

River Heights City

**** REVISED ****

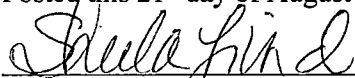
COUNCIL MEETING AGENDA

Tuesday, August 22, 2017

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m. in the River Heights City Office Building at 520 S 500 E.

- 6:30 p.m. Opening Remarks (Wright) and Pledge of Allegiance (Smith)
- 6:35 p.m. Adoption of Previous Minutes and Agenda
Pay Bills
Finance Director Report
Purchase Requisitions
Public Works Report
Administrative Report
Public Comment
- 6:45 p.m. Discuss Ironwood Development
- 7:15 p.m. Mayor and Council Reports
- 7:30 p.m. Adjourn

Posted this 21st day of August 2017



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

August 22, 2017.

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8 Present: Mayor James Brackner
9 Council members: Doug Clausen
10 Robert "K" Scott
11 Geoff Smith
12 Dixie Wilson
13
14 Recorder Sheila Lind
15 Public Works Director Clayton Nelson
16 Finance Director Clifford Grover
17 Treasurer Wendy Wilker
18

19 Others Present: Gayle Brackner, Jeff Jackson, Rob Gines, Shellie
20 Giddings, Dolly Craney, Heather Lehnig, Rod and Lisa
21 Ellis, Carolyn Bentley, Roxanne and Steve Bilboa, Curtis
22 Winder

23
24 Excused Councilmember Blake Wright
25

26
27 The following motions were made during the meeting:
28

29 Motion #1

30 Councilmember Clausen moved to "adopt the minutes of the August 8, 2017 Council Meeting
31 and the evening's agenda." Councilmember Scott seconded the motion, which passed with Clausen,
32 Scott, Smith and Wilson in favor. No one opposed. Wright was absent.
33

34 Motion #2

35 Councilmember Clausen moved to "pay the bills as listed, except the one from City of Logan
36 and with the addition of: 1) Rebound Entertainment in the amount of \$639.60. 2) Checketts
37 Amusement in the amount of \$2,750. 3) Fun and Fancy Face Painting for \$300 and 4) Susan
38 Rasmsussen for the balloonist in the amount \$100. The Logan bill will be paid after its figured out,
39 before the next meeting." Councilmember Scott seconded the motion, which passed with Clausen,
40 Scott, Smith and Wilson in favor. No one opposed. Wright was absent.
41

42 Proceedings of the Meeting:

43
44 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in
45 the River Heights City Building on Tuesday, August 22, 2017. Mayor Brackner opened the meeting
with a thought. Councilmember Smith led the group in the Pledge of Allegiance.

47 Adoption of Previous Minutes and Agenda: Minutes of the August 8, 2017 Council Meeting,
48 were reviewed.

49 **Councilmember Clausen moved to “adopt the minutes of the August 8, 2017 Council**
50 **Meeting and the evening’s agenda.” Councilmember Scott seconded the motion, which passed**
51 **with Clausen, Scott, Smith and Wilson in favor. No one opposed. Wright was absent.**

52 Pay Bills: The bills were presented and discussed. Councilmember Clausen recommended
53 holding off on the City of Logan sewer bill (line #6) until they had time to analyze it. It’s due
54 September 7th. Councilmember Smith asked to add four Apple Days bills: 1) Rebound Entertainment
55 in the amount of \$639.60. 2) Checketts Amusement in the amount of \$2,750. 3) Fun and Fancy Face
56 Painting for \$300 and 4) Susan Rasmsussen for the balloonist in the amount \$100.

57 **Councilmember Clausen moved to “pay the bills as listed, except the one from City of**
58 **Logan and with the addition of: 1) Rebound Entertainment in the amount of \$639.60. 2)**
59 **Checketts Amusement in the amount of \$2,750. 3) Fun and Fancy Face Painting for \$300 and 4)**
60 **Susan Rasmsussen for the balloonist in the amount \$100. The Logan bill will be paid after its**
61 **figured out, before the next meeting.” Councilmember Scott seconded the motion, which passed**
62 **with Clausen, Scott, Smith and Wilson in favor. No one opposed. Wright was absent.**

63 Finance Director Report: FD Grover reported the budgets look good.

64 Purchase Requisition: There were none.

65 Public Works Report and Discussion: PWD Nelson reported on the following:

- 66 • Saddlerock P3 sewer and water are installed. They will be doing water sampling and pressure
67 testing this week. Mr. Hogan will be hauling in road base and pit run after that. He guesses by
68 the middle of next month it will be ready for the city to issue permits.
- 69 • Hillside Park has been finished up around the new eagle scout benches.
- 70 • They have been working on getting the parks ready for Apple Days.

