

River Heights City

River Heights City Council Agenda Tuesday, March 4, 2025

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

Entertain a Motion to Reconsider the Rezone of the Taylor Property

Discuss and Decide on a Rezone Request from Kelly and Kay Taylor

Discuss and Decide on the Boy Scouts Request to Use the City Basement for Weekly Meetings

Declare iMac Computer as Surplus Property

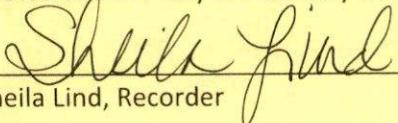
~~Discuss and Approve Financing for 800 South Residential Sewer Hookups~~

Council Approval of a Citizen Planner for the Development Review Committee (DRC)

Executive Session for Pending Litigation

Adjourn

Posted this 27th day of February 2025


Sheila Lind, Recorder

Zoom Link: <https://us06web.zoom.us/j/81065946057>

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 4, 2025

1
2
3
4
5
6
7 Present: Mayor Blake Wright
8 Council members: Lana Hanover
9 Mark Malmstrom, electronic
10 Janet Mathews
11 Chris Milbank, electronic
12 Lance Pitcher
13
14 Recorder Sheila Lind
15 Treasurer Michelle Jensen
16
17 Excused Public Works Director Clayton Nelson
18
19 Others Present: Dru Taylor, Ivan Banov, Noel Cooley, Heather Lehnig
20 Electronically Present: Britt's iPhone, Debra Banov, Kelly Taylor, Liz Taylor, and
21 Tyson Glover
22
23

24 The following motions were made during the meeting:
25

26 Motion #1

27 Councilmember Pitcher moved to "adopt the minutes of the council meeting of February 18, 2025
28 with one revision, and the evening's revised agenda." Councilmember Mathews seconded the motion,
29 which passed with Hanover, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.
30

31 Motion #2

32 Councilmember Mathews moved to "reconsider the rezone request of the Kelly and Kay Taylor
33 property." Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom, Mathews,
34 Milbank, and Pitcher in favor. No one opposed.
35

36 Motion #3

37 Councilmember Hanover moved to "Approve the Taylor rezone request to rezone their property from
38 agricultural to R-1-12." Councilmember Mathews seconded the motion which passed with Hanover,
39 Malmstrom, and Mathews in favor. Milbank and Pitcher were opposed.
40

41 Motion #4

42 Councilmember Pitcher moved to "declare the city's iMac computer as surplus property."
43 Councilmember Hanover seconded the motion, which passed with Hanover, Malmstrom, Mathews, Milbank,
44 and Pitcher in favor. No one opposed.
45
46

47 Motion #5

48 Councilmember Pitcher moved to “enter into an executive session to discuss pending litigation.”
49 Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom, Mathews, Milbank,
50 and Pitcher in favor. No one opposed.

51

52

Proceedings of the Meeting:

53

54 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
55 River Heights City Building on Tuesday, March 4, 2025, for their regular council meeting.

56 Pledge of Allegiance

57 Adoption of Previous Minutes and Agenda: Minutes for the February 18, 2025 meeting were
58 reviewed with a change made on line 251: “Mathews” was changed to “Hanover.”

59 Mayor Wright explained that the 800 South agenda item would be postponed.

60 Councilmember Pitcher moved to “adopt the minutes of the council meeting of February 18,
61 2025 with one revision, and the evening’s revised agenda.” Councilmember Mathews seconded the
62 motion, which passed with Hanover, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one
63 opposed.

64 Reports from Mayor, Councilmembers, and Staff:

65 Recorder Lind

- 66 • She informed that the April newsletter submissions were due by March 15.

67 Mayor Wright

- 68 • He discussed a temporary banner on the Old School which had been drafted by the property
69 manager. It had a graphic of a school and the words, “Old School Business Complex.” He asked the
70 council how they felt about how it looked. They agreed to the design.
- 71 • He had received a lease for the Cache County School District Audiology Department. He would
72 review it and have them sign it.

73 Councilmember Milbank

- 74 • The 2025 RAPZ grant application had been submitted.
- 75 • He had started to fill out a DNR grant application but stopped when he noticed it required a match
76 from the city.
- 77 • He had talked with PWD Nelson about maintenance on the new park. They decided to check on an
78 outside landscaping company to take care of the lawn.

