

River Heights City

COUNCIL MEETING AGENDA

Tuesday, September 15, 2020

Notice is hereby given that the River Heights City Council will hold a Town Hall Meeting followed by their regular council meeting, beginning at 6:00 p.m. in the River Heights City Office Building at 520 S 500 E.

Town Hall - 6:00 pm

Hear Comments on the Future of the Stewart Hill Park Property

City Council Meeting – Promptly after the Town Hall, no later than 7:00 pm

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

Adoption of Previous Minutes and Agenda

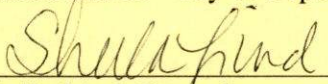
Reports and Approval of Payments (Mayor, Council, Staff)

Public Comment

Request from Crystal Zimmerman to Change City Code to Allow Goats in Residential Zones

Adjourn

Posted this 11th day of September 2020



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.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

City Council Town Hall

September 15, 2020

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8 Present: Mayor Todd Rasmussen
9 Council members: Doug Clausen
10 Sharlie Gallup
11 Chris Milbank
12 Elaine Thatcher
13 Blake Wright
14 Recorder Sheila Lind

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16 Others Present: See roll
17
18

19 The River Heights City Council held a town hall at 6:00 p.m. in the Ervin R. Crosbie Council
20 Chambers in the River Heights City Building on Tuesday, September 15, 2020 to gather input
21 regarding the future development of the Stewart Hill Park Property.

22 Councilmember Wright explained the history of the 3.5 acres located north of the cemetery,
23 which was purchased by the city in 2002 from the Church of Jesus Christ of Latter-day Saints. It was
24 acquired with the intention of becoming some type of park/open space. Some feel the road should go
25 through and building lots sold. However, since 1984, those who have purchased homes in the area
26 have thought it would become a church or a park. The city has had discussions over the years about a
27 possible cemetery. They have held a couple public input meetings to gather input. In 2014 the
28 planning commission had many discussions and did quite a bit of homework regarding the property. A
29 designer was hired to sketch some options. A year ago some residents came to the city to express
30 interest in wanting something to happen with the property. A few months ago the designer was hired
31 again to come up with another plan, which included an option for a wide walking path that could be
32 used, when needed, by maintenance and emergency vehicles. He explained the city doesn't plan to
33 develop it all at once, due to cost. They are hoping to move forward with a plan for the future, to be
34 constructed in phases.

35 Mayor Rasmussen read from written comments received prior to the meeting from Blue Inessa,
36 Robert K Scott, Kim and Bruce Allsop, Linnea Johnson, James Brackner and Lisa Andrus.

37 Darren Anderson asked if the city has looked at costs of maintaining a park versus cemetery.
38 Councilmember Wright said they haven't come up with any costs but they are aware that both don't
39 generate revenue and would be an expense for the city.

40 Lindsey Wilcox asked if the cost per cemetery plot in a River Heights cemetery would be less
41 than \$850 (the price Providence charges). She was told the cost is unknown at this time. She
42 explained she has young children and lives on 800 East, which has her concerned about additional
43 traffic if the road is taken through. She hoped they would design the property as a relaxing place to go,
44 not a large group destination. She supported Plan 4 and did not want a through road.

45 Jim Jenkins gave out and discussed a handout he put together. He thanked the council for their
efforts throughout the years. He and his wife opposed a through road and favored a cemetery over a

47 park. He said some people look at a park as an amenity, rather than a burden for the maintenance
48 costs. He hoped to see River Heights enter into an interlocal agreement with Providence to join their
49 cemetery and to share their restrooms and infrastructure. River Heights would benefit from the trails.
50 He realized it takes a lot of money to run a city.

51 Danny Peterson said his parents were not buried in the Providence Cemetery because it cost
52 more than Logan Cemetery. He supported cemetery and park.

53 Mayor Rasmussen informed that Providence said the River Heights property would only extend
54 the life of their cemetery another 10 years.

55 Lisa Anderson informed she has spent 20-30 hours over the last month talking to people and
56 looking at different parks in the valley. She has heard that people want places to meet up with
57 neighbors and have open space. She pointed out the number of new homes in River Heights and felt
58 the property should be fully a park. She encouraged the council, as they make a decision, they should
59 think about the citizens and how much they love to be together. She has heard concern about Plan 4,
60 that it cuts the property in half and said River Heights is a place for family and community.

