

River Heights City

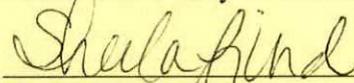
COUNCIL MEETING AGENDA

Tuesday, March 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.

- 5:15 p.m. Open and Public Meetings Training
- 6:30 p.m. Opening Remarks (Wilson) and Pledge of Allegiance (Wright)
- 6:35 p.m. Adoption of Previous Minutes and Agenda
Pay Bills
Finance Director Report
Purchase Requisitions
Public Works Report
Administrative Report
Public Comment (limit 3 minutes each)
- 6:50 p.m. Cache County Building Report
- 6:55 p.m. Discuss Mayor's Forum/Social Media – Sam Brand
- 7:00 p.m. Adoption of an Ordinance to Adopt Code Changes, Regarding Off-Highway Vehicles, Shipping Containers, Seal Coats, and Fence Requirements
- 7:15 p.m. Planning Commission Appointment
- 7:30 p.m. Discuss General Plan and Rezoning
- 7:50 p.m. 700 South Sidewalk Update
- 8:00 p.m. Mayor and Council Reports
- 8:10 p.m. Adjourn

Posted this 8th day of March 2018



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

March 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
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15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Treasurer Wendy Wilker
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19 Excused Finance Director Cliff Grover
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21 Others Present: James Brackner, Shellie and Daughter Giddings, Geoff
22 Smith, Cindy Schaub, Sam Brand, Jon and Shanna
23 Peterson, Noel Cooley, Don Davis, Levi Roberts, Sharlie
24 Gallup, Steve and Roxanne Bilbao, Desiree and Daughter
25 Sandgren, Ted Wilson, Lisa Ellis
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28 The following motions were made during the meeting:
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30 Motion #1

31 Councilmember Clausen moved to "adopt the minutes of the Council's regular and closed
32 meetings of February 27, 2018 and the evening's agenda." Councilmember Wilson seconded the
33 motion, which passed with Clausen, Thatcher and Wilson in favor. No one opposed. Scott abstained
34 since he wasn't at the February 27 meeting. Wright was absent.
35

36 Motion #2

37 Councilmember Clausen moved to "pay the bills as listed." Councilmember Thatcher
38 seconded the motion, which passed with Clausen, Scott, Thatcher and Wilson in favor. No one
39 opposed. Wright was absent.
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41 Motion #3

42 Councilmember Wright moved to "adopt Ordinance 1-2018, An Ordinance to Adopt Changes
43 to the City Code of River Heights City, Utah, with the addition of 'or on' as discussed."
44 Councilmember Clausen seconded the motion, which carried with Clausen, Scott, and Wright in favor.
45 Thatcher and Wilson opposed.

47 Motion #4

48 Councilmember Clausen moved to “accept the easement purchase of Anna Marie Anderson.”
49 Councilmember Scott seconded the motion, which carried with Clausen, Scott, Thatcher, Wilson and
50 Wright in favor. No one opposed.

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Proceedings of the Meeting:

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55 The River Heights City Council met at 5:15 p.m. in the Ervin R. Crosbie Council Chambers in
56 the River Heights City Building on Tuesday, March 13, 2018 for a council training on open and public
57 meetings. The regular meeting began at 6:30 p.m. Councilmember Wilson opened the meeting with a
58 thought. Councilmember Wright led the group in the Pledge of Allegiance.

59 Adoption of Previous Minutes and Agenda: Minutes of the February 27, 2018 regular council
60 meeting were reviewed. Recorder Lind asked the Council to review the minutes for the closed meeting
61 held February 27, 2018 and turn in their changes to her.

62 Councilmember Clausen moved to “adopt the minutes of the Council’s regular and
63 closed meetings of February 27, 2018 and the evening’s agenda.” Councilmember Wilson
64 seconded the motion, which passed with Clausen, Thatcher and Wilson in favor. No one
65 opposed. Scott abstained since he wasn’t at the February 27 meeting. Wright was absent.

