characterized as the city's commercial core street

network. Mr. Snow added that a future phase of the 2nd West project is under consideration. He clarified that COG projects of this type typically include full right-of-way improvements, encompassing road widening, curb and gutter, landscaping of the park strip, and sidewalk construction.

➤ **Item No. 4 COG Application for street updates on 200 W, from 100 N to 500 S w. Roundabout:**

The Providence City Council will take questions and comments regarding the city's intent to apply for a COG grant for possible projects to include but are not limited to street updates on 200 W, from 100 N to 500 S with a roundabout at 300 S.

- Mr. Snow introduced the third COG application, which would fund street improvements on 200 West from 1st North to 5th South, including a roundabout at the misaligned intersection of 300 South and 2nd West. No design work has been completed on this project. Mr. Snow noted that the misaligned intersection is currently considered dangerous and that straightening and improving this corridor has been identified in the city's transportation master plan, which was completed approximately three years prior.
- A resident, Heidi Fargo, asked for clarification on the roundabout location and commented that she had concerns about safety at that intersection. Mr. Snow confirmed the roundabout would be located at 3rd South and 2nd West.
- Nancy Adams asked what the full scope of improvements would be along the entire 1st North to 5th South corridor. Mr. Snow explained that COG projects of this type would include full right-of-way improvements, potentially including two travel lanes, a dedicated turn lane, and bike lanes. He acknowledged that funding two roundabouts in a single application would likely reduce the project's competitiveness and that future phases would address the 1st North and 2nd West intersection and a connection north toward River Heights in coordination with adjacent municipalities.
- Ms. Adams asked about the source of traffic data used to prioritize projects. Mr. Snow confirmed that the city uses traffic counters — including the speed feedback signs deployed throughout the city — to gather volume data, and that traffic counts are a required component of any COG project submittal.
- Leanne Collins returned to the microphone to ask about survey accuracy relative to online parcel viewer tools and to inquire about which side of the road would receive the most significant improvements. Mr. Snow confirmed that formal surveys, not parcel viewer data, govern the project boundaries, and that the west side of 3rd East would receive the full treatment while the east side near the creek would be more limited in scope.
- The public hearings on Items 2, 3, and 4 were closed following confirmation that all attendees had had an opportunity to speak.

Resolutions/Ordinances:

48 Min 50 SEC.

- **Item No. 5 Ordinance 07-2026 Parcel 02-095-0031 Rezone:** The Providence City Council will continue their review and discussion and may take action on an ordinance authorizing the rezoning of parcel 02-095-0031 located in the general area of 96 N Main Providence Utah. Approval of the ordinance will rezone the parcel from R-1-12 to Mixed Use (MXD). Planning Commission held a public

hearing on May 13th with continued discussion on June 10th and motioned that city council approve the rezone; motion failed 2-3. City Council motioned to continue this item last meeting to have a full council present for discussion [\(ANALYSIS\)](#) & [\(ORDIN. 07-2026\)](#)

- Mayor Alder introduced this item, noting it had been continued from the previous meeting in order to have a full council present, and acknowledged that Council Member Sealy was absent. The Council proceeded with the discussion. Mayor Alder clarified that this was not a public hearing but that she would permit public comment, asking speakers to limit remarks to three minutes and to avoid repeating points already made.

Applicant Presentation — Jody Robins

- The applicant, Jody Robins, a Providence resident and developer, gave a substantive overview of his proposal and background. He described his thirteen-year history managing student housing and commercial spaces, his company Refined Communities, which has completed three developments in Providence, and his current award-winning 55-and-older community. He stated that if the rezone is approved, he intends to operate the development indefinitely rather than sell to investors.
- Mr. Robins argued that the parcel at 96 North Main falls within the Providence Downtown Core District as defined in the city's general plan, which explicitly calls for mixed use zoning. He contended that the proposal is not spot zoning but rather a strategic rezone that aligns with the general plan's six key initiatives posted in the council chambers. He noted that the historic preservation committee reviewed the project and voted 4-to-1 in support, with conditions the applicant intends to meet.
- On design, Jody noted the project would be built shorter and further from neighboring properties than what current R-1-12 zoning would allow, would provide six affordable apartment units, and would only change the use of one existing rental property. He argued that the location on the main artery into Providence is important for drawing attention to Main Street, and that the development could serve as a catalyst for revitalizing other commercial properties in the area. He addressed the consequence of inaction, arguing that the Main Street corridor would likely continue to decline as the aging population relocates and properties convert to poorly maintained rentals. He concluded by urging the council to follow the general plan and support the six key initiatives.
- Former Mayor John Drew, who lives less than a block from the subject property, provided historical context and expressed support for the rezone. He described the condition of the surrounding area, including abandoned vehicles, expired registrations, persistent weed problems, and properties delinquent on property taxes — including multiple parcels in the immediate vicinity. He recounted the history of the city's 2020 general plan, which was developed beginning in 2017 with extensive public input and consultant involvement, and noted that the plan explicitly calls for mixed use in the Providence Downtown Core. He stated that he believes the proposal meets all criteria set forth in the general plan, including the description of small retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood. He spoke to the broader vision of creating walkable destinations within neighborhoods, distinct from the commercial activity at Macy's, and strongly recommended the council vote in favor. He also noted that Providence is unique among Cache Valley cities in having abandoned its historic downtown when the city offices were relocated westward.
- Natalie DeFriez expressed appreciation for the council's difficult position and stated she had no objection to Robins' concept in general, but believed the location was not commercially viable.

