Impact Fee Analysis Update

2026

Parks and Recreation
Wastewater Collection System
Potable Water System
Roadways / Transportation

March 2026

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IMPACT FEE CERTIFICATION

In accordance with Utah State Code Title 11, Chapter 36a, Part 3, Section 306, Subpart 2 (11-36a-306(2)) for certification of impact fee analysis, an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis (https://le.utah.gov/xcode/Title11/Chapter36A/11-36a-S306.html?v=C11-36a-S306_2021050520210505).

The following statement applies to this 2026 River Heights City Impact Fee Analysis Update (IFAU):

Forsgren, an Apex Company, certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
   a. allowed under the Impact Fees Act; and
   b. actually incurred; or
   c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
   a. costs of operation and maintenance of public facilities; or
   b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Forsgren certifies the above with the following caveats:

1. Recommendations for implementing the Impact Fee Analyses are followed by City staff and elected officials.
2. If this document is amended or modified the certification is no longer valid.
3. Information used to calculate the impact fees is assumed to be correct, whether provided by the City or outside sources.

Table of Contents

Impact Fee Analysis Update

EXECUTIVE SUMMARY

This is an Impact Fee Analysis Update for River Heights City, Utah. Utah State Code requires an impact fee analysis for municipalities in the state that utilize impact fees (§11-36a-303(1)). The impact fee analysis is required to coincide with the municipality's impact fee facilities plan or general plan that meets the requirements of an impact fee facilities plan. Municipalities that have a population less than 5,000 and annual impact fee revenues less than $250,000 are not required to complete an impact fee facilities plan as long as there is a reasonable plan for impact fees that comply with common law and Chapter 36 of the Utah Code (§11-36a-301).

The current River Heights City General Plan is dated July 1, 2025 and available on the City's website (https://riverheights.gov/wp-content/uploads/2025/09/GENERAL-PLAN-2025.pdf). The City's population listed in the General Plan for 2023 was 2,180 and the projected population using information from the Cache County Planning Office for 2030 shown as 2,589. The 2023 population coincides with information from the 2023 American Community Survey (ACS) of Census Reporter which is typically used by communities, planners, and funding agencies for demographics of a community (see Appendix B for Census Reporter of River Heights City, UT). The projected growth from 2023 to 2030 is approximately 2.49% rate of growth annually. At this rate, the population of River Heights City in early 2026 would be approximately 2,300. Calculations for the Impact Fee Analysis were completed in late 2025 using a population of 2,283 persons; the Impact Fee Report writeup continued into 2026, hence the report date of 2026 us used in the final published record.

Current impact fees, listed by River Heights City (RHC) as of April 11, 2017, per Resolution 3-2017 (see Appendix D) are as follows per single family unit or ERU:

Table EX-1. River Heights City Impact Fees Current and Proposed

2017 – Current Impact Fees - RHC				
River Heights City Impact Fees	Areas Within the City Already Developed	Area Serviced by 600 South	800 South Area	Riverdale Area
Parks	$903	$903	$903	$903
Sewer	$1,559	$2,251	$928	$0
Water				
1" Connection	$2,211	$2,779	$2,775	$2,211
2" Connection	$8,844	$11,116	$11,100	$8,844
Roads				
Residential	$476	$476	$476	$476
C-1 / MU	TBD	TBD	$350	$1,692
2026 – 2031 Proposed Impact Fees - RHC				
Parks	$1,984	$1,984	$1,984	$1,984
Sewer	$2,329	$2,799	$1,956	$0*
Water				
1" Connection	$3,927	$4,749	$4,686	$3,927
2" Connection	$15,708	$18,996	$18,744	$15,708
Roads				

Residential	$2,672	$2,672	$2,672	$6,064
Commercial (per ERU)	TBD	TBD	TBD	$18,955

*Riverdale Area currently served by septic (no sewer service currently)

This 2026 Impact Fee Analysis Update (IFAU) for River Heights City (RHC) allows for and recommends updating the current impact fees. The most recent prior updates to the River Heights Impact Fee Analysis occurred in 2003 and 2017. Impact fee analyses are typically updated with the impact fee facilities plan and/or general plan and are recommended to be reviewed every five years and updated accordingly, pending economic conditions and other growth related factors. In 2008 when an update to the impact fee analysis would have been expected, there was very little new growth due to the housing market collapse and the corresponding economic recession. An update was considered by the City in 2012, during which the City Council determined to postpone review and revision of the impact fees to allow the building market conditions in the community to improve, with the anticipation that an impact fee analysis would likely result in a recommendation to raise the fees. In 2017, the condition of the development market and rising costs associated with new infrastructure warranted an impact fee analysis with subsequent recommendations for fee adjustments.

The 2026 River Heights City Impact Fee Analysis Update (IFAU) covers impact fees for:

- Parks and Recreation
- Wastewater Collection System
- Potable Water System
- Roadway System

The existing Level of Service (LOS) procedure was used to calculate and update the parks and recreation impact fee. A plan-based approach was used for the past 2017 and current 2026 Impact Fee Analysis Update (IFAU) to calculate and update the wastewater collection, potable water, and roadway systems impact fees. The plan-based approach relies on judicious and practicable development projections and active City planning to determine costs and the proportionate share of those costs. This approach replicates the methodology used in the 2003 and 2017 Impact Fee Analysis Updates.

The purposes of this Impact Fee Analysis Update (IFAU) are to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the 'Impact Fees Act' which was enacted in 2011, with updates effective February 27, 2023, and to help River Heights City fund necessary capital improvements for future growth. This document will address parks and recreation, wastewater collection system, drinking water system, and the roadway infrastructure needed to serve the City through the next ten years, as well as determine the appropriate impact fees the City may charge to new growth to maintain the Level of Service.

The following terminology is utilized throughout the report, as defined below.

Demand Analysis: The demand units utilized in this analysis include population, household, equivalent residential unit (wastewater), equivalent residential connection (drinking water), and dwelling unit and vehicle trips (roadways). As new development and redevelopment occur within the city, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for new or redeveloped property within the city.

Level of Service (LOS): The existing LOS is defined throughout each section of this document. The inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS, which is provided to a community's existing residents and ensures that the future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development.

