

River Heights City

River Heights
City Council Agenda
Tuesday, May 6, 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

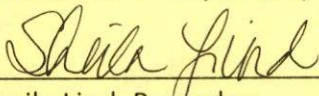
Public Comment

Housing Crisis Task Force Presentation by Shawn Milne, John Drew, and Karina Brown

Presentation from Dwight Whitaker about Purchasing the Old Church Property

Adjourn

Posted this 1st day of May 2025



Sheila Lind, Recorder

Zoom Link: <https://us06web.zoom.us/j/89714947702>

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

May 6, 2025

Present: Mayor pro-tem Chris Milbank
Council members: Lana Hanover
Mark Malmstrom
Janet Mathews
Public Works Director Clayton Nelson
Recorder Sheila Lind
Excused Mayor Blake Wright
Councilmember Lance Pitcher
Treasurer Michelle Jensen
Others Present: Shawn Milne, John Drew, Karina Brown, Dwight Whitaker,
Doug & Georgiana Clausen, Noel Cooley, Cheryl Alder,
Nancy Huntly, Heather Lehnig
Electronic attendees: Shellie Giddings, Cindy Schaub, Riley C

The following motions were made during the meeting:

Motion #1

Councilmember Hanover moved to "approve the evening's agenda." Councilmember Mathews seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Proceedings of the Meeting:

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

Pledge of Allegiance

Adoption of Previous Minutes and the Evening's Agenda: Minutes for the April 30, 2025 meeting came out late so the Council didn't have time to review them. They will be adopted at the next Council meeting.

Councilmember Hanover moved to "approve the evening's agenda." Councilmember Mathews seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Mayor and Staff Reports: There was none.

Public Comment: There was none.

Housing Crisis Task Force presentation by Shawn Milne, John Drew, and Karina Brown: Ms. Brown informed that she was a policy analyst for Cache County Executive Zook. In early 2022 Executive Zook created the Housing Crisis Task Force to address the community's extreme shortage of housing and

46 affordable homes. The Envision Cache Valley 2010 report anticipated a doubling of the population in
47 Cache Valley by 2050. The population was currently approaching 150,000. Their task force determined the
48 housing shortage was due to: 1) Developers only build housing they are allowed by local government, 2) A
49 vocal minority of citizen biases are against housing types that don't match their current neighborhood,
50 and 3) Members of the public push the idea that any housing density higher than in their neighborhood
51 will depress property values.

52 The average home price in 2010 was \$180,000 compared to today at \$450,000. Average monthly
53 mortgage payments went from \$1,400 to \$3,400. Residents blame growth on out-of-towners, however
54 85% of the valley's growth is coming from within our own families.

55 John Drew shared some of the complaints they had heard from residents against high density
56 housing. Companies with high-paying jobs may choose not to locate in the valley because of the housing
57 shortage, so jobs necessary for a growing population go elsewhere. They suggested the prohibition of city
58 codes which create barriers to a variety of housing options. When university graduates want to stay close
59 to home, it's tough. He gave examples of companies who had hired employees from outside of the valley
60 who then end up turning down the jobs because they can't find adequate housing.

61 Shawn Milne said that 55% of Utahns are 35 and younger. At the end of March, a survey said 30%
62 of this group are contemplating moving out of the state. He discussed 3 recommendations; 1) Zoning
63 reform at the county and city levels, 2) Public education campaign with an emphasis on reaching younger
64 people who are close to or at home-ownership life-stages, and 3) Coordinate county and city planning for
65 growth. He discussed community survey questions and answers.

66 Doug Clausen assumed a lot of renters would prefer to own a home for equity. He asked, if
67 communities had an idea to have smaller single-family homes built, would developers build them. Mr.
68 Milne said builders would rather build attached homes because they could get more for their land. A
69 developer had told him that cities don't have single-family small lot zoning on their books, and they don't
70 want to wait three years to get things changed. They would also end up being the target of community
71 angst against them.

