

Community Context

REGIONAL CONTEXT

Providence is a small community that is part of the larger metropolitan area of Logan in Cache Valley. The valley is bound by the Wellsville Mountains to the west and the Bear River Mountains to the east. Smaller towns and communities dot the valley, with the greater, more urban population found along the east. Because of the interconnected nature of all of the various communities that make up Cache Valley, the Cache Valley Regional Council adopted a 2040 vision plan to help guide future growth. The document process included extensive public engagement, scenario planning, and exploring growth issues and choices. The following Growth Principles embody many of the values held by people of the region. Because Cache Valley is experiencing rapid growth and is expected to do so in the future, it is imperative that this growth be well planned and responsive to the preservation of the agricultural character and beauty of the region.

ENVISION CACHE VALLEY GUIDING PRINCIPLES

1. Enhance existing towns and cities and maintain individual community identity by encouraging inward growth and more compact development and buffering community boundaries with agrarian and natural lands
2. Encourage mixed-use neighborhoods and town centers that include a variety of housing options and that allow individuals and families to live close to where they shop, obtain services, go to school, work, and play
3. Develop clean and sustainable industry and good-paying jobs close to home
4. Provide a balanced transportation network with improved roadway connections, enhanced public transportation options, and streets that encourage bicyclist and pedestrian mobility
5. Invest in efficient infrastructure systems to serve existing communities and future growth. These systems manage such services as water, sewer, waste disposal, and energy
6. Protect, preserve, and improve air quality, water quality, wildlife habitat, agricultural land and scenic beauty of Cache Valley
7. Maintain and improve access to recreation by connecting local recreational amenities to a regional network
8. Expand local recreational systems, providing small parks located near where people live and linked by trails for walking and biking

COMMUNITY + PLANNING HISTORY

In the 1850's, early settlers of The Church of Jesus Christ of Latter-Day Saints (Mormons) began to erect cabins, layout a narrow roadway from the "Big Spring" and give the little community the name "Spring Creek Settlement". In time, the small group grew from a few families to sixteen families, and by 1859 and the settlement was renamed "Providence". By the 1870's the town had been developed into a grid pattern consisting of 8-acre blocks, each divided into six lots. Agriculture was the dominant industry in the community. There were small commercial activities that included mercantile shops, mills, brickyards, blacksmith shops, and a sugar beet factory. Over the next 40 years the population more than doubled, and by 1910 there were approximately 1,020 residents. Growth in the community remained relatively minimal, until the 1980's, when the population grew steady over the next three decades to reach an estimated population of 7,595 in 2018, according to the 2018 United States Census estimate.

In December of 2000, the City's first General Plan was completed. This document provided the City with the base information to help guide and direct the vision and goals of the community. Progress towards implementation of the first General Plan goals include designation of zones hazardous for residential development, creation of two new parks, implementation of impact fees for the continued development of community parks, open space, and activity centers, improvisation of transportation routes, and examination of vehicular routing problems with roundabouts. A status assessment of Master Plan 2000 goals is provided in Appendix X. Many of those goals remain relevant and are carried forward into this plan. Ideas and goals carried forward include design review guidelines, where and how residential development should occur, continued development of parks, open spaces, and trails, and continued provisions for safe, flexible, efficient and aesthetic transportation.

The following time line highlights some of the key events in City history, with a emphasis of those moments related to planning, growth, and change.

PROVIDENCE CITY TIMELINE

Providence becomes one of the six original settlements of Cache Valley — **1859**

1861 — The first post office is established. The first sawmill, school house, and blacksmith shop quickly follow

Construction of "Old Rock Church" is completed — **1871**



Old Rock Church

Providence gains effective electricity — **1909**

The Logan Rapid Transit comes to Providence — **1912**

"Theurer's Store" opens as a Grocery and Meat Market — **1929**

After a 50 year lull the population doubles, suddenly reaching 2200 — **1970**

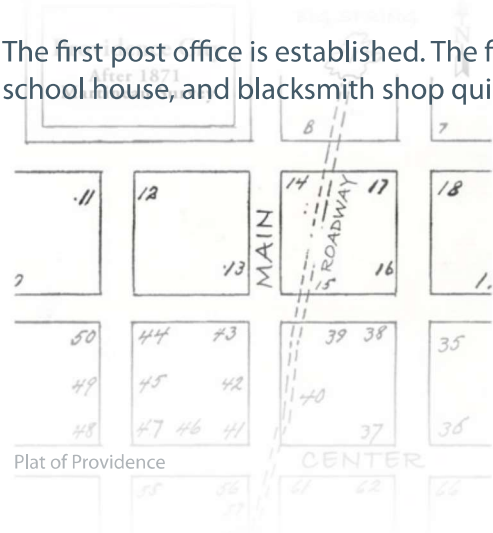
The first zoning ordinance is approved by the city council — **1991**

