

1 **PROVIDENCE CITY COUNCIL MEETING MINUTES**  
2 **January 22, 2019 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 Pledge of Allegiance:  
9 Opening Remarks – Prayer: John Rutledge

10  
11 **Approval of the minutes**

12 **Item No. 1.** The Providence City Council will consider approval of the minutes of January 8, 2019

13 **Motion to approve the minutes for January 8, 2019 – K Allen, second – D Giles**

14 **Vote:**

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

16 **Nay: None**

17 **Excused: None**

18 **Corrections:**

- 19
  - Page 1 line 51 - Andrew Lilywhite with the firm Hillyard, Anderson & Olsen

20  
21 **Public Comments:** Citizens may appear before the City Council to express their views on issues within the City's  
22 jurisdiction. Comments will be addressed to the Council. Remarks are limited to 3 minutes per person. The total  
23 time allotted to public comment is 15 minutes. The City Council may act on an item, if it arose subsequent to the  
24 posting of this agenda and the City Council determines that an emergency exists.

- 25  
26
  - Mandi Saunders serves as the PTA president for Providence Elementary. She explained that she would like the kids to be able to use the field owned by the City, and for them to be able to use the soccer nets that have been purchased. After the last council meeting where this was discussed, the field was unlocked for five days, and then was locked again. She said that there is no district policy preventing soccer nets from being on the field. She explained that she has been told that an offer has been made by the School District to purchase the land. She hopes that the Council will consider the sale of the land to the District. She asked that the gate be left open indefinitely until the sale goes through.
  - K Eck asked whether the PTA would approve an arrangement where the land was not purchased, but where the gate was left open. M Saunders reiterated that her main concern is that the gate be left open.
  - K Allen asked if the principal has a key.
  - M Saunders said that the principal does have a key, but she has not been given permission to use it except to retrieve items on the other side of the fence.
  - Mayor Drew said that if the school district purchases it, they may also use some of the land for parking.
  - M Saunders said that the school district will not use the softball field for parking, and that they intend to let the city use the field even if they purchase it.
  - K Allen expressed concerns about liability with large playgrounds.
  - Mary Hubbard explained that she would like to know the source and the amount of funds for the bridge on the east referred to in the last council meeting. It was mentioned that funds were secured from a developer on the west. K Allen explained that the developer had said he would build a bridge, but he didn't. Mayor Drew explained that there was a contribution, but no other records could be found. The bridge will be built, but the exact timing is not yet known.
  - Aimee Delos-Reyes is new to the PTA. She asked for clarification about the issue regarding the soccer nets. Mayor Drew explained that it is school district policy in the winter to take the nets down but leave the frames up. Mayor Drew explained that if they are unanchored it poses a liability. He explained that this will be discussed during Executive Session. A Delos-Reyes would like the City to outline parameters for use of the field if the sale does not go through.