79 Treasurer Jensen

- 80 • She reportedly met and discussed the budget with Mayor Wright and Finance Director Sanderson.
81 Due to the budget situation in the coming year, they decided to ask the county about the
82 possibility of reallocating the 2024-25 RAPZ grant (\$120,000) to go towards finishing up the Heber
83 Olson Park Pavilion, rather than a new pavilion at the new park. The County set up a meeting to
84 discuss it on March 11 at 5:00pm. So far, the city had spent \$72,000 on concrete at the current
85 pavilion and still needed to pay for sprinklers, sod, and landscaping. Councilmember Milbank had
86 applied for next year’s RAPZ funds to go toward the new pavilion at the new park.

87 Public Comment: Brittany Cascio expressed support for Taylor’s rezone. She was surprised that
88 their application was denied at the last meeting. She felt the city should be welcoming to them and she
89 liked their plan. She felt there were some biases at the last meeting. She didn’t feel the Taylor’s were
90 trying to take away from the quality of open space in River Heights. She also loved the new banner idea at
91 the old School.

92 Entertain a Motion to Reconsider the Rezone of the Taylor Property: Mayor Wright explained that
after the Taylor rezone request for R-1-8 was denied at the last meeting he talked with the city attorney who
94 said the council had the authority to adopt, reject or modify the Planning Commission's recommendation to
95 rezone the property to R-1-8. He determined that the Commission's hearing notice informed that the Taylors
96 desired a residential zone with single family lots. This allowed the council to rezone it to R-1-10 or 12 since
97 both zones were less restrictive than the initial request. He said the council could reconsider the request
98 without the Taylor's going back to the Planning Commission.

99 Mayor Wright pointed out that any of the three residential zones would work on the property, but he
100 hoped the council would consider the whole 800 South area and the zone they wanted in the General Plan for
101 this area.

102 **Councilmember Mathews moved to "reconsider the rezone request of the Kelly and Kay Taylor
103 property." Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom,
104 Mathews, Milbank, and Pitcher in favor. No one opposed.**

105 Discuss and Decide on a Rezone Request from Kelly and Kay Taylor: Mayor Wright reminded the
106 Council they were reconsidering the Planning Commission's recommendation to rezone the Taylor property to
107 R-1-8.

108 Councilmember Milbank highlighted some points from the moderate-income housing section of the
109 General Plan. Cache Valley needed affordable housing. The General Plan stated that River Heights City would
110 strive to have options available to meet the needs of the residents. It also stated that the city would encourage
111 a wide range of development, including duplexes, townhomes and patio homes and the allowance of a range
112 of zones. He felt to zone the Taylor's property other than R-1-8, they would be setting a precedence for spot
113 zoning because the surrounding property was currently zoned R-1-8. He said they would be making a
114 subjective preference for large homes on larger properties which would make financial affordability difficult
for many.

115 Councilmember Mathews asked if they rezoned the whole area to R-1-12 if that would be spot zoning.
116 Councilmember Milbank noted that a portion of Taylor's property was already zoned R-1-8.

117 Councilmember Hanover observed there already seemed to be a number of other areas in the city that
118 had been spot zoned.

119 Councilmember Malmstrom pointed out that most of River Heights was zoned R-1-8, including the
120 upcoming Heritage development. He didn't see a problem with adding R-1-12.

121 Councilmember Pitcher was in favor of the R-1-8 zone in the area.

122 **Councilmember Hanover moved to "Approve the Taylor rezone request to rezone their property
123 from agricultural to R-1-12." Councilmember Mathews seconded the motion which passed with Hanover,
124 Malmstrom, and Mathews in favor. Milbank and Pitcher were opposed.**

125 Mayor Wright asked Commission Chair Cooley if he could have a discussion with the Planning
126 Commission to change the zone of the 800 South area to R-1-12 in the General Plan.

127 Discuss and Decide on the Boy Scouts Request to Use the City Basement for Weekly Meetings:

128 Councilmember Milbank said he and Recorder Lind had finalized the rental contract. Mayor Wright discussed a
129 PO for a lock system in the amount of \$2,395.47 which would allow renters to use a programmed card to
130 access the building. Councilmember Hanover said they would want the new locks regardless of if they allowed
131 the scouts to use the building for free. Councilmember Pitcher asked what budget the lock system would come
132 out of. Treasurer Jensen said it would fall under repairs and maintenance in the general fund.