71 Administrative Report: Recorder Lind asked the Council if, when they recently lowered water
72 rates by \$3/month, if they meant to also lower the base rate for multi-family units (currently \$28/mo.)
73 and commercial (currently \$44/mo.). Councilmember Clausen recommended the rate decrease not
74 apply to multi-family and commercial rates. All agreed.

75 Ms. Lind also asked for clarification on the sewer increase. Did the Council intend to raise the
76 commercial rate, as well as the residential rate to \$29.15? The Council agreed, this was their intention.

77 Public Comment: Lisa Ellis said five years ago when Saddlerock came in she brought in a
78 petition signed by those who wanted larger lots in the new development. There were an overwhelming
79 amount of signatures. She informed that Hyde Park and Millville only allow 15,000 square foot lots,
80 straight across the board. Providence zoning goes from town homes on up to estate sizes. They have
81 reserved certain areas for these lots. She feels River Heights is missing opportunities because we don’t
82 have lots larger than R-1-12. Really nice families are leaving River Heights for larger lots. Someday
83 the bench property east of Chuggs will be developed. She admonished the council to rezone to larger
84 lots right now like these other cities. She hates to see anymore wonderful families leave.

85 Steve Bilbao told of his experience with an HOA in Garden City, of which he was the president
86 for about 7 years. They had the usual bylaws and covenants. An individual began building a non-
87 conforming unit. The HOA issued a cease and desist but it was ignored. They went the legal route and
88 got a judgement against him, which took 3-4 years. Last spring they voted to disband the HOA since
89 they didn’t have any power anyway. He is also involved in an HOA in St George that is working a
90 little better. He asked the Council to consider the impact of the proposed subdivision on the city’s
91 water, sewer and roads. He’d like to see a study done on safety and cost before the city entertains such
92 a development.

Discuss Ironwood Development: Jeff Jackson reported, since the last time they met with the city he has talked with neighbors, the mayor, Councilmember Wright, Wattersons and President Barfuss about the church property. Based on these discussions they have come up with a new design, which doesn't eliminate townhomes completely. He handed out copies of it and explained the new layout. The Church has offered to sell them 12 acres of property which they have incorporated into their plan. They propose to build a road through the church pavilion and add another pavilion and amphitheater to replace it. They have reduced the number of townhomes to 85 units, which would access onto 600 East. They have dropped units per acre from 1.6 to 1.4. He explained the number of single family lots is now 70, with 38 active adult lots. The single family lots range from 8,000 – 19,000 square feet. They took the open space that was spread out and put it into a 6 acre park area. They also added more parking. They maintained a 30-foot buffer along 600 South and 1000 East and a walking trail that circles the project. The townhomes are placed behind the school and church, rather than along 1000 East.

Councilmember Smith asked if there would still be 3 HOAs. Mr. Jackson said it would depend on if the city wanted to take ownership of the 30 foot buffer. The single family homes would not need an HOA. He would like the park area to be donated to the city. If the city doesn't want the 30 foot buffer, they would need an HOA. He realizes there is a bad wrap for HOAs. Size matters. Larger projects function much better. He proposed it could be managed by a professional management company, which would put it on a different level.

Mayor Brackner asked about a splash pad. Mr. Jackson said there is plenty of space for one. They have been scrambling to put this plan together since he last met with the mayor and others.

Councilmember Scott asked how sure they are that they'll get the church property. Mr. Jackson said he is fairly confident it will work out.

Councilmember Clausen suggested another public hearing since the plan has changed. Mr. Jackson pointed out that many residents didn't want townhomes at all. But, they would rather have the development in River Heights than Providence. He has had informal conversations with Providence. They will accept townhomes on this property. He has talked to their council and planning commission, who were favorable with having townhomes dispersed throughout the city. All cities in the valley are opening up to townhomes, except Hyde Park.

