

Providence City Newsletter

Upcoming Events

City Council

Normally 2nd & 4th Tuesdays
except July, November and
December

This month, Tuesday, June 5 & 19
@ 6:00PM

Planning Commission

2nd & 4th Wednesdays except July,
November and December

Wednesday, June 13 & 27 @ 6:00PM

Justice Court

From 4:00PM - 6:00PM

Every Monday, except holidays

Mayor's Town Hall,

First Saturday of each month)

July 7 from 8:00AM to 10:00AM
Topic - City Parks

Contact Information

Providence City Offices
164 North Gateway Drive
(435) 752-9441

** After-Hours Emergencies **

Fire or police emergencies - 911
Animal control 435-753-7555
City related issues 752-9441; after
hours message will have an on-call
number to call a city employee who
will respond.

Direct line to the Mayor

(435) 760-8989 cell
john.drew@providence.utah.gov

The Mayor's Memo

A couple weeks ago we were pleased to find out we have some breathing room with regard to our fire contract with Logan City. The current discussions allow the increased contract costs to be phased in over the next few years. We would still experience the higher contract rate, but the impact will be delayed saving Providence City a substantial amount of money. See the update on the fire contract on page 4.

We still plan to have a Town Hall on this subject on Saturday, August 4. In attendance will be the Logan City mayor and fire chief, as well as the county fire chief. They will address your questions.

On that note, I have had a number of discussions with residents about a volunteer fire department. I have also spoken to several career fire department administrators about the difficulty of running a volunteer operation. The requirements to be a fire fighter, the equipment needed and the costs to run

a department are not as simple as 20 years ago. Volunteers used to live and work in this same community.

These discussions prompted further thoughts as to how past volunteers have played a prominent role in our community. We seem to have lost much of our spirit of community and pioneer traditions.



See the article on volunteerism on page 4.

—John Drew, Mayor

Who's money is it anyway?

Here are some things you should know:

- Cities don't build roads, bridges, crossings, curbs, gutter, sidewalk, parks, water and sewer lines (infrastructure); developers do. That's not just our policy here in Providence; its how municipal governments operate.
- Cities inherit infrastructure from new development, and are committed to maintain, repair, and eventually replace infrastructure decades later in a most cost effective way possible.
- If cities built new roads, bridges, etc., we would be subsidizing future growth and new development.
- Should we be funding new growth and development with taxpayer money? Or should that be paid for by developers?
- Developers should fund development; otherwise, current residents (taxpayers) would be subsidizing developers.

The role of impact fees

Cities DO spend money on replacement infrastructure projects that are affected by new development and developers are charged *impact fees* for their portion of the cost to add additional capacity to accommodate development.

For example, if an old water line is being replaced, city government may choose to upsize the new line to accommodate anticipated growth, and include the additional cost in the impact fee calculations. The intent is for cities not to make money through impact fees, nor to subsidize development, but recover the additional cost.

How do we spend our money, and with whom?

The City cannot favor any individual or group over another. Our city ordinances must be applied consistently in all business dealings. One neighborhood, resident, contractor, developer, supplier, cannot be treated differently, or favored over another.

We have to keep in mind, the City doesn't have any money, it's taxpayer money.

—John Drew, Mayor

From the City Staff



Rob Stapley
Public Works Director

Public Works Department

The City has contracted with Rupp Trucking for a water improvement project in the area of Baur Ave, Main Street and 500 South. This will be a great improvement for our culinary water system. This is about a \$375,000 project. As always, we are asking that if you are in the construction area, to please use caution.

Water meters are now being read, please make sure to keep the **entire** lid uncovered and available for access.

For residents with underground sprinkling systems, current state plumbing code requires a back-flow preventer on all underground sprinkling systems.

The back-flow preventer is a device that prevents impurities or contaminants from being drawn into the drinking water system. Many sprinkling systems already have the proper back-flow preventer installed and need only be tested annually. Others may not meet state and local regulations and may need to be replaced with the proper back-flow preventer.

The regulations also require a state certified back-flow technician test the back-flow preventer annually. For a list of local technicians, please contact the Public Works department at 435-753-0313.

Thank you for helping to keep our drinking water system clean and safe.