66 Pay Bills: The bills were presented and discussed. Councilmember Wilson asked why three
67 planning commission nameplates were ordered when there were only two openings filled. Mayor
68 Rasmussen responded it was due to an administrative oversight.

69 Councilmember Clausen moved to “pay the bills as listed.” Councilmember Thatcher
70 seconded the motion, which passed with Clausen, Scott, Thatcher and Wilson in favor. No one
71 opposed. Wright was absent.

72 Finance Director Report: FD Grover was absent. Councilmember Clausen asked about the
73 discrepancy in figures, as compared to the report two weeks ago. Mayor Rasmussen said he has
74 discussed it with FD Grover and it has now been corrected.

75 Purchase Requisition: There were none.

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

77 • He spent a few days in St George for training. He learned about new technology to try with the
78 sewer system.

79 • He has been working on reports which are due to the state in April.

80 • He has been working on another 700 South grant application which is due tomorrow.

81 Councilmember Clausen clarified we will need to wait for news of this grant before putting the
82 project out for bid.

83 Administrative Report: Recorder Lind asked the Council to look over the newsletter template
84 she handed out and turn in their feedback to her by Monday. She reported she will be gone to training
85 March 26-30.

86 Discuss Mayor’s Forum/Social Media – Sam Brand: Mayor Rasmussen turned the time over to
87 Sam Brand who presented his ideas to encourage public interaction with the mayor and council. He
88 feels social media is important for River Heights, especially for Apple Days because it’s a social event.
89 He’d like to see River Heights be in control of the information that is conveyed to the public. He
90 discussed a list of things that could be added to the city’s website, including restaurant
91 recommendations, nearby happenings, sharing information between Providence and Logan, service

92 projects, safety suggestions, library location and hours, weather, etc. When something is posted on the website, it gets shared and then more people know about it.

94 Mr. Brand also suggested the use of photos from meetings. Citizens could also post photos of
95 where they have traveled, as a way to bring people together. Currently, the city's Facebook page has
96 about 193 followers, yet the population of River Heights is about 1600. He also mentioned the
97 possibility of Instagram and Twitter. Councilmember Thatcher recently learned about 'Next Door'
98 created for neighborhood safety. She asked how the city's social media would be monitored. Mr.
99 Brand said it would depend on how it's set up, but it could go through a monitor who will check the
100 information. Ms. Thatcher would support a stronger Facebook presence. Mr. Brand doesn't feel there
101 is currently enough information to engage its citizens. He expressed a willingness to manage the city's
102 social media information.

103 Councilmember Wright arrived to the meeting at 6:55p.m.

104 Cache County Building Report: County Building Inspector Don Davis handed out the
105 County's Year End Building Report for 2017, which showed 20 homes were built in River Heights.

106 Mayor Rasmussen had asked Mr. Davis to present some building restrictions for the Old
107 School, however, the District has decided not to abandon the building so now it's a moot point. Mr.
108 Rasmussen asked Mr. Davis to still turn in the list so the city can have it on file.

109 Public Comment: Jon Peterson asked if the city would take care of changing the deeds for the
110 properties affected by the upcoming installation of the 700 South sidewalk. PWD Nelson said he will
111 check with the city engineer tomorrow.

112 Steve Bilbao asked for an update on the intent of the Church property (east of the LDS Church
113 on 600 East). Mayor Rasmussen explained he was unaware of any updates.

114 Sharlie Gallup was curious about the General Plan discussion later in the meeting. She asked if
115 the requested Conservice parking lot would always stay a parking lot or if it could be turned into
116 something else once it was zoned commercial. It was unsure. She hoped that any future annexations
117 to River Heights would be zoned for larger lots.

118 Adoption of an Ordinance to Adopt Code Changes, Regarding Off-Highway Vehicles,
119 Shipping Containers, Seal Coats, and Fence Requirements: Councilmember Wright reviewed the code
120 changes passed on from the Planning Commission. He explained that the sheriff asked if the city
121 would consider changing the city's code regrading off-highway vehicles to reflect the state's code.
122 After much discussion, the Planning Commission has suggested replacing the city's code with a
123 sentence that says we follow state code.