Providence continues to grow, reaching 4,000 residents. The City's first General Plan is adopted — **2000**

Maceys, the first major consumer development opens in Providence — **2007**

2011 — According to the 2010 US Census the population reaches 7,075

2017 — Begin General Plan update preparation



The Town Incorporation of Providence is approved. Soon after, Hopkin John Mathews is elected as the first President of the Board



Hopkin John Mathews



Providence circa 1970's



Population Growth



Maceys grocery store

WHAT HAS CHANGED SINCE THE 2000 GENERAL PLAN?

Since the General Plan was completed in December of 2000, there have been many changes to the community. The population grew from 4,377 residents in 2000 to an estimated 7,595 residents in 2018. The City’s largest retail development, Maceys, was completed, along with a bank, fast food establishments, offices, and medical service clinics. Many new single-family homes have been built along with townhome and apartment developments in the northern sections of the City. Construction continues on new roadways, streetscape improvements, and improved/additional connections to Logan.

Principles

Principles Governing Master Plan 2000

- 1) Maintain the character of Providence as a residential community.
 - Characterize the community by family dwellings.
 - Develop Providence as a livable community.
 - Develop planning flexibility and quality control.
 - Continue the community's rural character.
 - Preserve valued historic community assets.
 - Create civic spaces and safe, pedestrian-friendly streets.
 - Develop schools, city center, parks, as centers of community activity.
 - Encourage preservation and management of open spaces.
 - Continue domestic animal privileges under appropriate controls.
 - Develop mixed-use neighborhoods (retail, commercial, and a full range of housing opportunities).
 - Promote commercial development compatible with Providence's residential character.
- 2) Provide planned, orderly growth.
 - Extend city boundaries by contiguous annexations according to Providence City Boundary Declaration.
 - Organize annexations to avoid creation of islands or peninsulas.
- 3) Maintain a rate of growth consistent with the City's ability to provide public services without hardship on the citizens.
 - Develop sensible growth policies and sustainable community design.
 - Manage all public services within the City, including water - both culinary and irrigation, sewer, roads, parks, police protection, fire protection, animal control, waste disposal, and utilities, including staffing.
 - Develop flexible and accessible transportation systems.
 - Organize development and financial stability according to the Master Plan.
 - Secure grants and tax credits to fund community planning.
 - Require new development to bear the cost of capital improvements.

Principles conf'd

- 4) Maintain and develop the Master Plan for the growth and evolution of the City.
 - Assess existing concerns within the City.
 - Assess municipal resources and other options available for solving the concerns.
 - Utilize neighborhood meetings to obtain a better perspective regarding public perception of planning issues.
 - Update the Master Plan every five years under Planning Commission direction.
 - Work with the Cache County Planner and other municipalities to verify compatibility of the Master Plan with surrounding communities.
- 5) Ensure that significant, quality, sustainable commercial development becomes a reality.
 - Strengthen the economic base of the community by encouraging the growth of a quality commercial area.
 - Focus prime development opportunities on strong retail facilities that generate sales taxes. (Res 09-035, 12/08/2009)
 - Use sales tax revenue to offer incentives to attract quality development.
 - Encourage annexation of parcels for commercial development.
 - Extend city boundaries by contiguous annexations critical to city tax base according to Providence City Boundary Declaration.
 - Establish a new high standard for quality commercial development in Cache Valley.

PROVIDENCE CITY MASTER PLAN1 DECEMBER 2000princpgc-1

PROVIDENCE CITY MASTER PLAN1 DECEMBER 2000princpgc-1

PROVIDENCE TODAY

Providence, while once a farming community, has now become a desirable residential suburb of the neighboring City of Logan. Providence is a city where generations have grown, and where new families have come to raise their children. For a time, much of the commercial activities disappeared from the City, but over the last decade there has been new retail, office, and commercial growth. This signifies a shift for the City as the continuation of this type of development will provide not only an improved tax base but closer or walkable access to these uses for residents.

Parks and recreation opportunities continue to improve, including the addition of amenities such as a splash pad, pickleball court, and new playground equipment. The City has taken valuable steps in improving irrigation in the City and has saved thousands of dollars through better water sourcing and practices.

