

# River Heights City

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## COUNCIL MEETING AGENDA

**Tuesday, November 13, 2018**

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.

Opening Remarks (Scott) and Pledge of Allegiance (Clausen)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments (Mayor, Council, Staff)

Public Comment

Public Hearing to Discuss No-Fault Utility Claims Ordinance

Consider a Rezone Request from Conservice to Rezone Property located at 350 E 800 S from Agricultural to Commercial Parking

Consider a Commercial Parking Request from Conservice at Property Located at 350 E 800 S

Discuss City Storage Use of the Old Church

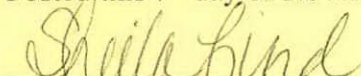
Discuss What to do With the Icon Donation

Discuss the City's 4-Acre Property North of the Cemetery

Decide on the Purchase of Additional Water Shares

Adjourn

Posted this 7<sup>th</sup> day of November 2018



Sheila Lind, Recorder

Attachments for this meeting and drafts of previous meeting minutes can be found on the State's Public Notice Website ([pnn.utah.gov](http://pnn.utah.gov))

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

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## Council Meeting

November 13, 2018

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8 Present: Mayor Todd Rasmussen  
9 Council members: Doug Clausen  
10 Robert "K" Scott  
11 Elaine Thatcher  
12 Dixie Wilson  
13 Blake Wright  
14  
15 Recorder Sheila Lind  
16 Public Works Director Clayton Nelson  
17 Treasurer Wendy Wilker  
18  
19 Excused Finance Director Clifford Grover  
20  
21 Others Present: Danny Petersen, Lance Anderson  
22

23 The following motions were made during the meeting:

### 24 Motion #1

25  
26 Councilmember Thatcher moved to "adopt the minutes of the council meeting of Oct 23, 2018  
27 and the evening's agenda." Councilmember Wright seconded the motion, which passed with Clausen,  
28 Thatcher, Wilson and Wright in favor. No one opposed. Scott abstained.  
29

### 30 Motion #2

31 Councilmember Scott moved to "pay the bills as listed, with the addition of the Landmark pay  
32 request, in the amount of \$24, 641.69." Councilmember Thatcher seconded the motion, which passed  
33 with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.  
34

### 35 Motion #3

36 Councilmember Clausen moved to "adopt Ordinance 5-2018, An Ordinance to Adopt Changes  
37 to the City Code of River Heights, Utah." Councilmember Wilson seconded the motion, which carried  
38 with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.  
39

### 40 Motion #4

41 Councilmember Wright moved to "rezone parcels 02-027-0046 and 02-027-0047 from  
42 agricultural to commercial parking." Councilmember Thatcher seconded the motion, which carried  
43 with Clausen, Scott, Thatcher and Wright in favor. Wilson opposed.  
44

47 Motion #5

48 Councilmember Wright motioned that “the commercial parking lot proposed by Conservice for  
49 350 E 800 S be approved with the suggestion that the value of the 800 South improvements that  
50 Conservice shows on their plan be put in escrow.” Councilmember Clausen seconded the motion,  
51 which carried with Clausen, Scott, Thatcher and Wright in favor. Wilson opposed.

52  
53 Motion #6

54 Councilmember Clausen moved that “he approach the Westons about purchasing their  
55 irrigation shares at \$250/share plus pay their dues in arrears; final purchase price not to exceed  
56 \$9,000.” Thatcher seconded the motion, which carried, with Clausen, Scott, Thatcher, Wilson and  
57 Wright in favor. No one opposed.

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60 Proceedings of the Meeting:

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62 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in  
63 the River Heights City Building on Tuesday, November 13, 2018 for their regular council meeting.

64 Opening Remarks and Pledge of Allegiance: Councilmember Scott opened the meeting with a  
65 thought and Councilmember Clausen led the group in the Pledge of Allegiance.

66 Adoption of Previous Minutes and Agenda: Minutes for the October 23, 2018 meeting were  
67 reviewed.

68 **Councilmember Thatcher moved to “adopt the minutes of the council meeting of Oct 23,  
69 2018 and the evening’s agenda.” Councilmember Wright seconded the motion, which passed  
70 with Clausen, Thatcher, Wilson and Wright in favor. No one opposed. Scott abstained.**

71 Reports and Approval of Payments (Mayor, Council, Staff):

72 Public Works Director Nelson

- 73
- 74 • The snow plows are ready to go.
  - 75 • Sanitary survey is scheduled tomorrow.
  - 76 • The 700 South sidewalk project is very slow going.

77 Finance Director Grover was absent.

78  
79 Treasurer Wilker

- 80 • Ms. Wilker informed that Landmark has turned in their third pay request for work done on the  
81 700 South sidewalk, in the amount of \$24,641.69. Engineer Rasmussen has given his approval  
82 on the work and recommended it be paid. PWD Nelson suggested not paying any future pay  
83 requests until the project is completed.
- 84 • She and FD Grover have been preparing audit reports. He might have them turned into the  
85 auditor by now.

86  
87 **Councilmember Scott moved to “pay the bills as listed, with the addition of the Landmark  
88 pay request, in the amount of \$24, 641.69.” Councilmember Thatcher seconded the motion,  
89 which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.**

93 Councilmember Thatcher

- 95 Ms. Thatcher discussed a handout, which explained her vision for River Heights Ambassadors.  
96 It will take the place of the royalty and be open to boys and girls, sophomore and junior ages.  
97 To participate, the youth would be asked to write an essay on something to do with River  
98 Heights. They will decorate and ride on the city float in parades, help with Apple Days and the  
99 Tree Lighting event, in addition to other things that may come up. Councilmember Scott asked  
100 if they would receive a scholarship for participating, as the royalty did in years past. Ms.  
101 Thatcher would support this but wondered if the money actually went towards education. She  
102 is hoping the Lions Club would be willing to donate since the youth will be required to do more  
103 to participate than was required by the royalty girls. Councilmember Wright pointed out this  
104 seems a lot like the youth council. Mayor Rasmussen said the youth council focuses on  
105 learning the ways of government. The ambassadors will represent the city outwardly. Ms.  
106 Thatcher stated the two groups have a different purpose and reasons for joining. She will check  
107 the budget to see if they can give scholarships. The applications will go out in January. She  
108 will find a couple adults who are willing to be advisors, who will be responsible for finding the  
109 youth in River Heights who fit the age criteria. PWD Nelson asked for clarification on how  
110 they would be involved with the putting together the float. They discussed the ambassadors  
111 and youth council could work on the float together, with their advisors. Perhaps the two groups  
112 would meet early in the year to plan activities they could do together.  
113 • The Tree Lighting is set for December 3<sup>rd</sup> at 6:00 p.m. Ms. Thatcher will work with Recorder  
114 Lind on the needed preparations.

Councilmember Scott didn't have anything.

117 Councilmember Clausen didn't have anything.

118

119 Councilmember Wilson

- 120 Ms. Wilson stated she is working on getting three bids for tearing down the Old Church. They  
121 haven't been turned in to her yet. She has found out Logan City charges \$30/ton to dispose of  
122 waste materials, which has gone up. The cost of fuel will also rise. She guessed a high bid  
123 might be about \$160,000, which would include asbestos abatement. PWD Nelson suggested  
124 she check with Edge. They crush the bricks and recycle them. Mayor Rasmussen suggested  
125 selling some of the bricks for a fundraiser. Ms. Wilson said the bids are good for 30 days. She  
126 hopes to have all three bids by the next meeting. She is asking the companies to bid removal of  
127 the entire building, including the basement, and fill in the hole with pit run. She is counting on  
128 the public works department to help with landscaping.

129

130 Councilmember Wright didn't have anything.

131

132 Recorder Lind

- 133 She asked Councilmember Thatcher if she had information on Rodger Pond for the citizen of  
134 the year plaque to hang in the office foyer. Ms. Thatcher said she will work on it.