72 Councilmember Hanover had some questions about the survey. She also asked what level of
73 coordination they recommended between cities and the county. Mr. Milne suggested each community
74 have a certain percentage of multi-family living in their city. The Kem Gardner Policy Institute at the U of
75 U estimated that Cache Valley would need 11,600 additional housing units between 2021-2030 to
76 accommodate new household growth. He felt each city should take their share.

77 Councilmember Mathews asked more about the survey and suggested a deeper survey including
78 community members.

79 Councilmember Milbank asked if the state would step in and require certain zoning. Mr. Milne
80 said the state is taking the housing shortage very seriously. He had heard a legislator say they were
81 considering dissolving planning commissions.

82 Councilmember Mathews noted that a development had come to the city to build "affordable
83 housing" which wasn't going to be affordable at all. John Drew said developers build what they are
84 allowed to build in cities. He also said there was a supply and demand relationship between the price of
85 homes. When local governments get involved, they add restrictions.

86 Councilmember Hanover noted that their presentation used scare tactics and antidotal stories.
87 She expressed offensiveness to an earlier comment made by Mr. Milne when he said, if people are going
88 to pro-create in a particular small city, then they should allow their share of four-plexes.

89 Doug Clausen asked if it were possible to build homes that would sell for \$200,000. John Drew
90 said it would be up to developers.

91 Mr. Milne offered an apology, and said he didn't mean to be flippant in his comments.

92 The Council thanked the group for coming and giving their presentation.

93 Presentation from Dwight Whitaker about Purchasing the Old Church Property: Mr. Whitaker
94 reported that things were working out quite well for them in the old school. He thanked the city staff,
95 council, and citizens for their support. He noted a report that showed an estimated added value of the
96 Cache Valley Humanitarian Center to Cache Valley at \$1,035,457.00. He asked if the city would consider
97 selling a portion of the unpaved property west of the old school building, enough land for a 5,000 square
98 foot building. He guessed ¼-1/3 acre would be sufficient. The River Heights community had really made
99 them feel welcome.

100 Cheryl Alder said their ultimate goal was to own their own building, rather than lease.
101 Councilmember Milbank pointed out that the property was currently zoned residential.

102 Councilmember Hanover asked where their funding came from. Mr. Whitaker said they received
103 donations and grants. Councilmember Mathews asked if they had funding for the new building yet. Mr.
104 Whitaker said they did not. He hoped they could have the amount saved in two years. If they couldn't get
105 this property they would look elsewhere to build.

106 Councilmember Malmstrom asked what the council had considered for this property in the past.
107 He was informed that they hadn't really talked about it. PWD Nelson pointed out that it was the last
108 vacant property the city owned.