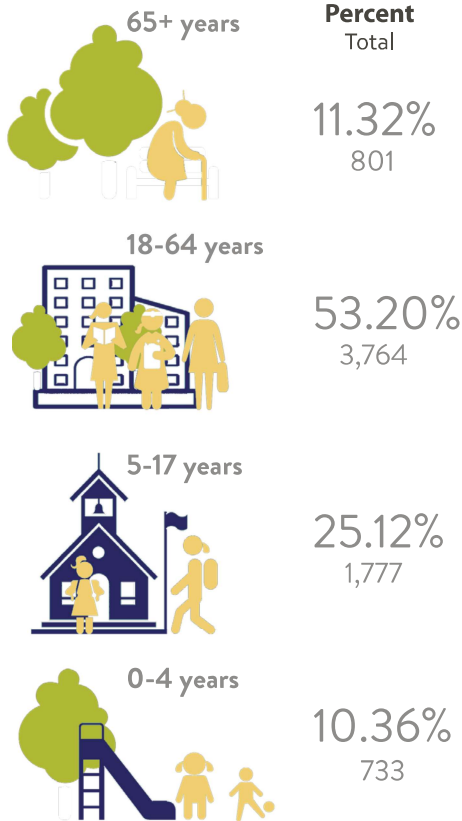
Rezoning requests and building applications are brought to the City at a steady pace as new development of single and multi-family housing and some retail and dining establishments are built in Providence.

The recent relocation of the City offices to a larger building, purchasing of equipment for Public Works, and sound fiscal practices maintained by the City show a stable and capable local government with intentions to maintain its fiduciary responsibilities to its citizens.

PROVIDENCE TOMORROW

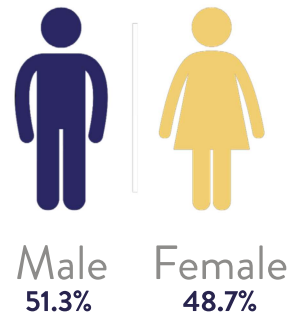
As Providence enters into the next chapter of its City's history, the question is: What do we hope to become? Preservation of the qualities that makes Providence a community and place where people wish to live and raise their families can only be achieved through careful planning; ensuring that clear guidelines and policies are in place that guide growth in a positive and sustainable direction.