Councilmember Wilson pointed out all the townhome traffic will be dumped onto 600 East. She noted there wasn't a pool or clubhouse on the plan. Mr. Jackson reminded that the park area has been designated, the exact plans of how to use this space have not. They are willing to donate the property to the city and even a portion of the costs of putting it in.

Councilmember Wilson asked Mr. Jackson if they could make good money on 15,000 square foot lots. Mr. Jackson responded they wouldn't make money. It will take 8-10 years to build out this size of subdivision. When lots cost over \$80,000, statistics show a city the size of River Heights would have about 8 lots go through the building process per year.

Councilmember Wilson discussed the number of cars that could be coming and going and the amount of parking she felt was needed. She also asked why the Wattersons were involved in a recent meeting about the development. Mr. Jackson responded that they were interested in participating in some parks on the property:

Councilmember Wilson asked, if the property goes to Providence, can River Heights prevent them from using River Heights roads? Mr. Jackson responded they could not. He also mentioned, if the property goes to Providence, they wouldn't go after the church property since it's already in River Heights.

138 Mayor Brackner has spoken with a few Providence officials about this project. He got mixed
139 responses. Three were in favor of townhomes in this area, and two were not. They have approved
140 over 100 townhomes south of the round-about. They are not opposed to townhomes.

141 PWD Nelson took leave of the meeting at 7:30pm.

142 Councilmember Smith said he likes this plan better than the last one. He feels the single family
143 homes and 55+ areas are better. Although, the townhomes seem congested.

144 Mr. Jackson informed the development will take about five years to build out. Mayor Brackner
145 pointed out the traffic won't hit all at once. Providence has budgeted for the bridge.

146 Councilmember Scott asked why the townhomes were in blocks of four. Mr. Jackson
147 explained by doing so it would fall under the city's current PUD ordinance. He also explained the
148 ordinance allows a 10% bonus density increase. Based on current density, they could put 195 units on
149 this property; they are proposing 193. They always try to have two buildings going at a time. The first
150 year may see 16 units go in. Visionary Homes will be the exclusive builders on the development.
151 They have about 35 different house plans to choose from. They also allow customization.

152 Mr. Jackson isn't willing to annex until he is comfortable with a plan being approved. He
153 proposed starting the normal subdivision process with the understanding that all the approvals are
154 contingent upon annexation, which would come at the back end of the process, which is allowed under
155 state code (if the city's policy doesn't address it). He asked if the Council was okay with this.
156 Councilmember Wilson would like the annexation first, as a commitment from them. Mr. Jackson said
157 he won't do this, he doesn't want a power struggle. If they tell him to go away because this
158 development is not good for River Heights then he'll go away. But, he won't put himself in a position
159 of compromise. If he takes the property to Providence, he won't purchase the church property.

160 Councilmember Scott asked if it would be viable to give up the church property and have only
161 single family dwellings. Mr. Jackson said he has a strong personal belief that he owes it to all people
162 to provide affordable housing in a new project (comparable in price to old small homes) and allow
163 them a quality of life on the east bench. If River Heights wanted to go back to the all single family
164 lots, they would give up on other things, such as the buffer.

165 Mayor Brackner asked the council if they would be willing to accept the general concept.
166 Councilmember Wilson said absolutely not. Mayor Brackner asked how they felt about doing the
167 annexation after the project approval. Mr. Jackson cautioned, the city should check with their attorney
168 to make sure it can work this way. The council agreed he can go ahead and turn in a subdivision
169 application.

170 Shellie Giddings said she likes this plan a lot better. She is concerned about a soccer field next
171 to the senior housing. Mr. Jackson assured they are still open to shifting things around.

172 Heather Lehnig asked the size of the townhouse. She was told they would be 3 bedroom, 2 ½
173 bath, 1,600 sqft, 2 car garage. Roxanne Bilbao said her two sons are in townhomes and they don't
174 have enough parking. They also say they are turning into rentals. Mr. Jackson said they want to
175 control the number of rentals through the HOA. She asked if he would buy a home next to
176 townhomes. He said he loved living next to adult living. He also would also enjoy living next to
177 townhomes.

178 Rob Gines asked if anyone could get Providence to commit to not allowing townhomes. He
179 wants this property in River Heights. He is not in favor of having all the traffic without a way to
180 recoup costs. He believes the River Heights Planning Commission will do a good job.

