

River Heights City

River Heights
City Council Agenda
Tuesday, January 20, 2026

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 p.m.**, at the River Heights City Office Building at 520 S 500 E.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

Swearing in of Councilmember Mark Malmstrom

Google Fiber Presentation

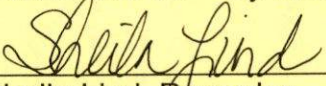
Approve Scott Theurer as Providence/River Heights Representative on Connect (CVTD) Board

Review and Approve the Transportation Masterplan

Discuss Truth in Taxation Hearing

Adjourn

Posted this 15th day of January 2026



Sheila Lind, Recorder

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

Council Meeting January 20, 2026

Present: Mayor Blake Wright
Council members: Kandi Evans
Mark Malmstrom
Janet Mathews, electronic
Chris Milbank, electronic
Lance Pitcher

Recorder Sheila Lind
Treasurer Michelle Jensen

Excused Public Works Director Clayton Nelson

Others Present: Shellie Giddings, Jeff McKay, Alberto Garcia, Scott Theurer, Rob Astle, Heather Lehnig

The following motions were made during the meeting:

Motion #1

Councilmember Pitcher moved to “approve the minutes from January 13, 2026 and the evening’s agenda.” Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank hadn’t joined the meeting yet.

Motion #2

Councilmember Pitcher moved to “approve Scott Theurer as the Providence/River Heights Representative on Connect (CVTD).” Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. 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, January 20, 2026, for their regular council meeting.

Pledge of Allegiance

Adoption of Previous Minutes and the Evening’s Agenda: Minutes for the January 13, 2026 meeting were reviewed.

Councilmember Pitcher moved to “approve the minutes from January 13, 2026 and the evening’s agenda.” Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank hadn’t joined the meeting yet.

Mayor and Staff Reports:

Councilmember Malmstrom

- 47 • The Planning Commission had started discussing Accessory Dwelling Units (ADUs). They
48 were also working on revising the sign ordinance which the council had sent back for
49 some clarifications.

50 Councilmember Evans

- 51 • She and Andrea Bullen would be taking the youth ambassadors to Salt Lake tomorrow for
52 a youth training at the State Capitol.
53 • She had planned to attend the next Library Board Meeting and would report back to the
54 Council.

55 Councilmember Pitcher

- 56 • Trueline had ordered the supplies needed for the Orchard Drive stormwater project so
57 they would be ready to go as soon as the weather allowed.

58 Councilmember Milbank

- 59 • He was in the process of working on grants for the new park. He hoped there would be a
60 little money in the budget to help out with application fees and possible matches on
61 donations.

62 Mayor Wright

- 63 • He'd had a few residents reach out to him about the possibility of getting pickleball courts
64 in River Heights. He would probably send them to talk with Councilmember Milbank at
65 some point.

66 Councilmember Mathews

- 67 • She had received an email from Steve Thunell, of the Irrigation Board, stating they had 7.5
68 available shares and wondered if the city would want to purchase them. They were offered
69 at \$400 per share. Mayor Wright said he would put the discussion on the next agenda.

70 Public Comment: Commissioner Noel Cooley addressed the Transportation Plan (TP). He
71 had volunteered to review it and make sure it matched the city's General Plan (GP). The TP
72 addressed collector roads, some of which were named in the GP as neighborhood, or regular
73 roads, acting as collectors. The dimensions of a collector road were wider than the city's roads
74 could accommodate. The TP hadn't listed 600 South as a future capital improvement. He noted
75 that the maps included with the TP were unreadable. Mr. Cooley asked if the Council were to
76 adopt the TP tonight, if it would replace the GP's current transportation section or would it be a
77 stand-alone document supporting the GP.

78 Mayor Wright reminded that they adopted a transportation plan at the end of the last year.

79 Councilmember Pitcher reported that he and City Engineer Craig Rasmussen had met
80 with Jacob Ames of Horrocks, to discuss a few minor changes to the TP, recommended by the
81 Council. Mr. Rasmussen had recommended using the TP as an addition to the GP. Mayor Wright
82 agreed that it would be a supplementary document.