61 Christian Mansfield had an idea to create a combination park and cemetery with funky things to
62 climb on. He suggested a scan code on the headstones, which would allow looking up information
63 about the deceased. He thought the dead and living could live together.

64 Mary Barrus gave a history of the property purchase when she was on the council in 2002. Her
65 husband recently passed away and she bought plots in the Providence Cemetery. She had no problem
66 with the property being a cemetery and/or a park. She pointed out that in the Riverdale Area there is a
67 lot of green space. She invited others to come down to this area and visit. She encouraged a decision
68 on the Stewart Hill property sooner than later.

69 Katherine Sorensen thanked the council for all of their work. She liked Plan 4 and felt it
70 addressed all the desires she has heard over the years. She explained the features she liked about it.

71 Paul Kelley was concerned if the road was going to go through. He and his wife liked Plan 4
72 without the utility drive. They'd rather see more grass.

73 Elise Reeder liked the park option and agreed the cemetery option is short-term. She suggested
74 a large park with picnic tables and walking paths to encourage meeting up with neighbors. She
75 supported parking lots to keep park visitors from parking in front of her house. She wanted to see a
76 relaxed park.

77 Cindy Schaub liked Plan 4 also, with the service road closer to the brow of the hill to leave the
78 green space in a larger chunk. She asked if they were still considering a city shop on this property.
79 Councilmember Thatcher said its off the table now. Councilmember Wright said they have talked
80 about leaving piles of road base and gravel in the area for the city's use. A few residents were not
81 favorable of this.

82 Mark Sorenson agreed with Plan 4. He said parks and cemeteries are perpetual care and can
83 get really expensive. To pay for it, taxes will probably need to be raised. To combine cemeteries with
84 Providence would be more cost effective. In general, cities are always looking to expand their
85 cemetery space. He said the property is a rare gem.

86 Noel Cooley said in 2002 there was a lot of effort and discussion on what it would take to put
87 in a cemetery. He said the Providence Cemetery plots are almost all sold. He questioned those at the
88 meeting where they will be rested if this is the case. He also pointed out the cost of maintaining a
89 cemetery. It would cost less to combine with Providence.

90 Chazel Jenkins said parks don't have roads going through them. She would like to know the
91 cost difference between River Heights having their own cemetery, versus combining with Providence.
92 She was unsure why the city would consider developing this property, while there are eyesores in the

95 middle of the city (Old School and Old Church). She felt the priority should be to clean them up
96 before spending money on anything else. She supported Plan 4 but was concerned about maintenance
97 and who would patrol the area.

98 Mayor Rasmussen informed they weren't planning to do one or the other. The park property
99 would be a staged approach over the years. They want to get plans in place so future administrations
100 will know what direction to go.

101 Darren Anderson cautioned about assuming that it would be less money to be buried in the
102 River Heights Cemetery over Providence. He liked the park idea with no access road. Mayor
103 Rasmussen said if Plan 4 was decided upon, the access would only be available to service vehicles.

104 Darlene Craney asked if anyone had considered using this property as an area that could be
105 adapted for a safe earthquake zone, in case of an emergency.

106 Councilmember Wright explained that the General Plan is nearing the end of being updated.
107 The planning commission looked at the city as a whole in regards to where parks and open space
108 should be located. He noted the designated areas.

109 Jenny Hadfield asked if there were any other options for cemetery space. She was told, "no."


110 Dorothy Gillenwater suggested a military cemetery, where two bodies are stacked in one plot to
111 save space.

112 Councilmember Clausen pointed out that if they decided on a cemetery, the plots would be
113 available to people other than River Heights residents. Ms. Gillenwater said some cities require plot
114 buyers own property in the city.

115 Mayor Rasmussen thanked those who came and for their desire to be involved.

116 The meeting adjourned at 7:20 p.m.

117 
118 _____
Sheila Lind, Recorder

119 

120 _____
121 Todd A. Rasmussen, Mayor

Please print your name on the roll.