She argued that Providence does not have a functioning Main Street and that the city has organically moved west. She questioned why Main Street needed to exist as a commercial corridor and suggested that 100 North, given its higher traffic volume, would be a more appropriate location for a commercial development of this type. She also noted that a member of the public at a prior meeting had offered to purchase the property and revitalize it as a residence, which she considered a preferable outcome.

- Heidi Fargo acknowledged the difficulty of the council's position and framed her concerns around two questions: whether voting yes would place the burden of demolishing a historically significant building on the council's conscience, and whether Robins could guarantee a boutique retail vision would remain viable over five to ten years given competition from nearby commercial areas. She expressed openness to the concept of a bakery, florist, or café, but questioned whether parking would be adequate and whether the commercial tenants would realistically be service companies rather than the boutique retail envisioned. She observed that if the development ultimately became office space or sat partially vacant — as existing commercial space in the area does — the disruption to the neighborhood may not be justified. She argued that Main Street has naturally shifted west and that the city should honor that organic evolution rather than force a development paradigm onto an area where the conditions for success may not exist.
- Jeanette Christenson, identified as a Main Street resident, noted that general plans are not code — they are statements of intent. She asked what the actual mixed use code provisions were, and Community Development Director Skarlet Bankhead confirmed the reference is PCC Section 10-4-5. Christenson echoed the sentiment that Providence has effectively moved west and that the city offices, post office, and most civic activity have relocated in that direction. She stated that as a Main Street resident, she preferred that the street remain residential.
- Former Mayor Drew clarified, in response to Christenson's comments, that he opposed the relocation of city offices when it was decided, and that the decision was made on a 3-to-2 council vote with the mayor breaking the tie while a council member opposed to the move was out of town. He reiterated that Providence is the only city in Cache Valley that abandoned its historic district, and that the general plan's vision for a walkable downtown neighborhood reflects a deliberate and professional effort to correct that course.
- Cindy Diamond expressed concern specifically about the residential apartment component of the project, citing parking inadequacy as her primary objection. She observed that existing condominiums and apartment developments throughout Providence result in street parking in front of neighboring residences, and she anticipated this development would have a similar effect. Mayor Alder noted that state code governs the minimum number of required parking spaces and that the city can only require what the law allows.
- Temis Taylor, who stated she had experience mentoring students in planning programs and serving on review panels, raised two points. First, she argued that claims about the future of Main Street without the rezone are speculative and that responsible planning practice requires studying alternative futures rigorously. Second, she challenged the walkability rationale for the development, noting that a five-minute walk covers approximately one and a half blocks and that within that radius of the proposed rezone, there are only four other residences. She argued that the school, ballpark, park, and church in the area are either seasonal or car-accessed and should not be counted as a stable walkable customer base. Council Member Kirk pushed back, noting that the school, ballpark, church, and park generate significant numbers of people in the immediate area. Taylor acknowledged those users might patronize the business but maintained they do not represent the type of walkable residential density that typically sustains neighborhood-serving retail.

- Craig Frank raised concerns about pedestrian conflicts on the main traffic corridor, drawing a comparison to the pedestrian jay-walking hazards near a coffee shop on 1st West in Logan. He also noted that the subject property at 96 North Main had already declined visibly under its current ownership — with no watering in months and infrequent mowing — and suggested the council should factor the applicant's stewardship of existing properties into its assessment.