Excess Capacity: The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a 'buy-in.' any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

Outstanding Debt: The City currently has no outstanding debt with respect to parks and recreation, wastewater, drinking water, or roadway infrastructure.

Capital Facilities Analysis: Due to the projected redevelopment within the City, additional capital improvements will be necessary as they relate to public facilities.

Funding of Future Facilities: This analysis assumes future growth-related facilities will be funded through a combination of General Fund revenues, enterprise fund, bond financing, or other governmental and impact fee revenues.

Expenditure of Impact Fees: Legislation requires that impact fees be spent, or encumbered, within six years after each impact fee is collected. Impact fees collected in this 2026 Impact Fee Analysis Update planning horizon should be spent only on those projects outlined in this update as growth related costs or as other growth-related projects may be identified or substituted to maintain the Level of Service.

The following four sections summarize the results of the:

- Parks and Recreation Facilities Impact Fee Analysis;
- Wastewater Collection System Impact Fee Analysis;
- Potable Water System Impact Fee Analysis; and,
- Roadway System Impact Fee Analysis.

Executive Summary - PARKS AND RECREATION IMPACT FEE (See Section 1.0)

The parks and recreation impact fee is comprised of seven components:

1) Current number of acres of developed park and recreation land in River Heights;
2) Number of acres necessitated by new development;
3) Total replacement cost of existing parks and recreation areas;
4) Cost per person for future parks and recreation areas;
5) Cost per person for the performance of this Impact Fee Facility Plan Analysis Update;
6) Cost per household; and,
7) Adjustment factor or tax credit (an amount that is subtracted in the calculation of the fee).

Current number of acres of developed park land, River Heights currently has five parks: Pioneer Park, Hillside Park, Heber Olson Park, Saddlerock Park, and Stewart Hill Park. All five parks are developed, with plans for additional park facilities at Heber Olson Park and Stewart Hill Park. The combined acreage of these five parks is 11.67 acres.

Number of acres necessitated by new development. River Heights will need 1.56 more acres of developed park land (parks and recreation land and trails) over the next five years to maintain the current LOS. No additional park development is currently needed to match the LOS noted in the 2017 Impact Fee Update.

Cost per person for future parks. The total cost of existing developed parks ($1,489,750) is divided by the number of developed acres (11.67) to yield a cost per developed acre of $127,650. This amount is then multiplied by the number of acres necessitated by new development (1.56) to yield an estimated cost of future parks and recreation area of $199,143. Dividing this amount by the expected population growth over the next five years (306 persons), the estimated cost per person for future parks is $651.

Cost per person for the Impact Fee Analysis. Cities may also include the costs of an Impact Fee Analysis, such as this one, in the calculation of the impact fee. The cost per person for the Impact Fee Analysis is $10.

Cost per household. Adding together the cost per person for future parks ($651) and the cost per person for the Impact Fee Analysis ($10), yields total cost per person is $661. Multiplying this amount by the average household size of three (3) persons results in a cost per household of $1,986.

Adjustment Factor. Past improvements to park facilities have been partially funded through the general fund; therefore, the owner of undeveloped property has already contributed to existing park facilities through the payment of property taxes. Since the cost of existing facilities is included in the impact fee, new development should receive a credit for the amount they have already paid through property taxes. The adjustment factor (or tax credit) eliminates the possibility of double payment. The adjustment factor is 0.09%.

Calculation of the Impact Fee. The following formula is used to calculate the impact fee:
*Cost per Household - (Cost per Household * Adjustment Factor) = Impact Fee.*
The Park impact fee analysis for River Heights is $1,986 - ($1,986 * 0.09%) = $1,984.

Executive Summary - WASTEWATER COLLECTION IMPACT FEE (See Section 2.0)

The wastewater impact fee is comprised of two components:

1. Cost per ERU for the existing sewer system; and,
2. Cost per ERU for the performance of this Impact Fee Analysis.

An ERU is an Equivalent Residential Unit, or the average amount of sewage generated daily by a typical residential household. For the purposes of the wastewater impact fee, River Heights City can be divided into three service areas: (1) the Primary City area which includes all parts of the city except areas served by the 600 South or 800 South trunklines; (2) the area served by the 600 South trunkline; and (3) the area served by the 800 South trunkline. The respective service areas are shown on Appendix B Exhibit 2-1.

Cost per ERU for existing sewer system. The current sewer system in River Heights City has been oversized to accommodate new growth. According to the Impact Fees Act, cities may charge new development for their share of the existing system. The cost per ERU for existing sewer facilities is:

Primary City Area: $2,305
Area served by 600 South trunkline: $2,305 + $470 = $2,775
Area served by 800 South trunkline: $1,932

Cost per ERU for the Impact Fee Analysis. Cities may also include the costs of an Impact Fee Analysis, such as this one, in the calculation of the impact fee. The cost per ERU for the Impact Fee Analysis, regardless of the area, is $24.

Calculation of the Impact Fee. The following formula is used to calculate the impact fee: *Cost per ERU for existing sewer facilities + Cost per ERU for the Impact Fee Analysis = Impact Fee.*

The impact fee for the three service areas is as follows:

1. **Primary City Area: $2,329**
   ($2,305 + $24 = $2,329)
2. **Area served by 600 South trunkline**: **$2,799**
   ($2,775 + $24 = $2,799)
3. **Area served by 800 South trunkline**: **$1,956**
   ($1,932 + $24 = $1,956)

The impact fee is based on the estimated average amount of sewage generation. The impact fee calculated above is for a residential connection (1 ERU equals 192 gallons of sewage generated per day). The impact fees for non-residential connections are based on the projected sewage generation of the non-residential development. For example, if it is found that a new non-residential development will produce about 384 gallons per day, then the impact fee is multiplied by 2.

Executive Summary - POTABLE WATER IMPACT FEE (See Section 3.0)

The potable water impact fee is typically comprised of four components: a cost per connection for existing water facilities, a cost per connection for future water facilities, a cost per connection for the performance of this Impact Fee Analysis Update, and a debt service credit (an amount that is subtracted in the calculation of the fee). River Heights City has no potable water debt; therefore, this component is not included in the analysis. For the purposes of the water impact fee, River Heights may be divided into three geographic areas as noted below. The potable water service areas correspond to the wastewater collection service areas as shown on Appendix B Exhibit 2-1.