133 Councilmember Milbank said he was in favor of allowing the boy scouts to use the building rent free.
134 The other council members agreed. The PO would be on the next agenda for formal approval.

135 Declare iMac Computer as Surplus Property: Mayor Wright informed that when Mayor Thompson took
136 office, he wanted an iMac computer in the mayor's office, rather than the Dell which was provided. After his
137 resignation he offered to purchase it from the city. Legally the Council would need to declare it as surplus
property before they could sell it.

140 Mayor Wright had talked with an employee of Expercom who said the computer's trading value was
141 \$400-\$650, based on the specs.

142 **Councilmember Pitcher moved to "declare the city's iMac computer as surplus property."**

143 **Councilmember Hanover seconded the motion, which passed with Hanover, Malmstrom, Mathews,
144 Milbank, and Pitcher in favor. No one opposed.**

145 Mayor Wright asked for the amount they wanted to sell it for. The council agreed to charge \$400.

146 Discuss and Approve Financing for 800 South Residential Sewer Hookups: Postponed.

147 Council Approval of a Citizen Planner for the Development Review Committee (DRC): Mayor Wright
148 reminded that the new subdivision approval process required a review by the DRC which included a citizen
149 planner on the committee. He presented two names of planners he felt would both be good. Chris Sands was a
150 planner and landscape designer for BioWest, and agreed he could help the city, on the side, as needed. Levi
151 Roberts (a resident of River Heights) was currently Nibley City's Planner and was willing to help. The mayor felt
152 it a good idea to have two planners lined up, in case one wasn't available when needed.

153 Each council member gave their advice and consent for both suggestions.

154 Executive Session for Pending Litigation:

155 **Councilmember Pitcher moved to "enter into an executive session to discuss pending litigation."**

156 **Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom, Mathews, Milbank,
157 and Pitcher in favor. No one opposed.**

158 The Council left the open meeting at 7:18 pm and returned at 7:45 pm.

159 The open meeting also adjourned at 7:45 p.m.

160

161

162


163

164

165



Blake Wright, Mayor



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

Applicant Phone Number email address
Kelly & Kay Taylor

Mailing Address, City, State, Zip
.

Property Owner of Record Phone Number
K & K Taylor Revocable Trust (settlement date Feb 11)

Mailing Address, City, State, Zip
same

Project Name
Rezone Parcel 02-28-0046

Property Address County Parcel ID Number
440 East 800 South **02-28-0046**

Size of Lot Size of Building Number of Dwellings/Units/Lots
2.32 Acres **NA** **NA**

Describe the proposed project

- Rezone parcel from AG to R-1-8 in preparation for a future minor subdivision application.
- The parcel is under contract with a Feb 11 settlement date between the Bird Family Trust and the K & K Taylor Revocable Trust.

We certify we are the developer and record owner of this property and we consent to the submittal of application.
Kelly & Kay Taylor Jan 28, 2025

Developer Date Property Owner Date

Cache County Parcel Viewer (1 of 2)

Applicant property is outlined in red.

Downloaded: 10:21 pm, January 27, 2025

<https://gis.cachecounty.gov/Websites/Parcel%20and%20Zoning%20Viewer/>



ORDINANCE 3-2025

AN ORDINANCE TO REZONE PARCEL 02-028-0046, OWNED BY KELLY AND KAY TAYLOR AT APPROXIMATELY 440 E 800 S FROM AGRICULTURAL TO R-1-12

WHEREAS, Kelly and Kay Taylor own parcel 02-028-0046, which totals 2.32 acres, and

WHEREAS, this property is currently zoned Agricultural, and

WHEREAS, Kelly and Kay Taylor have requested their property be rezoned to R-1-8, and

WHEREAS, a public hearing was held by the Planning Commission on February 11, 2025, to address the request, and

WHEREAS, the Planning Commission recommended to the City Council that the above stated parcel be considered for the R-1-8 Zone, and

WHEREAS, the City Council preferred the property to be rezoned R-1-12, and

WHEREAS, Kelly and Kay Taylor agreed R-1-12 would work for their future plans for the property.

NOW THEREFORE IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, that the above property be zoned R-1-12.

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 4th DAY OF MARCH 2025.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder