

Providence City Newsletter

Upcoming Events

City Council

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

Tuesday, May 14 & 28 @ 6:00PM

Planning Commission

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

Wednesday, May 8 & 22 @ 6:00PM

Justice Court

From 4:00PM - 6:00PM

Every Monday, except holidays

Mayor's Town Hall

Depending on issue and level of
citizen interest is held on the first
Saturday of the month, and will
be announced in the previous
months newsletter

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

johnd@providence.utah.gov

The Mayor's Memo

With this being an election year, I'd like to share my personal experiences and advice

As stated in the Election Notice on page 4, we have 4 council seats open; three are for 4-year terms, and one a two year term. The 2-year seat is the remainder of councilman Jeff Baldwin's term. Jeff's seat has been held by Brent Fresz, who was appointed. By state code, a vacant seat must come up the next municipal election cycle.

The application period is from June 1 to June 7. See the necessary requirements on page 4. If there are more than two candidates for each seat, there will be a primary held in August with those receiving the least number of votes eliminated first.

Having served the city for almost 6 years, 4 on council and 2 as mayor, I have learned what happens during an election cycle, and what makes a successful candidate and council member.

After 4 years on the council I realized how complex city government is and there was much more to know. As mayor I learned we are subject to the same state and federal laws as any other cities. We are almost as complex and have to deal with the same issues as much larger cities.

A team effort

As an elected official, the council position is a team effort. We have to earn the respect of our fellow council members, the city staff and the planning commission in order to get things done.

The job of a council member is to serve all of the residents and deal with all of the issues equally and fairly. We cannot favor one person, neighborhood, or group of people. We are a representative form of government where those elected are expected to do their homework, and research and understand all of the issues brought before us. We have to apply our ordinances consistently; not a "menu of choices."

Single issue candidates

Someone who runs for office because they have a beef, or want to change something they don't like, may not get elected, and if they do, thus will likely not be successful.

Everyone contributes

The job of a council member is to contribute to the effort. It is a lot of hours in meetings and even more doing homework. Anyone who does not show up prepared to ready to contribute is obvious.

Not everyone gets what they want

No matter what decisions you and the council make, you will be criticized. There will always be people unhappy regardless of how well researched, thought out and reasonable your decision.

Negativity, mud-slinging, deception, will backfire

The average Providence voter does not like to hear criticism and negativity. Campaigns denigrating of another candidates or ideas often end up convincing a voter you are not an ideal representative for Providence. A positive, upbeat message with reasonable, rational, doable ideas resonates.

—John Drew, Providence City Mayor

Providence City Contracts with New On-line Payment Provider

If you pay your Providence City utility bill on line, you should know that Providence City has contracted with a new online payment provider, Xpress Bill Pay. The switch was made to provide new and enhanced features like full bill presentation, paperless billing, billing history, auto pay, stored payment info and email notifications.

When you select the "Pay my Bill" option on the city's website at providencecity.com you will be taken to the www.xpressbillpay.com website.

You will need to visit the site to establish a NEW account. If you had recurring payments (Auto Pay) setup with the city's previous provider, you will need to re-establish the Auto Pay with Xpress Bill Pay.

Your city utility account information has already been populated in Xpress Bill Pay's system, so you will not have to re-enter name, address and account information.

If you have any questions you can reach Xpress Bill Pay via email at support@xpressbillpay.com or via telephone at 800-766-2350 or call our office and ask for Beth, our City Treasurer.

While you are on providencecity.com please take the time to sign up for Providence Pipeline. This will enable the city to notify you in case of an emergency and receive other notifications.

—Beth Munson, City Treasurer

Public Works

Please keep grass clippings out of streets and gutters

Spring is finally here...with that comes green grass and the mowing of lawns. As you are mowing, please remember that you need to keep all grass clippings on your property. When the clippings are left in the streets and gutters it has the potential to cause flooding with irrigation and storm water. It is also a violation of City ordinances. Thank you for your help in advance and all season long.

For residents with underground sprinkling systems

Current state plumbing code requires a backflow preventer on all underground sprinkling systems. The backflow preventer is a device that prevents impurities or contaminants from being drawn into the drinking water system. Many sprinkling systems already have the proper backflow preventer installed and only need to be tested annually. Others may not meet state and local regulations and may need to be replaced with the proper backflow preventer.

The regulations also require a state certified backflow technician test the backflow preventer annually. After the test has been completed, please submit the results to the City so that we can update our records. 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.



City Office Administration

2019 South Towns Talent Show

Check <http://tinyurl.com/SouthTownsTalent> to see the show finalists! Come enjoy a night of talent and competition on June 1st from 7-9 PM at the Mountain Crest High School Auditorium. Admission is free; bring the whole family!

Providence City Family Month

May 12 – June 16, 2019 is Providence City Family Month. As part of Family Month, Providence City and the Family Place are encouraging you to participate in Be Kind Utah (One Million Ways in Forty Days). The Family Place's Be Kind Utah movement is an initiative designed to increase and build an awareness of acts of kindness throughout the state of Utah. The goal is to record one million acts of kindness in forty days during Family Month. Visit TheFamilyPlaceUtah.org for more information.

