

1 **PROVIDENCE CITY COUNCIL MEETING**
2 **June 5, 2018 6:00 PM**
3 **Providence City Office Building, 164 North Gateway Drive, Providence UT**

4
5 **Opening Ceremony:**

6 Call to Order: Mayor Drew
7 Roll Call of City Council Members: Mayor Drew
8 Attendance: Kirk Allen, Kristina Eck, Brent Fresz, Dennis Giles
9 Roy Sneddon, by phone from Germany
10 Pledge of Allegiance: Mayor Drew
11 Opening Remarks – Prayer: Colton England
12

13 **Approval of the minutes**

14 **Item No. 1.** The Providence City Council will consider approval of the minutes of May 22, 2018.

15 **Motion to approve the minutes – K Allen, second – D Giles**

16 **Vote:**

17 **Yea: K Allen, K Eck, B Fresz, D Giles, R Sneddon**

18 **Nay: None**

19 **Abstained: None**

20 **Excused: None**

21 **Corrections:**

- 22 • Page 1 line 47 ~~The Council members will each ask a question, the applicant will answer the questions~~ Each
23 council member will ask a question, each applicant will answer the question;
- 24 • Page 3 line 33 ~~total~~ polar
- 25 • Page 5 line 3 ~~Mayor Drew – B Fresz~~ The vote was a tie, B Fresz two votes and R Perry two votes. Mayor
26 Drew broke the tie voting for B Fresz.
- 27 • Page 5 line 17 and 34 B Fresz to all yea votes
- 28 • Page 5 line 39 ~~treasurers'~~ conference
- 29 • Page 6 line 3 ~~in~~ is
- 30 • Page 6 line 17 ~~Regional~~ Logan
- 31 • Page 7 line 2 ~~traffic to get to the commercial area.~~
- 32 • Page 7 line 17 Add B Fresz to yea vote

33
34 **Public Comments:** Citizens may appear before the City Council to express their views on issues within the City's
35 jurisdiction. Comments will be addressed to the Council. Remarks are limited to 3 minutes per person. The total
36 time allotted to public comment is 15 minutes. The City Council may act on an item, if it arose subsequent to the
37 posting of this agenda and the City Council determines that an emergency exists.

- 38 • Hal Hansen has lived in Providence 30 some years. He expressed concern with the fire contract increase.
39 He asked if we could do a pay as you go system per visit. He reported he has talked with other people
40 who live in the City and people that are involved with other city governments about the fee per visit.
- 41 • Mayor Drew explained he did the math per call; it is about \$15,000 per call. He also explained 92% of the
42 calls are EMS. Dispatch operators have a specific question sheet. Units are dispatched based on the
43 answers to the questions. Mayor Drew also invited the audience to attend the August 4th Town Hall
44 meeting. Mayor Daines – Logan City Mayor, Chief Hannig – Logan City Fire Chief, and Rod Hammer –
45 Cache County Fire Chief, will be available for questions and answers.
- 46 • Mayor Drew reported he also spoke with former Logan City Fire Chief, Mark Meaker. M Meaker
47 explained how the dispatch system works with the fire department.

48 **Public Hearing:**

49 **Item No. 1. Proposed 2019 Budgets:** Prior to approving the Fiscal Year 2019 Budgets for all Funds (General, Capital
50 Project, Water, Sewer, and Storm Water), the City Council is holding a public hearing. The purpose of the public
51 hearing is to provide an opportunity for anyone interested to comment on the proposed budgets before the City
52 Council takes action. The City Council invites you to attend the hearing in order to offer your comments.

1 **Motion to move the public hearing after the rezone request – K Allen, second – D Giles**

2 **Vote:**

3 **Yea:** K Allen, K Eck, B Fresz, D Giles, R Sneddon

4 **Nay:** None

5 **Abstained:** None

6 **Excused:** None

7

8 **Business Items:**

9 **Item No. 1. Appoint Planning Commission Member – Resolution 017-2018:** The Providence City Council will consider for adoption a resolution appointing an individual to serve as an alternate on the Planning Commission.