1. The area served by the 600 South water line;
2. The area served by the 800 South water line; and,
3. The Primary City or remainder area of the city.

Cost per connection for existing water facilities. The current water system in River Heights City has been oversized to accommodate new growth. According to the Impact Fees Act, cities may charge new development for their share of the existing system. The cost per connection for existing water facilities is:

1. Area served by the 600 South water line: $4,664
2. Area served by the 800 South water line: $4,601
3. The Primary City or remainder area of the city: $3,842

Cost per connection for future water facilities. There are future water facilities planned in River Heights that will benefit new development. According to the Impact Fees Act, cities may charge new development for their share of future facilities. The cost per connection for future water facilities, regardless of the area, is $59.

Cost per connection for the Impact Fee Analysis. Cities may also include the costs of an Impact Fee Analysis, such as this one, in the calculation of the impact fee. The cost per connection for the Impact Fee Analysis, regardless of the area, is $26.

Calculation of the Impact Fee. The following formula is used to calculate the impact fee: *Cost per connection for existing water facilities + Cost per connection for future water facilities + Cost per connection for the Impact Fee Analysis = Impact Fee.*

The impact fee for the three service areas is as follows:

1. Area served by the 600 South water line: $4,749
($4,664 + $59 + $26 = $4,749)
2. Area served by the 800 South water line: $4,686
($4,601 + $59 + $26 = $4,686)
3. The Primary City or rest of the city: $3,927
($3,842 + $59 + $26 = $3,927)

The impact fee is based on the size of the water service connection. The impact fee calculated above is for a 1-inch residential connection. The impact fees for non-residential connections, or connections larger than 1-inch, are based on the capacity ratio of the desired service connection size as compared to the 1-inch standard.

Executive Summary - ROADWAY IMPACT FEE (See Section 4.0)

Unlike other types of impact fee eligible infrastructure, the patterns of vehicular trips can vary significantly depending on the preferences of the residents or customers associated with a specific land use. It is easier to predict the need for water lines, for example, because the City is more likely to know exactly how to plan for the location and number of water connections for homes. However, with respect to roads, each new resident may utilize different access options than the previous resident or homeowner, vary the number of vehicles/drivers, or vary the roadways and -miles driven daily throughout the City. The proposed impact fees are based upon the projected growth in dwelling units to current city boundary buildout of 1,015 and relative number of vehicle trips per day which are used as a means to quantify the impact that future users will have upon the City's roadway system.

In River Heights City, officials identified three future roadway projects in 2017 which qualified to be paid for with impact fees and two other roadways identified since 2017. The intersection reconstruction of 500 South 100 East, intersection improvements at 400 East Riverdale Road, and the connector road on 400 South from 750 East to 825 East were identified in 2017 and updated for this 2026 IFAU. 600 South from 770 East to 1000 East is added to complete capacity improvements to the road east of the elementary school. 800 South from 100 East to Stone Creek Drive is added to complete that section of road east to 100 East. Additionally, Utah's Impact Fee Act allows the City to recoup a portion of the cost previously invested in facilities which have excess capacity. River Heights has $243,000 worth of these qualifying investments in its construction of the roadway to the River Heights Elementary School.

City-Wide Residential Roadway Impact Fee. The city-wide residential roadway impact fee is comprised of the buy-in cost for qualified existing public facilities consisting of 1) the roadway fronting River Heights Elementary School and the proportionate cost share for future roadways: 2) 400 South from 750 E to 825 E, 3) 600 South from 770 East to 1000 East, and 4) 800 South from 100 E to Stone Creek Dr. Assuming future growth is attributed to residential land development, the analysis costs are apportioned to residential land and to non-residential development. The following formula is used to calculate the impact fee: *Buy-In Cost for Qualified Existing Public Facilities + Future Facilities Cost + Proportionate Analysis Cost = Impact Fee.*

The City-Wide Residential Roadway Impact Fee per Dwelling Unit is $2,672

500 South / Riverdale Avenue Area Impact Fee. The proportionate share analysis determines the estimated cost assignable to new development based on the proposed capital projects and the new growth served by the proposed projects. Different types of development can have a wide variety of impacts, depending on the number of dwelling units that are associated with, or permitted in each land use. Taking into consideration the mean vehicle trips per unit per use category provided in the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, the relative proportionate number of trips per land use and percent of cost sharing can be approximated and the impact fee per zone category per unit calculated. The City-Wide Residential Roadway Impact Fee per dwelling (unit) is added for the 500 S / Riverdale Ave area.

The 500 South / Riverdale Avenue Area Impact Fee per Zone per Unit:

Commercial = $16,283 + $2,672 = $18,955
Residential = $3,392 + $2,672 = $6,064

Impact Fee Analysis Update

SECTION 1.0 PARKS AND RECREATION IMPACT FEE ANALYSIS

The following assumptions are used in the Parks Impact Fee Analysis:

- In 2026, River Heights has a population of approximately 2,300.
- Parks and recreation impact fee includes development of trails and trail system per River Heights City General Plan, 2025
- The impact fees related to parks and recreation will be assessed within the service area, which incorporates the entire municipal boundary.
- The demand unit utilized in this impact fee analysis is acres per 1,000 persons.
- Existing parks as listed in Table 1-1:
    - Pioneer Park (Daughters of Utah Pioneers, DUP Park)
    - Hillside Park
    - Heber Olson Park (City Center Park)
    - Saddlerock Park, including landscaped stormwater ponds on 600 S (850 E to 950 E)
    - Stewart Hill Park, including work in years 2022-2025 (Phase 1 and Phase 2)
- The facilities available in each park are as listed in **Table 1-2**.
- The River Heights Elementary outside recreational grounds and playing fields available for use by the City for recreational purposes and the general public per the September 1997 Interlocal Agreement between River Heights City and Cache County School District are considered part of the park system, but are not included in the 2026 IFAU.
- Facility and land improvement cost components are as listed in **Tables 1-3 and 1-4**.
- Only River Heights City residential development generates future demand for parks, recreation, and trails.
- The parks and recreation impact fee analysis update does not include fees for the South Cache Valley Recreation Center that is currently in the feasibility phase, which River Heights City has been participating in.
- The parks and recreation impact fee analysis update does not currently include costs or replacement for Ryan's Place at Heber Olson Park or the Cache County School District land at River Heights Elementary that is used by the school and the City as park area.
- Average household size is 3 persons (3.1 per Census Reporter, 2023).
- Total inflation from 2017 to early 2026 is 32.50%.
- The estimated growth rate over the next 5 years is 2.49% (YR 2025-2030) per 2025 RHC General Plan.
- The estimated growth rate from 2030 to 2045 is 2.20% (historic growth rate).