135

136 Mayor Rasmussen

- 137 He met with Logan officials to discuss the 100 East 700 South intersection. Three of the  
accidents that happened in the area were in adjacent parking lots. After removing these from

139 the study, there wasn't enough criteria to make a change. He told Logan City he wasn't  
140 interested in revising the intersection just to 'do something' unless it was the right thing.  
141 Logan City plans to remove the city trees in the park strips, which cause blind spots and adjust  
142 some of the landscaping in front of Conservice. They will add warning signage and additional  
143 road striping in hopes to get people to slow down. The article in the Herald Journal, which  
144 reported the recent accident and death at this intersection was incorrect, in that the driver was at  
145 the stop sign to cross east and hit a southbound vehicle. He discussed some of the traffic data.  
146 The actual speed has gone down since two years ago from 38mph to 34 this year. Logan City  
147 asked him to get with the property owner next to Conservice to have them trim trees on the  
148 south side. In a few years, a light may be needed, but not right now.

- 149 • He discussed a letter he sent to Providence regarding their annexation declaration, in which  
150 they included property owned by the Church, which is currently in River Heights. The letter  
151 should be read at the Providence Council hearing tonight. If not, he has asked Commissioner  
152 Schaub to read it aloud. He and Councilmember Wright met with City Attorney Jenkins last  
153 week, who clarified that Providence should not include any properties currently annexed in  
154 another city, in their plan. Unincorporated areas should be discussed and agreed upon between  
155 the two cities.

156  
157 Public Comment: There was none.

158 Public Hearing to Discuss No-Fault Utility Claims Ordinance: Councilmember Clausen asked  
159 if anyone had suggestions. They all felt it was well written and were grateful to those who worked on  
160 it. There was no public comment at the hearing.

161 **Councilmember Clausen moved to “adopt Ordinance 5-2018, An Ordinance to Adopt**  
162 **Changes to the City Code of River Heights, Utah.” Councilmember Wilson seconded the motion,**  
163 **which carried with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.**

164 Consider a Rezone Request from Conservice to Rezone Property located at 350 E 800 S from  
165 Agricultural to Commercial Parking: Councilmember Wright introduced the rezone request.

166 Conservice is requesting the two parcels they own, at approximately 300 East 800 South, previously  
167 owned by the Wilson brothers, be rezoned from agricultural to commercial parking. The planning  
168 commission held a hearing on the request at their last meeting and recommended passing it on to the  
169 council for their approval. Mayor Rasmussen brought up that it would still be possible for other  
170 agricultural properties to have parking lots, as long as they were not paved. Councilmember Wright  
171 clarified a rezone to commercial parking can only happen next to a commercial zoned property.

172 **Councilmember Wright moved to “rezone parcels 02-027-0046 and 02-027-0047 from**  
173 **agricultural to commercial parking.” Councilmember Thatcher seconded the motion, which**  
174 **carried with Clausen, Scott, Thatcher and Wright in favor. Wilson opposed.**

175 Consider a Commercial Parking Request from Conservice at Property Located at 350 E 800 S:  
176 Councilmember Wright discussed the parking lot layout. Lance Anderson (Conservice representative)  
177 pointed out their plan calls for 115 parking stalls above what they already have. They discussed there  
178 will be no parking beyond (north of) the existing shed. They plan to pave the north half of 800 South  
179 along the property. Mayor Rasmussen stated it would be to the city's advantage to put in the rest of  
180 the road at this time or put the money in escrow for later. Councilmember Wright stated the planning  
181 commission's recommendation was to ask Conservice to contribute for the completion of 800 South  
182 (connecting the two dead ends). PWD Nelson suggested looking into finishing the entire road at this  
183 time. Councilmember Wilson doesn't feel Conservice should be held hostage to do more than the half  
184 adjacent to their property.

187 PWD Nelson said when 800 South goes in it will take pressure off of 700 South. He would like  
188 to see the money set aside this year for refinishing 400 South put towards 800 South, since this will  
189 add another access out of town. Having 800 South go through will help a great deal with snow  
190 plowing.

191 Councilmember Clausen felt 400 South has far more traffic and is more of a priority. He  
192 recommended dealing with funding 800 South later.

193 Councilmember Wright felt the Weston family should participate in the cost since they will  
194 benefit from the improved road, but there is no reason for them to participate now.

195 Lance Anderson suggested putting Conservices contribution for their half of the road in escrow,  
196 which would give River Heights match money to apply for a COG grant. Until that time, the parking  
197 lot can access one of their current egresses.

198 Mayor Rasmussen asked how the city would recoup money from the other property owners for  
199 their share of the road. Councilmember Wright stated, in years past, the road goes is installed when  
200 the property develops. Lance Anderson said most cities can collect from adjacent property owners if  
201 they develop within 10 years of the road installation. Legally there are unknowns that could go either  
202 way.

203 Councilmember Wilson suggested waiting wouldn't hurt. Providence could decide they'd like  
204 800 South to go through, and may consider participating.

205 **Councilmember Wright motioned that “the commercial parking lot proposed by  
206 Conservice for 350 E 800 S be approved with the suggestion that the value of the 800 South  
207 improvements that Conservice shows on their plan be put in escrow.” Councilmember Clausen  
208 seconded the motion, which carried with Clausen, Scott, Thatcher and Wright in favor. Wilson  
209 opposed.**

210 Discuss City Storage Use of the Old Church: PWD Nelson explained the Old Church is  
211 covered on the city's liability insurance. The agent at Utah Local Governments Trust (ULGT) was  
212 under the impression that the city already had property insurance on the building, however, it was  
213 determined that is not the case. He said if the city owns it, they should be carrying property insurance  
214 and suggested adding it to the policy. It would cover the building and any contents inside which  
215 belong to the city. The Council agreed it should probably be added.

216 PWD Nelson pointed out, since the city owns the building and if they also insure it, he feels it  
217 would be fair that they be able to use some of the space for storage. They are very short on space in  
218 the city shop. It would help them out a great deal to be able to juggle some things around to make  
219 more space for snow removal equipment to be housed inside so it will start in the winter.

220 It was pointed out that the Opera Company is in default of their lease so they will be required to  
221 share the building.

222 PWD Nelson informed there are a couple rooms in the building that are locked. He was unsure  
223 if they were full or empty but would look into finding out and emptying a portion of the building for  
224 city use. Mayor Rasmussen said the Opera Company should be the ones to clean out the rooms needed  
225 for the city in an acceptable manner.

226 Mayor Rasmussen proposed allowing FD Grover to weigh in on whether the property insurance  
227 was mandatory, and if so, what the additional cost would be to the city. The council agreed. Once that  
228 happens, the city can move items into the building.

229 Discuss What to do With the Icon Donation: Mayor Rasmussen asked for thoughts on the  
donated elliptical which wasn't given away at Apple Days. Councilmember Clausen suggested calling  
Scott Watterson's secretary at ICON to explain the situation and ask what they would like to have done  
with it. Councilmember Thatcher suggested giving it away to a River Heights resident since that was

231 the intent. It was suggested it could be used as an incentive in growing the city's Facebook page.  
232 Mayor Rasmussen will contact the ICON secretary and asked Ms. Thatcher to be responsible for  
233 organizing the giveaway.

234 Discuss the City's 4-Acre Property North of the Cemetery: Councilmember Wilson reported  
235 she met with Councilmember Wright and PWD Nelson on the property to get a visual look and discuss  
236 possibilities. She discussed the concept drawings from 2014. The edge of the hill, which the city was  
237 interested in acquiring is no longer there. She asked the council members to walk the property to get a  
238 vision of what they would like to see. She hopes the plan the decide on won't be a long time in the  
239 future. She'd like to see some infrastructure at some point.