10 **Motion to approve Resolution 017-2018 appointing a planning commission alternate – K Allen, second – K Eck**

11 **Vote:**

12 **Yea:** K Allen, K Eck, B Fresz, D Giles, R Sneddon

13 **Nay:** None

14 **Abstained:** None

15 **Excused:** None

16 Discussion prior to vote:

17 Mayor Drew presented two names for the Council to consider, Alex Bearnson and Laura Banda.

- 18 • S Bankhead explained there are five voting members and two alternates on the Planning Commission.
- 19 • A Bearnson asked how often the alternates are asked to participate. K Allen explained when he was an
- 20 alternate, he stepped in quite often. The alternates are part of the discussions but are not allowed to
- 21 vote unless one of the voting members are absent.
- 22 • A Bearnson has been a resident his entire life. He is 30 years old. He has a business in Logan City. He
- 23 would like to be involved in the community. He would like to see his generation represented. He feels his
- 24 generation is the future of Providence City.
- 25 • K Allen asked A Bearnson’s attitude toward growth and development.
- 26 • A Bearnson explained his grandfather, Jack Nixon, was a developer. He was involved in the east bench
- 27 development. Sometimes it was kind of sad to see his playground go, but development done right can be
- 28 very good.
- 29 • B Fresz asked where he would put the additional people that are projected to move into the City. A
- 30 Bearnson felt multi-family housing is needed. It will create some congestion but felt if done properly it
- 31 will be ok. He also felt reduced lot size would play a part.
- 32 • L Banda has been a resident for about a year and a half. Her experience living in a variety of communities
- 33 that have had growth has given her an open mind to listen to the amount of issues that are being
- 34 discussed. They moved from Southern California and moved to Sherwood Drive.
- 35 • D Giles asked how she would feel about townhomes in her backyard. She felt there were many issues:
- 36 infrastructure, traffic, shopping, homes and children playing near roads.
- 37 • B Fresz asked where the City should house the 3,000 people that are projected in the 10 years. She felt
- 38 the decisions of the city should be consistent with a long-range plan not just the next five years.
- 39 • Mayor Drew asked each Council Member to choose one of the applicants.
- 40 D Giles – L Banda
- 41 K Eck – A Bearnson
- 42 K Allen – A Bearnson
- 43 R Sneddon – L Banda
- 44 B Fresz – A Bearnson
- 45 • The Council selected Alex Bearnson
- 46
- 47

48 **Item No. 2. Rezone Request – Ordinance 2018-007:** The Providence City Council will consider for adoption an

49 ordinance changing the zone for Parcel No. 02-093-0028; a 2.03-acre (+/-) parcel of property located generally at

50 196 West 100 N, Providence UT. The property is currently zoned Single-Family Traditional. The applicant is

51 requesting Multi-Family Medium (12 dwelling units/acre).

52 **Motion to approve Ordinance 007-2018 – K Allen, second – B Fresz**

53 **Vote:**

1 **Yea: K Allen, B Fresz**
2 **Nay: K Eck, D Giles, R Sneddon**
3 **Abstained: None**
4 **Excused: None**

5 Discussion prior to vote:

- 6 • K Eck asked what zone was requested the last time this came to the Council. The last time this came
7 before the Council, the applicant was asking for Multi-Family High (MFH).
- 8 • K Allen asked for the Planning Commission's thoughts. Bob Perry, Planning Commission Member,
9 reported traffic was the main concern. The Commission felt a traffic study was needed prior to making
10 any changes.
- 11 • B Fresz asked that S Bankhead read the letter from CRS, the engineering firm who analyzed the traffic
12 counts. S Bankhead read the following letter:
May 30, 2018

Skarlet Bankhead
Providence City
164 North Gateway Drive
Providence, UT 84332

Re: 200 West 100 North Intersection Analysis

Dear Skarlet,

As per your request to analyze the above-mentioned intersection, we have reviewed the traffic model that was completed for the Impact Facilities Fee Plan (IFFP) earlier this year. Using the same assumptions, we ran the model to analyze the intersection. We found the intersection to be currently operating at a LOS A (level of service) during peak hour traffic. We also ran the model with projected traffic volumes in 2030 and found the intersection will operate at a LOS C, which is still an acceptable LOS. This reduction in LOS could be mitigated in various ways; 1) construct intersection improvements, 2) complete Spring Creek Parkway, 3) complete 100 South. At some time in the future the intersection will have an unacceptable LOS and mitigation will become necessary, however that time is likely more than ten years from now.