James Jenkins
Cindy Schaub
Gladys Cross Good
Noel Cooley
Lathie Thunell
Raudall Thunell
Harlene Chaney
Darren Anderson
Lisa Anderson
Katherine Sorenson
Elsie Keedler
R. David Rose
Rebecca Paulsen
Randy Grehm
CHRISTIAN Mansfield
John Olsen
Cynthia Olsen
~~Paul Johnson~~
Nancy Huntly
Paul Kelley

Daryl
~~Darrell~~ Lindberg
Melinda ~~Wahlberg~~ Lindberg
Danny Peterson
Mark Sorenson
Rockie Ricks
Danny Peterson
DENNIS CHILD
Chaz Jenkins
Lindsey Wilcox
Ruth Ballison
Jenni Hadfield
Dorothy Gillenwater
Michael Jarrett
Mary Barris
~~Monica~~ Allen, Ryan & Blair
Diane Pfoth
Susan Rasmussen



The Mayor and City Council will hold a

Town Hall Meeting
Tuesday, September 15, 2020 at 6:00 p.m.

in the River Heights City Building
520 South 500 East

We would like your input regarding development of the 3.5-acre, city-owned piece of property located north of the Providence Cemetery.



In 2002, the City bought the property to serve as a park or cemetery. Since that time, there have been a couple of town hall meetings, the most recent in 2014. Three concepts were developed from the input received. Plans were then put on hold while the north property line was solidified.

The city is now ready to progress with development of the property. More recent input prompted the city to have a fourth concept developed earlier this year.

Please visit www.riverheights.org to see the three 2014 concepts, the 2020 concept and descriptions of each. Their descriptions are included on the other side of this sheet.

We look forward to hearing from you. If you cannot attend the meeting and would like to comment, please email the Mayor and City Council at: office@riverheights.org.

DESCRIPTIONS OF PARK – CEMETERY ALTERNATIVES

Since Alternatives One through Three were developed in 2014, it seems sentiment has shifted more toward use of the property for park space than cemetery. Alternative Four developed earlier this year reflects this sentiment. All four plans leave open space on the south side should the need for cemetery use arise. A columbarium is also described.

Alternative One, developed in April 2014:

There are two phases of cemetery development on the south: Phase One estimates room for 384 burial plots; Phase Two estimates room for 288 plots. A narrow cemetery road goes through the park with a roundabout in the center designed to add interest and slow traffic. Parking for 14 vehicles are provided south of the road and east of the cemetery plots. Open park space and walking paths are provided north of the road.



PROPOSED CEMETERY/PARK
CITY OF RIVER HEIGHTS

ALTERNATIVE ONE
CONCEPT PLAN

29 APRIL 2014



MICHAEL KELLY
& ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

Alternative Two, developed in April 2014:

There is no road through the park so there is more room for burial plots. Phase One estimates room for 384 burial plots; Phase Two is larger accommodating 736 plots. A parking lot accessed from Stewart Hill Drive East serves 37 vehicles. Walking paths meander throughout and a gazebo is provided.



PROPOSED CEMETERY/PARK
CITY OF RIVER HEIGHTS

ALTERNATIVE TWO
CONCEPT PLAN

20 APRIL 2014



J. MICHAEL KELLY
INCORPORATED
1000 S. RIVER ST. SUITE 100
RIVER HEIGHTS, MO 64077-1400
PH: 816.888.1111 FAX: 816.888.1112

Alternative Three, developed in May 2014:

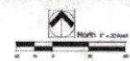
A narrow cemetery road goes through the park with a roundabout designed to add interest and slow traffic. Parking would be along one side of the road or in the adjacent neighborhoods, which allows more space for burial plots. Burial plots could be developed in three phases: Phase One estimates room for 384 burial plots; Phase Two for 288 plots and Phase Three for 256 plots. Open park space and walking paths are provided north of the road.



PROPOSED CEMETERY/PARK
CITY OF RIVER HEIGHTS

ALTERNATIVE THREE
CONCEPT PLAN

20 MAY 2014



R. MICHAEL KELLY
LANDSCAPE ARCHITECT
1000 S. MAIN ST., SUITE 100
DALLAS, TEXAS 75201

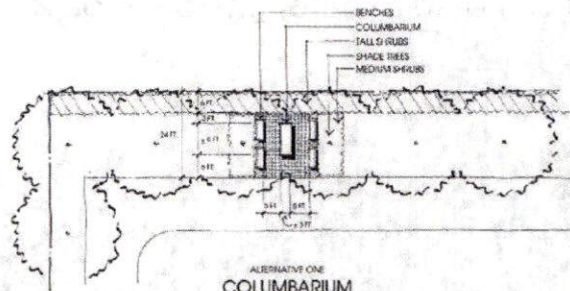
Alternative Four, developed in April 2020:

Developed with more emphasis on park use, there is no through road. A 10-stall parking lot accessed from Stewart Hill Drive East provides a turnaround and location for snow storage. A five-stall parking lot accessed from Stewart Hill Drive West provides a hammer-head turnaround and snow storage. A widened walk connecting the two parking areas would provide service and emergency vehicle access but would be closed to through traffic. A pavilion with six picnic tables, a two-room restroom building, walking paths and benches are provided. Gates through the existing south fence could expand walking from the park into the cemetery, where many people currently walk in the shade. The large space on the south side remains open for cemetery plots should the need arise, however, for the time being it is designated to be open-space park.