83 Swearing in of Councilmember Mark Malmstrom: Recorder Lind swore in Councilmember
84 Malmstrom for a two-year term.

85 Google Fiber Presentation: Councilmember Pitcher introduced Alberto Garcia and Jeff
86 McKay of Google Fiber. Mr. Pitcher had met previously with Mr. Garcia to see if they might be a
87 good fit for River Heights residents. The city attorney had given his verbal agreement to go ahead
88 with the presentation.

89 Alberto Garcia gave a presentation which started with their company's mission: "To help
90 communities get access to internet that's fast, reliable, and fairly priced." He discussed the gigs
91 they offer and the prices that go with them. They tout that they are 99.9% reliable on their service.
92 They offer 365/24/7 access customer support. When Google comes to an area, they have found
93 that the competition gets better.

94 Jeff McKay, director of installation, said they make sure their plan doesn't become the
city's problem. They post signs in their work area, which let residents know they can contact them
96 with any questions or complaints. They would deliver flyers to each home letting them know what
97 was going on. He explained their process using a shallow trench method. They are only on a road
98 for about one week. Their schedule would allow them to build in the 3rd quarter and offer services
99 by the 4th quarter. They had done this so much that the process was very smooth.

100 Alberto Garcia explained that before they start they would have a preconstruction meeting
101 with public works to create a play book. Then they would white line everything to show the vault
102 locations.

103 Councilmember Pitcher said PWD Nelson had a request that they stay on the seem of the
104 curb and asphalt. They said that was their plan. Discussion was held on the fiber depth. Jeff
105 McKay said they go 16" deep on vaults. Mr. Pitcher asked if they would drill into a new home. Mr.
106 McKay said they would go through existing conduit and follow the path of other providers
107 whenever possible.

108 Councilmember Malmstrom asked the procedure between the curb to the house. Jeff
109 McKay said they would bury fiber 4-6" deep from curb to home. They work with the customer on
110 the route and could go on either side of the home.

111 Councilmember Pitcher asked if 8 gig would be available to each home. Alberto Garcia
112 affirmed it would and that 20 gig would be available to each home someday.

113 Alberto Garcia noted that it would be a major construction project. They would put out 'no
114 parking' signs prior to the work being done. They would also have an employee visible for
115 residents to contact with questions. They would like to have regular meetings with the city, as
116 often as is requested. Jeff McKay reiterated that they would do all they could to take care of the
117 residents.

118 Councilmember Evans asked how they would get fiber to a flag lot. Jeff McKay said they
119 usually went through existing easements. They couldn't go through a separate private lot.

120 Councilmember Pitcher asked if they could start before the 3rd quarter. They said, "Yes,
121 weather permitting." He also asked about their process if other lines were accidentally cut. Would
122 they be available for the PWD to call? They said, "Yes of course."

123 Jeff McKay explained that they had a hut in Logan, where they would pull from to service
124 River Heights.

125 Councilmember Milbank asked what the city attorney had to say about it and about
126 franchise tax. He was informed that the telecommunication tax was 2%. Councilmember Pitcher
127 said the attorney had two minor (unspecified) amendments to the contract, if they sign up.

128 Councilmember Evans asked if it would be installed along every street. They said that was
129 the goal. They would need to get permission from HOAs and regarding private roads. If they
130 didn't receive permission, they would leave a connection at the edge of the road. Their intent was
131 the entire city.

132 Councilmember Mathews asked if they foresaw any issues with the Riverdale area.
133 Alberto Garcia said he and Councilmember Pitcher had discussed the area. Their engineer had
134 reviewed it and felt they could work around the issues.

135 Councilmember Malmstrom asked about distribution boxes. Jeff McKay said they were
136 green, 12"x18" and flush with the ground on the edge of the road.

137 Noel Cooley asked if it was internet only. It was confirmed that was correct. They didn't
138 offer streaming.

139 Approve Scott Theurer as Providence/River Heights Representative on Connect (CVTD)
140 Board: Mayor Wright invited Mr. Theurer to the podium. The mayor highly recommended him. Mr.
Theurer said he'd lived in Providence since the 1970s. He had spent most of his career in the
health industry and elaborated slightly on it. He retired in 2008.