I hope this information is helpful and please let me know if you have any questions.

Sincerely,
CRS ENGINEERS



Max Pierce, PE | Project Manager
Cell: 435-881-3201 | max.pierce@crsengineers.com

- 13
- 14 • Alese Crockett lives in Providence. She asked for clarifications on the assumptions reported in the
15 analysis of the study. S Bankhead explained the assumptions were based on actual vehicle counts from
16 the traffic study.
- 17 • Alese Crockett also expressed concern about the number of cars parked during the summer and
18 pedestrian traffic. She expressed concern that it has been said repeatedly that millennials want
19 townhomes. She explained there are nine families that have children under the age of 5 out of 16 homes;
20 they are millennials and do not want to live in a townhome. She felt there was an opportunity to put more
21 homes there, but not townhomes. She understands the City needs more development for the projected
22 growth, but the City needs to accommodate people that do not want townhomes.
- 23 • Jared Fitzgerald reported he looked through the master plan. He mentioned the introduction to the plan
24 and referenced the principles governing the master plan.
25 *Maintain the character of Providence as a residential community.*
26
 - *Characterize the community by family dwellings.*

- 1 o *Develop Providence as a livable community.*
- 2 o *Develop planning flexibility and quality control.*
- 3 o *Continue the community's rural character.*
- 4 o *Preserve valued historic community assets.*
- 5 o *Create civic spaces and safe, pedestrian-friendly streets.*

6 He apologized for how “hot” he was at the last meeting and apologized in advance for this meeting
7 because “he is still pretty hot.” He stated he knows the corner is a state road but that it is not his problem
8 and that is why “we elect fine individuals to handle those problems for us.” He asked how soon the corner
9 would become unacceptable: “when they have 24 more homes?” He explained his daughter has been to
10 Zollinger Park 6 times today, with her 5-year-old brother. He then stated, “If we put those houses in and
11 my kids are hit at that street because we wanted the money for 3,000 people, I promise you, I will come
12 for you because you were warned and you were talked to. Our concerns were voiced, but we needed
13 some dense housing on that corner.”

14 He continued to explain that he is afraid that it will take someone getting hit on that corner before it is a
15 problem. As a former sheriff deputy, he has been on those; he hopes that is not what it takes.

16 He also asked that the Council look to the Planning Commission. He suggested the Council consider
17 people that have been chased out of states because of lawsuits. He would love to see the area stay the
18 same, but realizes that it will change. He trusts the Council and their judgement. He is very worried about
19 traffic. He reminded Mayor Drew of his campaign promise to improve roads. He is very concerned about
20 pedestrian traffic.