181 Lisa Ellis said the planning commission approved the whole Saddlerock subdivision as R-1-8.
182 After she did a lot of work, they were able to get some of the lots changed to larger ones. She said
183 River Heights needs R-1-15. Mayor Brackner reminded if the property goes to Providence the lots will

184 be smaller. Ms. Ellis asked Mr. Jackson why he would like the development in River Heights. He said
185 he likes working with River Heights people and he believes it is a better fit with the city boundaries.

186 Steve Bilbao asked Mr. Jackson if this project could go without townhomes. He said yes, but
187 he won't do it. He believes he is providing a product for future generations.

188 Carolyn Bentley said this development will impact River Heights more than Providence. She
189 appreciated Mr. Jackson presenting his plan. She would like to see a variety of lot sizes.

190 Dolly Craney asked if the addition by the church would increase the exits onto River Heights
191 roads. Mr. Jackson said the development would have four, rather than three, which would disperse the
192 traffic better.

193 Steve Bilbao asked if a notice would be delivered before the next hearing, showing the new
194 plan. The council agreed.

195 Mayor and Council Reports: Councilmember Wilson said the parks look great and she's
196 grateful for the public works employees.

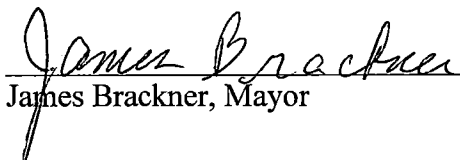
197 Councilmember Clausen asked if the finance department could put together a chart like
198 Providence has, showing a history of the sewer bills. FD Grover agreed they could do this.

199 Councilmember Smith asked for those available to sign up for Apple Days sales. The t-shirts
200 will be here Thursday and will sell for \$5.

201 Treasurer Wilker brought up the importance of the vendors providing confirmation of food
202 handlers permits and those offering amusement rides to provide the city with an insurance rider/a
203 general liability policy which lists River Heights as being additionally insured. Councilmember Smith
204 said it would cost one company \$1,000 to have River Heights added in this manner. Treasurer Wilker
205 said it usually only costs about \$25. Mr. Smith said they have it, but it just won't list River Heights
206 City. Ms. Wilker explained the Trust has said its required because if there was an accident the
207 amusement ride company's insurance may have a cap at \$50,000. If it costs more than that, the city's
208 insurance will not cover anything additional, therefore the city could be sued. The Trust has told her
209 that it may cost more than \$25 if the company has had previous claims. Councilmember Smith will go
210 to Susan Rasmussen and make sure this is taken care of. He clarified that all the vendors have signed
211 waivers. Ms. Wilker reminded if they serve food they need a food handlers permit and if they are
212 providing an activity that could be a risk, they need the insurance rider.

213 Mayor Brackner reported the estimated cost of the 700 South sidewalk from 100 East to
214 Summerwild is \$63,933. He proposed he get in contact with Wasatch Properties to see how much they
215 will contribute. The council gave approval. He discussed the tax rates in the valley. River Heights is
216 the 14th lowest, out of 16 cities. It is projected that River Heights will receive \$116,000 next year in
217 property taxes, which is about \$20,000 more, primarily due to the new commercial properties. The
218 state has passed a law that if a city has increased property coming in and we don't tell them to hold the
219 rate the same, they will lower the rate so the city will receive about the same amount as the year
220 before. If we want to collect the rate that's been approved, we need to hold a truth in taxation hearing,
221 which he recommended doing next year, in order to pay for these upcoming sidewalk projects.
222 Councilmember Clausen clarified the purpose of the law was to protect people from inflation when the
223 value of their property goes up, although the rate stays the same. Mayor Brackner hoped they would
224 address this next year.