1.1 Impact of New Development *(Utah Code Ann. §11-36a-304(1)(a))*

The purpose of a parks and recreation impact fee is to raise revenue sufficient to provide new development the Level of Service experienced by existing residents at a cost to new development comparable to the costs born in the past by existing residents. The first step in the calculation of the parks and recreation impact fee is to establish the existing Level of Service within River Heights. Current residents enjoy community parks and recreation areas. As new residents enter River Heights, the number of community parks must be increased to retain the same Level of

Service. The existing park system with proposed trails is shown in **Exhibit 1-1, "Trail and Park Map"** in Appendix B.

To determine the existing Level of Service per 1,000 people, an inventory of the existing park facilities must be compared to the current population of River Heights. As shown in **Table 1-1**, the developed acres in River Heights City total 11.67.

Table 1-1: River Heights City Park and Recreation Land

Location	Acres	Developed/Undeveloped
Pioneer Park*	0.13	Developed
Hillside Park	0.27	Developed
Heber Olson Park*	7.12	Developed
Saddlerock Park	0.63	Developed
Stewart Hill Park	3.52	Developed
	11.67	Total Acres Developed

*updated acres since 2017 IFA Update to match Cache County GIS Parcel data and area of land in the park

The population of River Heights at the end of 2025, when the study was completed, was approximately 2,283 people. To determine the current Level of Service per 1,000 people, the total number of developed acres is divided by the existing population and then multiplied by 1,000 to yield 5.11 acres per 1,000 people ((11.67/2,283)*1,000 = 5.11). *The 2003 IFA Update identified 3.73 acres per 1,000 people. The 2017 IFA Update identified 2.85 acres per 1,000 people.* **In order to bring the existing LOS in line with the 2017 LOS, the City does not need to develop any new acres of park and recreation land** since the 2025 amount of 5.11 acres per 1,000 people is greater than the 2017 amount of 2.85 acres per 1,000 people.

The estimated annual growth rate from 2023 to 2030, including over the next five years is 2.49 percent, based on using the exponential growth method, the population of 2,180 in 2023, and the projected population in 2030 of 2,589, both noted in the 2025 River Heights City General Plan. Using the 2.49% annual growth rate from 2023 to 2025 results in a projected population of 2,283 in 2025. The following demonstrates the exponential growth method:

$$F = P*(1 + \mathbf{i})^n$$

Where, F = 2030 Population (2025 RHC General Plan) = 2,589
P = 2023 Population (2025 RHC General Plan) = 2,180
i = Growth Rate = Unknown = solving for equals 2.49%
n = # of Years = 2030 – 2023 = 7

The increase in population from 2025 to 2030 is 306 persons. This increase is multiplied by 5.11 acres per 1,000 persons. The result is that River Heights will need 1.56 acres of new developed park land in the next five years to satisfy the demands of new development while maintaining the current Level of Service (see **Equation 1-1**).

Equation 1-1: Estimated Developed Park Acres Required by New Development

(2589 - 2283) * (5.11 / 1000) = 1.56 Acres

Currently, the City has no new plans to create additional parks. The future 500 S Park in the Riverdale Avenue area and the Future Park Area at 500 S 400 E identified in the 2017 IFA Update are no longer being considered or pursued by the City. The estimated developed park acres required by new development of 1.56 acres over the next five years are anticipated to come through development agreements, development of trails and a trail system in River Heights City, phased development of parks, and/or future park areas yet to be identified.

1.2 Relation Between System Improvements and New Development *(Utah Code Ann. §11-36a-304(1)(c))*

In order for an impact fee to meet the requirements of the Impact Fees Act, the demand created by each possible type of land use must be considered. Commercial development does not create demand for new parks. New residential development creates demand for new parks because new parks must be developed to maintain the Level of Service for River Heights' residents.

The Impact Fees Act prohibits using impact fees to raise the Level of Service on existing development. Impact fees are only to be used to provide new growth with the facilities necessary to achieve the City's LOS.

Because River Heights is a relatively small community, the entire city may be viewed as the service area for all parks. Therefore, impact fees gathered from any area of the city may be used to develop park land in any other area of the city.

River Heights does not currently have new parks identified for development; however, the City does have plans for additional features at Stewart Hill Park and Saddlerock Park. Also, the 2025 River Heights City General Plan identifies proposed trails and trail system. See **Exhibit 1-1, Trail and Park Map** in Appendix B and the following summary of proposed park features and trails:

1) Stewart Hill Park – additional features: pavilion, restrooms, playground
2) Heber Olson Park – additional features: bowery, horseshoe pits, playground, picnic sites, splash pad
3) Proposed trails and trail system – as indicated in the 2025 General Plan: "future trails commencing at the corner of 600 East and River Heights Boulevard, eventually connecting to Temple View Drive, Denzil Stewart Nature Park and beyond" (p.10).

The 2025 General Plan notes, "In 1997, the city transferred approximately 8.4 acres, near 600 South and 800 east, to the Cache County School District. That land had been set aside by the City for a park. The Cache County School District uses that land for outside recreation grounds and playing fields (softball, soccer, etc.). Under an agreement made with the School District in 1997, the School District allows these recreational grounds and playing fields to be used by residents of the city and the general public. The public can use the fields at any time except during school hours. This land is, therefore, part of the River Heights City Park system. The total area of the school recreation grounds and playing fields is 5.6 acres" (pp. 5-6). Although this area is considered part of the park system, it is not included in the park and recreation impact fee analysis since the land was improved and the park features are substantially provided by the school district.

Also, Ryan's Place at Heber Olson Park, a children's playground park built in 2007 in Heber Olson Park in honor of a young boy named Ryan, was funded and built with donated and volunteer resources. The park is maintained by volunteers and donations. "There is a perpetual fund named Friends of Ryan's Place Park set up to keep the park updated and cleaned. There is a community work-day each June to help with the upkeep and maintenance" (Savage, 2023). The features of this park are currently not included in the impact fee analysis.