POPULATION



7,494
2016 Population Estimate

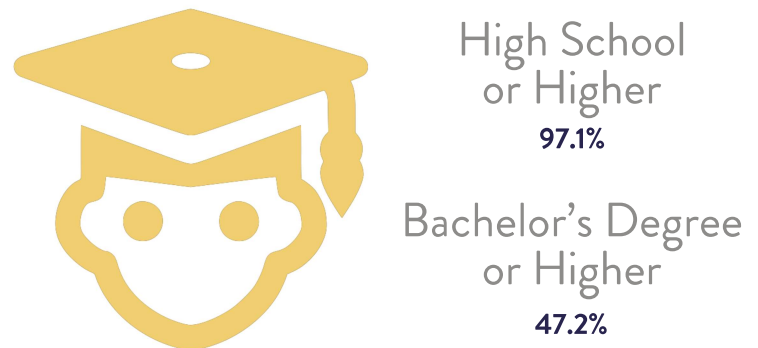
31.0
Median Age



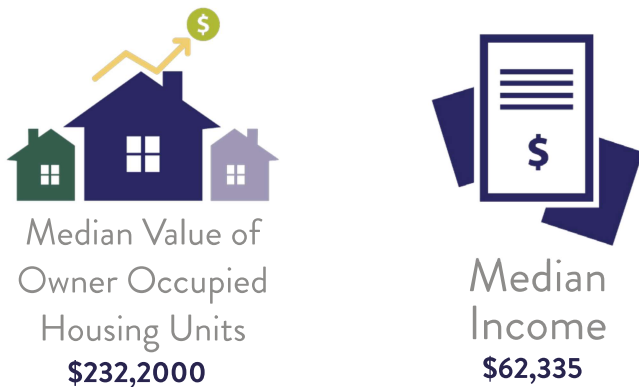
HOUSING



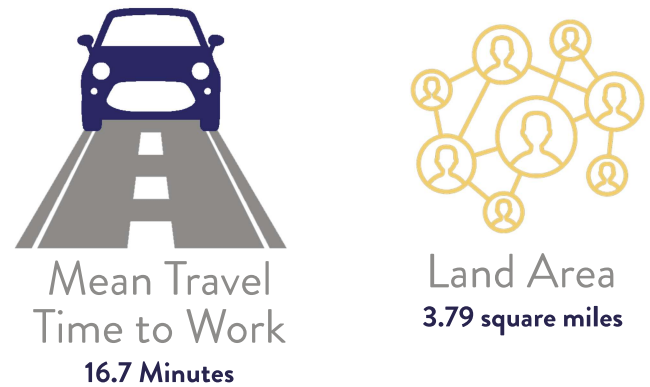
EDUCATION



ECONOMY + INCOME



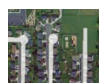
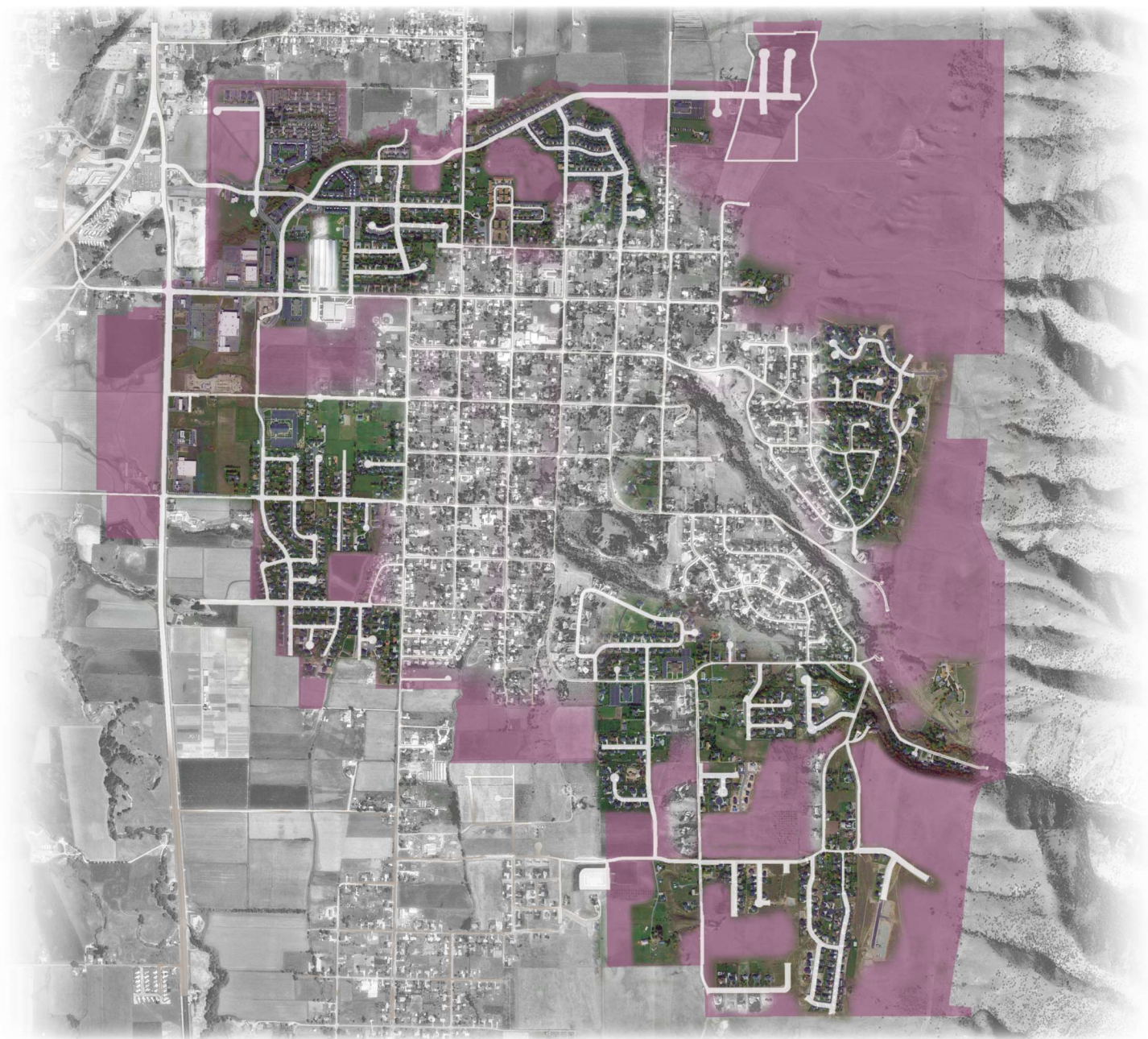
TRANSPORTATION + GEOGRAPHY



*Data taken from 2017 US Census estimate

WHAT DOES THE FUTURE LOOK LIKE?

The image below represents the changes experienced in Providence over the last 25 years. The green/color image is the new growth that has occurred up to 2017, the black and white image was what existed 25 years ago, and the pink is the property within the City boundary that remains primarily undeveloped or minimally developed. What will this image 25 years from now look like? The goal of this document is to help answer that question.



Providence Today



Providence 25 Years Ago



Providence Owned
But Undeveloped