109 Councilmember Milbank noted the Council would need to have further discussion about the
110 request at a later date.

111 The meeting adjourned at 8:05 p.m.

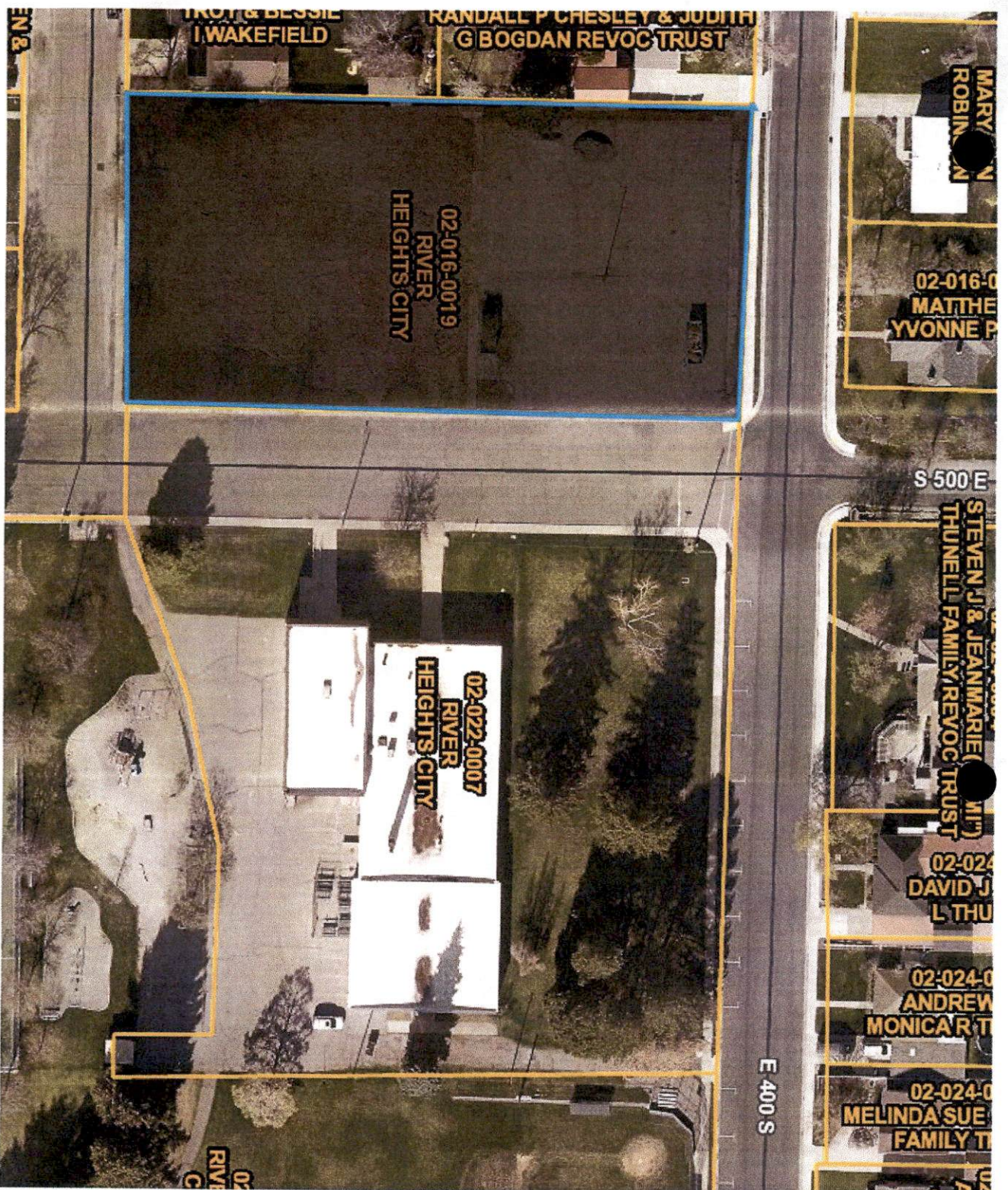
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Sheila Lind, Recorder

117 Chris Milbank, Mayor pro tem

CVHC Value Added Report
July1,2021 to March 31, 2025

1- Volunteer Hours: 27,551@ \$30.00/ hr. (IRS)	\$826,530.00
2- School Kits: 2,115 @ \$25.00 each.	\$52,875.00
3- Hygiene Kits: 2,912 @ \$22.00 each.	\$64,064.00
4- Coats, Quilts, Blankets: 7,380 @ \$10.00 each.	\$7,380.00
5- Sleeping Mats: 328 @ \$100.00 each.	\$32,800.00
6- Newborn Kits: 504 @ \$50.00 each.	\$25,200.00
7- Mini Hygiene Kits: 402 @ \$4.00 each.	\$1,608.00
8- Books: 5,000 @ \$5.00 each.	\$25,000.00
9- Total Value Added to Cache Valley:	\$1,035,457.00



Measurement Result

1.16 Acres

Clear