225 The meeting adjourned at 8:20 p.m.

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227
228

James Brackner, Mayor

Sheila Lind, Recorder

River Heights City Bills To Be Paid

August 22, 2017

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Badger Screen Printing Co.	Apple Days T-Shirts					\$872.17				\$872.17
2	Bear River Health Department	Water Coliform Testing							\$40.00		\$40.00
3	Belson Outdoors	Tables/P.O. FY2018-PO002			\$1,862.01						\$1,862.01
4	Cache Valley for Hope	Pavilion Rental Deposit Refund			\$50.00						\$50.00
5	Chyanne Lind	Office Cleaning	\$90.00								\$90.00
6	City of Logan - hold	Garbage, Recycle, 911, Sewer	\$11,851.30			\$1,935.00				\$20,972.06	\$34,758.36
7	CMT Engineering	Tech Asphalt						\$296.00			\$296.00
8	Comcast	Office Internet	\$21.97						\$21.96	\$21.96	\$65.89
9	Custom Fence	New Fence Park PO FY2018-PO003			\$1,662.00						\$1,662.00
10	Dominion Energy	Gas	\$12.87		\$10.39			\$3.30	\$24.30	\$3.31	\$54.17
11	Foresight Surveying	Sidewalk 700 South						\$1,000.00			\$1,000.00
12	Hobbs Turf Farms	Hillside Park Sod			\$193.66						\$193.66
13	Incredible Concrete	Fire Hydrant Replace Sidewalk at School							\$245.00		\$245.00
14	Jessica Tenny	Parade Supplies for Apple Days					\$30.62				\$30.62
15	Kendrick Electric	Park Light install Photo Cell			\$123.00						\$123.00
16	Logan City Water	Water Consumption							\$843.11		\$843.11
17	South Fork Hardware	Shop Supplies			\$12.61			\$12.61	\$12.61	\$12.62	\$50.45
18	Sprinkler Supply Co.	Hillside Park Sprinkler Extension			\$102.58						\$102.58
19	State of Utah	Annual Storm Water Permit						\$550.00			\$550.00
20	Thomas Petroleum	Fuel for City Vehicles			\$21.19			\$21.21	\$21.21	\$21.21	\$84.82
21											
22	Rebound Entertainment	} Apple Days					639.60				
23	Checketts Amusement						2750.00				
24	Fun & Fancy Face Painting						300.00				
25	Susan Rasmussen						100.00				
26											
27											
28											
29		JUNE \$									
30											
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37		VISA (\$447.59 paid on 08/16/17)									
38	Ketchum Mfg.	Dog Tags	\$116.60								\$116.60
39	Adobe	Monthly Acropro	\$15.98								\$15.98
40	Google	Monthly Gmail	\$41.66								\$41.66
41	Nextiva	Monthly Fax & Office Phone	\$43.20						\$43.20	\$43.21	\$129.61
42	DRI Crashplan Pro	Cloud	\$9.99								\$9.99
43	Amazon	American Flags for Office & Park	\$133.75								\$133.75
44											
45											
46											

Page 1 SubTotals

\$12,337.32

\$4,037.44

\$1,935.00

\$902.79

\$1,883.12

\$1,251.39

\$21,074.37

\$43,421.43

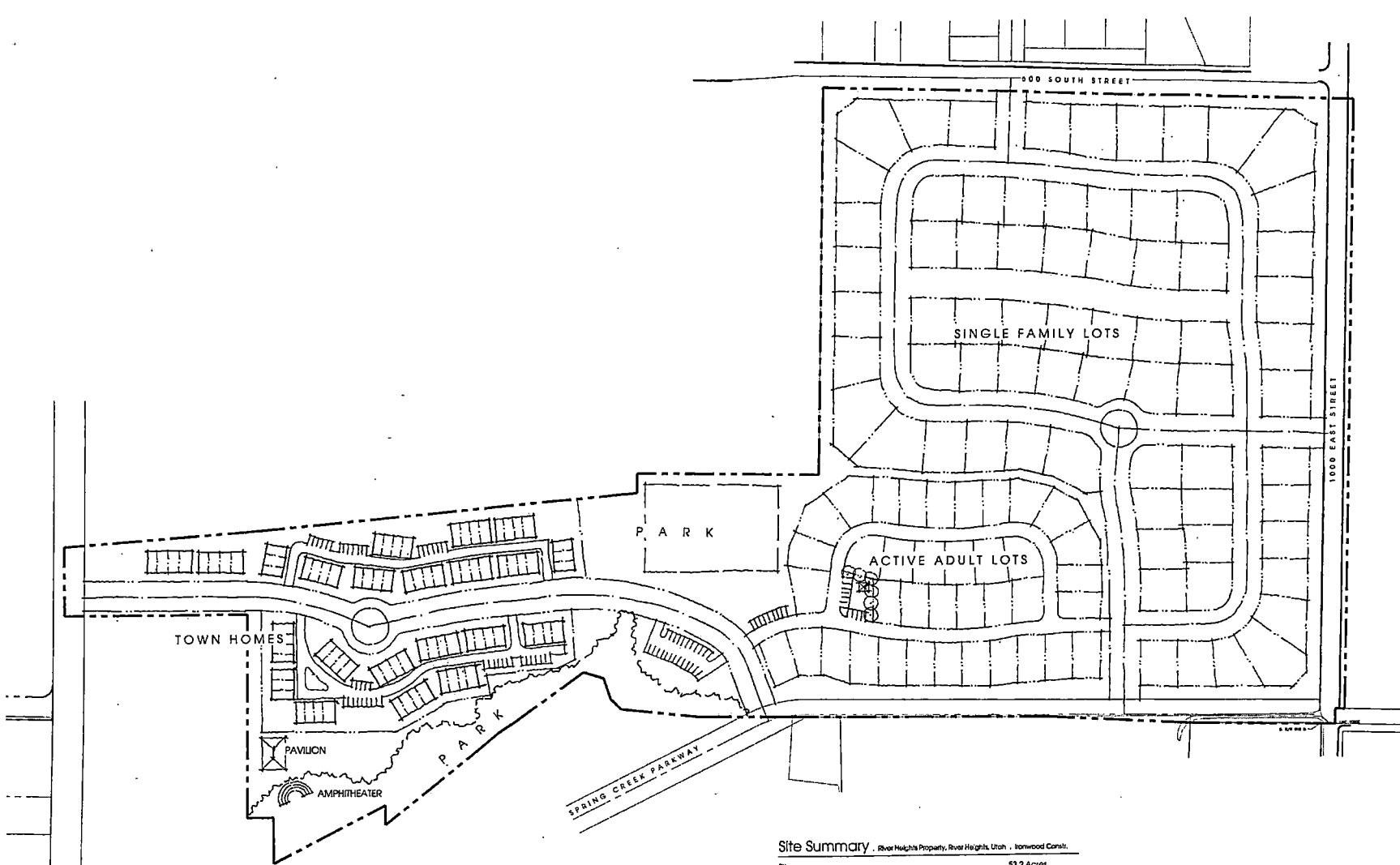
Page 1 Total Amount to be Paid \$43,421.43

River Heights City
 Financial Summary
 August 22, 2017

	<u>Cash Balance By Fund</u>		Net Change	% of Total
	<u>07/31/17</u>	<u>08/22/17</u>		
General Fund	422,175.90	409,871.82	(12,304.08)	35.51%
Capital Projects Fund	(257,519.41)	(260,215.66)	(2,696.25)	-22.54%
Water Fund	212,812.81	214,884.46	2,071.65	18.62%
Sewer Fund	786,976.26	789,716.29	2,740.03	68.42%
Total Cash Balance	<u>1,164,445.56</u>	<u>1,154,256.91</u>	<u>(10,188.65)</u>	100.00%