Council Deliberation

- Council Member Kirk delivered an extensive statement of her reasoning. She noted that people who support the rezone were more likely to have communicated by email than to appear in person, and that the council had received roughly equal proportions of support and opposition through written correspondence. She acknowledged that Jody had gone above and beyond by presenting detailed plans — something not required at the rezone stage — as a good-faith demonstration of his intentions. She noted that the planning commission did not produce a formal recommendation, as the motion to approve failed 2-to-3 without a counter-motion being recorded. She expressed frustration that the general plan — developed through years of workshops and public invitation — is frequently ignored by residents until a proposed change affects their neighborhood. She stated that the general plan clearly designates the subject parcel within the Providence Downtown Core calling for mixed use, and that approving the rezone follows that plan. Her primary concern had been whether the rezone would constitute illegal spot zoning, and after careful review she concluded it would not, as it is consistent with the general plan's intent for that area and would help bridge the commercial and residential transition called for in the downtown core designation. She ultimately stated she would vote with the general plan absent evidence of circumstances unknown at the time it was adopted.
- Council Member Speth offered an extended opposing view. He reflected on his history living in Providence for over fifty years and serving on the city council during an earlier period when the decision was made to concentrate commercial development along the highway corridor to the west. He expressed doubt about the commercial viability of small retail in the proposed location, citing the historical failures of nearby businesses including a hamburger stand, the Theurer Store, and Callaway's, all of which he attributed to insufficient patronage rather than lack of effort. He argued that the gathering place in Providence today is the ballpark, not a commercial street, and that the city's sense of place is defined by its residential character east of 2nd West. He stated that the concept of walkable neighborhood retail has merit in high-density urban environments but is difficult to sustain in a city of Providence's size and density, particularly against competition from nearby full-service commercial areas. He also noted that existing commercial space in the downtown area sits vacant or underutilized, and questioned whether creating additional commercial space would solve that problem. He acknowledged Robins' personal integrity and building capability but emphasized that a rezone attaches to the land permanently, regardless of who owns it.
- During Council Member Speth remarks, a clarifying discussion arose regarding the mixed-use code requirement that no single use exceed fifty percent of the total gross square footage of a development. Ms. Bankhead clarified that this applies to the total project — which may consist of multiple buildings — and that the code was specifically amended several years ago to allow developers to combine retail and office uses in calculating the commercial percentage, in recognition that developers were struggling to make the economics work under the prior formulation. She cautioned the council against delving further into design elements, as doing so risks prematurely vesting the applicant in a specific design prior to the formal site plan review process, during which the planning commission would also be involved.

- Council Member Kunz expressed reluctance to continue deferring the matter but noted some discomfort in voting without Council Member Sealy present, given that he had previously voted to table for exactly that reason. The full council present agreed to proceed.

Motion to deny Ordinance 07-2026, authorizing the rezone of parcel 02-095-0031 from R-1-12 to Mixed Use, was made by Council Member Speth and seconded by Council Member Campbell.

Vote:

Yea- Council Members Kirk, Campbell & Speth

Nay- Council Member Kirk

Abstained-

Motion passes, ordinance is denied.

2 HR. 06 MIN. 40 SEC.

- **Item No. 6 Ordinance 11-2026 PCC 10-8-1 Amendments:** The City Council will review, discuss and may take action on an ordinance regarding proposed code amendments to increase the maximum building height allowed for the specific use of "Indoor Commercial Recreation" or "Fitness Center" from the current standard of 50-foot limit to a maximum of 65 feet within both the Commercial Highway District (CHD) and the Commercial General District (CGD). Planning Commission held a public hearing on July 8th and motioned to the city council to approve the amendment as set forth.

(ORDIN. 11-2026)

- Mayor Alder introduced this item, noting that the council had heard an extensive prior discussion on it from its public hearing last week through the Planning Commission. City Manager Snow confirmed a staff report had been published and that the applicant was present.
- The applicant, Thor Cummings, introduced himself and explained the purpose of the proposed code amendment. He described the amendment as specifically crafted to apply only to indoor commercial recreation and fitness center uses. The amendment would raise the maximum building height in both the Commercial Highway District and the Commercial General District from fifty feet to sixty-five feet. Critically, the additional height would be limited to no more than thirty-five percent of the overall building's square footage, preventing the construction of a monolithic tower and ensuring the taller section would appear as an integrated architectural feature rather than a dominant mass. Cummings stated his specific intent is to build a modern, Olympic-style climbing center in Providence, and that he is currently evaluating two sites, both located along the SR-165 corridor.
- Council Members Kirk and Campbell both expressed personal enthusiasm for an indoor climbing facility on this side of Cache Valley. Council Member Kirk raised a question about whether additional setback requirements should be tied to the increased height allowance, reasoning that adjacent property owners might reasonably expect greater separation from a significantly taller structure. Ms. Bankhead explained that commercial zoning already permits zero side and rear yard setbacks under certain fire code conditions, and that the council could choose to add a proportional setback requirement tied to height — as had been done with accessory structures in residential zones — if it wished. Council Member Speth elaborated on the fire code basis for zero setbacks in commercial zones, and Council Member Campbell noted that given the likely highway-fronting location, residential impact is unlikely. The council appeared satisfied that existing review processes and fire code requirements would adequately address any concerns, and no amendment to add proportional setbacks was pursued.