- 52 • Hillary Farnsworth asked for clarification about the possibility of using the park for parking. Mayor Drew  
53 explained that the district may consider it if they purchase the land, but it is not something the city is  
54 planning. She also is concerned that M Saunders has to text someone to get the park opened. It seems  
55 like unnecessary work.
- 56 • Mayor Drew explained that the arrangement should be between the City and the school. It shouldn't have  
57 to go through the PTA. His personal opinion is that the city should not sell the property, but instead work  
58 out an arrangement with the school. He said that the problem was created by a lack of communication.
- 59 • Candice Hansen of Providence explained that when she worked at Providence Elementary, the part of the  
60 field that is now fenced was rarely used by students. She also explained that it was very hard to keep the  
61 children safe that far away from the school. She mentioned the RAPZ grant that the city received to  
62 improve the field. She called the County and spoke with someone who told her that if the city took the  
63 RAPZ money and used it to improve a property, and then sold it for a profit, the RAPZ tax committee may  
64 not fund any more projects for the city. She suggested selling half of the field--the unimproved part--and  
65 keeping the rest.
- 66 • K Eck said that we wouldn't be having any of these problems if we would just unlock the gate.
- 67 • C Hansen said that there was no written consent from Providence City for the school and the PTA to  
68 fundraise for soccer goals to put on land that they don't own. This was also a breakdown in  
69 communication.
- 70 • Amy Billings explained that she is frustrated with local government. She felt that members of the Council  
71 and Planning Commission do not listen to the citizens. She agrees with K Eck that the gate should simply  
72 be left open. She stated that lack of physical activity and obesity are actually more dangerous than injuries  
73 that might occur during play. They are listed as the number one and two health challenges in the nation.  
74 She would like the city to work with the school about the park.
- 75 • John Ruteledge of Providence said that he doesn't think that the City should sell the property. He said that  
76 that property is where the fort used to be in Providence. It has historic significance. He also feels that the  
77 city should keep it to prevent the school district from turning it into a parking lot. He also said that he is  
78 not in favor of the Highlands rezoning.
- 79 • Nathan Ballstaedt asked why we are locking the gates to a city park.
- 80 • K Allen explained that the city invested a lot to develop the field, and it has been used for softball and  
81 little league. He also said that soccer goals tend to destroy grass. He thought that the gate would be  
82 opened now that the goals were removed.
- 83 • N Ballstaedt asked when the goals were removed, and when the gates were locked.
- 84 • K Eck explained that she spoke with the principal. The principal was given a key and was given permission  
85 to unlock the gate only to retrieve items. She explained that the staff at the school has not asked us to  
86 lock the gate.
- 87 • K Allen felt that the primary point of communication should be the principal. This would avoid some of  
88 the confusion we are dealing with now.
- 89 • N Ballstaedt felt that the parks should be used by all citizens anytime they want. He feels that they  
90 shouldn't be locked. Mayor Drew explained that this issue will be discussed in the executive session.
- 91 • Laura Fisher of Providence requested that the Council explain statements made in 2018 about rezoning  
92 the Chugg property and the Grandview property in light of the Moderate Income Housing Plan. She feels  
93 that the state requirements about moderate income housing have been referenced by the Council and  
94 used to justify their decisions about rezoning. She also asked that the Council explain why there is no price  
95 estimate for the secondary water system that has been discussed.
- 96 • Mayor Drew explained that the secondary water ordinance does not create a district. There is a  
97 geographical area that has 12 homes, and the utility will serve those 12 homes. The costs will be passed  
98 on to the customers. There have also been other developers and individual who have wanted to put in a  
99 secondary water system. We didn't have a utility to do that. Mayor Drew explained that moderate  
100 income housing does not apply to the Chugg property. Life Cycle Residential (LCR) is not a moderate  
101 income tool.

- L Fisher remembers that moderate income housing was discussed in relation to these properties, and regarding placing multi-family housing next to single family housing. She would like to hear the Council's thoughts on this.

**Public Hearing(s):** None

**Business Items:**

**Item No. 1. Mayor pro-tem:** Providence City Council will select a Mayor pro-tem.

**Motion to appoint K Allen as Mayor pro-tem – K Eck, second – D Giles**

**Vote:**

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

**Nay:** None

**Excused:** None

Discussion:

- Mayor Drew explained that the City Council may select a Mayor pro tem to serve in case the mayor is unable to serve.
- R Sneddon moved that B Fresz continue in that position.
- D Giles agreed that B Fresz was a good choice.
- K Eck felt that it should be the senior council member. She felt that K Allen has an element of calm and good people skills.
- K Eck asked if the mayor pro-tem was appointed every year. Mayor Drew explained that it is up to the Council. She felt that the mayor should ask who would be willing to do it.
- B Fresz felt that rather than himself, someone who had more time would be a better choice to serve.
- D Giles would not like to serve
- R Sneddon was not sure if he would like to serve.
- R Sneddon withdrew the motion on the table to nominate B Fresz.

**Item No. 2. Discussion – Proposed Rezone:** The Providence City Council will discuss a rezone request for Parcels 02-116-0004 (59.11 acres) and 03-036-0027 (19.85 acres) located on the southeast area of the City, in the general area east of Grandview and 800 East, changing the zone from SFL to LCR.