240 PWD Nelson stated it has a really nice view of the valley. He suggested the possibility of a  
241 nice transparent fence sooner than later, which might preclude property owners on the other side from  
242 putting up a white vinyl fence which would block the view. Councilmember Wilson agreed the money  
243 in the budget could be used for a fence.

244 Councilmember Thatcher would like to see a dog park. She feels River Heights is very  
245 unfriendly to dog owners. She would like the council to consider and show value to those who own  
246 dogs.

247 Councilmember Clausen recalled some citizens said they weren't interested in a cemetery  
248 (when this was discussed in 2014). PWD Nelson said it makes sense to him to have part of it as  
249 cemetery, even if it doesn't end up as a River Heights' cemetery.

250 Councilmember Wright discussed the concept drawings. One of the drawings didn't show  
251 parking, due to the idea that the area could become a neighborhood pocket park. He explained in 2014  
252 the city hired Mike Kelly to provide these drawings to help with master planning. The drawings were a  
253 result of planning, based on public comment. The roads are narrow on purpose. The planning was  
254 stalled in hopes of purchasing the brow of the hill, which is no longer there. They had planned to start  
255 putting costs to the development and then determine phases. They would construct as money became  
256 available. He pointed out that Councilmember Wilson wanted to bring this back up to see if the  
257 council was on board with moving forward again. If so, he is willing to take it back to the commission  
258 or it could stay with the council. He suggested coming up with a plan, then look into costs. He agreed  
259 with getting a fence up, in the near future.

260 Councilmember Wilson also agreed with the fence. She discussed options with the cemetery.  
261 Councilmember Wright explained they met with Providence three or four years ago to see how they  
262 felt about combining cemetery properties. They may be more interested now because their east  
263 property is filling up faster than they projected.

264 Councilmember Wilson asked council members to consider all options. PWD Nelson said  
265 there are a few things they can do no matter what the outcome is, such as the fence and water lines.  
266 Ms. Wilson would like to consider grass, because it's easy to maintain. She reminded RAPZ grants  
267 can be applied for to cover park improvements. She doesn't think River Heights should be in the  
268 cemetery business. She'd rather donate the property to Providence.

269 Mayor Rasmussen suggested they work towards resolving the one foot protection strip owned  
270 by Bob Davis. He received a call from Joann Thompson today asking to voice her opinion for more  
271 cemetery area on the property.

272 Discussion was had on the potential cost of a fence and water lines. PWD Nelson suggested an  
273 eight inch water line between the two Stewart Hill roads, with two 2" connections at each end. Then  
274 level and mow it as needed. He also suggested a concrete walking path before grass. A water line and  
275 fence will eat up the majority of the amount budgeted this year.

277 Councilmember Wilson agreed to spend some of the money on a nice fence and leveling it out.  
PWD Nelson will get some fence bids. Mayor Rasmussen agreed to talk with Bob Davis.

278 Councilmember Clausen suggested getting public input. Councilmember Wright reminded  
279 they had already gone through the public input process.

280 They agreed to discuss the property again the second meeting in January.

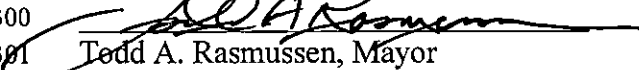
281 They discussed getting the fence going now. PWD Nelson will get three fence bids to  
282 Councilmember Wilson. She will get Councilmember Wright's opinion and then they will get the  
283 installation scheduled.

284 Decide on the Purchase of Additional Water Shares: Councilmember Clausen found out the  
285 Weston's shares are available for purchase. There are 32 ½ shares at \$250/share, plus last year's fees  
286 in arrears (\$870), which total \$8,995. He didn't feel it was a good idea to have unused irrigation shares  
287 floating around, since the future of the company is unknown. There are 400 shares on the ditch, 30 of  
288 which are already owned by the city. The Council could consider leasing the city's unused shares to  
289 interested citizens.

290 **Councilmember Clausen moved that "he approach the Westons about purchasing their**  
291 **irrigation shares at \$250/share plus pay their dues in arrears; final purchase price not to exceed**  
292 **\$9,000." Thatcher seconded the motion, which carried, with Clausen, Scott, Thatcher, Wilson**  
293 **and Wright in favor. No one opposed.**

294 The meeting adjourned at 9:00 p.m.

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\_\_\_\_\_  
Sheila Lind, Recorder

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301   
Todd A. Rasmussen, Mayor



River Heights City Bills To Be Paid

11/13/2018

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Bear River Health Department	Water Coliform Testing							\$40.00		\$40.00
2	Cache County Corporation	Annual Law Enforcement & Animal Control				\$16,715.10					\$16,715.10
3	Chevron & Texaco	Fuel for City Vehicles			\$36.24			\$36.24	\$36.24	\$36.24	\$144.96
4	Daines & Jenkins	Legal Fees 10th E, Parking ord, 10th East	\$735.50								\$735.50
5	Freedom Mailing	Bill Processing	\$144.63						\$48.21	\$48.21	\$241.05
6	Napa Auto	Snow Plow Parts, Shop Supplies						\$54.69	\$45.82	\$45.82	\$146.33
7	Rocky Mountain Power	Electricity	\$74.95		\$59.03		\$25.33	\$1,163.28	\$1,981.19	\$23.14	\$3,326.92
8	Xerox	Monthly Copier Usage Fee	\$34.41								\$34.41
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13	Landmark							24,641.69			
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Page 1 SubTotals

\$989.49

\$95.27

\$16,715.10

\$25.33

\$1,254.21

\$2,151.46

\$153.41

\$21,384.27

Page 1 Total Amount to be Paid \$21,384.27

# FORSGREN

*Associates Inc.*

November 13, 2018

Todd Rasmussen  
Mayor  
River Heights City  
520 South 500 East  
River Heights, UT 84321

**RE: 700 South Sidewalk Project – 100 East to 600 East  
Pay Application No. 3 – Landmark Companies, Inc.**

Dear Mayor Rasmussen:

The 700 South sidewalk construction project continues to proceed, although somewhat behind the original schedule, but within the contract parameters. The main sidewalk has been placed, with driveway connections to the property owner's side complete. The contractor has yet to place asphalt patching from the street side to the sidewalk, final roadbase site grading, and sod/surface restoration.

Generally, the quality of work is acceptable; with previously noted sections of the sidewalk replaced or scheduled for replacement this week. In the next couple weeks the contractor will continue working on cleanup, grading, and asphalt surface repair.

Generally the residents have been very good to work with in coordinating the project. You are aware of exceptions, specifically issues related to Brian Anderson's concerns at 331 East 700 South. Please let me know if there is information I can provide to assist with addressing this situation.

Please find the attached reviewed and accepted Pay Application No. 3 for the 700 South Sidewalk project, submitted by Landmark Companies, Inc. This application takes payment of the original \$166,972.51 contract to payments totaling \$128,024.19. On-site adjustments will be coordinated in a project change order to account for final as-constructed quantities, including and an additional sump installed on Summerwild Drive. I concur with the amount of payment requested, and recommend remittance of Twenty-four thousand six hundred forty-one dollars and sixty-nine cents (\$24,641.69) to Landmark Companies, Inc. for the work completed to date.

Please contact me with questions you may have regarding the pay application or work completed to date on the project.

Respectfully,



Craig L. Rasmussen, S.E.  
Division Manager

# PAYMENT APPLICATION

<b>TO:</b>  <b>FROM:</b> Attn: Accounts Payable Landmark Companies Inc. 729 South Main PO Box 4651 Logan, UT 84323	<b>PROJECT NAME AND LOCATION:</b> River Heights River Heights Sidewalk Project 100 E. to 600 E. River Heights	<b>APPLICATION #</b> 3 <b>PERIOD THRU:</b> 11/06/2018 <b>PROJECT #s:</b> <b>DATE OF CONTRACT:</b> 08/10/2018	<b>Distribution to:</b> <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
<b>FOR:</b>	<b>ARCHITECT</b> Forsgren Associates Inc 95 West 100 South Ste 115 Logan, Utah, 84321		

## CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.  
 Continuation Page is attached.

1. CONTRACT AMOUNT	\$166,972.51
2. SUM OF ALL CHANGE ORDERS	\$0.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$166,972.51
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$134,762.32
5. RETAINAGE:	
a. of Completed Work (Columns D + E on Continuation Page)	_____
b. of Material Stored (Column F on Continuation Page)	_____
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$6,738.13
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$128,024.19
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$103,382.50
8. PAYMENT DUE	\$24,641.69
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$38,948.32

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Landmark Companies Inc.