- 21 • K Allen explained he worked on school traffic plans. One of the schools he worked with was Adams; those
22 children had to cross 400 North in Logan. They put appropriate safety guards in place. There has never
23 been an accident there because of planning. He recognized that in the summer there is not a crossing
24 guard. He felt this was a factor, but not the most determining factor.
- 25 • Jared Fitzgerald asked why there was not a crossing guard at this intersection. S Bankhead explained
26 when 6th graders attended that school it was determined by the walk to school safety plan the best place
27 for the guards is where they are; on 300 west.
- 28 • Sharell Eames wanted to emphasize two things that Mr. Fitzgerald mentioned. At the planning meeting,
29 more than just traffic was discussed. She was impressed that Rowan Cecil made the motion to deny the
30 request.
- 31 • Meghan Young lives across the street to the north of the property proposed for the change. She thanked
32 the Council for listening. She understands the growth in a small town. She supports growth and progress
33 in the right places and planning long term. She feels if there is not growth and progress towns look run
34 down. She would hate to see that here. She has small children and is only interested in a half-acre or
35 larger. She feels the City should account for all types of growth. She also expressed concern with the
36 pedestrian crossing. She witnessed a near miss of a neighbor crossing the street. She hopes there is a plan
37 to take into account the pedestrian traffic. The biggest thing they are looking for is for the City to meet
38 the neighborhood in the middle. She would like to work together with the City. She suggested senior living
39 with small homes. She felt this plan was unnerving. She understands there are no regulations about spot
40 zoning; but we should be careful when planning. With this plan, it would be a 400% population increase.
- 41 • Jon Mock, Providence, agreed with the transportation and pedestrian issues. He felt you have to be
42 careful even with two access points. He explained this is an entrance corner to the historic district; is that
43 what you want people coming to visit our city to see. He felt multi-family and affordable housing was
44 necessary, but did not feel this was the area.
- 45 • Ashton Young lives across the street from the rezone. He has done research and design for wastewater
46 treatment facilities and solid waste storage facilities. He is fully aware of population growth curves. Right
47 now, we are in an exponential growth phase. He felt it was the Planning Commission’s responsibility to
48 plan and zone for that kind of growth. He does not understand the infatuation with spot zoning this area
49 for multi-family. He asked what the plan is for the future. He moved into this area because of the current
50 zone. Increasing the population will increase crime. He lived in a townhome area prior to moving here. He
51 does not want to live in an area with townhomes. He is against the rezone and expressed concern with
52 this being the 10th time this has been discussed.
- 53 • Mayor Drew explained this is the fourth time the property has been presented for rezone. Each time an

1 applicant makes a request, we have to follow the process. He also explained no one in Providence wants
2 growth and particularly townhomes. He explained this is a challenge.

- 3 • Vicki Holmgren felt this was a single dwelling neighborhood. Yes we need multi-family housing, but not in
4 this place. She thinks the allegiance of the Council needs to be to the people that voted for them. Density
5 housing should be in a place where there is not single-family housing. It is hard to move into a place and
6 find the people you voted for pulled the carpet out. She reminded the council, during their campaigns,
7 some were against multi-family housing in single-family areas. She felt the Council needed to make the
8 right decision for the lives in the neighborhood.
- 9 • Colton England resident of Providence. He does not want to say anything negative about the owners.
10 They really like them. He reported the woman that was almost hit was his wife.
- 11 • Karen Mock explained she shares many of the opinions. She felt 24 units were more than a block of
12 houses. She felt that is a lot of homes for this corner. She felt the corner represented historic Providence
13 and many people have invested a lot to preserve this area. She felt it was a spot zone and an
14 inappropriate place for multi-family. She did not like the way Logan has handled high density.
- 15 • Curtis Crockett lives directly south on 200 West. He did not feel it fit the area. He felt small townhome
16 developments were out of place and more run-down. He felt the City design is good, with the high density
17 around the perimeter.
- 18 • Bryan Carlson explained he is not going to put money into his home if this development goes. He will
19 apply to have his home zoned multifamily, rent it out and move.
- 20 • Sheila Everton agrees with everyone. They have 11 homes on the block. This will increase by double the
21 homes on the neighborhood.
- 22 • K Eck felt it was irresponsible for the City to change the zone until 100 South opens up.
- 23 • R Sneddon is sitting in Germany looking at a landscape of small hamlets. Within the hamlets are multi-
24 family units that you cannot tell from the other homes. He is not sure 24 units is the appropriate number.
25 However, multi-family is a concept that has to come into Providence. He feels it needs to extend
26 throughout the entire community not just behind Macey's.
- 27 • B Fresz explained this is about as close as you can get to a non-neighborhood area. Concerns about
28 commercial uses, design aesthetics, traffic, and entry into Providence were mentioned each time the
29 property was discussed. This property is across from a park, within walking distance to two schools, and
30 has storage nearby. No additional services are needed. If we do not put this here, are we fooling ourselves
31 about multi-family in Providence? He mentioned that people do not like Logan's townhomes. He does
32 not feel it would be a good idea to have all of the people that live in townhomes and apartments in one
33 area of the city. He feels multi-family should not be limited to the low lands. Multi-family should be
34 included in bench developments.
- 35 • K Eck mentioned on two acres a life cycle zone would be meeting in the middle.
- 36 • K Allen explained he has thought about this and looked at areas in the City. He commented on the high-
37 density units in the mouth of Emigration Canyon in SLC. He was on the River Heights Council when Todd
38 Weston developed Windsor Drive. Someday, there is a possibility that there will be multi-family housing in
39 his neighborhood. The development will be designed to have parking within the development. Open
40 space will be part of the plan. Brookside development is a fantastic development. They are single-family
41 dwellings, but side by side, and it is a beautiful place to live. This is in a walkable area. He would like to see
42 the design. He explained the design standards for multi-family are more restrictive than for an individual
43 home. He stated there are many things to consider. He related a concern from a resident in another part
44 of town, where his neighbor had put up very large out buildings that significantly changed the view from
45 his backyard. Multi-family may be the best thing when compared to some possibilities.
- 46 • K Allen explained the Council has responsibility to the citizens all across the City. Right now lots are
47 \$70,000, when the children in the room are looking for lots, they may be priced out of Providence City.
- 48 • Mayor Drew explained five of the six council members have served on the Planning Commission.
49 Developers are not in charge of development. Developers pay for development. They cannot build
50 anything without the City's approval. Mayor Drew explained the city staff and Planning Commission
51 diligently worked on the design standards. Mayor Drew often walks past Creekside Townhomes. It is a
52 very quiet neighborhood. They love to live in Providence, but cannot afford a single-family home in
53 Providence. He also explained there are many articles and meetings that express concern with the lack of