- Mayor Drew explained that SFL requires half acre lots. The surrounding subdivisions are on quarter acre lots. This area has been zoned differently from the surrounding area for quite a while. The developer has requested a rezone. The city staff approved it, Planning Commission voted against recommending it 3-2, and now it is before the Council. Last meeting, the Council decided to suspend the vote for 60 days to provide more time for discussion.
- Shari Hall reminded the Council that they are accountable to the people. She said it is not the Council's decision. It is the residents' decision. She has not heard more than four or five people from the area say anything positive about the rezone. The development does not meet the needs of the residents in the area. She also feels like the ordinance is too open ended. It gives too much control to the developer. She felt that the ordinance is good, but it needs to be more defined.
- Ashley Nance of Providence said that when she went through the emails from the city she found a map that was included from 2004. She questioned where it came from. She said that the map shows that a previous council had rejected a project that was the equivalent of SFT. They changed it to a larger zoning designation. She wonders why the previous council did that.
- Mayor Drew explained that there is a contract with the developer that started in January 2005 regarding water shares. The City will have to pay for shares that have not been used in a development when 15 years is up. Currently, we would have to pay 480,000 if no more development was allowed.

- 152 • A Nance said that if that is the case, the City should consider going with the old plan that would put a mix  
153 of estate lots and quarter acre lots in that space. She felt that the residents would not be opposed to  
154 that.
- 155 • Mayor Drew explained that if the area were developed as an SFT zone, like the surrounding areas of the  
156 Highlands, it would have about 250 units. The proposed concept for the LCR rezone is about 275 units. So  
157 they are fairly compatible as far as density. He also said that even if the developer wanted to put more  
158 units in there, they couldn't go beyond the number of water shares.
- 159 • A Nance suggested cluster housing as opposed to LCR. Cluster housing usually has a maximum density. It  
160 could have the same density as the surrounding area, and still have the benefit of public open space and  
161 small yards for those who don't want a lot of yard maintenance. She feels that the residents of the  
162 Highlands moved up there to get away from crowding, and the LCR ordinance simply allows too much  
163 density.
- 164 • Sharell Eames asked for clarification on the water bill that will be due to the city if there is no further  
165 development. S Bankhead explained that if the developer develops enough units, then there is no bill at  
166 the end of 2020. Providence City does have funds from other developers that were given in lieu of water  
167 rights. These can be used towards the acquisition of water. However it does not guarantee that they will  
168 be used for this bill specifically.
- 169 • Mayor Drew explained that the problem is that under the current zoning, the lots aren't selling. This is  
170 why the developer has been unable to use all the water rights so far.
- 171 • L Fisher stated that when this agreement was being formed 15 years ago, this part of the development  
172 agreement was considered madness by many of the citizens.
- 173 • Shari Hall asked Mayor Drew to clarify the agreement with the developer that started in 2005.
- 174 • Mayor Drew explained that in January 2005, during Mayor Alma Leonhardt's term, the agreement was  
175 made. The agreement obligates the developer to bring water to the development. The requirement was  
176 457 acre-feet of water. The city initially purchased 100 acre-feet. This has already been paid for. The  
177 remainder of the shares are in the City's name, but we are obligated to pay the developer back if  
178 development does not happen. As of today it is about \$480,000 worth of shares for about 400 units.  
179 During the time intervening between Mayor Leonhardt's term and today, there were not sufficient zoning  
180 and planning adjustments made to allow the developer to build all of the units in the agreement.
- 181 • S. Bankhead clarified that when the final plat is recorded, that is when the City is no longer responsible to  
182 pay for the water rights.
- 183 • S Hall asked how many more homes can be built until a new ingress/egress is required. S Bankhead said  
184 that it is somewhere around 7 or 8.
- 185 • Aimee Delos-Reyes explained that the majority of the people in the Highlands have church obligations  
186 tonight and were not able to attend. She said that there has been discussion about compromise. She  
187 asked if the Mayor could suggest to the developer a compromise of 1/4 acre single-family lots. Mayor  
188 Drew said that the developer would have to propose it, but he could suggest it. Mayor Drew suggested  
189 that A Delos-Reyes get a group of neighbors together who are all in favor of such a compromise and come  
190 back to the next meeting.
- 191 • Mary Hubbard of Providence asked about the agreement made in 2005. She asked if there have been no  
192 attempts between then and now to put in any other developments.
- 193 • S Bankhead explained that when the development came in we didn't have a Single Family Large zone (1/2  
194 acre lots). The developer anticipated Single Family Traditional (1/4 acre lots). After the agreement was  
195 made, the City changed some ordinances. One of them was about street grades. The developer struggled  
196 to build roads that are in compliance with the ordinance. They have presented plans, but they haven't  
197 been able to make them work with the ordinances in place.
- 198 • K Allen explained that there have been an enormous amount of emails, and he is trying to get to them.  
199 Many of them have information that should be taken into consideration. He felt that Scott Findley's  
200 research should be looked into. This will not be a quick or easy decision. Many factors need to be  
201 weighed. He believes that the LCR zone is appropriate for Providence City, and that there are some areas  
202 in the City where it would work well.