By: \_\_\_\_\_

Date: 11/5/18

## ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT: 24,641.69

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT:

By: \_\_\_\_\_

Date: 11/13/2018

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>NET CHANGES</b>	<b>\$0.00</b>	

PROJECT: River Heights  
River Heights Sidewalk Project

APPLICATION #: 3  
DATE OF APPLICATION: 11/06/2018  
PERIOD THRU: 11/06/2018  
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)		H BALANCE TO COMPLETION (C-G)	I RETAINAGE (if Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD		% COMP. (G / C)			
1	Mobilization	\$13,980.00	\$13,980.00	\$0.00	\$0.00	\$13,980.00	100%	\$0.00	\$699.00
2	Clear & Grub	\$16,000.00	\$16,000.00	\$0.00	\$0.00	\$16,000.00	100%	\$0.00	\$800.00
3	Prepare & Implement Traffic Control Plan	\$5,566.00	\$5,287.70	\$0.00	\$0.00	\$5,287.70	95%	\$278.30	\$264.39
4	Remove & Dispose of Existing Concrete Sidewalk	\$4,694.04	\$3,989.93	\$469.41	\$0.00	\$4,459.34	95%	\$234.70	\$222.97
5	Remove & Dispose of Existing Asphalt	\$1,285.20	\$963.90	\$321.30	\$0.00	\$1,285.20	100%	\$0.00	\$64.26
6	Remove & Dispose of Existing Small Tree/Woody Area	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	100%	\$0.00	\$375.00
7	Remove & Dispose of Existing Large Tree	\$4,000.00	\$3,200.00	\$800.00	\$0.00	\$4,000.00	100%	\$0.00	\$200.00
8	Remove & Dispose of Existing Concrete Driveway	\$769.25	\$115.39	\$653.86	\$0.00	\$769.25	100%	\$0.00	\$38.46
9	Remove & Relocate Existing Street Signs	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$400.00	\$0.00
10	Construct Mailbox Frame	\$3,570.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	50%	\$1,785.00	\$89.25
11	Remove and Relocate Existing Mailbox	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$375.00	\$0.00
12	Sawcut Concrete	\$427.45	\$0.00	\$427.45	\$0.00	\$427.45	100%	\$0.00	\$21.37
13	Sawcut Asphalt	\$936.25	\$0.00	\$936.25	\$0.00	\$936.25	100%	\$0.00	\$46.81
14	Construct 15" Equivalent Elliptical CMP	\$533.10	\$0.00	\$533.10	\$0.00	\$533.10	100%	\$0.00	\$26.66
15	Construct 4" Thick Concrete Sidewalk	\$58,574.82	\$52,717.34	\$2,928.74	\$0.00	\$55,646.08	95%	\$2,928.74	\$2,782.30
16	Construct 4" Thick Concrete Driveway	\$3,962.40	\$396.24	\$3,566.16	\$0.00	\$3,962.40	100%	\$0.00	\$198.12
SUB-TOTALS		\$122,573.51	\$104,150.50	\$12,421.27	\$0.00	\$116,571.77	95%	\$6,001.74	\$5,828.59

CONTINUATION PAGE

PROJECT: River Heights  
River Heights Sidewalk Project

APPLICATION #: 3  
DATE OF APPLICATION: 11/06/2018  
PERIOD THRU: 11/06/2018  
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
17	Construct ADA Accessible Sidewalk Ramp Assembly	\$4,732.00	\$4,258.80	\$0.00	\$0.00	\$4,258.80	90%	\$473.20	\$212.94
18	Construct Untreated Base Course Between Road and Sidewalk	\$831.25	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$831.25	\$0.00
19	Construct 3" Thick Hot Mix Asphalt (HMA)	\$11,280.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$11,280.00	\$0.00
20	Furnish and Place Turf Grass Sod	\$5,912.50	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,912.50	\$0.00
21	Replace WM Lid with Traffic Lid. Install Grade Ring and Raise to	\$4,144.00	\$414.40	\$3,315.20	\$0.00	\$3,729.60	90%	\$414.40	\$186.48
22	Remove & Relocate Light Pole	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,200.00	\$0.00
23	Construct Storm Water Sump	\$6,124.00	\$0.00	\$5,511.60	\$0.00	\$5,511.60	90%	\$612.40	\$275.58
24	Remove & Dispose of Abandoned Power Pole	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00	100%	\$0.00	\$12.50
25	Remove & Dispose of Concrete Ditch Wall	\$78.75	\$0.00	\$78.75	\$0.00	\$78.75	100%	\$0.00	\$3.94
26	Construct Asphalt Swale	\$4,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,200.00	\$0.00
27	Construct 6' Chain Link Fence	\$2,569.40	\$0.00	\$1,284.70	\$0.00	\$1,284.70	50%	\$1,284.70	\$64.24
28	Construct Cobble	\$3,077.10	\$0.00	\$3,077.10	\$0.00	\$3,077.10	100%	\$0.00	\$153.86
TOTALS		\$166,972.51	\$108,823.70	\$25,938.62	\$0.00	\$134,762.32	81%	\$32,210.19	\$6,738.13

River Heights City  
 Financial Summary  
 November 13, 2018

**Cash Balance By Fund**

	10/31/18	11/13/18	Net Change	% of Total
General Fund	131,805.12	127,331.56	(4,473.56)	7.85%
Capital Projects Fund	127,395.58	127,395.58	-	7.86%
Water Fund	520,410.94	519,749.66	(661.28)	32.06%
Sewer Fund	847,284.98	846,750.42	(534.56)	52.23%
<b>Total Cash Balance</b>	<b>1,626,896.62</b>	<b>1,621,227.22</b>	<b>(5,669.40)</b>	100.00%

		YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred	% Of Time Incurred
<b>General Fund</b>						
Revenue		228,358.07	757,030.00	528,671.93	30.16%	37.26%
Expenditures	Administrative	25,578.34	162,050.00	136,471.66	15.78%	37.26%
	Office	5,043.39	17,120.00	12,076.61	29.46%	37.26%
	Community Affairs	8,350.80	18,400.00	10,049.20	45.38%	37.26%
	Planning & Zoning	1,110.96	8,470.00	7,359.04	13.12%	37.26%
	Public Safety	10,826.96	86,400.00	75,573.04	12.53%	37.26%
	Roads	33,750.43	104,000.00	70,249.57	32.45%	37.26%
	Parks & Recreation	20,563.03	90,800.00	70,236.97	22.65%	37.26%
	Sanitation	55,581.93	150,000.00	94,418.07	37.05%	37.26%
	Transfer To CP Fund	120,000.00	120,000.00	-	100.00%	
Total Expenditures		280,805.84	757,240.00	476,434.16	37.08%	37.26%
<b>Net Revenue Over Expenditures</b>		<b>(52,447.77)</b>	<b>(210.00)</b>	<b>52,237.77</b>		
<b>Capital Projects Fund</b>						
Revenue		444.14	400.00	(44.14)		37.26%
Transfer From General Fund		120,000.00	120,000.00	-		
Expenditures	Administrative		130,000.00	130,000.00		37.26%
	Parks & Recreation		152,750.00	152,750.00		37.26%
	Roads	164,190.67	757,750.00	593,559.33		37.26%
		-	-	-		37.26%
Total Expenditures		164,190.67	1,040,500.00	876,309.33		37.26%
<b>Net Revenue Over Expenditures</b>		<b>(43,746.53)</b>	<b>(920,100.00)</b>	<b>(876,353.47)</b>		
<b>Water Fund</b>						
Revenue		171,337.14	346,130.00	174,792.86	49.50%	37.26%
Expenditures		60,331.62	272,250.00	211,918.38	22.16%	37.26%
<b>Net Revenue Over Expenditures</b>		<b>111,005.52</b>	<b>73,880.00</b>	<b>(37,125.52)</b>		
<b>Sewer Fund</b>						
Revenue		99,763.12	249,500.00	149,736.88	39.99%	37.26%
Expenditures		102,121.01	310,250.00	208,128.99	32.92%	37.26%
<b>Net Revenue Over Expenditures</b>		<b>(2,357.89)</b>	<b>(60,750.00)</b>	<b>(58,392.11)</b>		

## **River Heights Ambassadors**

Starting in 2019, River Heights will discontinue its royalty program and begin a new youth program called River Heights Ambassadors.

