

1 **PROVIDENCE CITY COUNCIL MEETING**
2 **April 24, 2018 6:00 PM**
3 **Providence City Office Building, 164 North Gateway Drive, Providence UT**

4 Opening Ceremony:

5 Call to Order: Mayor Drew
6 Roll Call of City Council Members: Mayor Drew
7 Attendance: Kirk Allen, Kristina Eck, Dennis Giles, Roy Sneddon
8 Pledge of Allegiance: Mayor Drew

9 Mayor Drew explained, earlier today the City received some devastating news. Jeff Baldwin
10 resigned from the City Council. He recently found out he has a terminal illness [leukemia].
11 Today, his doctor informed him he has ten days to live. Mayor Drew reported all the family
12 asked for was prayers on their behalf. Mayor Drew explained J Baldwin worked diligently and
13 was very influential in bringing forward some of the items the Council will be considering
14 tonight. Mayor Drew stated in his [J Baldwin] honor, the Council would try to do their best
15 tonight. He asked that the people be patient and respectful as we are mourning.

16 Opening Remarks – Prayer: Sharell Eames

17 **Approval of the minutes**

18 **Item No. 1.** The Providence City Council will consider approval of the minutes of April 10, 2018.

19 **Motion to approve the minutes of April 10, 2018 – K Allen, second – D Giles**

20 **Vote:**

21 **Yea: K Allen, K Eck, D Giles, R Sneddon**

22 **Nay: None**

23 **Abstained: None**

24 **Excused: J Baldwin**

25 **Corrections:**

- 26 • Lt. Bartschi spelling throughout the document
- 27 • Page 2 line 6 master **transportation** plan
- 28 • Page 2 line 10 Mayor Drew asked ~~the problem with transient~~ **if there are more emergency calls**
29 **to multi-family developments in Providence City.** explained have ~~did not seen an increase in~~
30 **calls because of the apartments** **experience more emergency calls to multi-family buildings**
31 **located** on Gateway Drive.
- 32 • Page 6 line 1 working **with City staff** on changes to the draft
- 33 • Page 6 line 4 Create the **utility department**
- 34 • Page 6 line 9 ~~felt~~ **explained**
- 35 • Page 6 line 15 felt **the engineering feasibility study** would
- 36 • Page 6 line 30 Cache County ~~attorney~~ **Roads Manager**
- 37 • Page 6 line 31 **There** will be a meeting
- 38 • Page 7 line 26 ~~2,995.95~~ **2,993.95**
- 39 • Page 7 line 8 working on projects that ~~Mayor Drew has wanted her to from the start~~ **need to be**
40 **addressed** but just hasn't had time.
- 41 • Page 7 line 46 used when the **painting hung in the previous city office building**

42
43 **Public Comments:** Citizens may appear before the City Council to express their views on issues within
44 the City's jurisdiction. Comments will be addressed to the Council. Remarks are limited to 3 minutes per
45 person. The total time allotted to public comment is 15 minutes The City Council may act on an item, if it
46 arose subsequent to the posting of this agenda and the City Council determines that an emergency
47 exists.

48 Mayor Drew explained that as members of the audience raise their hands, he would invite them to
49 come to the podium to make comment. He asked that they state their name and city of residence. He
50 explained the public comment portion is 15 minutes. Mayor Drew will also take public comment during
51 the agenda items. He also holds a town hall once a month for people to learn and ask questions. The
52 town hall topics vary.

53 • Laura Fisher discussed the existing planned district in the City zoning code 10-4-3. She felt it
54 would meet all the applicant's requirements except the townhomes; which is the only thing
55 citizens have objected to in the proposal. She felt the planned district allowed creative
56 residential development, excluding townhomes, apartments, or twin homes. The planned
57 district has a 10-acre minimum compared to the 2-acre minimum in the Life Cycle zone. She
58 read the following sections from the planned district ordinance:

- 59 *b. That each individual unit of development as well as the total development, can exist as an*
60 *independent unit capable creating an environment of sustained desirability and stability, or that*
61 *adequate assurance will be provided that such objective will be attained; and that the uses*
62 *proposed will not be detrimental to present and potential surrounding uses, but will have a*
63 *beneficial effect which could not be achieved under other zoning districts;*
64 *c. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic,*
65 *and increased densities will not generate traffic in such amounts as to overload the street network*
66 *outside the P District;*
67 *d. [L Fisher did not read the content in item d.]*
68 *e. That the area surrounding said development can be planned and zoned in coordination and*
69 *substantial compatibility with the proposed development;*
70 *f. That any exception from standard ordinance requirements is warranted by the design and*
71 *amenities incorporated into the general development plan, in accordance with adopted policy of*
72 *the Planning Commission and the governing body;*
73 *g. That the P District is in conformance with the Master Plan; and,*
74 *h. That existing or proposed utility services are adequate for the population and use densities*
75 *proposed.*

- 76
- 77 • L Fisher reviewed her concern with the irrigation water associated with the property. She felt
78 there should be a 401 permit. She is concerned with parking, increased traffic in all parts of
79 town, and rush hour gridlock. She also expressed her concern with crowding and unnecessary
80 trouble for schools. She does not understand the rush to approve the ordinance. She felt
81 Council Member Eck should recuse from voting.
- 82 • Mary Hubbard is not opposed to the annexation, as it will come in zoned Ag and rezoned later.
83 She was also concerned with the proposed life cycle zone. She felt putting close to 200 housing
84 units would alter the area. School impact is for another conversation. She objected to the
85 Mayor's statement in the newsletter that the landowners are responsible for higher housing
86 costs. Growth is expected but it is wrong to insinuate that ranchers and farmers are responsible
87 for higher housing costs.
- 88 • Cindy Montoya reviewed the concept drawing in the feasibility study.
- 89 ○ Mayor Drew explained there is no current plan; the developer has not submitted a
90 concept application and plan. He explained that there are three parcels that makeup
91 the Chugg property. One parcel is 17 acres and in the city of Providence's future
92 annexation plan. The other two parcels are in River Heights' future annexation plan.
93 The developer has a petition to annex the one parcel that is in Providence's plan. If the
94 annexation proceeds there are two steps. The first step is an annexation agreement
95 with the City. The second step is the annexation itself. The property is currently coming
96 in agricultural. This means that they would have to come to us to petition to change that

- 97 zoning. A notice must go out and a public hearing about the rezone has to take place.
98 The developer would then go back to the drawing board and come up with a
99 development plan to submit to the city.
- 100 ○ Cindy Montoya looked at Envision Utah and Envision Cache Valley. She explained they
101 state, keep the cities, cities; invest in our towns – our centers for living, industry and
102 cultures. Keep the county, county; protect the agricultural and natural lands that sustain
103 us. She also quoted a Deseret News Op-Ed “Farmland is being sold and developed in
104 multiunit housing developments faster than you can say trouble”. She said she would
105 email the link to the article to the council members. With over 200 townhomes in
106 Providence and another 164 townhomes being built behind Macey’s, she feels this is not
107 smart planning but a development explosion.
- 108 ○ K Allen appreciated C Montoya’s comments and concerns. He explained that Mayor
109 Drew is correct; this is a long process. He explained this is a thing of great concern and
110 none of the development and growth is taken lightly.
- 111 ○ Mayor Drew thanked C Montoya for continued attendance.
- 112 ● Sharell Eames explained she is very interested in the political process and shares what she learns
113 with friends and neighbors. She is a bit alarmed with the life cycle residential zone because of
114 the quickness of which it has come; and that it will be applied in many areas besides the Chugg
115 property.
- 116 ● Deborah Teare asked that the council consider increasing the impact fees before any more
117 development is allowed. She felt developers were coming to the city because the impact fees
118 were low.
- 119 ● Dianne Rhotton presented the council with a petition that was given to River Heights City when
120 they were considering a townhome development. Over 500 River Heights citizens have signed
121 the petition against the townhomes. Many people are upset because the high-density is right by
122 the school and because sex offenders do not always register. She felt high-density brought more
123 crime. She is 77 years old, has moved over 40 times, and retired here [River Heights] 22 years
124 ago. She felt it would be townhomes from one end of the valley to the other. She asked about
125 the bridges.
- 126 ○ Kirk Allen asked how much crime goes on in the townhomes by Lamplighter.
127 ○ D Rhotton explained it was the high density that brought crime.
- 128 ● Karina Brown of Nibley is a candidate for District 5. In 2015, her mother passed away in the
129 health care coverage gap. She has been an advocate for Medicare change. Protecting the
130 children, guarding their views, and lifting the poor are all endeavors she believes in. One aspect
131 of concern for economic development is the Utah housing shortage. Mixed housing should
132 meet the needs of Cache Valley’s residents. The housing shortage hinders the ability for Utah to
133 compete with other states for desirable businesses.
- 134 ● David Stott, Providence resident adjacent to Chugg property. He asked the council why they live
135 in Providence. For him it is the clean neighborhood and rural residential country feel. He grew
136 up in Draper in the 80s. He would not live in Draper today. He is a patent attorney. He felt there
137 would be an issue where the life cycle zone is located. Do you want to have a stack of
138 townhomes next to your homes? The purpose is to protect property values. He felt townhomes
139 would mess that up. He did not feel it would be consistent to have townhomes there. There are
140 other areas in the City that would not get the backlash from the residents. He felt it was very
141 experimental.
- 142 ● David Stott expressed sympathy for Council Member Baldwin.