124 The verbiage was amended on 10-13-9 to include "or on" before "roadway."

125 Councilmember Wright explained the seal coat section and noted the cost will be added to the
126 city's fee schedule at a later date.

127 After Councilmember Wright explained the corner lot fencing issue, Councilmember Thatcher
128 opposed the disallowance of chain link as a fencing option. She explained that rod iron is expensive
129 and although it may keep a child safe, a small dog could escape it. Mr. Wright doesn't like the look of
130 chain link. Commissioner Schaub stated the Commission was also in favor of not allowing chain link.
131 PWD Nelson agreed there are some situations where chain link might be ok. Ms. Thatcher said she
132 was willing to support the other code changes, but not the disallowance of chain link. Mr. Wright
133 explained the Commission wanted a certain look. Ms. Schaub agreed, the Commission wouldn't have
134 passed the verbiage on, otherwise.

135 Desiree Sandgren explained she and her husband applied for and received a permit for a six
136 foot fence on their corner lot. They were stopped by the city during installation, so they came back to
the city, willing to compromise. She apologized for the situation and said they don't mean to make it a

138 big issue. Zoning Administrator Don Davis explained that when the permit was signed, it wasn't clear
139 they were on a corner lot. It was a mistake that it was signed.

140 Mayor Rasmussen opened the discussion for comments. Sharlie Gallup said some chain link
141 fences look nice. Steve Bilbao asked if there was a vision problem with a six foot solid fence.
142 Councilmember Scott said there may not be. Mr. Bilbao suggested allowing a reasonable exemption
143 or process in certain situations which aren't a safety hazard. PWD Nelson stated that some situations
144 are safe and then a person might change their lot in a way that could create a problem in the future.
145 Councilmember Wright said the Commission had these discussions, but there is the issue of ease of
146 administrating the requests; the less arbitrary, the better.

147 Councilmember Wilson asked for clarification on the current fence zoning. She asked if we
148 would be creating more problems by adopting this ordinance. Councilmember Wright and PWD
149 Nelson both felt it would help more than hurt.

150 Commissioner Schaub stated she would rather not have a six-foot fence along a street, even if it
151 wasn't a safety issue.

152 Noel Cooley pointed out the last sentence of the ordinance, which basically states the city has
153 the final say on fence materials regarding effectiveness and safety.

154 Levi Roberts felt the language would set a precedence by banning chain link fences on corner
155 lots. Councilmember Wright explained chain link is still allowed on a four-foot fence.

156 Shellie Giddings asked why the permit was approved in the first place. Don Davis responded
157 that the permit was not clear but admitted he should have checked it closer.

158 **Councilmember Wright moved to "adopt Ordinance 1-2018, An Ordinance to Adopt**
159 **Changes to the City Code of River Heights City, Utah, with the addition of 'or on' as discussed."**
160 **Councilmember Clausen seconded the motion, which carried with Clausen, Scott, and Wright in**
161 **favor. Thatcher and Wilson opposed.**

162 Planning Commission Appointment: Mayor Rasmussen explained, per state code, the
163 commission appointments are made by the mayor. He has elected to get the council's opinion. In
164 regards to the applicants for the position, he doesn't know what their platform is on development, but
165 is more concerned if they are fair and honest. There are five people who have turned in a written
166 desire to serve on the commission. He has forwarded these on to the Council and asked for their
167 opinions. He will table the appointment until the following meeting because of shortness of time for
168 this discussion.

169 Councilmember Wright thanked Councilmember Thatcher for investigating how 'advise and
170 consent' works. He pointed out that the mayor will bring a name to the Council and they will approve
171 it or not.

172 Councilmember Thatcher supported Levi Roberts because of his experience in planning.
173 Councilmember Wright felt a person who is willing to do homework and accept assignments is more
174 valuable than experience. Councilmember Clausen felt Noel Cooley would be great because of his
175 past experience on the Council and he fits the description Mr. Wright just put forth.

176 Councilmember Wright said he heard this week that a resident (who didn't have authority) had
177 asked someone in the community to serve on the Commission. He was unsure how this vacancy
178 situation got out of hand.