—Rob Stapley, Public Works Director

City Recreation

Kickball - Registration Dates: June 18 – July 13, 2018

Fee: \$25 (Includes a t-shirt)

Kickball is a great program that gives children, ages 3 and 4 years old, an opportunity to strengthen both physical and social skills in a noncompetitive atmosphere. Teamwork and sportsmanship are encouraged and expected from players, parents, and coaches. The game of kickball is similar to baseball, a large ball is rolled toward home plate and kicked instead of being thrown and hit. Game duration will last 20 – 30 minutes and no official scorekeepers or umpires will be present. Games will be played during August at the Zollinger Park T-Ball/Kickball Field.

Flag Football - Registration Dates: July 9 – August 17, 2018

Age Groups: 1st and 2nd Grades, 3rd and 4th Grades, 5th – 7th Grades

Join us for our second season of Youth Flag Football. It is a version of American Football where the basic rules of the game are similar to the mainstream game, but instead of tackling players to the ground, the defensive team must remove a flag or flag belt from the ball carrier to end a down.

For more information on these programs, visit the City's website <http://www.providencacity.com/providence-city-recreation-activities.htm>.

—Sheyler Gunnell, Recreation Director



Sheyler Gunnell
City Recreation Director

Basement Sump Pumps

Over the past several years it has become apparent to city staff that the volume of wastewater in our sewer system on a per-resident basis significantly exceeds the volume of other Cache Valley cities on the same. You probably know our wastewater leaves Providence through a gravity system and is then pumped to a treatment plant on the west side of Logan. We are charged based on the volume of wastewater delivered to the Logan City facilities.

We are aware that many basement sump pumps are being discharged into the sewer system. This is not a legal discharge. This results in major increases in costs to treat this water that Providence City is charged for. The city code requires that storm and sump pump water be discharged onto the lawn area or onto the edge of the street.

One sump pump from one home can generate 20,000 to 40,000 gallons per day depending on the size of the pump. Even a small number, a dozen homes discharging in to the sewer system can have a dramatic impact on the volume of water sent to Logan for treatment and cost city rate payers a significant amount of money. My estimate is that the additional cost to Providence compared to other cities is about \$250,000 per year. It is imperative we address this issue.

For a free, no charge inspection or if you have any questions, please call the City office and ask for Jeff Myers our Water Department Supervisor, or Rob Stapley our Public Works Director.

John Drew, Mayor

New Design Standards for Multi-Family Residential Developments

Last year, the City council considered several requests involving proposed multi-family residential development. We heard concerns from citizens about the quality and suitability of higher density, multi-family buildings. This resulted in a request from the council that the City staff and Planning Commission to develop a set of standards for multi-family construction to be codified in our City ordinances.

On May 8 of this year, the City Council approved a new ordinance specifically intended to ensure that new multi-family developments are constructed in a manner that provides for attractively designed, constructed and landscaped housing. In other words, to use terms our council heard; no cheap stuff, blends in to the community, and is suitable for Providence.

This ordinance is intended to ensure that Providence City has control over the end product when multi-family housing is built. As I stated in the April newsletter:

“It is the job of city government to plan well in advance for anticipated infrastructure needs.” And, “It is a never-ending task that requires much study and a broad range of input sources to adequately plan and have ordinances in place.” And further;

“We want to make sure we control development rather than development control us. We want to be proactive rather than reactive. We want to have well thought out requirements rather than having developers tell us how they are going to do it.”

What does this new ordinance say, and how is this accomplished? By specifically requiring minimum standards for design, material used, maximum densities, number and types of amenities, and a strict review and approval process. This ordinance is complimentary and applicable to projects under the Life Cycle Residential (LCR) ordinance also approved by the council.

Applicability; what does this apply to? The new ordinance applies to all new single family attached (duplexes, tri, and four-plexes), multi-family (townhouses and apartments), and single family detached as part of a mixed-housing development.

Specific Requirements for Multi-Family Developments

Site Plan. Percentage of buildings, landscaping, parking of total area; connectivity to adjacent parking, roadways and traffic control; setbacks, property lines, rights of way, parking layout, ADA parking and ramps, curbs and sidewalks; water, sewer stormwater and utility lines; fire lanes and hydrants.