- 203 • R Sneddon explained that he is reluctant to see that many acres zoned in this area before he is able to see  
204 how it affects the city. He thinks we should experiment first with a smaller area and see how it turns out.  
205 The Chugg property is a good place to test it.
- 206 • K Eck agreed that the Chugg property is a better location. It is bikeable and walkable and has better  
207 ingress/egress. She asked where the developer would put access in this proposed development.
- 208 • Mayor Drew explained that the developer has considered having the boundary line adjusted so that 90  
209 acres that are currently in Millville would be in Providence. Then he could build a road on those 90 acres.
- 210 • K Eck asked which city council would be responsible to make that decision.
- 211 • S Bankhead explained it would be both Millville and Providence City Council. She also stated that there is  
212 some history that would need to be looked into. This would also be an opportunity for the City to make  
213 another agreement with the developer in which the City can ask for concessions.
- 214 • B Fresz and D Giles are still researching and listening, and are not ready to make comments at this time.
- 215 • Mayor Drew explained that even when developments were proposed on transit corridors, similar  
216 comments were made by the public, such as concerns about traffic and not fitting the neighborhood.  
217 Residents of the Highlands say that this type of development should be on transit corridors, but those on  
218 transit corridors don't want it either. If the council felt it was a good idea, Mayor Drew would be willing to  
219 contact the developer and ask him if he would submit a revised petition for single-family housing. This  
220 was suggested by A Delos-Reyes earlier in the meeting.
- 221 • K Eck feels that everything north of 1000 South in that area should be zoned Single Family Traditional. She  
222 is concerned about ingress/egress to the area.
- 223 • Mayor Drew said that even if the zone were approved, if the developer cannot find a suitable  
224 ingress/egress, then the project would not move forward anyway.
- 225 • L Fisher explained that it is frustrating to hear the mayor argue with council members and residents.
- 226 • K Eck appreciates that the mayor responds to emails.
- 227 • J Ruteledge stated that the Mayor is setting a precedent with the Highlands. It will affect Millville, too.
- 228 • A Nance felt that Millville will probably not cooperate with a new ingress/egress plan. Therefore, the road  
229 would have to come back through Providence. She is concerned that the increased traffic will come onto  
230 roads that already have too much traffic. She doesn't think that the LCR ordinance fits anywhere in  
231 Providence. She would like to keep that density out of Providence.
- 232 • K Allen explained that the city needs to respond to the growth that is happening in the valley. We can  
233 determine what that will look like. We should carefully consider and plan with Millville in order to make  
234 the best decision.
- 235 • Mayor Drew explained that there are more jobs in Cache Valley than there are employees to fill them.  
236 Part of the reason for that is that there is not enough affordable housing. He explained that Logan is now  
237 building upwards because there is no more room.
- 238 • B Fresz reviewed some census data about Cache County. Cache County is the 6th least rural county in  
239 Utah. 15.7 percent of the population lives in rural areas. The population in 2010 in Cache County  
240 was 112,656. The estimate for 2017 was 124,438. The population of Logan in 2010 was 48,456. In 2017 it  
241 was 51,751. The area of Logan is 18.5 square miles. The population density is about 2,800 people per  
242 square mile. The population of Providence in 2010 was 6,992. The population in 2017 was 7411.  
243 Providence is 3.8 square miles. The density in 2017 is 1,950 people per square mile. Once Providence  
244 reaches 9800 people it will have the same density as Logan right now. The projections say that will  
245 happen by about 2030. He explained that Providence is urban based on the definitions from the Federal  
246 Government. Currently, we have 365 acres of undeveloped land in the city. What density do we need to  
247 accommodate 2,500 more people? Using the estimate of 3.5 persons per household, we can calculate it.  
248 About 25% of the land will need to be used for roads, which leaves us 243 acres. Based on these numbers,  
249 we will need about 3 housing units per acre. An SFT Zone is 3.75. However, this assumes no more parks,  
250 no retention ponds, no more commercial, no trails, no churches, and that all of that land is buildable.  
251 Assuming 10% of land is unbuildable (25 acres), 30 acres for parks and stormwater, and 5 acres for a  
252 church, that leaves about 180 acres. This means we need about four units per acre, which is an SFR zone.  
253 That is still without any retail or commercial.