### **Highlights:**

- The program will be open to both male and female high school sophomores and juniors who will serve in the following year.
- The Ambassadors will apply to serve by writing a short essay on something they love about River Heights or something they would like to see improved. If an applicant would prefer an oral interview with the Community Affairs Council Member instead of writing the essay, that is acceptable. The applications will be reviewed by the City Council member over Community Affairs along with a member of the Mayor's Youth Council and an adult community member.
- The duties of the Ambassadors will be to represent River Heights in a number of ways, including helping decorate the city float; riding the float in parades around the valley; assisting at Apple Days and the Christmas Tree Lighting; and any other events or ways that may be identified by the City Council and Youth Council.
- The Ambassadors will meet with the Youth Council at one of the Youth Council's regular meetings twice a year. The two groups may identify projects they would like to jointly carry out to help River Heights.
- The Ambassadors will have at least one adult advisor from the community.
- The City will provide the Ambassadors with some kind of business casual shirt and/or other apparel that will identify them as River Heights Ambassadors.

13 November 2018

Dear City Council,

As the representative for River Heights City, I am writing in regards to the proposed annexation policy plan. As part of that plan, annexation of the River Heights stake center and the church farm adjacent to the property on the east has been included. Both parcels are already incorporated into River Heights. At this time, the city is not favorably inclined to a proposed annexation of these parcels for the following reasons: Municipal services are installed and provided to the church property--termination of services would negatively impact River Heights financially. The ability to have input and help shape the development within the proposed boundaries would be greatly reduced or eliminated.

I would also like to add some references that appear to be in conflict with the proposed annexation plan and would ask you to consider resolving these statute conflicts before approving the plan.

**Utah Code Ann. Sec. 10-2-401.5** ...Annexation is limited to "[a] contiguous, unincorporated area that is contiguous to a municipality [that] may be annexed to the municipality as provided" See UCA 10-2-402...On this basis, we would not expect property already incorporated into River Heights city as part of a well draft annexation plan.

**Sec. 10-2-401.5(4)** ...states that in developing the annexation policy plan, the planning commission and the city council shall "attempt to avoid overlaps with the expansion areas of other municipalities." Since the annexation plan includes unincorporated areas that River Heights may show on its plan, I would like to encourage open dialogue and thoughtful planning between our cities so that we avoid any such overlaps.

**10-2-401.5(6)** ... states that before the planning commission hold their meeting that they must provide public notice to each affected entity at least 14 days before the meeting and then accept and consider any additional written comments from the affected entities until 10 days after the public meeting. It does not appear that notice was given prior to the planning commission approval.

We are sensitive to the challenges that come with development and growth. We wish to offer our assistance and cooperation in any way that might help both cities reach mutual growth standards and visions. We look forward to working with you to this end.

Respectfully,



Todd Rasmussen

Mayor

River Heights City



5-2018

**An Ordinance to Adopt Changes to the City Code of  
River Heights, Utah**

WHEREAS, River Heights desires to have a no-fault utility claims ordinance in place, and

WHEREAS, the City Council held a public hearing on November 13, 2018 to receive comments on the proposed ordinance.

BE IT ORDAINED by the River Heights City Council that the following ordinance be adopted.

**TITLE 8, CHAPTER 3, NO-FAULT UTILITY CLAIMS**

**SECTION:**

- 8-3-1: Intent
- 8-3-2: Definitions
- 8-3-3: Administration and Establishment of Regulations
- 8-3-4: Reimbursement Claims, Time Limitations
- 8-3-5: Claims Investigation and Recommendation
- 8-3-6: Criteria for Payment
- 8-3-7: Maximum Payment
- 8-3-8: Payment Does Not Imply Liability, Release Required
- 8-3-9: Annual Budget Expenditures
- 8-3-10: Claims from Other Governmental Agencies.

**8-3-1: INTENT**

It is the city's intent to compensate persons for loss sustained as the result of a break or backup in a city-owned and maintained water main or sewer line, regardless of fault on the part of the city, within the restrictions, limitations, and other provisions of this chapter.

**8-3-2: DEFINITIONS**

Unless the context specifically indicates otherwise, the following terms and phrases, as used in this Chapter, shall have the meanings hereinafter designated:

**BODILY INJURY:** Actual physical injury, sickness or disease sustained by a person, including death resulting from any of these.

**CITY:** River Heights City Corporation, a political subdivision of the state of Utah.

CLAIM:	Any demand for damages from release of sewage or sudden and accidental release of potable water.
DAMAGES:	Monetary amounts the insured becomes legally obligated to pay to a third party as a result of bodily injury, or property damage caused by an occurrence, or personal injury caused by a personal injury offense. Attorney fees and litigation costs are not damages.
PERSON OR APPLICANT:	An individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, or any other legal entity (except the United States Government or any of its agencies, or the state of Utah and any of its political subdivisions) or their legal representatives, agents, or assigns.
PERSONAL INJURY:	Injury, other than bodily injury arising out of a personal injury offense.
PERSONAL INJURY OFFENSE:	Means any of the following: 1) False arrest, detention or imprisonment or malicious prosecution; 2) Libel, slander or defamation of character; 3) Wrongful entry or eviction, or other invasion of the right of private occupancy.
POLITICAL SUBDIVISION:	Any political subdivision of the state of Utah, including state departments and agencies, cities, towns, counties, and school districts.
POTABLE WATER:	Water intended to be used for human consumption.
PROPERTY DAMAGE:	Physical injury to or destruction of tangible property, including the resulting loss or use of that property. Also, loss of use of tangible property that is not physically injured or destroyed.
RELEASE OF SEWAGE:	An occurrence where solid, liquid or gaseous pollutants cause property damage or bodily injury by passing back through the toilets and/or drains located in the premises owned or leased by any third-party person, firm or entity relying upon the insured for sewage treatment services. Solid, liquid or gaseous pollutants which cause property damage or bodily injury by any means other than passing back through the toilets and/or drains located in the premises owned or leased by such third-party persons, firms or entities, does not constitute release of sewage and damages caused thereby are not covered.

### **8-3-3: ADMINISTRATION AND ESTABLISHMENT OF REGULATIONS**

The city hereby establishes regulations sufficient to provide for the handling of such claims and disbursement of funds set aside for payment of claims under this chapter.

#### **8-3-4: REIMBURSEMENT CLAIMS, TIME LIMITATIONS**

All claims for reimbursement under this chapter must comply with the Governmental Immunity Act of Utah, Utah Code Annotated §63-30d-101 et seq., as amended, and be submitted to the city recorder within thirty (30) days after the incident giving rise to the loss occurs.