1.3 Proportionate Share Analysis *(Utah Code Ann. §11-36a-304(1)(d))*

The law requires new residents pay only their proportionate share of the costs associated with existing system improvements and costs of impacts on system improvements that are reasonably related to the new development activity. In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the Impact Fees Act requires that the Impact Fee Analysis address the following issues:

A. Calculation of the cost of existing public facilities (replacement cost)
B. Manner of financing existing facilities
C. Relative extent of contributions by undeveloped properties to cost of existing facilities
D. Cost of existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity

1.3.1 Calculation of the Cost of Existing Public Facilities *(Utah Code Ann. §11-36a-304(2)(b))*

The following section considers development and facilities costs of existing park facilities. **Table 1-2** is an inventory of the facilities at the existing parks. To provide the same minimum Level of Service, future parks in River Heights should have similar types of facilities.

Table 1-2: Existing Park and Recreational Facilities Inventory 2025

Location and Facilities	Pioneer (DUP) Park	Hillside Park	Heber Olson Park*	Saddlerock Park	Stewart Hill Park
Bowery	0	0	1.5	0	0
Restrooms	0	0	1	0	0
Horseshoe Pits	0	0	1	0	0
Playgrounds	0	0	1	0	0
Tennis Courts	0	0	3	0	0
Ball Courts	0	0	2	0	0
Picnic Facilities	0.5	0.5	17	0	0
Playing Fields	0	0	2	0	0
Splash Pad	0	0	0	0	0

*since 2017, facilities and parks have been increased as shown (accounted for in Table 1-4 below)

The value of existing parks, determined through two components: 1) development cost – the cost of structures and facilities cost; and, 2) the cost of improvements to the land, will be used to determine the amount of projected spending on future parks. **The replacement value of the existing parks is the basis for the impact fee.**

The conservative estimations of value given in the 2003 Impact Fee Analysis Update for the existing parks were inflated to 2017 dollars for the 2017 Impact Fee Analysis Update. For the 2026 Impact Fee Analysis Update, the values of existing park facilities and land improvements in 2017 were inflated by the cumulative inflation rate of 32.5% from 2017 to 2025 (approximately 4% annual inflation rate) as shown in Table 1-3, Table 1.4, and Table 1.5. The values shown in Table 1.5 includes the facilities and land improvements. This process of valuation was done to ensure the parks are not overvalued, and therefore, future parks are not overvalued. The overvaluation of future parks would result in inflation of impact fees.

Table 1-3: Development Facilities Cost Components - 2025

Type of Development	Cost
Bowery (includes tables)	$28,000
Restroom	$29,000
Horseshoe Pit (2)	$1,000
Playgrounds	$21,000
Tennis Court (single)	$36,000
Tennis Court (double)	$54,000
Outdoor Volleyball / Basketball Court	$12,000
Picnic Facilities (8'x12' w/table) – Separate from bowery	$1,000
Soccer Field (cost of grading and hydro-seeding not included)	$2,000
Baseball Field (cost of grading and hydro-seeding not included)	$19,000
Splash Pad (comparable to splash pad at Heber Olson Park)	$106,000

Table 1-4: Land Improvement Cost Components - 2025

Type	Cost	
	Per Acre	Per Park
Land	$27,000	
Hydro-Seeding (at $0.16 per SF – labor included)	$7,000	
Prep Work (grading, topsoil)	$5,000	
Trees (at $88 per tree, 23 trees per acre average)	$12,000	
Sprinkler System (components and labor included)	$7,000	
Sewer and Water		$6,000

The cumulative inflation rate used was figured using US Inflation Calculator (2025). Inflation Calculator determines the cumulative inflation (in percent) ranging from 1913-Present. This calculator uses the Consumer Price Index published by the U.S. Bureau of Labor Statistics which is the most closely watched indicator for inflation in the U.S. It can be considered the "government's key inflation barometer." The Inflation Rate Calculator provides the cumulative inflation between any two years.

Table 1-5: Total Replacement Cost of Existing Parks in 2017 inflated to 2025

Existing Parks in 2017	YR 2017	YR 2025
Pioneer Park*	$8,530	$12,980
Hillside Park	$15,700	$20,800
Heber Olson Park (City Center Park)**	$394,410	$547,420
Total	$418,640	$581,200

*also increased for correction of 0.10 acre in 2017 IFAU to 0.13 acres at park for 2026 IFAU
**without additional features and land improvements in 2017

Since 2017, additional parks and park features have been added to the city's parks as shown in Table 1-4. Heber Olson Park added more acreage, grass, and facilities to the existing 2017 park. Saddlerock Park was added with Saddlerock Phase 2 and was landscaped with grass, plants, and a subsurface stormdrain system and access. Saddlerock Park includes two stormwater ponds on 600 S between 850 E and 950 E. Each of these areas and land improvements for Saddlerock Park were installed at the developer's expense and then deeded to the City. Stewart Hill Park added more acreage to the city's park system. The park was city property that has been improved as a park with grading, sidewalk, parking, utility stubs, grass, trees, sprinkler system, and landscaping. A memorial committee was formed during Phase 2 of the park to incorporate features for Quinley's Garden, a memorial section of the park for a young girl named Quinley installed by volunteers and donated resources. Quinley's Garden is currently a section of sidewalk on the south side of Stewart Hill Park lined with trees and memorials accompanying the trees paid for by donations. Quinley's Garden is "a subset of Friends of Ryan's Place" (Quinley's Garden, n.d.) and is not included in the impact fee analysis. The following park facilities and land improvements (including land, hydroseeding/grass, trees, plants, sprinkler system, and sewer and water utilities) have been updated from the 2017 IFA Update (IFAU) with the cumulative inflation rate explained above or with actual project costs from the year of the project as shown.

Table 1-6: Park and Recreational Facilities Inventory added since 2017

Location and Facilities	Heber Olson Park (add approximately 1.87 acres to 5.25 acre park)	Saddlerock Park (including two stormwater ponds on 600 S)	Stewart Hill Park (Phases 1 & 2)
Project Year Completed:	2017	2017	2022 & 2024
Bowery	0	0	0
Restrooms	0	0	0
Horseshoe Pits	0	0	0
Playgrounds	0	0	0
Tennis Courts	0	0	0
Ball Courts	0	0	0
Picnic Facilities	4.0	0	0
Playing Fields	1	0	1
Splash Pad	0	0	0
Land Improvements	Yes	Yes	Yes
Total Project Cost	$173,114 2017 IFAU Estimate	Not Available	$752,563 project costs
2025 IFAU Cost	$60,020 adjusted for 1.87 acres added and decreasing features added from 2017 est.	$65,530 estimated from facility and land improvements components	$783,000 inflate estimated 4% from project year 2024

Stewart Hill Park has had two phases completed to date with other improvements planned for a bowery-pavilion, restrooms, and playgrounds. The estimated cost for these improvements is $304,700 in 2025 dollars. As of 2025, the total cost of developed parks in 2025 dollars amounts to $581,200 + $60,020 + $65,530 + $783,000 = $1,489,750.

1.3.2 Manner of Financing Existing Facilities *(Utah Code Ann. §11-36a-304(2)(c))*

Existing park facilities have been financed through the general fund, restaurant tax, contributions, and impact fees. There is no continuing tax debt obligation for park improvements.

1.3.2 Relative Extent of Contributions by Undeveloped Properties to Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(d))*

The Impact Fees Act requires each political subdivision to identify the extent to which newly developed properties have already contributed to the cost of existing public facilities. To meet this requirement, the 2003 IFA Update analysis included a tax credit for undeveloped property of 0.09% to be applied to the parks impact fee. The tax credit only applies to parks because capital improvements to park facilities were partially funded through the general fund, consequently, the owner of undeveloped property has already contributed to existing facilities through the payment of property taxes. The tax credit eliminates the possibility of double payment.

1.3.3 Relative Extent of Future Contributions to Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(e))*

There is no continuing tax debt obligation for the financing of parks in River Heights.

1.3.4 Calculation of Credit Entitlements, Extraordinary Costs *(Utah Code Ann. §11-36a-304(2)(f) and Utah Code Ann. §11-36a-304(2)(g))*

New development may be entitled to a credit when the development provides common facilities inside or outside the proposed development when similar facilities have been funded through general taxation or other means in other parts of the municipality. Credits must be determined by the City on a per-development basis. The City does not anticipate any extraordinary costs necessary to provide services to future development.

1.3.5 Time-Price Differential Inherent in Fair Comparisons *(Utah Code Ann. §11-36a-304(2)(h))*

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. Because costs are provided in 2025 dollars, future cost budgets must be adjusted to account for the effects of inflation and changing construction market conditions at the anticipated time of design and construction. The impact fee analysis should be updated regularly to account for changes in costs estimates over time.

1.4 Calculation of Impact Fee *(Utah Code Ann. §11-36a-304(1)(d))*

The replacement cost determined in Section 1.3 above is used to determine the cost of future facilities. First, the total cost of existing developed parks ($1,489,750) is divided by the number of existing developed acres (11.67) to yield a cost per acre of $127,656. The cost of future parks is determined by multiplying the cost per acre ($127,656) by the number of acres needed over the next 5 years to accommodate future development (1.56 acres, based on the 2025 LOS) to yield $199,143. Then, a cost per person is obtained by dividing the cost of future parks ($199,143) by the expected population growth of 306 persons. The resulting cost per person is $651.

Equation 1-2: Cost per Person for Future Parks
($127,656 * 1.56) / 306 = $651

According to the Impact Fees Act (Utah Code Ann. §11-36a-305(l)(c)), a city may include in the calculation of an impact fee "the cost of planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements."

Under this provision, the cost of the Impact Fee Analysis may be included. This impact fee analysis is an update to the previous impact fee analysis completed in April, 2017. It is assumed that the analyses will not need a professional update for 5 years. **Table 1-7** shows the calculation of the Analyses Update Cost per Person.

Table 1-7: Analysis Update Cost per Person for Parks and Recreation

2026 Impact Fee Analysis Update (Parks)	$3,375
Population Growth (2025 to 2030)	306
Total Cost per Person	$11

The impact fee is calculated in **Table 1-8** by multiplying the average household size (3.1, use 3 for calculation) by the cost per person 3*($651 + $11) = 3*($662) to yield $1,986. Then, the adjustment factor is subtracted ($1,986 –($1,986 * 0.09%)) and the resulting parks impact fee is $1,984 per new single family home.

If multiple family homes are built, then it may be assumed that the average household size for multiple family homes will be the same as single family homes. If it appears that this will not be the case, then the impact fee for multiple family homes may need to be adjusted by multiplying the correct average household size by the cost per person and then applying the adjustment factor (a reduction of 0.09%). **Table 1-8** below shows the calculation for the Recommended Parks and Recreation Impact Fee.

Table 1-8: Recommended Parks and Recreation Impact Fee

Residential Unit Type: Single Family	
Cost per Person ($651 + $11 = $662)	$662
Average Number of Persons per Household	3
Cost per Household = $662 * 3 persons/household	$1,986
Adjustment Factor of 0.09% = $1983 * 0.0009	$2
Parks and Recreation Impact Fee per Household	**$1,984**

If development activities construct a park (and/or City-approved trail) with acreage of 1.56 acres or more during years 2025-2030 with costs for the park/trail included in the building lots and the park/trail deeded to the City, the Parks and Recreation Impact Fee would not be assessed or would be assessed a percentage of what is built up to the 1.56 acres.

SECTION 2.0 WASTEWATER IMPACT FEE ANALYSIS

The following assumptions are used in the Wastewater Impact Fee Analysis Update:

- River Heights has a population of approximately 2,283 in 2025 (see Section 1.0).
- Average household size is 3 persons.
- The estimated growth rate over the next 5 years is 2.49% and 2.20% from 2030 to 2045.
- The wastewater impact fee analysis includes costs with the wastewater collection system owned by River Heights City but does not include impact fees assessed by River Heights City and/or Logan City for wastewater treatment.
- The demand unit utilized in this analysis is an ERU (Equivalent Residential Unit). As residential and commercial growth occurs within the City, the growth generates new connections to the existing wastewater collection system. The capital improvements identified in this study are designed to maintain the current Level of Service for new growth.
- The wastewater collection service areas of River Heights City are 1) the Heritage area, 2) the area served by the 600 South trunkline, 3) the area served by the 800 South trunkline, and 4) the Riverdale area.
- The Riverdale area is currently served by individual septic systems and not included in the wastewater impact fee analysis.
- The current number of ERUs served by the wastewater collection system is 768.
- The anticipated increase in ERUs over the next 5 years is 132.
- Sewage flow is from residential, commercial, and institutional connections (768 ERUs).
- Average daily flow is 192 gpd / ERU calculated per wastewater metered entering Logan City sewer line at 100 East 700 South. .
- River Heights' existing wastewater collection system will support projected buildout ERUs of 1,360 (2003 IFAU).
- Logan City's existing 700 South wastewater trunkline capacity is 1,009 ERUs at the current average daily flow of 192 gpd / ERU.

2.1 Impact of New Development *(Utah Code Ann. §11-36a-304(1)(a))*

River Heights City sewer system improvements consist of a trunkline that transports sewage to Logan City and a River Heights City-wide wastewater collection system. At the time of the 2017 RHC IFAU, sewage flows from River Heights City were conveyed to a 480-acre flow-through lagoon system owned by Logan City. Since 2017, Logan City has constructed a mechanical wastewater treatment plant immediately south of the existing lagoons, and wastewater from River Heights City is now being treated at the Logan City mechanical wastewater treatment plant. Logan City passes on an impact fee to River Heights City for development flows/connections added to the treatment plant. These impact fees from Logan City and assessed by River Heights City to new development are not included in the calculation of the wastewater impact fee for this 2026 RHC IFAU.

The existing wastewater collection system is shown in **Exhibit 2-1, "Wastewater Collection System"** in Appendix B.

The wastewater flow from River Heights City is metered where the City's wastewater collection system combines with Logan City near the intersection of 100 E 700 S. In 2024, the total wastewater flow from River Heights to Logan City was metered daily which amounted to 53,531,120 gallons for the year, or an average daily flow (ADF) of 146,560 gallons per day (gpd).

System improvements are defined as either existing public facilities or future public facilities that are designed and intended to provide services to specific areas in a given community or municipality. Because of the sewage treatment agreement between River Heights and Logan, it is not expected that any new wastewater treatment facilities within River Heights will be needed or constructed in the near future. Consequently, wastewater treatment facility costs are not included in this analysis. Logan City recovers the cost of the wastewater treatment through monthly user charges and impact fees assessed to River Heights City.

For the purposes of this impact fee analysis update, equivalent residential units (ERU) will be used to measure system capacity and determine per unit capital costs. For wastewater, one ERU is the amount of sewage generated by a typical residential dwelling unit. Based on Utah Water Rights report for 2024, River Heights City serves 727 connections totaling 776 ERCs. ERCs are equivalent residential connections and are synonymous with ERUs. There are approximately 10 residential connections in the Riverdale area that are provided water connections but not wastewater connections since they are on septic. This calculates to 776 ERUs- 10 ERUs = 766 ERUs for wastewater flow. Dividing the ADF of 146,260 gpd by the 766 wastewater ERUs, in River Heights City, one ERU currently generates, on average, approximately 191 gpd.

Logan City's 15-inch diameter 700 South trunkline capacity at 100 East, in terms of ERUs, is calculated by dividing the peak daily capacity of the trunkline (387,936 gallons in the 2017 RHC IFAU) by the average daily sewage generation of one ERU (191) multiplied by a peaking factor of two to yield a daily peak capacity of 1,015 ERUs (387,936/(191*2)). Since there are 766 ERUs currently using the system, there are 249 ERUs (1015-766) that can connect to the wastewater collection system flowing to Logan's 15-inch diameter trunkline in 700 South in the future. *It should be noted that average daily sewer flow per residential unit was 130 gpd in the 2003 IFAU and 248 gpd in the 2017 IFAU. The cause for increase from 2003 to 2017 was not researched and was outside the scope of the 2017 IFAU*. The current 191 gpd/ERU for this 2026 IFAU is calculated using ERC (ERU) values from the Division of Water Rights Public Water Supplier Information for River Heights City in 2024 (Utah DNR, 2024).

The 2003 IFA Update population projections indicated that at buildout, there will be approximately 1,360 residential and non-residential water and sewer connections (ERUs). City officials have recently indicated that the collection system is functioning well and easily handling the peak daily flows without restriction. However, with the increase in average daily wastewater flow per ERU *(from 130 gpd in 2003 to 191 gpd in 2025),* the main trunkline capacity is currently a limiting factor for growth in River Heights City. With projected increases in residential, commercial, and institutional ERUs, the City is projected to reach 1,015 ERUs by 2035, so within the next ten years (see Appendix C for population and ERU projections).

2.2 Relation Between System Improvements and New Development *(Utah Code Ann. §11-36a-304(1)(b))*

New development will use the existing wastewater collection system, which was oversized to accommodate new growth, through an estimated total of 1,015 ERUs. As development occurs in these areas, the excess capacity of the existing collection system will decrease with increased service connections and increase of ERUs. This can be thought of as the impact of new development in areas of the city where wastewater collection is provided.

2.3 Proportionate Share Analysis *(Utah Code Ann. §11-36a-304(1)(c))*

The law requires that new residents pay only their proportionate share of the costs associated with system improvements. In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the Impact-Fees Act requires that the Impact Fee Analysis address the following issues:

2.3.1 Calculation of the Cost of Existing Public Facilities *(Utah Code Ann. §11-36a-304(2)(a))*

The cost of the existing sewer system was found by bringing forward the cost of system improvements identified in the 2017 IFAU to 2025 dollars and adding costs of city-owned wastewater collection lines that have been added since 2017. **Table 2-1** shows the cost and present day value of the River Heights City sewer facilities. Present values were obtained using the online (internet-based) https://www.usinflationcalculator.com inflation rate calculator. The calculator uses the Consumer Price Index published by the U.S. Bureau of Labor Statistics to determine a total inflation rate increase from any past year to the present year.