Motion to approve Ordinance 11-2026, PCC 10-8-1 Amendments, was made by Council Member Kirk and seconded by Council Member Kunz.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes, ordinance approved.

2 HR. 17 MIN. 40 SEC.

- **Item No. 7 Resolution 07-2026 Tree Inventory and Management Plan:** The Providence City Council will review, discuss and may take action on a resolution setting forth the city's Tree Inventory and Management Plan. ([RES. 07-2026](#))

- City Manager Snow presented the Community Forest Management Plan, a comprehensive urban forest management document developed by a national consulting firm. He explained that city staff inventoried all city-owned trees — numbering over 4,000 — and categorized each by condition, including those requiring routine pruning, those needing training while young, those that are dead or dying and require removal, and those with internal structural hazards. The plan provides a publicly accessible, outward-facing map published on the city's social media during the drafting process, allowing residents to look up the condition of trees in their park strips.
- Mr. Snow emphasized that the plan represents a shift from reactive to proactive urban forest management, helps identify disease vulnerability given the high percentage of a few species in the city's tree population, and will support future grant applications. He noted that the city had sent the draft plan to residents through social media prior to adoption.
- Council Member Kunz noted that the link to the plan on the agenda had not worked for him. Mr. Snow acknowledged the broken link and indicated it would be corrected, and that the adopted resolution would include the full plan behind it.
- Council Member Speth asked whether the plan's title — the Community Forest Management Plan — should be reflected more precisely in the motion, as the agenda referred to it as the Tree Inventory and Management Plan. Mr. Snow confirmed that the specific title of the adopted document is the Community Forest Management Plan and suggested including both references for searchability.
- Motion to approve Resolution 07-2026, the Tree Inventory and Community Forest Management Plan, was made by Council Member Kunz and seconded by Council Member Campbell.

Motion to approve Resolution 07-2026, the Tree Inventory and Community Forest Management Plan, was made by Council Member Kunz and seconded by Council Member Campbell.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes, resolution approved.

Agreements, Contracts, Bid Awards:

2 HR. 25 MIN. 50 SEC.

- **Item No. 8 CCSO/Providence Law Enforcement Contract:** The Providence City Council will review, discuss and may take action on a Law Enforcement Contract with the Cache County Sheriffs Office. **(CONTRACT)**

- City Manager Snow presented the Cache County Sheriff's Office law enforcement contract, noting that after considering possible adjustments tied to other county relationships that have since been resolved or deferred, the proposed contract amount aligns with the approved city budget and matches the sheriff's own proposal on hours and service levels. The contract covers three fiscal years.

Motion to approve the CCSO/Providence Law Enforcement Contract was made by Council Member Kirk and seconded by Council Member Speth.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes, contract approved.

2 HR. 28 MIN. 00 SEC.

- **Item No. 9 1200 S Sewer Night Work Noise Variance:** The Providence City Council will review, discuss and may take action on a noise variance request for work to be done for the 1200 S Sewer project. **(NOISE VARIANCE)**

- City Manager Snow explained that the contractor performing sewer line rehabilitation and replacement work on 1200 South is required by UDOT to conduct work within the state right-of-way at night. Providence City's noise ordinance restricts construction activity to between 6:00 AM and 10:00 PM. The variance request asks the council to grant a temporary exception for nighttime work in the Providence portion of the project — described as approximately a half-block segment on the west side of the Macy's intersection at SR-165 and 1200 South.
- Mr. Snow noted the project dates in the variance request are August 10 through September 18, 2026, though he expressed some skepticism that the work would be fully completed in that window, given that sewer line work is typically the deepest utility work and may require more time than anticipated. He clarified that Logan City is the lead agency on the broader 1200 South sewer project, as the majority of the work is within Logan's road right-of-way. Providence is funding approximately ninety percent of the project cost because the sewer infrastructure is a Providence system asset. The new parallel sewer line will be 21 inches in diameter, replacing the existing undersized pipe to increase capacity. Logan City's contractor has a public involvement coordinator who has been meeting with affected businesses along the corridor.
- Council Member Speth noted that residents should be informed about road closures and suggested that the city include information in billing or newsletter communications directing residents to the appropriate public information resources. Mr. Snow confirmed the city would work to publicize that information and would recap project status in the city newsletter.