- Mayor Drew explained that most of these developments are 5-10 year projects. The speed of growth is limited by the number of framers and also by banking requirements.

**Item No. 3. Review:** Pursuant to UCA 10-9a-408 Providence City Council will review the Moderate Income Housing report.

Discussion:

- Brian Carver of the Bear River Association of Governments (BRAG) helped city staff update the housing assessment. The state requires cities of Providence's size to submit a report detailing the demand for housing in various income brackets, and what the community is doing to address that demand. He explained that there is a demand for market rate and above market rate housing. This is about 80% of the demand. However, there is also a demand for moderate income housing. This is defined as a family of four making less than \$57,000 per year (80% of Cache Valley's median household income). Low income is a household that earns 50% of the median, and very low is a household that earns 30% of the median.
- B Carver has made recommendations in the needs assessment that will be submitted to the state. In his opinion, there are no significant regulatory barriers to housing in Providence. Reducing regulatory barriers was the State's intent when they created this law. Providence has the ability to meet the demand. It would mean building about 70 homes in the next 10-12 years that would be affordable to someone in the moderate income category. BRAG does not provide project-based housing assistance, but they do provide a Section 8 voucher to qualifying households who then select their own housing.
- K Allen asked how many years the vouchers last for.
- B Carver said that as long as their income levels qualify for the voucher, they can remain on it indefinitely. About 40% of the clientele will probably stay on it indefinitely because they are either elderly or have disabilities. The other 60% have an average participation time in the program of 18 months, and receive an average of about \$300 a month.
- K Allen asked where the majority of those who use the program indefinitely live.
- B Carver said that it is hard to pinpoint the exact locations. However, Logan has most of them. The southwest corner by the Golf Course has a lot. Spreading them out tends to work better.
- R Sneddon asked if BRAG ensures the adequacy and maintenance of the units in their housing program. B Carver explained that they are inspected regularly.
- B Carver said that Cache Valley does not need large housing projects. We just need a little here and a little there.
- Mayor Drew mentioned updating the Envision Cache Valley document. It is ten years old now. B Carver agrees. There has been a lot of change over the past 10 years.
- R Sneddon asked for examples of change. B Carver explained that housing markets and lending criteria are two of the big changes he sees. Lenders are more risk averse. They are requiring 20% down payments in order to get a good interest rate.
- Mayor Drew stated that the banks are putting a limit on what they will loan according to total household debt, not just housing debt.
- Shari Hall asked if the needs assessment is county based or city based.
- B Carver said that the data that determines the need is county based but the assessment is city based. He explained that BRAG only counts projects that have already been built.
- S Hall would like to see how much development is going on in the city, including projects that have not been built yet. She would like to see a report about the number of current projects or active building permits, perhaps published in the City newsletter.
- Ashley Nance read a quote from Robert James of the Planning Commission: "We have a perceived need to increase our housing density and I think that may be misguided because our own plan and our own studies put forward by the Bear River Association of Governments tells us that we are roughly a hundred plus more housing units than we are projected to need by 2020. So either the projection is way off or we have an excess of housing for our projected growth. The lack of this component is setting us up for significant failure. We have six objectives. Take a guess at how many of these objectives address how many housing units we need to add. Both in total, moderate, low. None of our objectives list exactly what we are trying to achieve. And that is where we are going wrong. We have this perceived mentality that we

306 are low on housing stock because its buried and we literally have to do our own calculations for the plan  
307 to find what we might need. We might be well above the total number of housing that is recommended  
308 by BRAG. Not just a little bit over, but over a hundred units potentially above what was projected to be  
309 needed. Without putting it as one of our objectives to either meet the BRAG plan or to actually, better  
310 yet, put numbers in there to recognize that every two years we are going to come back and see the state  
311 mandate, take a look at that and reevaluate those numbers. Unless we put those numbers somewhere  
312 where it is incredibly clear, we find ourselves in the situation where we are today. 'We're low on  
313 moderate housing, we're low on moderate housing. We've got to get more housing.' And yet, our own  
314 plan says we don't. There's really no arguing that this plan, developed by BRAG, says we need 387 houses  
315 by 2020, and we are roughly a hundred beyond that."

- 316 • K Eck said that from her experience in the real estate industry, we are very low on housing.
- 317 • B Fresz clarified that some of those numbers were for properties that haven't been built yet. Even if they  
318 built them double the current rate, we wouldn't make the target by 2020 for houses actually built.
- 319 • B Carver clarified that R James was counting approved homes that have not been built. He also said that  
320 there were some issues discussed about the consistency of data sources. He said that if the model was  
321 adjusted to take into account homes not yet built, it would require more homes than the current target.  
322 He would dispute that we have exceeded the target by 100 homes, or that we have exceeded the demand  
323 by 100 homes.
- 324 • S Bankhead summarized the key points throughout the assessment that needs to be submitted to the  
325 state by January 25, 2019.
- 326 • K Eck asked if we should include information about our proposed code amendments regarding accessory  
327 dwelling units (ADUs) in the report.
- 328 • B Carver said that would be helpful. However, there is no punitive action from the state if the report is  
329 unsatisfactory.
- 330 • K Eck asked when the Council could act on reversing the ordinance against accessory apartments. S  
331 Bankhead explained that the Council can change the wording, and then the Planning Commission can hold  
332 a public hearing and make a recommendation, and then it can come back to the Council. The Planning  
333 Commission will hold a public hearing on accessory dwelling units (ADUs) tomorrow.
- 334 • B Carver is confident that Providence's score from the state regarding the Moderate Income Housing Plan  
335 will be pretty high.

336  
337 **Item No. 4. Discussion:** The Providence City Council will discuss the Secondary Water Ordinance.

338 Discussion:

- 339 • Mayor Drew rewrote the draft ordinance. He explained that he took the concerns of residents and  
340 incorporated them. Spring Creek and Black Smith Fork water companies were given a copy of the draft  
341 ordinance in November. Representatives from both companies approved of the draft ordinance. There  
342 was a developer that put in the piping for a secondary water system. The City told the developer that they  
343 would provide secondary water at some point. However, an ordinance creating the utility is required  
344 before anything can be done.
- 345 • K Allen explained that he felt that the draft ordinance is a great starting point. He asked where the  
346 definition of "ditch water" is found in the draft. He asked how this would affect the workload of the public  
347 works department. He asked who would monitor landowners who were inefficiently using culinary water  
348 as required by the ordinance. He asked how the system will be pressurized.
- 349 • D Giles feels that this draft is looking better.
- 350 • B Fresz sees the value in having it in plain language. However, it could pose a problem when lawyers and  
351 judges become involved.
- 352 • R Sneddon asked how unwise use of water would be defined.
- 353 • K Eck said that it could be based on the water bill.
- 354 • Brent Speth, president of Spring Creek Water Company, thought that the purpose of the ordinance was to  
355 require developers to put in the piping for a future secondary system. He asked if this ordinance  
356 addresses that. Mayor Drew explained that it does not at this time. B Speth explained that he felt that