1 homes and affordability of homes in Utah. Compelling cities to allow affordable housing is being discussed
2 at the State level. One way to achieve this is infill, which works well for townhomes. He has heard from a
3 number of people that the State Legislature will tell cities they must allow density. We want to be in a
4 position for the City to make the choice, not the State Legislature. The City staff has worked hard to set
5 acceptable standards.

- 6 • R Sneddon would prefer the life cycle zone for this location.
- 7 • S Bankhead explained a few changes to the existing code would need to be made for the life cycle zone to
8 work properly in this area. She explained one of the requirements in the downtown area is that the units
9 front a city street that existed prior to 2006. Another requirement is that you cannot have more than 50%
10 of any one kind of feature. For example, if you had four townhomes you would have to have four single-
11 family units. She explained this would work, however changing the existing code would have to take place
12 first.

13 **Public Hearing:**

14 **Item No. 1. Proposed 2019 Budgets:** Prior to approving the Fiscal Year 2019 Budgets for all Funds (General, Capital
15 Project, Water, Sewer, and Storm Water), the City Council is holding a public hearing. The purpose of the public
16 hearing is to provide an opportunity for anyone interested to comment on the proposed budgets before the City
17 Council takes action. The City Council invites you to attend the hearing in order to offer your comments.

- 18 • No public comment received.

19 Public hearing closed.

- 20 • B Fresz suggested including percentages and per capita data.
- 21 • Mayor Drew explained the chip seal amount has changed. If there is excess, it will probably be moved to
22 Capital Projects. R Stapley reported the plan was for 260,000 tons of oil; that has been reduced to 180,000
23 tons. B Fresz asked about the bid amount from private entities. R Stapley reported other communities
24 feel the County price is lower, but the City has not asked for private bids to compare.
- 25 • S Bankhead explained the RAPZ funding for this year was a bit disappointing. K Eck suggested looking at
26 different avenues for funding.
- 27 • The justice court budget was discussed.
- 28 • The fire contract was discussed. K Allen asked about working with the County. Mayor Drew explained
29 Millville and Nibley have five EMTs. The city's share the costs for these first responders. B Fresz explained
30 the Weber County Sheriff Deputies are paramedics. He felt it might be well to look at separating EMS
31 from fire. Mayor Drew explained the dispatch center.
- 32 • B Fresz asked about the utilities. He suggested considering solar as an option. Mayor Drew explained
33 there are two ways to go solar: connect to the grid or battery. Mayor Drew felt a better solution was to
34 run the well pumps less and take more gravity flow water.