#### **8-3-5: CLAIMS INVESTIGATION AND RECOMMENDATION**

Claims received by the city recorder shall be referred to the mayor, the public works director and the councilmember assigned to water and sewer for investigation and recommendation. The recommendation may be forwarded to the city attorney for determination under the criteria of this chapter. The recommendation will be presented to the city council for consideration. All payments authorized by the city council shall be made by the City of River Heights.

#### **8-3-6: CRITERIA FOR PAYMENT**

- A. The determination as to whether to make payment of a claim submitted pursuant to this chapter shall be based on the following criteria:
1. Whether an eligible claimant suffered an otherwise uninsured property loss, caused by breach or backup of a city-owned water main or sewer line, under circumstances where the claimant acted responsibly to avoid the loss; and,
  2. If so, whether the extent of the loss has been adequately substantiated.
- B. The following shall result in the denial of a claim:
1. Claim not timely submitted;
  2. Loss fully covered by private insurance (For exclusions see 8-3-7 A. for insurance deductible consideration);
  3. Claimant ineligible under the terms of this chapter;
  4. Loss caused by an irresponsible act of the claimant, claimant's agent, or member of claimant's business or household; or
  5. Loss or eligibility unsubstantiated.
- C. The following shall result in a reduction of payment:
1. Loss partially covered by private insurance;
  2. Loss exceeds funding limits of this chapter;
  3. Verification of loss inadequate or incomplete; or
  4. Claimant did not cause the problem but failed to act responsibly to minimize the loss.

**8-3-7: MAXIMUM PAYMENT**

- A. Payments under this chapter shall not exceed \$5,000 per claim. Claims to pay insurance deductibles will be considered.
- B. Payments under this chapter shall not exceed \$100,000 (the no-fault sewer and potable water aggregate limit per policy period) per fiscal year.

**8-3-8: PAYMENT DOES NOT IMPLY LIABILITY, RELEASE REQUIRED**

- A. Any payment of a claim made under this chapter shall not be construed as an admission of, nor does it imply, any negligence or responsibility on the part of the city. Any payment made under this chapter is strictly voluntary on the part of the city.
- B. This chapter shall not in any way supersede, change, or abrogate the Government Immunity Act of Utah, and its application to the city, or establish in any person a right to sue the city under this chapter.
- C. Any payment of a claim made under this chapter and accepted by the claimant shall constitute a full and complete release of any and all claims against the city, its officers, employees, and agents for any damage or loss arising from the incident.
- D. Any payment of a claim made under this chapter shall be expressly conditioned upon the city first receiving a written release of liability, signed and notarized by the claimant, in a form acceptable to the city attorney.

**8-3-9: CLAIMS FROM OTHER GOVERNMENTAL AGENCIES**

Notwithstanding any other provisions of this chapter, no claim shall be accepted from the United States or any of its departments or agencies, or from the state of Utah or any of its political subdivisions.

Adopted and effective this 13<sup>th</sup> day of November, 2018, by the River Heights City Council.

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Todd A Rasmussen, Mayor

ATTEST

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Sheila Lind, Recorder

RIVER HEIGHTS CITY

520 South 500 East \* 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot  Rezone Boundary Adjustment Commercial Development Commercial Parking

Conservice c/o Dave Jenkins djenkins@conservice.com
Applicant Phone Number email address

760 S 100 E, River Heights, Utah, 84321
Mailing Address, City, State, Zip

Conservice Holdings II LLC
Property Owner of Record Phone Number

595 S Riverwoods Pkwy Ste 300, Logan, Utah, 84321
Mailing Address, City, State, Zip

Conservice Parking Lot Expansion
Project Name

760 S Gateway Drive 02-027-0046 & 0047
Property Address County Parcel ID Number

Size of Lot Size of Building Number of Dwellings/Units/Lots

Parking Lot
Describe the proposed project

REZONE EXISTING AG PARCEL 02-027-0046 & ~~02-027-0046~~ 02-027-0047 TO COMMERCIAL PARKING

We certify we are the developer and record owner of this property and we consent to the submittal of application.
James Anderson 10/23/18 Developer Date Property Owner Date

RIVER HEIGHTS CITY

520 South 500 East \* 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment
Commercial Development X Commercial Parking

ConService c/o Dave Jenkins djenkins@conservice.com
Applicant Phone Number email address

760 S 100 E, River Heights, Utah, 84321
Mailing Address, City, State, Zip

Conservice Holdings II LLC
Property Owner of Record Phone Number

595 S Riverwoods Pkwy Ste 300, Logan, Utah, 84321
Mailing Address, City, State, Zip

Conservice Parking Lot Expansion
Project Name

760 S Gateway Drive 02-027-0046 30047
Property Address County Parcel ID Number

Size of Lot Size of Building Number of Dwellings/Units/Lots

Parking Lot
Describe the proposed project

A NEW PARKING LOT EAST OF THE EXISTING CONSERVICE PARKING LOT

We certify we are the developer and record owner of this property and we consent to the submittal of application.

Jance Jankensen 10/23/18
Developer Date Property Owner Date

# Memo

**To:** City Council  
**From:** Sheila Lind  
**cc:** Name  
**Date:** November 8, 2018  
**Re:** Conservice rezone and commercial parking requests

---

The Planning Commission held two public hearings at their November 7, 2018 meeting to discuss and hear comments on the two Conservice requests. Following are the two motions they made:

Commissioner Pitcher moved to "recommend the City Council approve a **rezone request** from Conservice for property located at 350 E 800 S, from agricultural to commercial parking." Commissioner Cooley seconded the motion, which carried with Cooley, Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.

Commissioner Pitcher moved to "present to the City Council the **parking lot request** from Conservice for property located at 350 E 800 S, with the recommendation that Conservice participate (material and labor) in the completion of the 800 South roadway, heading east for a complete thoroughfare." Commissioner Cooley seconded the motion, which carried with Cooley, Pitcher and Schaub in favor. Lehnig opposed. Milbank was absent.