- 357 the city is taking on the expense of putting in the secondary system, but it should be the developers who  
358 pay for it.
- 359 • R Sneddon explained that he has heard from many developers who wished they could put in the systems  
360 in the beginning because it would be easier.
  - 361 • B Speth knows of at least one case in Providence where the developer would not put in the pipes because  
362 there was no ordinance that requires it.
  - 363 • R Sneddon explained that even when a developer has wanted to do it, we have had to say no because we  
364 have no ordinance for it.
  - 365 • B Speth said that it doesn't require an ordinance to lay pipe in the ground. It requires an ordinance to  
366 manage the water.
  - 367 • M Hubbard explained that she is concerned that this is such an expansive ordinance, even though  
368 currently it will only apply to the Hampshire Park area. She also thought that a developer could choose to  
369 put in their own secondary water system even without the approval of the city.
  - 370 • Mayor Drew explained that the cost would be lower for one city-wide system than for many small private  
371 systems. The ordinance is written to accommodate growth.
  - 372 • Sharell Eames stated that she is speaking as a shareholder and not as a representative of Spring Creek  
373 Water Company. S Eames asked how the system will be pressurized. She explained that the water from  
374 the water companies is used on a turn basis. The City would need a reservoir in order to have an on-  
375 demand, pressurized system.
  - 376 • S Bankhead explained that the system won't suddenly appear all over the city. It is a framework that  
377 allows for future expansion. The area that will be implemented first, around Hampshire park, already has  
378 the reservoir and the pump. It is ready to operate. There is nothing in this ordinance that says that Spring  
379 Creek Water Company has to change its rules.
  - 380 • S Eames stated that she doesn't think that there is enough water in the companies to support a city-wide  
381 system.
  - 382 • Mayor Drew explained that the city engineer will perform a feasibility study to determine which areas of  
383 the city can be covered. Mayor Drew does not know the timeline on the study. However, it will be  
384 available for review by the water companies when it is done. There are some areas of the city where it  
385 would not be feasible to implement a secondary water system.
  - 386 • M Hubbard asked what will happen if it is a dry year, or if more water is used than is available. Is there  
387 some way to restrict the system? Mayor Drew said that that is an engineering question. M Hubbard felt  
388 that it should be written into the ordinance. S Bankhead explained that it is written into the ordinance.  
389 The ordinance says that the Mayor may limit use of the secondary water system by proclamation in times  
390 of water scarcity.

391  
392 **Staff Reports:** Items presented by Providence City Staff will be presented as information only.

393  
394 R Stapley, Public Works Director:

- 395 • R Stapley explained the cost estimates handout that he gave to the Council regarding Hillcrest park. He  
396 also gave them the three concept plans that were done by engineers.
- 397 • K Eck liked the third plan because it allows for the city to add amenities later. R Stapley explained that  
398 even with the other plans, amenities could be added later, if the irrigation system was designed to  
399 accommodate them.
- 400 • B Fresz asked about parking.
- 401 • R Stapley said that it is a neighborhood park with streetside parking. We should therefore avoid putting in  
402 amenities which would draw large crowds, like splash pads.
- 403 • B Fresz asked how much was collected in park impact fees from that area.
- 404 • S Bankhead said about \$115,000 was collected. B Fresz asked how much we have spent so far. S Bankhead  
405 said that we have spent about \$65,000 so far.
- 406 • B Fresz said that we have about \$50,000 left of what the neighborhood has paid for, and now we are  
407 considering spending twice that much.
- 408 • K Eck felt that other areas will use the park as well.