35 **Staff Reports:** Items presented by Providence City Staff will be presented as information only.

- 36 • S Bankhead explained the Fire Marshall is still working on the wording to make sure it is State compliant
37 for firework restrictions. This information will be presented at the next meeting.
- 38 • R Stapley reported grading at the 400 South Park is complete. The plan was to plant low maintenance
39 grasses. However, he is now considering a sprinkler system and sod. The crunch time is now if we want to
40 sprinkler and sod. He explained caring for grass would work as long as the City monitors the application of
41 pesticides and such. R Stapley's biggest concern is the chlorine building.
 - 42 ○ K Eck felt the exercise stations should still be installed at some time. A drought resistant grass
43 can be planted and watered manually until it takes. If we have prairie grass, we can still have
44 exercise stations. B Fresz suggested a wildflower mix.
 - 45 ○ The council agreed to a wildflower mix hydro seeded.
 - 46 ○ K Eck requested an ADA swing.
- 47 • Rob recommended using the Nucor tree grant for the tree that needs to be replaced at Alma H. Leonhardt
48 Park.
- 49 • Fault study is complete. No indication of the fault in the reservoir area.
- 50 • R Stapley discussed the traffic model.

51 **Council Reports:** Items presented by the City Council members will be presented as informational only; no formal
52 action will be taken. The City Council may act on an item, if it arose subsequent to the posting of this agenda and
53 the City Council determines that an emergency exists.

- 1 • D Giles asked about the soccer fields. S Bankhead explained the fields would close for two weeks in June
- 2 to get ready for the Cache Cup, and two weeks in July to get ready for the fall season.
- 3 • K Eck suggested with the housing shortage, the Council consider accessory dwelling units.
- 4 • K Eck expressed concern with Spring Creek Parkway extension through the Little Baldy Subdivision. R
- 5 Stapley did not think we could get the road completely rebuilt without incurring legal fees.
- 6 • K Allen asked where the South Cache Commercial office condominiums were located. R Stapley explained
- 7 they are in the commercial area directly across from Cobblestone.
- 8 • K Allen asked about Custom Counter tops. Mayor Drew explained the business would move by October 1.
- 9 • B Fresz reported the general plan text is nearing completion, will be working on the maps. Would like a
- 10 workshop on the maps.
- 11 • B Fresz explained there is a start to a north/south trail under the power lines. He would like to see this
- 12 trail continue. Mayor Drew felt the Council needed to think about what makes the City walkable. The idea
- 13 is to get people to walk to various places.
- 14 • B Fresz suggested reconsidering the Spring Creek trail.
- 15 • Mayor Drew reported we have a draft annexation agreement for Ridgeview. The developer is offering
- 16 \$100,000 toward the bridge. Mayor Drew felt it should be turned down.

17 **Executive Session Notice:**

18 The Providence City Council may enter into a closed session to discuss pending or reasonably imminent litigation as

19 allowed by Utah Code 52-4-205(1)(c).

20 The Providence City Council may enter into a closed session to discuss professional competence or other factors

21 allowed by Utah Code 52-4-205(1)(a).

22 The Providence City Council may enter into a closed session to discuss land acquisition or the sale of real property

23 Utah Code 52-4-205(1) (d) and (e).

- 24 • No closed session held

25 **Motion to adjourn – D Giles, second – K Eck**

26 **Vote:**

27 **Yea: K Allen, K Eck, D Giles, R Sneddon, B Fresz**

28 **Nay: None**

29 **Abstained: None**

30 **Excused: None**

31

32 Meeting adjourned approximately 9:15 p.m.

33 Minutes prepared Mindi Petersen

34

35 **APPROVED 06/19/2018**

36

37

38

39 _____
John Drew, Mayor

Skarlet Bankhead, City Recorder

40