179 Mayor Rasmussen will take the Council's comments under advisement.

180 Discuss General Plan and Rezoning: Councilmember Wilson reported discussing this topic
181 with Councilmember Wright and Mayor Rasmussen. She had also read the General Plan. She pointed
182 out the property that Conservice is asking to rezone to commercial is in an area that isn't labeled as

such in the General Plan. Councilmember Wright explained the Commission will not take any action at their meeting on Thursday, but they will still go ahead with the hearing.

185 Councilmember Wilson pointed out the city's General Plan is very good, but there are a few
186 things that need to be updated. She cautioned about being careful on what we do. She was going to
187 ask for a moratorium on rezones and annexations, but now she's not since she realized it's not needed.
188 There are a few small things that need to be corrected in the Plan. She feels it's critical for the Council
189 to know what the Plan says and encouraged each of them to read it. She complimented those who
190 were involved in putting it together.

191 Councilmember Wilson has concerns that Conservice could turn their parking lot into a
192 commercial building, once the property is zoned commercial.

193 Councilmember Wright pointed out River Heights hasn't had a lot of zoning classifications
194 because of its size. There are others classifications we can add; different versions of commercial.

195 Councilmember Wilson brought up the life cycle development, which isn't new. She asked if
196 they felt this would be good in River Heights. Councilmember Wright said the Chugg property
197 probably had enough acreage and the dwellings they proposed to build would probably be well
198 occupied.

199 Mayor Rasmussen has talked to the city attorney about the General Plan. Mayor Rasmussen
200 recommended the Planning Commission designate all the bordering county properties a certain zone,
201 which will set the precedence on what the city desires and the world will know it.

202 Councilmember Clausen pointed out the development of the General Plan took a long time.
203 Councilmember Wright agreed, but revisions won't take as long, maybe six months. Mr. Clausen was
204 concerned about the legality of labeling the Chugg property with a less dense zone after we already
know Ironwood desires multi-family. Mr. Wright said as long as the city goes through the
amendments properly, it would most likely hold up in court. He agreed it was time for an update even
though there isn't a lot of property left for the city to annex. The Planning Commission will discuss
the process of amending the General Plan at their next meeting.

209 Councilmember Wilson thanked Councilmember Wright and those who have gone before who
210 have done what the citizens want.

211 700 South Sidewalk Update: Mayor Rasmussen reported he had negotiations with Anna Marie
212 Anderson about her property which is needed for the sidewalk.

213 **Councilmember Clausen moved to "accept the easement purchase of Anna Marie
214 Anderson." Councilmember Scott seconded the motion, which carried with Clausen, Scott,
215 Thatcher, Wilson and Wright in favor. No one opposed.**

216 Mayor and Council Reports: Councilmember Thatcher reported the royalty applications have
217 been sent out. The committee members consist of Janet Matthews, Lori Gines, Peggy Smith and
218 Kristina Barfuss.

219 Councilmember Clausen expressed his concern about the possibility of River Heights being
220 required to take over 1000 East, if the Chugg property becomes part of River Heights. He said the
221 road is in bad shape. PWD Nelson guaranteed it would become part of an annexation petition. Mr.
222 Clausen asked the Council to keep this in mind.

223 Councilmember Wilson informed T-ball sign-ups will start April 1.

224 Councilmember Thatcher would like the group to stop using plastic water bottles. She
225 suggested a pitcher of water in the fridge and cups on the table, which she volunteered to wash.

226 Lisa Ellis asked if the Commission members would have a full training before decisions are
227 made. She clarified the number of openings is one, not three.

228 Councilmember Wilson asked if it was allowed for Conservice to put down road base on the
229 property they are using for a parking lot. Councilmember Wright stated the City Code does allow for
230 this.

231 Mayor Rasmussen thanked the public for being in attendance; it helps keep the Mayor and
232 Council accountable.

233 Steve Bilbao has been involved in professional safety his whole life and suggested the
234 establishment of a process to decide when its appropriate to enforce something and when its not.