- 143
- Danny Macfarlane does not know of any documentation that supports the theory that townhomes devalue housing. There is a lot of data that states that integrating housing types helps stabilize neighborhoods. He felt the City was being proactive.
- 144
- 145
- Roxanne Bilbao expressed concern that some developers do not work with the City.
- 146
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148 **Business Items:**

149 **Item No. 1. Financial Report.** Representatives from Ulrich & Associates will review the Financial Reports
150 for fiscal year ending June 30, 2017.

- 151
- Kaela Cornwell reviewed the Annual Financial Report for the Year Ended June 30, 2017. She reviewed Page 2 and explained Pages 5 – 11 are a good summary of the report.
- 152
- K Cronwell reviewed Page 18, the Balance Sheet – Governmental Funds. She explained the unassigned balance is a little high; it is \$140,000 over the limit. Page 19 is the income statement for the year. Page 22 reviews the Proprietary Funds. Page 23 is the income statement for the Proprietary Funds. Page 26 begins the notes. Page 38 reviews the long-term debt in the Water Fund. She thanked the City staff for their cooperation during the audit.
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- Mayor Drew explained the report only verifies the totals. It does not speak to the efficiency.
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160 **Item No. 2. Exception to Title 11.** The Providence City Council, acting as a land use authority, will
161 consider a request for an Exception to Title 11 Subdivision Regulations by allowing phasing for a two-lot
162 subdivision located in the general area of 506 West 100 South, requested by Danny Macfarlane.

163 **Motion to approve the Exception to Title 11 – K Allen, second – R Sneddon.**

164 **Vote:**

165 **Yea: K Allen, K Eck, D Giles, R Sneddon**

166 **Nay: None**

167 **Abstained: None**

168 **Excused: J Baldwin**

169 Discussion prior to vote:

170 Danny Macfarlane explained the history of the property. The property was bisected when 485 West was
171 built.

- 172
- S Bankhead read the requirements from the City Code and the staff report.
173 The developer of The Corner subdivision is requesting that this project receive an exception
174 from that requirement. The two lots will be held under separate ownership and will be
175 developed by the separate owners at a time as each sees fit. The entire project is 2.5 acres- Lot
176 1 will be located West of the roundabout and is .65 acres. Lot 2 will be east of the roundabout
177 and is 1.85 acres.
178 There is no immediate infrastructure need related to the development of this project that would
179 be resolved by requiring both lots to be developed in a single phase. Any improvements are
180 related to each specific lot.

181 **FINDINGS OF FACT:**

- 182
1. ESR reviewed and discussed the exception to title request, in conjunction with the preliminary plat, on March 20, 2018.
- 183
2. The exception to title request has been reviewed by Staff and is being presented for consideration for recommendation to the Providence City Council.
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186 **CONCLUSIONS OF LAW:**

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1. That all necessary reviews have been met and the Commission may make a recommendation to the City Council regarding the approval of this ordinance.
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CONDITIONS:

1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules, etc.

Recommendation: Staff and the Planning Commission recommend to the City Council that they vote in favor of granting this exception to title.

Item No. 3. Discussion: Dan Cox will propose options for 700 South in the Sunrise Acres 3 subdivision.

- Dan Cox reviewed the history of the project. He gave the Council a copy of the original plat and a copy of a cul-de-sac plan. His concern was that after the court decision [determined that 2100 South was non-existent], he, the developer was left in a position that he could not tie into a road that no longer exists. He explained this is not an ideal situation. He felt there were two options; in his mind only one option works. His preference is a cul-de-sac with a road connecting to the west. He proposed in order to do this, they take the end lot and create a cul-de-sac and install a feeder street to the west, which meets the city code.
- K Allen explained Mr. Cox has been at this a long time. He felt we needed to consider the options and help Mr. Cox with is development.
- K Eck agreed with K Allen.

Item No. 4. Ordinance No. 2018-004 Code Amendment. The Providence City Council will consider for adoption an ordinance amending Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking Requirements by adding Section 9 Design Standards for Residential Development.

Motion to approve Ordinance No. 2018-004 – Code Amendment – K Eck, second – R Sneddon

Vote:

Yea: K Allen, K Eck, D Giles, R Sneddon

Nay: None

Abstained: None

Excused: J Baldwin

Discussion prior to vote.

- S Bankhead reviewed the background of the code amendment.

Background Information: During the summer of 2017, a project was presented to the City that would have involved the construction of townhomes in an area that is predominantly residential. Though the project was not approved, out of the discussions surrounding the project came a request for the City to prepare design guidelines that will govern all multi-family (apartment/townhome) projects in Providence, regardless of the location. Since that time, staff has created and presented a draft set of standards and presented them to the Planning Commission. The standards are taken from a variety of sources: ordinances from cities of similar size were consulted; public feedback was incorporated; and the Commission’s changes and requests were included as well.

It should be noted that these design guidelines don’t apply solely to one zone. They are to govern **all** multi-family development in Providence City, regardless of the zone or location. Any multi-family (townhome/apartment) project in the City will be subject to the architectural, landscaping and other standards contained in this ordinance. It should also be noted that these standards are not being created to favor or prejudice any one project. The City does not have any projects up for consideration that would be impacted by these standards.

FINDINGS OF FACT:

- 234 1. Utah Code 10-9a-302(2) tasks the Planning Commission with making land use
235 recommendations to the legislative body, which in Providence City's case is the City Council.
236 2. Utah Code 10-9a-205 requires Providence City to hold a public hearing(s) when considering
237 adoption or modification of a land use ordinance. The public hearing being held tonight,
238 April 11, 2018, satisfies this requirement.
239 3. The attached ordinance has been reviewed by Staff and, at the request of the Commission,
240 was presented for public hearing and consideration for recommendation to the Providence
241 City Council.

242 **CONCLUSIONS OF LAW:**

- 243 2. That all necessary review and hearings have been held and the Commission may make a
244 recommendation to the City Council regarding the approval of this ordinance.

245 **CONDITIONS:**

- 246 4. There are no recommended conditions.
- 247 • Mayor Drew explained Council Member Baldwin asked for design standards after voting to deny
 - 248 a rezone request for the corner of 100 North and 200 West. He also reported Baldwin was very
 - 249 dedicated to seeing the design standards put into the city code.
 - 250 • K Eck was grateful to have this in front of the Council.
 - 251 • R Sneddon expressed concern that four parking spaces per single-family units were required;
 - 252 yet, only two spaces were required for each multi-family unit.
 - 253 • D Giles felt two spaces was quite tight; he suggested a third space. D Giles explained if they have
 - 254 garages, there would be room for parking.
 - 255 • Ned Miller felt requiring additional setback for parking would help.
 - 256 • Bob Bissland agreed with R Sneddon. He felt assuming two cars per units was not enough.
 - 257 • K Eck liked how the document was prepared and thanked the Planning Commission for all of
 - 258 their efforts.
 - 259 • K Allen agreed. He felt the code was well thought out.
 - 260 • Ruth Nielsen explained Blackhawk parking. K Eck clarified the Blackhawk units have a garage
 - 261 and one parking space per unit.

262 **Item No. 5. Ordinance No. 2018-005 Code Amendment.** The Providence City Council will consider for
263 adoption an ordinance amending Providence City Code Title 10 Zoning Regulations, Chapter 4
264 Establishment of Districts by adding Section 6: Life Cycle Residential zone.

265 **Motion to approve Ordinance No. 2018-005 – Code Amendment – K Allen, second – K Eck**

266 **Vote:**

267 **Yea: K Allen, K Eck, D Giles, R Sneddon**

268 **Nay: None**

269 **Abstained: None**

270 **Excused: J Baldwin**

271 Discussion prior to vote.

- 272 • S Bankhead reviewed the background. She explained people have asked for areas where their
- 273 children or their parents can live in Providence. She also receives calls to build a second home
- 274 on a single-family lot for aging parents, and calls to convert a portion of an existing home to an
- 275 accessory dwelling unit. She explained people want more housing options than Providence City
- 276 currently has to offer.
- 277 • S Bankhead also explained the City staff and Planning Commission had started discussions on a
- 278 mixed residential area prior to inquiries from the Ridgview developer.

- 279 • S Bankhead explained it is not unusual for the City to involve the development community when
280 considering land use code.
- 281 • Mayor Drew explained other cities have similar zones; they call them mixed residential use.
- 282 • Mayor Drew reviewed the members of the Planning Commission. He explained they are a
283 talented and dedicated group. They have put a lot of time and thought into the life cycle
284 ordinance.
 - 285 ○ Ruth Ann Holloway is a business owner and has been appointed by the Governor to
286 serve on two different committees related to her profession.
 - 287 ○ Gary Sonntag served over 20-years as the City of Price Public Works Director.
 - 288 ○ Brent Fresz works for Post Holdings and is a chemical engineer.
 - 289 ○ Robert James is a mechanical engineer and owns Hycomp in Hyde Park.
 - 290 ○ John Parker was an aerospace engineer for ATK for over 39 years.
 - 291 ○ Rowan Cecil, a petroleum engineer, has worked on projects around the world.
 - 292 ○ Robert Perry is a former village council member, police officer, and county
293 commissioner from upstate New York.
- 294 • K Eck reported she recently went out-of-town [St George] and stayed with friends that lived in
295 an area that would fit the life cycle zone. She felt the community and amenities were wonderful
296 together.
- 297 • D Giles felt the ordinance gives the City another option for development.
- 298 • S Bankhead explained staff and Planning Commission listened to the citizen concerns. The
299 proposed ordinance incorporates regulations that would mitigate concerns such as wall-to-wall
300 multi-family, parking concerns, landscaping, and esthetics.
- 301 • K Eck appreciated the review of the proposed ordinance in a recent city newsletter.
- 302 • K Allen explained this zone is not attached to any piece of property in the City right now. If a
303 developer wants to use this zone, they will have to go through the rezone process. It is zone
304 with requirements that meet some pretty high standards.
- 305 • R Sneddon used an analogy – he has five tools he uses to twist pipes. It depends on where the
306 pipe is located which tool he uses. The life cycle is a tool. He expressed concern about the lack of
307 phasing restrictions. Mayor Drew reviewed the section on phasing.
- 308 • S Bankhead explained the City Attorney has also reviewed the proposed code.
- 309 • R Sneddon explained that in an integrated area of living space, everyone should be in a
310 cooperative mode regarding the maintenance; the properties need to be maintained. He
311 suggested requiring a homeowner’s association (HOA).
- 312 • C Woolley did not know of any communities that require HOAs. But explained that there is not
313 anything that would prohibit the City from requiring an HOA. He felt it would be difficult to
314 create an ordinance that would meet all of the variables involved in different type of
315 developments.
- 316 • Ned Miller felt the discussion may be confusing CC&R (Covenants, Conditions, and Restrictions)
317 with an HOA.
- 318 • Craig Winder explained he would not be able to sell townhome units if there was not a HOA. The
319 market will dictate, especially when there are shared walls and/or roofs.
- 320 • L Fisher asked if this was crafted as a rezone. Mayor Drew explained this is not a rezone. K Eck
321 explained, as R Sneddon stated earlier, this is another tool. It was explained this ordinance is not
322 related to a specific location. If a developer wants to use this zone, they must go through the
323 rezone process. L Fisher felt the reason for zoning was predictability. Not knowing where this
324 zone is going is the problem. She explained zoning is for restricting use so people can make

- 325 plans. She felt zoning was to protect people against future plans that would be incompatible
 326 with their homes, plans, and investments.
- 327 • K Brown explained she has lived all over the country. She commended the Council for their
 328 approach to housing and planning for growth. She referred to Salt Lake Tribune Article on
 329 housing and the University of Utah Kem Gardner Report that discusses housing. *This is probably*
 330 *the one topic that no one is talking about that is really our biggest economic threat . . . At the*
 331 *current pace of price increase, fifteen years from now a home worth \$125,000 in 1991 will*
 332 *skyrocket to a value of \$736,000. We cannot continue to have economic success unless we*
 333 *address this . . . The Chamber intends to use study data to influence local government to*
 334 *alleviate the situation with land use policies that drive intelligent development patterns that*
 335 *affect overall housing prices. It is all about choices and we need a balance of different types of*
 336 *housing available for different levels of income all across the valley, so that people have choices.*
 - 337 • B Bissland would request from the council, that as people are talking those people not be
 338 interrupted as they are speaking.
 - 339 • George Hill has lived in Providence 55 years. “You should have seen it then.”

341 **Item No. 6. Discussion.** The Providence City Council will discuss the quarter-cent sales tax option for
 342 transportation.

- 343 • Mayor Drew reviewed the quarter-cent sales tax. He reviewed information provided by Cache
 344 County. SB136 changed the State Code so counties can impose a quarter-cent sales tax increase
 345 for roads. Assuming the County Council passes the increase, the county will get 100% of the
 346 revenue the first year. After the County distributes the money, the County will get \$900,000 and
 347 the Transit District will get \$1.4 million.
- 348 • The County has requested recommendations from the cities. This recommendation has no
 349 weight – it is just a recommendation.
- 350 • D Teare felt impact fees should be increased so that the roads could be maintained. Mayor Drew
 351 explained impact fees could not be used for maintenance.
- 352 • Mayor Drew asked for a recommendation from the council members.
 - 353 ○ D Giles recommended no
 - 354 ○ K Eck did not feel she understood the issues enough to express an opinion.
 - 355 ○ R Sneddon recommended yes.
 - 356 ○ K Allen recommended yes.

357 **Item No. 7. Discussion – Code Amendment:** The Providence City Council will discuss a proposed code
 358 amendment to Providence City Code Title 8 Water and Sewer by adding Chapter 5 Secondary Irrigation
 359 Water.

360 Mayor Drew explained there is an open invitation from Hyrum City for a tour of their secondary water
 361 operation to see how it works.

362 R Daniels asked about 8-5-2 purpose A., item number two and what it refers to. Mayor Drew explained
 363 this is a draft from the council in 2009. The draft was used as a starting point. S Bankhead explained
 364 once this was in place the City wanted to incorporate the ability for people to continue to use their
 365 shares.

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

367 S Bankhead:

- 368 • S Bankhead explained Maria Vasquez left her employment abruptly.
- 369 • The April financials will be out by the end of the week.

- 370 • S Bankhead attended the Finance Officers conference last week. She explained the ability to
- 371 develop a street maintenance utility fee is possible. The information is in place and is something
- 372 that can be utilized.
- 373 • K Eck asked for more clarification. S Bankhead explained it is similar to a storm water utility fee.
- 374 Mayor Drew explained that currently there are no mechanisms to set these funds aside.
- 375 Someone with engineering and financial talent would be best to look at how the fee could be
- 376 used.
- 377 • S Bankhead explained cyber security was a big topic at the conference. Be very careful.
- 378 R Stapley:
- 379 • R Stapley explained the PW Crew is making a mess cleaning up the limbs throughout the City.
- 380 • The surface treatment schedules are getting coordinated.
- 381 • Baur Avenue was advertised for bid.
- 382 • Earth-Tec Engineering reconnaissance report is still in draft, but does indicate we need to move
- 383 forward with the fault study.
- 384 • Twin D has started the sewer line camera project.
- 385 • Plans are moving forward to remove storm water from the 1000 South irrigation pipe.
- 386 • K Allen asked if the pickleball courts are busy.
- 387

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

Dennis Giles:

- 392 • D Giles asked about rooms for September league meeting. Staff will reserve four rooms for
- 393 council.
- 394 • D Giles expressed concern about the time taken during public comments. He felt comments
- 395 should be kept at the 3-minute limit.

Kristina Eck

- 397 • K Eck agreed with D Giles on the public comments.
- 398 • K Eck asked about the Kohler property discussion. R Stapley felt T Kohler was willing to work
- 399 with the waterline project. However, he seems to be backing off from the subdivision process.

Roy Sneddon

- 401 • R Sneddon also expressed concern about the public comment. He felt the council responding
- 402 was for clarification – not arguing. Mary Hubbard explained many people want to make their
- 403 comments and then have questions. They may not be someone that can keep their train of
- 404 thought when interrupted.
- 405 • Mayor Drew felt it was important to explain the processes.

K Allen – no additional comments.

Mayor Drew

- 408 • Mayor Drew reported he and staff met with the Ironwood Developers.
- 409 • Mayor Drew reported he and staff met with Curt Webb and Jay Stocking to discuss secondary
- 410 water. C Webb suggested a special service district to pay for it.
- 411 • Mayor Drew reported he and staff met with Kent Dunkley and Jerry Fickas. They would like a
- 412 letter from the City.

Executive Session Notice:

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

416 The Providence City Council may enter into a closed session to discuss professional competence or other
417 factors allowed by Utah Code 52-4-205(1)(a).

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

420
421 Motion to adjourn – D Giles, second – K Allen

422
423 Meeting adjourned at approximately 10:05

424 Minutes prepared by Mindi Petersen

425

426

427

428 _____
John Drew, Mayor

428 _____
Skarlet Bankhead, City Recorder

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DRAFT