T. BRADY & JEAN-PIERRE  
27-0048

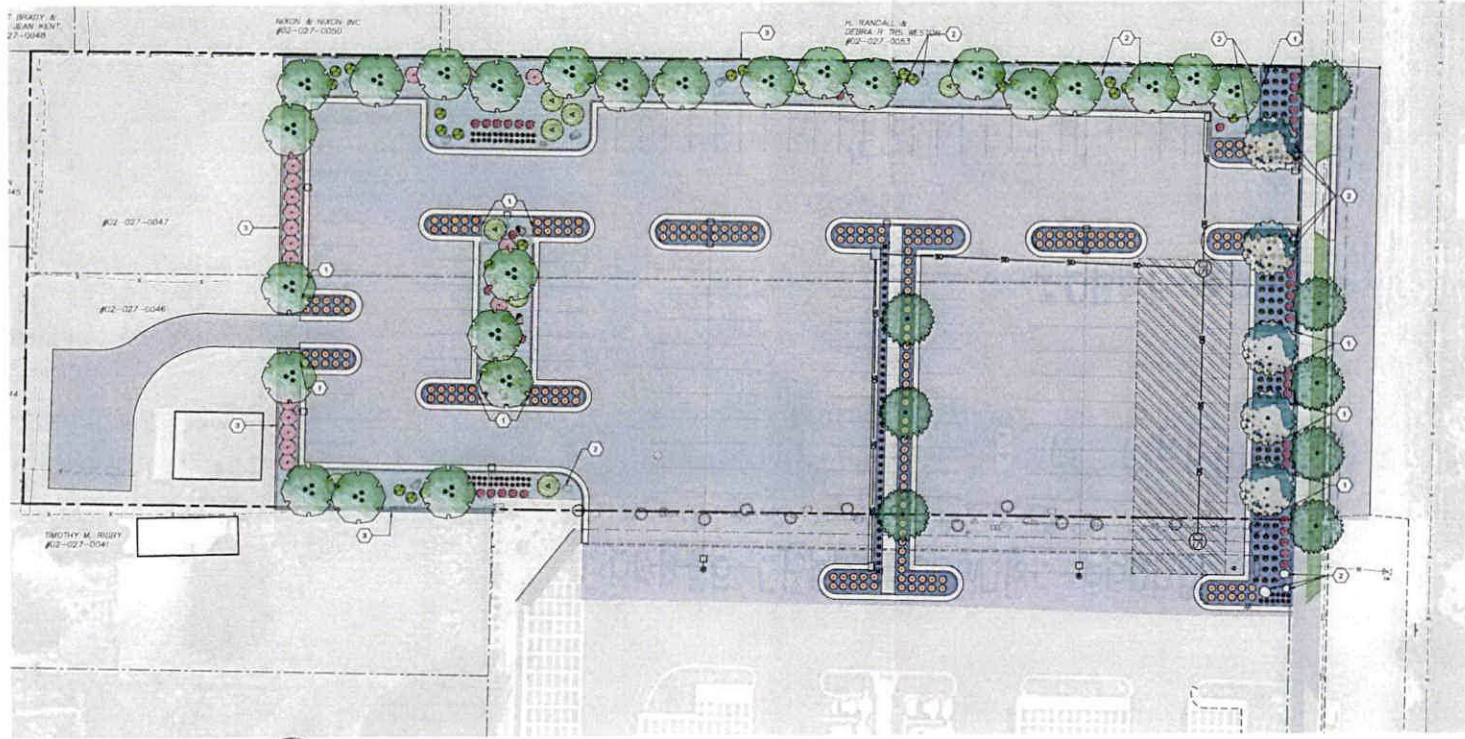
NEEDON & NEEDON INC.  
#12-027-0050

M. RANDALL &  
CELESTIA W. TOL. BE. SCHMIDT  
#12-027-0053

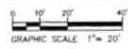
#12-027-0047

#12-027-0046

TIMOTHY M. RURY  
#12-027-0041



**PLANTING PLAN**  
SCALE: 1"=20'



**PLANT SCHEDULE**

TREE	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	REMARKS
	ACER RUBRUM 'COLLANNARE'	COLLANNAR RED MAPLE	15 GAL	3	
	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	15 GAL	25	AL-101 FOR SLOPE PLANTING SEE SL-101
	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	15 GAL	5	
	ZELKOVA SERRATA 'WIRELESS'	WIRELESS ZELKOVA	15 GAL	5	
	<b>Berberis</b>				
	BERBERIS THUNBERGII 'CRIMSON PYRAM'	CRIMSON PYRAM BARBERRY	5 GAL	42	
	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	5 GAL	88	
	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	3 GAL	31	
	EUCONYMIUS ALATUS	WINGED EUCONYMIUS	5 GAL	19	BL-101 FOR SLOPE PLANTING, SEE SL-101
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	3 GAL	110	
	PANICUM VIRGATUM 'SHEWANOAK'	SWITCH GRASS	5 GAL	202	
	RUBUS AROMATICUS 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	14	

**PLANT SCHEDULE CONT.**

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	REMARKS
		4" DEEP DARK GREY PEA GRAVEL - TO MATCH EXISTING	4" DEEP	3,432 SF	GL-101
		4" DEEP 2"-3" FRACTURED STONE MULCH - TO MATCH EXISTING	4" DEPTH	8,880 SF	
		TURF TO BE LOCAL GROWN DROUGHT TOLERANT FESCUE BLEND		828 SF	HL-101
		EXISTING LANDSCAPE BOULDERS TO BE REUSED		14	FL-101
		3' - 6" LANDSCAPE BOULDERS TO MATCH EXISTING REUSED BOULDERS		21	

**PLANTING KEYED NOTES**

- 1 METAL EDGING, SEE GL-101
- 2 RELOCATED EXISTING BOULDERS
- 3 6" HIGH 8" WIDE PRECAST CONCRETE PANEL FENCE

**PLANTING GENERAL NOTES**

1. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY AS DEFINED IN ANGLES & AMERICAN STANDARDS FOR NURSERY STOCK.
2. AMENDED PLANT BACKFILL MATERIAL SHALL BE A MIXTURE OF THREE (3) PARTS TOPSOIL TO ONE (1) PART PEAT MOSS AND SHALL BE MIXED ON-SITE.
3. ALL PLANTINGS SHALL RECEIVE TWENTY-ONE (21) GRAM TABLETS OF "AGRIFORM" PLANT FERTILIZER (OR APPROVED EQUAL) TO BE PLACED AS SHOWN IN DETAILS AND PER MANUFACTURERS RECOMMENDATIONS.
4. TREES PLANTED ADJACENT TO PUBLIC ROADS AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED TO SEVEN (7) FEET HEIGHT CLEARANCE ABOVE PAVEMENT.
5. ALL PLANTER BEDS TO RECEIVE 4" STONE MULCH OVER WEED BARRIER FABRIC AS SHOWN IN DETAIL G - SHEET L101. SEE PLAN FOR MULCH TYPE & LOCATION.
6. AUTOMATIC IRRIGATION PLAN AND SYSTEM REQUIRED. CONTRACTOR TO PROVIDE.

CONSERVATIVE PARKING LOT  
EXPANSION  
760 S GATEWAY DRIVE  
RIVER HEIGHTS, UTAH, 84121



Cache • Landmark  
Engineers  
Surveyors  
Planners  
191 East Center Rd.  
Rm 114, 101  
Provo, UT 84601  
435.713.8999

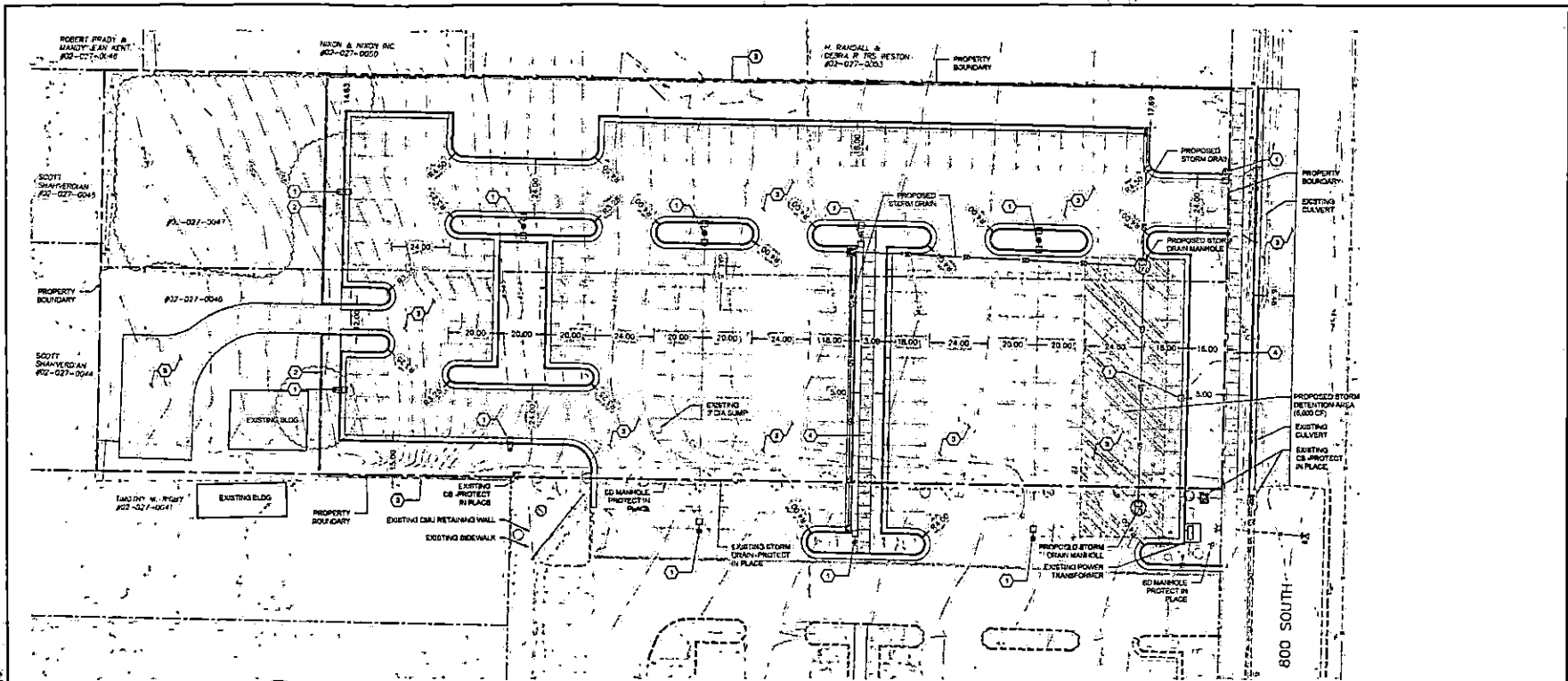
DATE: 22 OCTOBER 2018  
SCALE: 1"=20'  
DESIGN BY: J. MALDONADO  
CHECKED BY: K. WASHINGTON  
APPROVED BY: L. ANDERSON  
PROJECT NUMBER: 17P00007