Architectural Plan. Colored rendered elevations of all buildings of design concept, site elements and facades. Maintenance free exterior materials suitable for the climate and exposure.

Front Elevation. A minimum of 30% of the front facade shall be brick, rock, stone or other masonry materials; the remaining 70% may be finished with stucco, brick or combination; aluminum or vinyl siding is prohibited. At least two windows with trim and/or shutters required.

Side Elevation. Except for interior attached units, each side elevation shall require a minimum of 2 windows per above grade floor and also require trim and/or shutters.

Garages. For townhomes or duplexes a minimum one-car garage attached to the main structure; garage or at least one covered parking spot; front garages may not protrude beyond the plane of the front by the lesser of 10 feet or 50% of the garage depth.

Porches, Decks and Overhangs. The use of is encouraged to provide architectural variety and shall be integrated in to the structural design to avoid appearing as an “add on.”

Landscaping Standards. All common areas must be landscaped, plus private owned areas for duplexes and other attached housing; live plants, shrubs, trees, sod shall be used to improve the visual quality and where possible use Low-Impact Development (LID) techniques and materials.

Types of Vegetation. Up to 25% evergreen, up to 25% specialty paving, outdoor furniture and seating; trees that meet city specifications; for the purpose of buffering, screening and improving the overall quality of the site.

Plant Selection. Plants that are suited to the climate and soil; plants with similar water needs shall be grouped together with drought tolerant plants encouraged; areas with slopes greater than 20% shall be planted with deep rooting, water-conserving plants for erosion control; all non-turf areas shall be covered with a minimum of 4 inches of mulch to retain water; xeriscaping is encouraged for a portion of the development.

Parking Plan. A minimum of one garage parking space per unit; within the development, 4 for single family detached, attached homes 2 per unit plus .25 guest spots per unit, duplex 2 per unit, apartments 1.5 plus .25 for 1 bedroom and 2 plus .25 for 2 bedroom or larger; at least one space for an apartment shall be covered parking; visitor parking shall be spaced throughout the development for ease of access.

Walkways and Paths. Each development shall have common area pedestrian friendly walkways and paths connected to a larger trail system and have adequate safety lighting; all lighting shall be Dark Sky compliant. The location and design of walkways and paths shall be submitted as part of the preliminary site plan.

Project Review and Approval Process. The Planning Commission shall ensure that proposed project meet all of the standards and conditions outlined in this ordinance before approval.

Phases of Application Review and Approval.

An initial *Concept Plan* showing building locations, road layouts, open space, parking layouts, location of anticipated public and private amenities.

A *Preliminary Plat* shall include engineered items as well as preliminary architectural, landscaping and overall site plan for the development.

A *Final Plat* shall include fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan; and include detailed construction drawings.

All *building permits* shall not be issued unless in accordance with the approved development plan.

Every phase is reviewed in detail by the City staff, city engineer and public works director. All applicable city ordinances and development agreement terms are compared to the submitted documents. After the amended plans are returned, all details are re-reviewed as one change may have an unintended impact that would need to be addressed.

It is rare that a developer’s plan at any phase is accepted without comment and return for revision.

—John Drew, Mayor

Is Volunteerism Dead?

It has been said that volunteerism is dead.

America was built by volunteers and people acting as community. Many modern changes have made us less a community and more an association of disconnected people. A few of those things are changing family structure, social media, mobility, busy lives, and technology.

More often today, people expect government to fill the void as the community becomes more disconnected. As people become less involved, government grows bigger as people expect government to step in and provide.

To us Americans this comes at a cost. What is one of the answers to limiting the growth of government? People being involved and volunteering to do many of the jobs a community needs but expect government to perform.

Many things that the city presently provides could be done by volunteers. One of our past mayors, Glade Davis, told me several months ago that Providence used to be run by volunteers. Recreational activities were managed by volunteers. Events like the annual car show and city celebrations could be sponsored and managed by volunteers. We could even do some cleanup and repairs in Providence with volunteers. Mayor Davis said the Lions Club back then used to pitch in and take on maintenance and clean up projects.