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

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Sheila Lind, Recorder

Todd A. Rasmussen, Mayor

River Heights City Bills To Be Paid

3/13/2018

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Al's Trophies & Rrames, Inc.	3 New Planning Commission Name Plates		\$17.25							\$17.25
2	AT&T Mobility	GPS Phone Billing	\$37.34						\$37.34	\$37.33	\$112.01
3	Bear River Health	Water Coliform Testing							\$40.00		\$40.00
4	Cache Valley Publishing	Planning Commission Public Mtg. Notices		\$89.44							\$89.44
5	Caselle	Monthly Contract Maintenance	\$91.69						\$91.66	\$91.65	\$275.00
6	Chevron & Texaco	Fuel for City Vehicles			\$54.01			\$54.01	\$54.01	\$54.01	\$216.04
7	Daines & Jenkins	Legal	\$218.75								\$218.75
8	Freedom Mailing	Bill Processing	\$140.15						\$46.72	\$46.72	\$233.59
9	Hydro Specialties Company	Chlorinator Repair Municipal Well							\$51.40		\$51.40
10	Isaac Reeder	Building Rental Deposit Refund			\$100.00						\$100.00
11	It Works	Troubleshoot Scanner, Back-ups	\$112.50								\$112.50
12	NAPA Auto	Bulbs for Strobe on 1 Ton, Hoise & tow Rope			\$17.12			-\$31.35	\$26.11	\$26.11	\$37.99
13	Sam's Club	Office Paper & Water	\$126.74								\$126.74
14	Secure Instant Payments	Monthly Billing	\$13.90						\$13.90	\$13.90	\$41.70
15	South Fork Hardware	Shop Supplies: Nuts, Bolts, Battery			\$10.28			\$10.28	\$10.28	\$10.28	\$41.12
16	Todd Rasmussen	New City Official Training	\$161.52								\$161.52
17	Verizion Wireless	Montly Billing	\$34.78						\$34.78	\$34.78	\$104.34
18	Xerox Corporation	Monthly Service for Copier	\$17.91								\$17.91
19	Youn Suk Ma	Utility Deposit Refund							\$17.85		\$17.85
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Page 1 SubTotals

\$955.28

\$106.69

\$181.41

\$32.94

\$424.05

\$314.78

\$2,015.15

Page 1 Total Amount to be

\$2,015.15

River Heights City
 Financial Summary
 March 13, 2018

Cash Balance By Fund

	02/27/18	03/13/18	Net Change	% of Total
General Fund	260,985.98	259,360.03	(1,625.95)	16.94%
Capital Projects Fund	49,638.25	49,638.25	-	3.24%
Water Fund	380,344.22	382,425.63	2,081.41	24.98%
Sewer Fund	837,389.83	839,729.61	2,339.78	54.84%
Total Cash Balance	1,528,358.28	1,531,153.52	2,795.24	100.00%

	YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred	% Of Time Incurred
General Fund					
Revenue	598,348.22	767,990.00	169,641.78	77.91%	70.14%
Expenditures					
Administrative	110,240.15	160,120.00	49,879.85	68.85%	70.14%
Office	11,883.13	14,975.00	3,091.87	79.35%	70.14%
Community Affairs	9,794.90	22,600.00	12,805.10	43.34%	70.14%
Planning & Zoning	2,087.31	7,100.00	5,012.69	29.40%	70.14%
Public Safety	71,617.25	99,460.00	27,842.75	72.01%	70.14%
Roads	55,869.17	104,150.00	48,280.83	53.64%	70.14%
Parks & Recreation	40,867.28	80,846.00	39,978.72	50.55%	70.14%
Sanitation	96,642.17	144,000.00	47,357.83	67.11%	70.14%
Transfer To CP Fund	-	100,000.00	100,000.00		
Total Expenditures	399,001.36	733,251.00	334,249.64	54.42%	70.14%
Net Revenue Over Expenditures	199,346.86	34,739.00	(164,607.86)		
Capital Projects Fund					
Revenue	371.38	50.00	(321.38)		70.14%
Transfer From General Fund		375,000.00	375,000.00		
Expenditures					
Administrative	4,900.00	35,000.00	30,100.00		70.14%
Parks & Recreation	114.90	-	(114.90)		70.14%
Roads	68,034.36	420,000.00	351,965.64		70.14%
Electricity	-	4,162.74	4,162.74		70.14%
Total Expenditures	73,049.26	459,162.74	386,113.48		70.14%
Net Revenue Over Expenditures	(72,677.88)	(84,112.74)	(11,434.86)		
Water Fund					
Revenue	315,937.88	332,480.00	16,542.12	95.02%	70.14%
Expenditures	184,813.36	241,305.00	56,491.64	76.59%	70.14%
Net Revenue Over Expenditures	131,124.52	91,175.00	(39,949.52)		
Sewer Fund					
Revenue	230,107.64	231,300.00	1,192.36	99.48%	70.14%
Expenditures	189,117.99	259,411.00	70,293.01	72.90%	70.14%
Net Revenue Over Expenditures	40,989.65	(28,111.00)	(69,100.65)		