143 Councilmember Malmstrom asked what he would do on the CVTD Board of Directors. Mr.
144 Theurer said he would have limited say since River Heights and Providence had limited ridership
145 and stops in the valley. He would find out more at the first meeting he attended. He said he would
146 report to Councilmember Pitcher.

147 Councilmember Pitcher moved to "approve Scott Theurer as the Providence/River
148 Heights Representative on Connect (CVTD)." Councilmember Evans seconded the motion
149 which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one
150 opposed.

151 Review and Approve the Transportation Masterplan: Councilmember Pitcher reviewed the
152 changes made since the Council's last discussion. On page 4 in the Level of Service paragraph
153 an incomplete sentence was fixed. On page 8 some of the colors of the roads were incorrect and
154 fixed. On page 10, 400 South hadn't been shown as a future road, which was corrected. The
155 Trails Map information was reflected on the Transportation Plan, and on page 12, "Stewart Hill
156 Park" replaced "Quinley's Garden."

157 They discussed the 600 South project, between 800 and 1000 East. Councilmember
158 Pitcher had thought it was listed as a capital improvement and wondered why it hadn't been
159 shown on page 13. He will go back to Jacob Ames to find out.

160 Councilmember Pitcher said he and Engineer Rasmussen discussed that the 66 foot right-
161 of-way wasn't applicable because the city's streets were not physically wide enough.

162 Councilmember Mathews had some questions on the maps not matching the GP maps.

163 Commissioner Cooley noted that the TP defined a collector as 66 feet and neighborhood
164 streets as 54 feet. The TP map showed collectors as 400 East, 600 South, and 1000 East. They
165 called them neighborhood streets, acting as collector streets. Mr. Cooley reminded that they had
166 discussed this previously and determined that the city had no plans to ever widen the streets they
167 called out. Councilmember Mathews said the Utah League had said the city should only show
168 what they planned to do on the plan.

169 Mayor Wright felt they should get the GP to reflect what they wanted in the future and the
170 TP document would sit on the shelf. He suggested Councilmember Pitcher, Commissioner
171 Cooley, and Engineer Rasmussen work through the inconsistencies and come back to the
172 Council with some recommendations.

173 Mayor Wright suggested they not hold up Horrocks's final three invoices, totaling
174 \$18,134.31. Treasurer Jensen clarified that the grant was \$40,000 and the city had been billed for
175 a total of \$55,925. It was a surprise to the council that the city had been billed for more than the
176 grant amount. Ms. Jensen clarified that some of the invoices were paid to CRS (before they
177 changed their name to Horrocks). The city had been billed \$15,925.00 over the grant amount.
178 Councilmember Milbank asked if River Heights was required to have the TP completed. He
179 asked for a review of the grant history. Mayor Wright said the city needed to update the GP
180 transportation section and Councilmember Tyson Glover had found a grant which he thought
181 would help.

182 Recorder Lind asked Councilmember Pitcher if Horrocks could provide a more clear copy
183 of the maps with their final copy.

184 The Council didn't approve of paying the final invoices until they could review them and
185 have their questions were answered. Treasurer Jensen said she would drop all the invoices in a
186 google doc to share with the councilmembers. Recorder Lind would look through the minutes to
187 see if the study with Horrocks started as an RFP and if there had been a contract with CRS
188 before the study started.

189 Councilmember Malmstrom pointed out a discrepancy in the TP regarding street trees. He
190 was interested in seeing a nicer community. He asked if they had taken a foot from the park strip

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and put it on the sidewalk. He discussed the measurements and noted a narrower strip wouldn't be ideal for trees. Councilmember Pitcher said he would ask for clarification on this.


Mayor Wright said there may be cases where they want to revise the GP based on the TP, and other cases where they wouldn't. The two documents wouldn't line up exactly. Councilmember Pitcher said the TP was generated to help them get through the next 40-50 years. The GP was a 10-year plan.

Discuss Truth in Taxation Hearing: Mayor Wright asked the Council to consider if they wanted to raise the property tax rate this year. The Council agreed to move forward with the truth in taxation process. The hearing would be held on a separate night other than council meeting.

The meeting adjourned at 8:04 p.m.



Sheila Lind, Recorder



Blake Wright, Mayor