100 Mile Club and Exercise Club

The 100 Mile Club is a fun way to track the miles that you walk and/or run during May through August. Return your 100 Mile form to the City Office for a prize. We also have an Exercise Club. Record your exercise hours on our form and when you reach 40 hours, submit your form to the City Office for a prize. Forms are available on our website, <http://www.providencecity.com/providence-city-recreation-activities.htm>

Fun in the Sun Assistant Director Wanted

Providence City is now accepting applications for Fun in the Sun assistance director(s). Applications are available on our website, <http://www.providencecity.com/jobs-available.htm>.

Tennis and Pickleball instructors Wanted

Providence City is now accepting applications for tennis and pickleball instructors. Applications are available on our website, <http://www.providencecity.com/jobs-available.htm>.

Providence Pipeline Community Alert System

If you have not signed up for our Community Alert System, please do so. This service allows you to choose which notifications you want to receive and how you would like to receive them. Please visit www.providencecity.com and click on HERE under the Providence Pipeline Signup in the left column of our home page.

Planning Commission alternates

We have one Planning Commission seat coming up the end of May. If anyone is interested in filling the position, contact Mayor Drew. Commission candidates are voted on by the city council after being recommended by the mayor.

— Skarlet Bankhead, Administrative Services Administrator

Quote of the month: *"The illiterate of the 21st century will not be those who cannot read and write, but those who cannot learn, unlearn, and relearn."* — Alvin Toffler, writer, futurist

Eight Things to Make our City Better

by Providence Resident Josh Paulsen

Background: In September of last year, a developer in the Southeast part of the city petitioned for a rezone from half-acre to a mixed-use residential zone which we call Life Cycle Residential (LCR). By State Code, the city is obligated to consider the owner's petition which includes holding a public hearing, and a discussion and vote by the city council. The issue was on the council's agenda on Tuesday, March 26 in which the petition was denied by the council.

Josh Paulsen is a resident of the upper bench area known as the Highlands in the southeast part of the city. Josh asked if he could offer his perspective. His comments do not reflect the position or opinion of Providence City.

Last month city staffer Jesse Bardsley authored a thoughtful newsletter submission. I welcomed the fresh voice, even though I disagreed with several points. It motivated me to submit my own perspective for inclusion in the newsletter. Fortunately, Mayor Drew graciously agreed.

I'm not writing to refute Jesse or rehash tired arguments. My purpose is to shift the dialogue from criticism to constructionism—what I think we need to do to build a better Providence. Since I'm using this valuable real estate and have a mere 900 words, let's get on with it.

1. Revisit LCR

The LCR concept postulates that a resident will live within the same quarter-mile radius from their early 20's to their 80's, moving from condo, to town-home, to single family home, and back. I find this concept unbelievable. I'm more concerned about people finding a suitable place to live in the valley. LCR by any other city's definition is cluster housing, and our ordinance should mirror that of codified and tested cluster ordinances, where the primary intent is to trade increased housing density for communal green space. Clustering should be encouraged in the city core where green space is rare. In these areas, the density bonus should be sufficient to motivate developers to apply for cluster rezoning versus other higher-density options. Developers should be required to construct quality, useable green space. They should also be expected to commit to the number of each housing type and density they propose to build. These controls need to be added to LCR before it is used.

2. Prioritize green space and quality of life

Providence does not need pro-development policies and ordinances—this should be intuitive. Profit will always promote increased housing density. As someone said recently, "Density should be the outcome, not the goal." What will be tragically absent from our city if unpromoted is long-term green space and a high quality of life. Many overcrowded and burgeoning cities regret not prioritizing green space decades ago. They are now implementing green space impact fees and conservation trusts to reclaim lost land. These strategies come at a cost but promote publicly owned trails and parks, long-term community assets.

3. Respect all property owners' rights

People who argue that landowners should have carte blanche use of their land overlook important considerations, chiefly, that adjacent homeowners and developers purchased their land with a specified zoning. When developers rezone land to build denser housing than what was initially allowed, they are being granted ADDITIONAL rights. These rezonings sometimes devalue and affect adjacent properties. Cities rubber stamp far too many rezone requests—there should be compelling evidence to rezone. Disconcerting too is the

practice of speculating developers signing purchasing agreements for developable land that is contingent upon its rezoning. They sometimes prey on influenceable city councils.

4. Don't overshoot the mark

The valley's population is growing and housing prices are on the rise, but Providence shouldn't react as if the sky is falling. Several projects that have recently come before the city council would add sufficient housing for the next 10-20 years. We need a more measured approach.

It's unreasonable to expect Cache Valley's cities to uniformly bear population increases. Logan is more mature and denser than Providence, and Providence denser than others. Each city should pick an appropriate strategy for its situation.

We should avoid using the state affordable housing mandate as a scare tactic to densify our city. Senate Bill 34 was the latest legislation passed to address affordable and moderate-income housing needs. Read lines 518-567 in the legislation; heck, read the whole verbose thing. There are no requirements for Providence to build large-scale condo and townhome developments in residential neighborhoods.