Motion to approve the temporary noise variance for night sewer work on 1200 South was made by Council Member Speth and seconded by Council Member Kunz.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes, variance approved.

Plans and Other Business:

2 HR. 39 MIN. 20 SEC.

- **Item No. 10 Fire District Feasibility Study Consultant:** The City Council will review, discuss and may take action regarding the selection of a consultant to conduct a feasibility study for exiting the fire district. [\(ZIONS\)](#) & [\(EFG CONSULTING\)](#)

- Mayor Alder provided context, explaining that Cache County has been discussing the potential reorganization of fire district participation among cities in the county, and that Providence needs independent analysis to determine the financial and service implications of any change to its current arrangement.
- City Manager Snow explained that the city has already retained legal counsel knowledgeable in this area and that the next step is selecting a consultant to conduct a feasibility study. Two firms were considered: Zions Bank, which had already been engaged by the fire district and whose existing familiarity with the district would allow for a lower-cost study; and EFG Consulting, which would approach the study independently but at significantly greater cost.
- Mr. Snow recommended Zions Bank, noting that building on the district's existing study would be more efficient. He explained the financial stakes: the county currently collects approximately \$430,000 per year from Providence residents through property taxes for fire and EMS services. If Providence were to exit the current arrangement and rely on county-based fire service from a station in Hyrum rather than Logan, the city's ISO rating would likely drop from a 2 to a 9, a change Mr. Snow indicated could increase homeowner insurance premiums by thirty percent or more and potentially double them.

Motion to accept the Zions Bank proposal and proceed with a fire district feasibility study was made by Council Member Speth and seconded by Council Member Kunz.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes.

2 HR. 45 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.

- Former Mayor Drew took the opportunity to address item 10 at length, recounting the history of fire service negotiations from his time as mayor. He described how Logan City had originally proposed to cancel Providence's contract, then dramatically raised the rate from \$74,000 to \$405,000 per year, which created a community crisis. He reflected that at that price level, the contract still represented significant value given Logan's response times and the quality of service provided, and cautioned the council that response time — particularly for medical emergencies, which represent eighty percent of calls — is a factor of equal or greater importance to cost. He urged the council to proceed carefully and not focus exclusively on the financial dimension of the feasibility study.
- A resident, Aiden Mortensen of Mortensen Electric, asked about the procurement process for the sports lighting contract for Zollinger Park. He suggested that the quality of the lighting system selected would affect neighboring residents through light pollution and raised the possibility that a higher-quality system might better serve both players and neighbors. City Manager Snow explained that the city is using a design-build process for specialty items of this type. He invited Mortensen to submit detailed product information for staff review.

2 HR. 53 MIN. 40 SEC.

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

- City Manager Snow highlighted several items. He noted the city is likely to have USU's political science department assist with a community engagement study concept called "Providenceology." He reported that a new state grant program for sidewalk and bike lane improvements had been identified, and that he had submitted approximately \$3.5 million in shovel-ready projects within one week of the grant's announcement, citing the city's prepared plans, detailed GIS data, and proactive project development as enabling that rapid response. He noted progress on water meter upgrades and the ability to proactively identify leaks for residents, generating significant positive feedback from the community.
- Community Development Director Skarlet Bankhead reported that Planning Commission members Bob Henke had concluded his terms and that several applicants had submitted resumes for the open positions, and that interviews with the mayor and staff would be scheduled. She also noted that the Historic Preservation Commission has an open position. She expressed satisfaction with the level of response to the planning commission opening, noting it was unusually high.
- Council Member Speth offered a heartfelt expression of appreciation to city staff, stating he had never felt more confident in the operation of Providence City. He attributed much of the city's stability to the staff's ability to address conflicts proactively and professionally.
- Mayor Alder echoed appreciation for public works staff working through a hot summer, and the council expressed collective gratitude to the full city team.

Motion to adjourn was made by Council Member Kirk and seconded by Council Member Campbell.

Vote:

Yea- Council Member Kirk, Kunz, Speth & Campbell.

Nay-

Abstained-

Motion passes, meeting adjourned.

Next scheduled meeting will be August 19th, 2026 @ 6 pm.

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