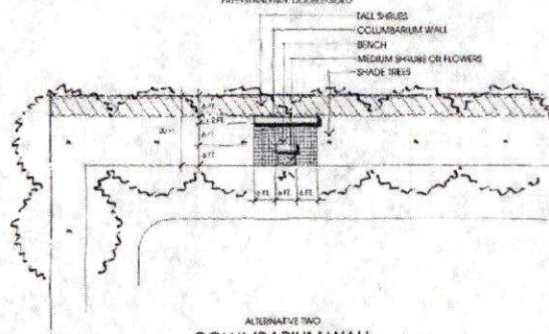


Columbarium, developed in May 2014:

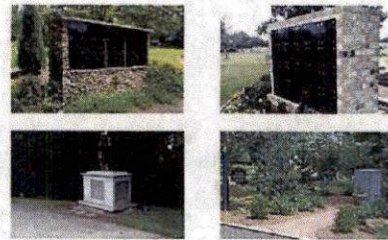
A Columbarium, a room or building with niches for funeral urns to be stored, may be an alternative should residents desire one. It has been anticipated it would be placed in the southwest corner of the property. Ample space would be provided between a cemetery road and the west property line for landscaping and benches where one could sit to reflect. As our population grows and space becomes limited, it would allow another option for people to have remains of loved ones near them in River Heights.



ALTERNATIVE ONE
COLUMBARIUM
FREE-STANDING, DOUBLE-SIDED



ALTERNATIVE TWO
COLUMBARIUM WALL



Stewart Hill Park Property - Written Comment

Blue Inessa <blueinessa@gmail.com>
To: office@riverheights.org

Mon, Sep 7, 2020 at 8:20 PM

I am unable to attend the town hall meeting and would like to contribute my thoughts.

I advocate alternative 4 as it allows more park usage once developed. The open space does leave room to expand the cemetery if needed. I would much rather side on park usage until cemetery needs arise instead of limiting the park space preemptively.

Thank you,

Blue Inessa
1093 Lamplighter Dr

Stephanie Ashcroft <natty_steph@hotmail.com>

Sun, Sep 13, 9:18 PM
(12 hours ago)

to me

To Whom it May Concern,

I would like to add my input to the discussion. I am not familiar with what the cemetery needs are to support the city but my guess is that it is somewhat low, since all plans accommodate park space and cemetery space it seems the only question is whether or not to put a road through and should there be bathrooms. I think bathrooms and a pavilion would encourage visitors to stay and accommodate families who want to share both at times of loss and at times of remembrance. I like that idea but would like to see it as part of the cemetery more than a park. Still, of the options listed my preference is for Alternative Four followed by Alternative three, then one and two. The columbarium could be developed with any of the plans and seems like a good idea to me but I don't know much about the finances of them. Likely sales of niches pay for the building?

-Stephanie

Greg Ellis <grege@mac.com>

Sep 13, 2020, 9:13
PM (13 hours ago)

to me

Dear City Council,

Thank you for listening to the opinions of the citizens as you decide what is a good use of the land near Stewart Hill Drive.

I support Alternative Four from April 2020. I agree with the vast majority of citizens who do not want a through road. I understand the desire to bring parts of the city together with a connecting road. We moved to River Heights in 2019. I have not met a single new neighbor by driving on a road. We meet new people at gathering spaces like parks and sidewalks. A usable park area will bring the neighborhoods on the East and West together more than a road ever could. We walked out into the

field and stood where the road would be, and found that a road would divide the space so much that you wouldn't even have room to throw a frisbee. For the space to be usable as a park, there simply isn't enough room for a road. If a road went through, you're really just ending up with a wide mow strips on the side with a sidewalk. I also believe that more citizens in River Heights will use the area as a park than they would as a road.