5. Community councils for large-scale projects

When entertaining expansive development projects or annexations, the city needs a more collaborative process. A diverse, possibly multi-city, community steering committee should be formed to guide these projects.

6. Avoid the perception of back-door-dealing

Providence would be wise to implement a code of ethics that includes guidelines for interacting with developers outside public meetings. Too often, developers float ideas past city officials so they can determine if a potential project is likely to pass. This creates terrible optics and undermines trust with residents.

7. Salt and pepper housing types

Many people take issue with LCR and multi-family housing because the projects being proposed fundamentally eclipse the character of existing neighborhoods. I grew up in Holladay, Utah in a small cottage. That cottage is now surrounded by multimillion-dollar homes. Few visitors would realize it, but mixed among the impressive homes are apartments, condos, and townhomes. They sit on 2-4 acre lots, have large setbacks, and are peppered throughout the city along collecting roads. They add marginal traffic and I suspect little crime. They provide housing choices. They work because they are done sparingly.

8. Get professional help

Residents have entertained hiring a professional city manager in the past. For many, including myself, this was viewed as an unnecessary expense and a potential loss of control. Recent housing developments, community conflicts, legal battles, and unsatisfactory ordinances have encouraged me to rethink my position. Our city should reconsider re-hiring a professional planner and a city manager. I suspect it will save us money and aid our City Council and Planning and Zoning Commission. We need the expertise and experience of an outside professional, someone who has a successful track record of working with other cities.

—Josh Paulsen

Election Notice

Providence City Municipal General Election

Pursuant to Utah Code 10-3-301, Providence City hereby gives notice the following municipal offices will be voted on in the 2019 Municipal Election:

- ✦ Three (3) Council Member (4-year term) seats
- ✦ One (1) Council Member (2-year term) seat

Terms are expiring for: Kirk Allen, Dennis Giles, Roy Sneddon, and Brent Fresz.

A person seeking to become a candidate for municipal office shall file a declaration of candidacy in person with the city recorder at the Providence City Offices, 164 North Gateway Dr, Providence UT, during the office hours of 8:00 a.m. to 5:00 p.m. and not later than the close of those office hours, between June 1 and June 7, 2019.

An individual may designate an agent to file a declaration of candidacy with the city recorder if: (i) the individual is located outside of the state during the entire filing period; (ii) the designated agent appears in person before the city recorder; (iii) the individual communicates with the city recorder using an electronic device that allows the individual and city recorder to see and hear each other; and (iv) the individual provides the city recorder with an email address to which the city recorder may send the individual the candidate information.

Any resident of a municipality may nominate a candidate for a municipal office by: (i) filing a nomination petition with the city recorder at the Providence City Offices, 164 North Gateway Dr, Providence UT, during the office hours of 8:00 a.m. to 5:00 p.m. and not later than the close of those office hours, between June 1 and June 7, 2019.

—Skarlet Bankhead, City Recorder

Term of the Month

We've heard from a number of residents that we should plan for "smart growth." What does the term **Smart Growth** mean? Here is the definition from smarthgrowthamerica.org :

Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement.

These 10 principles are considered the foundation of a smart growth approach:

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Do Utah Cities Profit From Charging Impact Fees?

Some believe city governments approve new development to generate additional cash

When an application to build a new house is submitted, Providence City charges what is called an "impact fee" for roads, water, sewer and parks. Many people assume that this fee is an arbitrary amount set by the city. Thus, it is argued, the city would be motivated to allow more and more development in order to fill its coffers, or "profit."

Impact fees don't work this way (see below). While cities may benefit from increasing the property tax base through development, this depends on whether the new taxes outpace the costs of new demands for services from new development (a different subject which we will not discuss here).

The State Legislature has made sure impact fees are tightly controlled by Utah Code Title 11 Chapter 36a. This chapter of the State Code limits what costs are eligible for impact fees, and requires an outside financial consultant prepare the impact fee analysis. The fees adopted by the City may not exceed that recommended by the fee analysis.

The State Legislature has made sure impact fees are tightly controlled by Utah Code Title 11 Chapter 36a.

Impact fees are designed to maintain a "level of service," and must be tied to the impact of that development on the particular service. A good example is parks. If a city has 1000 residents, and currently has 5 acres of parks, the "level of service" is based on this ratio (this is a simplified example; the actual calculations for Providence can be viewed in the Impact Fee Analysis and the Capital Facilities Plan that was done for Providence by an outside firm).

Therefore, a development expected to add 1000 residents could be charged an impact fee to provide the equivalent of 5 acres of new park land. This money cannot be used for park maintenance, but only for the acquisition of new park land and installation of amenities (again based on the current level of service). The money must then be used in this way within 6 years of the date of the fee, thus precluding the city from saving up large sums of money.

Another example would involve cities providing services to a new development. The city may need to "upsized" a water line from 8 inch to 12 inch to provide adequate water supply. The additional 4 inches of pipe size the city pays for to accommodate the added supply is eligible for impact fees.

Thus, contrary to what some believe, impact fees cannot enrich a city or allow it to expand its programs beyond the current "level of service."

— Jesse Bardsley, City Office Staff