Could Providence become a more volunteer community? Any thoughts on a volunteer fire department? Does anyone know the requirements to become qualified to be a fire fighter? Could we get enough people to staff a fire department in our city?

The cost of fire protection, which is supplied by the city of Logan is expected to increase by a factor of six (see story to the left). Could we provide adequate fire protection with a volunteer fire department?

Let me know your thoughts.

John Drew, Mayor

Did you know?

Water usage in the summer is over the top

I'm sure you know the City needs to provide more water for residents in the summer. In the winter, the city provides about 1 million gallons per day for just indoor use. At the peak of the summer, we provide an additional 4 million gallons per day to water gardens and lawns.

We collect about 1 million gallons per day from Broad Hollow springs up Providence Canyon year-round. It is all gravity fed to four reservoirs. In the summer, we pump water from 3 wells to meet the additional demand. To be able to meet this demand, the City spends about \$15,000 per month on electricity to run our well pumps.

—John Drew, Mayor

Fire Contract Update

There's good news and bad news

The good news is we are not going to see an immediate increase from Logan City in the annual bill we receive. We have a tentative agreement with Logan City Fire chief on a contract interpretation that says the billing would be in arrears, or after the fact. A new contract will have to be carefully worded to specify such. Here is how it would work:

The next bill in January 2019 will be for the previous fiscal year ending 6/30/2018 under the current contract rate; about \$77,000. The new contract will be in effect 12/1/2018. The January 2020 bill for the 2019 fiscal year (7/1/2018 to 6/30/2019) will be 5 months of the 2019 fiscal year under the old contract terms (7/1/2018 to 11/30/2018), and 7 months under the new contract, (12/1/2018 to 6/30/2019); about 300,000 total. The following fiscal year 2020 will be billed in January 2021 at the full contract rate of \$460,000. Then there will be a 3% increase each year thereafter.

As is being currently discussed, the contract will terminate and be renegotiated after 5 years. At that time our fire protection needs will likely have changed considerably due to expected population growth in all of Cache Valley. We may need to consider a fire station in or on the outskirts of Providence which will take some long-term planning.

What will this cost taxpayers?

Just to put things in perspective, adding an additional \$400,000 to our budget to cover the added cost would have to be raised through a property tax increase. How much? I calculate about an additional \$145 per year for the average residential property owner. This would be about a 75% increase over the amount the city currently collects. The average paid to Providence City by a residential property owner is \$191.

What about a volunteer fire department?

We would have to hire a fire chief and build a fire station and equip a fire station. The capital costs for the station would be a minimum of \$1.5 million not including the cost to purchase the land. The estimated operating costs would be about 60% of that of a department staffed with full-time employees. But there is more to the story.

Response time can be an issue of life or death

The response time we receive in Providence from Logan City Fire averages just over 6 minutes. The fire trucks respond to a Providence emergency call from the station on Golf Course Road.

The sister cities of Nibley and Millville contract with Hyrum City which operates a volunteer fire department with a fire chief that is a full time city employee. The response time to these cities is about 13 minutes.

Insurance costs a crucial issue

One of the first steps I took was to speak to the underwriter at Utah Trust that provides insurance coverage for the City. One of the factors that affects insurance coverage is determined by an ISO rating. An ISO rating is determined by many aspects including the quality of the fire organization, which includes the certifications and training levels of the staff, and the available equipment. The response time to a fire call is critical to the ISO rating as well.

The Utah Trust underwriter said they insure a lot of volunteer fire departments in Utah, but more and more are transitioning to fire districts. He said the volunteer model is more fitting to rural areas where volunteers live and work in the same town.

Homeowners insurance impact

The underwriter acknowledged that resident homeowners insurance coverage could be affected also. Loss due to fire affects property owners; residential and commercial and not the City. One resident told us her insurance company said her premium could go up by as much as \$1000 a year if the City's ISO rating was downgraded.

Town Hall Topic in August

A Town Hall discussion will cover this topic on the Saturday, August 4th meeting. I have asked to attend and received a commitment from Logan City Mayor Holly Daines, Logan Fire Chief Brad Hannig, and Cache County Fire Chief Rod Hammer.

John Drew, Providence City Mayor