In Alternative Four, the lawn is large enough to use as a park space; if the city later decides on cemetery space, there is space for that use. You have trails that will bring citizens together. Suggestions that I would hope the council will consider are:

1. A larger picnic shelter - six tables seems too small to be useable. Other picnic shelters of that size at other parks are rarely used. If you decide on only six picnic tables I might suggest placing them throughout the park area like the south Millville park so more small groups can use them at the same time rather than a picnic shelter.
2. A playground - I feel that there is a need for playgrounds on this end of the city, and it becomes a draw for the park. I don't feel that a playground will increase a lot of traffic to the park; most will walk to the park, and both sides of the park can handle a small increase in traffic. I think a passive park ends up being an expensive trail. Of course this could be added later if funds become available.
3. I would suggest only considering a columbarium if the space is developed as a cemetery

Thank you,

Greg Ellis

RANDALL THUNELL <randall5005@comcast.net>

Sun, Sep 13, 5:13 PM
(18 hours ago)

to me

Dear Mayor Rasmussen and City Council,

A number of residents in the Stewart Hill area of River Heights have wondered about the possibility of including pickleball courts with a sound berm and a walking path around the courts to Alternative Four?

The popularity of pickleball is exploding and it is a low-impact sport that even elderly people can play. Potential sites for pickleball courts within the city are quickly disappearing due to new housing construction. This undeveloped field would be a perfect location, especially with the Alternative Four plan that is currently being proposed.

May we recommend that the city council include the option of pickleball courts with Alternative Four and ask the River Heights City residents their opinion?

Sincerely,

Randall K. Thunell

Melanie S

9:39 AM (35
minutes ago)

to me

Dear River Heights Mayor and City Council,

I am unable to attend tonight's Town Hall meeting, but wanted to provide my input. Without hesitation, my preference is Alternative #4 (park emphasis).

Thank you,

Melanie Stock
586 S. 600 E.
River Heights, UT 84321

Mark Malmstrom

12:33 PM (41
minutes ago)

to me

I would like to comment on the city property north of the Providence Cemetery. I appreciate your soliciting public input. As I have walked the property I think it is worth considering using a portion of it as a bicycle pump park similarly to what they have in Riverdale and Logan. If done properly it would require less water and maintenance than a grassy park. Pump parks are suitable for all ages of bicycle riders and are a lot of fun if you haven't tried it. I won't be able to be at the meeting but would like to participate in further discussion.

Thank you for your consideration.

Mark Malmstrom
Acer Trees
Certified Arborist RM-0460AT
acertreesutah@gmail.com
Cellular: 435-881-0164

kimallsop@teamwifi.net via carrierzone.com

12:34 PM (42
minutes ago)

We think that a cemetery for River Heights is the best route to go. We think that having a cemetery road should also be considered. It's always aggravated us that in order to be buried in River Heights that we would have to pay more for plots. It's like paying out of state tuition when you basically live on the state line.

We also think that since River Heights already has a fabulous park for our residents to use, that it seems that a cemetery would be more beneficial to the River Heights City residents. Also, if you have a park next to a cemetery, it opens the door for vandalism to occur in the existing cemetery.

So we would like to see the Mayor and the City Council Members vote for having a Cemetery.

Dennis & Kim Allsop
445 East 700 South
River Heights, UT 84321
Kim Cell: 435.770-7035

linnea j

2:44 PM (1
hour ago)

to me

I would like to offer the opinion that there is no need for parking lots in *any* of the proposals. The use of the area as a cemetery or as occasional picnic could be accommodated by parking along the road built through the area. I would not think that it should be considered a normal street access so that if need be (mud, wheelchair access, etc) cars needn't pull over into the grass at all. Signage noting that the road is not for thru traffic could be included.

While I can foresee the area being used for walking (because I do), I can't see a large demand for picnics overlooking Johnson Cove unless as an accessory activity to visiting loved ones. But clearly a place to sit in contemplation would be nice whether park or cemetery or both..

I don't know whether River Heights requires a cemetery and what rules govern that installation per zoning/legal requirements. So I can't weigh in on whether the area should be park but not cemetery. I do think a columbarium wall is a thoughtful addition if the area is developed for cemetery use.