- 409 • B Fresz felt that we need to start thinking about regional parks, and about the park master plan.
- 410 • K Allen explained that there are some things that will need to be done no matter what. We can't leave it
- 411 mud, and we will need to put in a sprinkler system.
- 412 • K Eck said that people could donate trees. The city doesn't need to pay for that.
- 413 • K Allen suggested that we let the neighborhood raise funds for extra amenities.
- 414 • K Eck suggested that neighbors might raise money for a basketball court.
- 415 • D Giles felt that we should just get the basics done first.
- 416 • Sheyler Gunnel, Recreation Director, said that it would be good to know where all the potential amenities
- 417 would go so that we don't waste money on the sprinkler system.
- 418 • R Stapley said it is probably inevitable that there will be some relocation of the sprinkler lines. However,
- 419 we can do the best we can to put the sprinkler grid around the areas where we think amenities will be
- 420 located.
- 421 • K Allen suggested having an ICON park.
- 422 • K Eck asked if R Stapley could get bids for the topsoil, the irrigation, and the grass so that the Council
- 423 could make a decision.
- 424 • K Allen asked about a gas leak that occurred at Canyon Road and 400 East
- 425 • K Eck asked about a stop sign that is on Grandview Drive where it intersects with Canyon Road. She thinks
- 426 that it would be better if it were placed on Canyon Road, because more traffic is coming out of Grandview
- 427 Drive. R Stapley said that he will think about it.
- 428 • R Stapley explained that there are no answers yet on the VW settlement. He has heard rumors that there
- 429 will be some answers in May. He also heard that there were many more applications than expected.
- 430 • The 2001 Fords that we have now are unreliable. R Stapley thinks that we could get a new one-ton truck
- 431 in about 4 months. The one-ton trucks are not in the VW settlement. We budgeted to purchase one.
- 432 • B Fresz is not opposed to getting a one-ton truck now.
- 433 • Mayor Drew said that we will look at the budget and talk about it.

434  
435 S. Bankhead, Administrative Services Director

- 436 • One of our employees is out for surgery.
- 437 • Executive staff worked on modifying the LCR ordinance using comments that we have received. The
- 438 Planning Commission will be discussing it tomorrow night.
- 439 • The detached ADU ordinance is going to public hearing tomorrow with the Planning Commission. They
- 440 will also work on future zones of recommended annexations.
- 441 • S Bankhead explained that development has not slowed down much this year.

442  
443  
444 **Council Reports:** Items presented by the City Council members will be presented as informational only; no formal  
445 action will be taken. The City Council may act on an item, if it arose subsequent to the posting of this agenda and  
446 the City Council determines that an emergency exists.

- 447 • K Eck reminded the Council that the RAPZ grant application is due by the end of February.
- 448 • S Bankhead said that she felt that focusing on the pickleball courts would be a good idea.
- 449 • K Allen suggested raising money for courts through pickleball tournaments.
- 450 • Mayor Drew explained that he would like to schedule a budget workshop on February 4th @ 6:00 p.m. He
- 451 said that there is not enough money to do all the things the Council has planned on doing without finding
- 452 another source of revenue. He feels that the City staff runs on a lean budget. They are paid less than
- 453 average for the area. He suggested keeping staff pay off of the table for cuts.
- 454 • Mayor Drew said that an emergency services fee of \$15 per month per household would raise \$410,000
- 455 per year.

456  
457 **Executive Session Notice:**

458 The Providence City Council may enter into a closed session to discuss pending or reasonably imminent litigation as  
459 allowed by Utah Code 52-4-205(1)(c).

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

461 allowed by Utah Code 52-4-205(1)(a).  
462 The Providence City Council may enter into a closed session to discuss land acquisition or the sale of real property  
463 Utah Code 52-4-205(1) (d) and (e).

464  
465 **Motion to enter an executive session – B Fresz, second – K Allen**

466 **Vote:**  
467 **Yea: B Fresz, D Giles, R Sneddon, K Allen, K Eck**  
468 **Nay: None**  
469 **Abstained: None**  
470 **Excused: None**

471 Entered approximately 10:00 pm

472  
473 **Motion to close the executive session – B Fresz , second – D Giles**

474 **Vote:**  
475 **Yea: K Allen, D Giles, R Sneddon, B Fresz, K Eck**  
476 **Nay: None**  
477 **Abstained: None**  
478 **Excused: None**

479 Closed approximately 10:30 pm

480  
481 **Motion to adjourn –K Allen, second – K Eck**

482 **Vote:**  
483 **Yea: B Fresz, D Giles, R Sneddon, K Allen, K Eck**  
484 **Nay: None**  
485 **Abstained: None**  
486 **Excused: None**

487 Meeting adjourned approximately 10:40 pm  
488 Minutes prepared by Mindi Petersen & Jesse Bardsley

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John Drew, Mayor

Skarlet Bankhead, City Recorder