Cache County Year End Building Report - 2017

River Heights

Structure	2017			2016			2015		
	Numbers	Valuation	Fees	Numbers	Valuation	Fees	Numbers	Valuation	Fees
Agricultural	1	1,440	41.60	0			0		
Basement Finish	1	500	63.20	1	1,859	51.20	0		
Cabin	0			0			0		
Cell Tower	0			0			0		
Com. Tenant Finish	0			0			0		
Commercial	0			0			4	12,609,815	41,790
Commercial Addition	0			0			0		
Commercial Electric	0			0			0		
Commercial Remodel	0			2	2,820,000	10,068.80	0		
Deck	0			2	3,750	100.00	0		
Demolition	0			0			0		
Electrical	0			0			0		
Electrical 40.40	5		200.00	7		440.00	5		200
Farm Building	0			0			0		
Fence	0			0			0		
Garage/Carport	0			0			1	7,440	116
Gas	0			0			1		40
Home Addition	1	150,426	1,242.40	2	131,456	1,255.20	1	18,352	274
Home Remodel	4	65,496	983.20	3	234	274.40	4	20,160	414
Manufactured Home	0			0			0		
Miscellaneous	6	20,661	412.80	5	16,916	409.60	2	9,000	166
Multiple Dwelling	0			0			0		
Pool House	0			0			0		
Retaining Walls	0			0			0		
Shed/Storage	2	38,720	544.80	0			2	175,862	1,400
Sign	0			0			0		
Single Dwelling	19	4,060,133	29,544.80	20	3,408,750	26,994.40	15	2,544,361	20,258
Solar Panels	13	170,750	2,368.80	9	87,325	1,324.00	4	1,824,774	7,200
Sports Court	0			0			0		
Swimming Pool	0			1	20,480	277.60	0		
Townhouse	0			0			0		
Total	52	4,508,126	35,401.60	52	6,490,770	41,195.20	39	17,209,764	71,858

River Heights City Facebook Page

1. Why social media? Because it connects communities. Like Apple Days, we go to enjoy each other's company, have fun, and meet new people. Social media accomplishes same goal.
2. River Heights needs to be telling "our story".
3. If you want to know what is going on, people check social media sites to learn more details.
4. Examples of what can be on River Heights City Facebook Page:
 - a. City Rec leagues, scheduling, teams.
 - b. Recommendations for restaurants, fun activities, places to visit
 - c. Spread awareness (Service projects like Eagle Scouts or Girl Scout Cookies)
 - d. Police and Fire Department suggestions or recommendations about safety
 - e. Public Health Insights
 - f. Public Safety
 - g. Home care and tips
 - h. Children safety tips
 - i. Weather announcements
 - j. Garbage/Waste days
 - k. Holidays
 - l. School events (Elementary, Junior High, and High School events)
 - m. "Where have you been?" posts and pictures, a way to bring community together
 - n. We can recommend places to eat, different activities, and other events in Providence and Logan.