Budget Summary - June 30, 2017

	YTD Actual	Annual Budget	Unexpended Budget	% Of	
				Budget Incurred	% Of Time Incurred
General Fund					
Revenue	74,241.07	767,990.00	693,748.93	9.67%	14.52%
Expenditures					
Administrative	12,784.42	160,120.00	147,335.58	7.98%	14.52%
Office	1,928.61	14,975.00	13,046.39	12.88%	14.52%
Community Affairs	-	22,600.00	22,600.00	0.00%	14.52%
Planning & Zoning	201.76	7,100.00	6,898.24	2.84%	14.52%
Public Safety	2,070.12	99,460.00	97,389.88	2.08%	14.52%
Roads	13,548.39	104,150.00	90,601.61	13.01%	14.52%
Parks & Recreation	10,798.15	80,846.00	70,047.85	13.36%	14.52%
Sanitation	11,924.82	144,000.00	132,075.18	8.28%	14.52%
Transfer To CP Fund	-	100,000.00	100,000.00		
Total Expenditures	<u>53,256.27</u>	<u>733,251.00</u>	<u>679,994.73</u>	7.26%	14.52%
Net Revenue Over Expenditures	<u>20,984.80</u>	<u>34,739.00</u>	<u>13,754.20</u>		
Capital Projects Fund					
Revenue	64.46	50.00	(14.46)		14.52%
Transfer From General Fund	-	375,000.00	375,000.00		
Expenditures					
Administrative	4,900.00	35,000.00	30,100.00		14.52%
Parks & Recreation	-	-	-		14.52%
Roads	2,696.25	420,000.00	417,303.75		14.52%
Electricity	-	4,162.74	4,162.74		14.52%
Total Expenditures	<u>7,596.25</u>	<u>459,162.74</u>	<u>451,566.49</u>		14.52%
Net Revenue Over Expenditures	<u>(7,531.79)</u>	<u>(84,112.74)</u>	<u>(76,580.95)</u>		
Water Fund					
Revenue	56,699.39	332,480.00	275,780.61	17.05%	14.52%
Expenditures	<u>30,533.36</u>	<u>241,305.00</u>	<u>210,771.64</u>	12.65%	14.52%
Net Revenue Over Expenditures	<u>26,166.03</u>	<u>91,175.00</u>	<u>65,008.97</u>		
Sewer Fund					
Revenue	30,807.20	231,300.00	200,492.80	13.32%	14.52%
Expenditures	<u>24,761.14</u>	<u>259,411.00</u>	<u>234,649.86</u>	9.55%	14.52%
Net Revenue Over Expenditures	<u>6,046.06</u>	<u>(28,111.00)</u>	<u>(34,157.06)</u>		



Site Summary - River Heights Property, River Heights, Utah - Ironwood Constr.

Site	Dedication: 1000 East	1.7 Acres	53.2 Acres
	Dedication: Spring Creek Parkway	1.2 Acres	
Net Area:			50.3 Acres
Units:			193
Single Family Lots	23.8 Acres gross	70 Lots	2.9 U/AC.
	8,000 - 10,000 sq. ft.	37 Lots	
	10,000 and larger	33 Lots	
	Average lot =	10,450 sq. ft.	
Active Adult Single Family Lots: 60 x 90 ft. minimum	7.0 Acres gross	38 Lots	3.9 U/AC.
	Average lot = 6,800 sq. ft.		
	Guard parking: 16 stalls 0.47 stalls per unit		
Town Homes	6.5 Acres	85 Units	13.1 U/AC.
	Guard parking: 57 stalls 0.67 stalls per unit		
Net Density			3.8 Units/Acre
Streets:	6,340 L.F. at 66 ft. =		9.6 Acres
Open Space			14.1 Acres 28 %
Park	0.8 Acres		
Ballfields and Trails	4.9 Acres		
Town Homes	2.8 Acres		



North 1" = 100 Feet

22 AUGUST 2017
Concept Plan

RIVER HEIGHTS PROPERTY

Ironwood Construction, 50 East 2500 North, North Logan, Utah
City, State

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING - LANDSCAPE ARCHITECTURE
80, Box 469, MOUNTAIN VIEW, UT 84038 435.733.2915

Site Summary River Heights Property, River Heights, Utah Ironwood Constr.

Site		53.2 Acres
	Dedication: 1000 East	1.7 Acres
	Dedication: Spring Creek Parkway	1.2 Acres
Net Area:		50.3 Acres
Units:		193
	Single Family Lots	
	23.8 Acres gross	70 Lots 2.9 U/Ac.
	8,000 - 10,000 s.f.:	37 Lots
	10,000 and larger:	33 Lots
	Average lot =	10,450 s.f.
	Active Adult Single Family Lots: 60 x 95 ft. minimum	
	7.0 Acres gross	38 Lots 3.6 U/Ac.
	Average lot = 6,800 s.f.	
	Guest parking: 18 stalls 0.47 stalls per unit	
	Town Homes 5.6 Acres	85 Units 15.1 U/Ac.
	Guest parking: 57 stalls 0.67 stalls per unit	
Net Density		3.8 Units/Acre
Streets:	6,340 L.F. at 66 ft. =	9.6 Acres
Open Space		14.1 Acres 28 %
	Park	6.8 Acres
	Buffers and Trails	4.5 Acres
	Town Homes	2.8 Acres

RIV

Ironwood Cor