SHEET:  
**L100**

PLANTING PLAN







**SITE PLAN**  
SCALE: 1"=20'



0 10' 20' 40'  
GRAPHIC SCALE 1"=20'

**SITE STATS**

TOTAL AREA 78,220 SQ FT 1.8 AC  
 PARKING LOTS AREA 61,136 SQ FT 1.4 AC  
 OTHER USE 15,084 SQ FT 0.35 AC

**PARKING**  
 NEW STALLS 140  
 STALLS REMOVED (25)  
 NET STALLS PROVIDED 115

**ZONE**  
 AG

**OWNER**  
 CONSERVANCE HOLDINGS II LLC

**SITE KEYED NOTES**

- ① PROPOSED LIGHTING
- ② PROPOSED 8' PRECAST CONCRETE PANEL FENCE
- ③ PROPOSED ASPHALT
- ④ PROPOSED 8' WIDE CONCRETE SIDEWALK

**HATCH, LINE & SYMBOL LEGEND**

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING FENCE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- ED BOX
- EXISTING LIGHT POLE
- EXISTING LANDSCAPE BOULDER
- EXISTING TREE

**SITE PLAN**

CONSERVANCE PARKING LOT  
 EXPANSION  
 760 S GATEWAY DRIVE  
 RIVER HEIGHTS, UTAH 84121



Cache • Landmark  
 25 Years  
 Business  
 Services

95 Grid Canyon Rd  
 Ste 110, 101  
 Provo, UT 84601  
 801.733.8879

DATE: 22 OCTOBER 2014  
 SCALE: 1"=20'  
 DESIGNER: J. MALDONADO  
 CHECKED BY: J. KWAPPOKOT  
 APPROVED BY: J. ANDERSON  
 PROJECT NUMBER: 1703870

Sheet **C100**

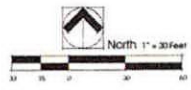




PROPOSED CEMETERY/PARK  
**CITY OF RIVER HEIGHTS**

ALTERNATIVE ONE  
**CONCEPT PLAN**

29 APRIL 2014



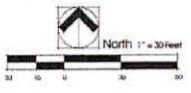
**R. MICHAEL KELLY**  
 LAND PLANNING - LANDSCAPE ARCHITECTURE  
 PLLC 800 WEST 1000 SOUTH SUITE 4000 SALT LAKE CITY, UT 84119





PROPOSED CEMETERY/PARK  
**CITY OF RIVER HEIGHTS**

ALTERNATIVE TWO  
 29 APRIL 2014  
**CONCEPT PLAN**



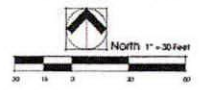
**R. MICHAEL KELLY**  
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 101 E. 400 S. STE. 101 • UTAH • 313.754.7100





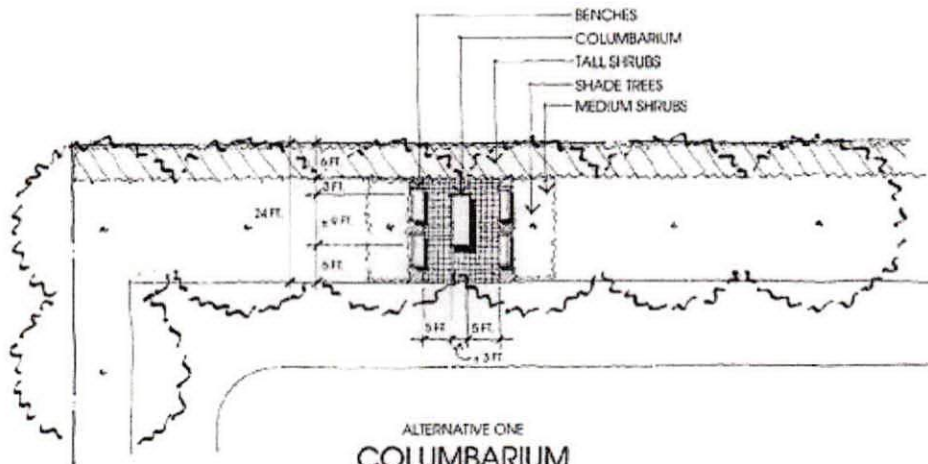
PROPOSED CEMETERY/PARK  
CITY OF RIVER HEIGHTS

ALTERNATIVE THREE 20 MAY 2014  
CONCEPT PLAN

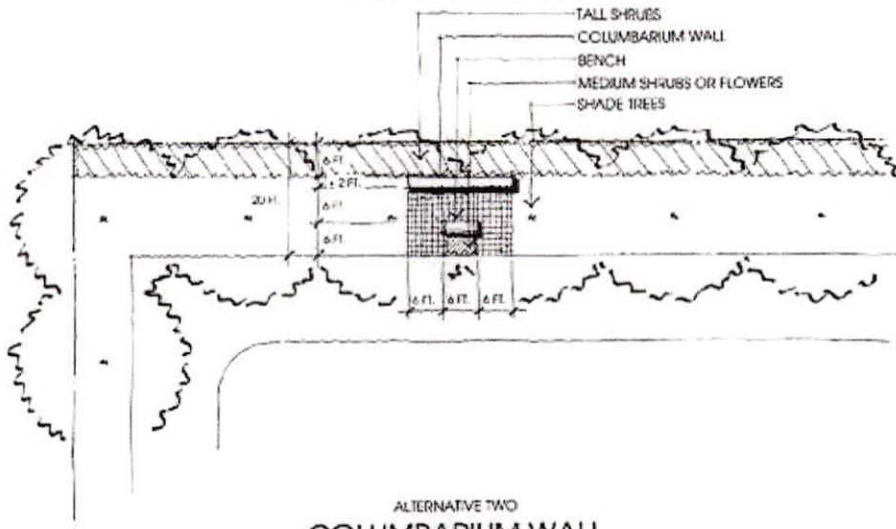


R. MICHAEL KELLY  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
PO. BOX 908, BIRCH, UT 84201 • 435.731.2953





ALTERNATIVE ONE  
**COLUMBARIUM**  
 FREE-STANDING, DOUBLE-SIDED



ALTERNATIVE TWO  
**COLUMBARIUM WALL**



28 MAY 2014  
 CONCEPT PLAN: COLUMBARIUM

**CITY OF RIVER HEIGHTS**  
 PROPOSED CEMETERY/PARK  
 River Heights, 2014

**R. MICHAEL KELLY**  
 CONSULTANT

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 TEL: 614.885.4444 FAX: 614.885.4444