Ordinance 1-2018

AN ORDINANCE TO ADOPT
CHANGES TO THE CITY CODE OF RIVER HEIGHTS CITY, UTAH

The River Heights City Planning Commission held a duly noticed public hearing on Thursday, March 1, 2018, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

6-1-2: OFF HIGHWAY VEHICLES

Replace entire section with . . .

"River Heights follows the Utah Off-Highway Vehicle Laws and Rules (These laws and rules are available on the State's website.)"

Delete sections 6-1-3 through 6-1-6.

10-2-1: DEFINITIONS

Structure: A combination of materials ~~that form a construction~~ constructed for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

10-13-9: PROHIBITED ACCESSORY STRUCTURE; EXCEPTION

Roll off or shipping containers, semi-trailers, box cars or similar structures shall not be installed or maintained on residential properties. These accessory structures are allowed for construction purposes only, placed on building lot (not in roadway) for no longer than six (6) months during construction.

or on
(bump other sections in 10-13 down)

11-6-3: STREETS AND STREET IMPROVEMENTS

Replace Section W with:

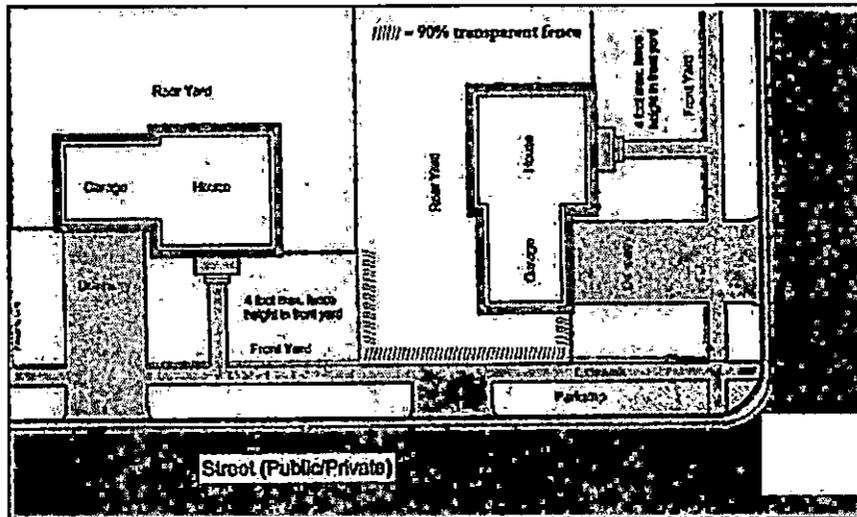
W. Seal Coats: The developer shall pay River Heights City the cost to apply the seal coat on all paved roads in the subdivision. The seal coat cost shall be equal to the square footage of road surfaces in the subdivision multiplied by the cost per square foot for the type of seal coat to be used. The per square foot unit cost shall be disclosed on the fee schedule held in the City Office.

The type of seal coat to be used (high-density mineral bond, chip seal, slurry seal, etc.) shall be determined by "best practice" for the type of street as determined by the Public Works Director and City Engineer. The seal coat cost, as paid to the city by the developer, shall be used by the city to pay for and install the initial seal coating for the subdivision within five (5) years of the

completion of the subdivision. If not completed within five (5) years, and at the developer's request, any un-used seal coat funds shall be returned to the developer.

CORNER LOTS:

When the rear yard of a corner lot is adjacent to the front yard of a neighboring lot, a 6 foot (6') fence is allowed in the part of the corner lot's rear and side yard that is adjacent to the neighboring lot's front-yard setback area. All fences on corner lots shall comply with 10-13-14: Clear View of Intersecting Streets.



The fence must be at least ninety (90) percent transparent and maintained as such. Suggested material for fencing is ornamental wrought iron. No chain link fence allowed.

The City will evaluate the proposed fence material and determine if the proposed material is satisfactory and complies with the intent of the provisions of this code, with regard to effectiveness and safety.

Adopted this 13th day of March 2018.

Todd A. Rasmussen, Mayor

Attest:

Sheila Lind, Recorder