Thanks, Linnea Johnson
1061 Lamplighter Dr

Jim Royle <jvroyle@gmail.com>

Tue, Sep 15, 6:40
PM (14 hours ago)

to me

Dear Commissioners: I am in favor of Alternative Four. We deserve a park in this corner of the city. We already have a cemetery, and Providence City takes care of it. (Cemeteries run by municipalities do not generate income, and can actually cost the taxpayers.) I think it should be a space for the living, not another cemetery. Jim Royle

I'm in favor of a cemetery with a walking path through with a couple benches to sit on along it.

Lisa Andrus

Comments for Mayor and Council regarding the City property north of the Providence Cemetery.

James and Kristine Jenkins
777 Stewart Hill Dr.

Thank you for this opportunity to comment on the use and plans for the subject property.

1. We strongly oppose any road connecting Stewart Hill Drive.
 - A connecting road will create a thoroughfare and an alternate access road for Logan City residents. It will become a highway. It will create safety and traffic problems.
 - Creating a through street will devalue the residential property along Stewart Hill Drive and adjacent neighborhoods. People prefer not to reside on high traffic streets.
 - More traffic will require more street maintenance and will result in more expense to the City. There will be no off-setting income or economic benefit to such expense.
 - A connecting road is unnecessary to retain or effectuate neighbor contact.
 - Preserving the existing neighborhood alignments promotes higher property values (and thus tax revenue to the City) for each neighborhood; particularly by preventing through traffic.

2. We oppose any parking lot on the property.
 - This parcel is a relatively small area for a public park. We do not want it to become congested by overuse. A parking lot invites use by those who travel distances, rather than as a neighborhood park used by neighborhood residents.
 - If this parcel is to be developed as a part of the cemetery, the parking should be consistent with the regulations of the existing cemetery and determined by Providence City. A parking lot on this parcel is unwarranted and contrary to cemetery use.

3. We also oppose inconsistent and multi-purpose uses of the property.
 - There has been some discussion of using this site for city maintenance buildings. This not appropriate from an economic or environmental standpoint. There are several other sites which should be considered should there be a need to construct additional city shops and maintenance areas. Moreover, the City should consider an agreement with Providence City to proportionately share the expense of maintenance and to use Providence City facilities, equipment, and personnel. There would likely be a significant cost savings and economy to both municipalities in doing so.

- The property has recently been used for dumping of trash, green waste, fill and other materials. This use is unsightly and abused. Often excess dump material must be manually cleaned up. Some dumped materials, such as oils and asphalt are environmental contaminants. Such activity is illegal and exposes the City to liability.
 - Very large trucks, tractors, and other heavy equipment use the adjacent residential streets for access to the property for dumping. This kind of additional traffic causes unnecessary deterioration of the streets, increases safety hazards, and is an annoyance and nuisance.
 - This location is inappropriate for a city dump. It is unsafe. It creates a nuisance.
 - In 2002, the City bought the property to serve as a park or cemetery. Above all, this property should be used for a cemetery and/or a park and for no other purpose.
4. We prefer that the entire parcel be annexed to the Providence City Cemetery.
- We propose that an inter-local agreement be negotiated with Providence City to include this parcel as an addition to the cemetery.
 - As a condition of the agreement, there would be no vehicular access to this parcel from either end of Stewart Hill Drive. The property should be enclosed by fencing. Access would only be through the existing cemetery access. But pedestrian access from Stewart Hill Drive would be acceptable.
 - An important reason for dedicating this property to the cemetery is that it would eliminate or reduce the burdens of expense, maintenance, and regulation. Often people see a park only as an amenity of urban living. They ignore the burdens of the costs of development and maintenance, installation and repair and maintenance of utilities, crime prevention and prosecution, liability of claims and risk management, etc. By dedicating this parcel to the cemetery those burdens are eliminated or mitigated.
 - The Providence City Cemetery already has water and sewer utilities and an existing restroom facility. By dedicating the land to the cemetery, River Heights City would avoid those considerable expenses.
 - The added benefit of developing this property into added cemetery property is that it would still be available for walking and biking just as the Providence Cemetery is now. So there would still be a park aspect to the property, but without the obligations and burdens of a park.
5. Alternatively we prefer Alternative Two without a parking lot.
- If this parcel is to be developed as a park, it should be a neighborhood park. We want to limit vehicular traffic not invite it. We do not want to invite residents from Logan City to regularly use the park. No parking lot should be included.

These comments and suggestions are not intended to be comprehensive but are hopefully helpful on this subject.