Table 2-1: Cost of Existing Wastewater Facilities

Improvement and Collection Lines	Year	Cost	2017 Value	2025 Present Day Value	2025 Present Day ERUs	Cost Per ERU
Main Trunkline and Collection System (Primary City=516 ERUs)	1980	$400,000	$1,167,748	$1,576,800	684	$2,305
600 South Trunkline to 900 East	1999	$40,500	$58,833	$78,975	168	$470
800 South Trunkline	2002	$89,897	$120,631	$162,246	84	$1,932

As it pertains to the wastewater collection system, River Heights may be divided into four service areas:

1. The Primary City Area;
2. The Area Served by the 600 South Trunkline;
3. The Area Served by the 800 South Trunkline; and
4. The Riverdale Area (currently septic only, no wastewater collection lines $0/ERU).

These service areas and the wastewater collection system are indicated in **Figure 2-1,**

"Wastewater Collection System" in Appendix B.

The Primary City Area includes all parts of the city served by the main trunkline and collection system but not served by the 600 South Trunkline or the 800 South Trunkline. The main trunkline is the portion of the wastewater collection system along 700 S from 100 E to 600 E and along 600 E from 700 S to 400 S. The Area Served by the 600 South Trunkline includes those parts of the city that are served by the main trunkline, collection system and the 600 South Trunkline. Subdivisions have been added to the 600 South Trunkline since the 2017 IFAU and are accounted for in the 2026 Present Day Value and ERUs. The Area Served by the 800 South Trunkline includes those parts of the city served by the 800 South trunkline to 700 South at 100 East (this area does not utilize the main trunkline and collection system on 700 South east of 100 East). Additional sewer mainlines have been connected to the 800 South trunkline since 2017 and are accounted for in the 2026 Present Day Value and ERUs. The Riverdale Area is currently served by individual septic systems and not included in the wastewater impact fee analysis.

As described in the 2025 River Heights City General Plan, "Development of the Riverdale area will require a new sanitary sewer collection system serving this area and will include a new connection and measurement station to the Logan City wastewater system. River Heights City will need to coordinate with Logan City as to the capacity of the Logan City System for this connection" (p 20). It is expected that if this area develops and the improvements are required that they will be funded and installed by development interests and subsequently turned over to River Heights City after construction.

As indicated in the 2003 IFA Update, adequate records do not exist to differentiate between the cost of the main trunkline and the collection system. The 1980 depreciated value of the existing system was used in place of the actual cost of the system because records are not available of the original cost.

As discussed above, it is estimated that the buildout condition for River Heights City is approximately 1,360 ERUs connected to the wastewater collection system; and the capacity of the Logan City 700 South trunkline is 1015 ERUs. Because the costs of the wastewater collection system cannot be separated from the costs of the trunkline, the 2003 Impact Fee Analysis Update divided the total cost of both combined by the higher of the two capacities (1,492), thus erring on the conservative side.

According to the Impact Fees Act, a city may include in the calculation of an impact fee "the cost of planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements." Under this provision, the cost of the Impact Fee Analyses may be included in the impact fee calculation. This impact fee analysis is an update to the study completed in 2017. It is assumed that another professional update of the analysis will not be needed for another 5 years. Given a growth rate of approximately 27.8 ERUs added to the city's wastewater collection system per year (907 in 2030 less 766 in 2025), the number of ERUs serviced by the new analysis will be 141. **Table 2-2** shows the analysis cost per ERU. The cost per ERU is rounded to the nearest whole dollar.

Table 2-2: Wastewater Collection Analysis Update Cost per ERU

2025 Impact Fee Analysis Update	Cost	ERUs	Cost per ERU
Population Growth (2025 to 2030)	$3,375	139	$23.94
Total Cost per Person			**$8**

2.3.2 Manner of Financing Existing Facilities *(Utah Code Ann. §11-36a-304(2)(c))*

River Heights City sewer system was financed through a bond. The last bond was retired in 1998. There is no debt obligation, and no property taxes have been used to pay for the initial sewer system construction in the last twenty-seven years.

2.3.3 Relative Extent of Contributions by Undeveloped Properties to the Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(d))*

No property taxes have been used to pay for sewer improvements in the past. Therefore, no credits for past contributions to existing facilities are warranted.

2.3.4 Relative Extent of Future Contributions to Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(2))*

As indicated above, River Heights City has no outstanding debt for the sewer system.

2.3.5 Calculation of Credit Entitlements, Extraordinary Costs *(Utah Code Ann. §11-36a-304(2)(f) and Utah Code Ann. §11-36a-304(2)(g))*

New development may be entitled to a credit when the development provides common facilities inside or outside the proposed development when similar facilities have been funded through general taxation or other means in other parts of the municipality. Credits must be determined by the City on a per development basis. The City does not anticipate any extraordinary costs necessary to provide services to future development.

Extraordinary costs must be evaluated by the City on a per-development basis. This procedure also should be addressed in the impact fee ordinance.

2.3.6 Time-Price Differential Inherent in Fair Comparisons *(Utah Code Ann. §11-36a-304(2)(h)*

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. Because costs are provided in 2025 dollars, future cost budgets must be adjusted to account for the effects of inflation and changing construction market conditions at the anticipated time of design and construction. The impact fee analysis should be updated regularly to account for changes in costs estimates over time.

2.4 Calculation of Impact Fee *(Utah Code Ann. §11-36a-304(1)(d))*

Residential Impact Fee

The impact fee calculation is shown below in **Table 2-3**.

Table 2-3: Wastewater Collection System Impact Fee

Primary City Area	
Sewer System Cost per ERU	$2,305
Analysis Cost per ERU	$24
Total Impact Fee in Primary City Area:	**$2,329**
Area Served by 600 South Trunkline	
Sewer System Cost per ERU	$2,305
600 South Trunkline to School Lane	$470
Analysis Cost per ERU	$24
Total Impact Fee in Area Served by 600 South Trunkline:	**$2,799**
Area Served by 800 South Trunkline	
800 South Trunkline	$1,932
Analyses Cost per ERU	$24
Total Impact Fee in Area Served by 800 South	**$1,956**

Non-Residential Impact Fee

The 2026 impact fee analysis updated included existing non-residential ERUs served by River Heights City wastewater collection lines in the calculated amount of 192 GPD/ERU.

The impact fee for non-residential development may be calculated by estimating how much sewage will be generated on a daily basis by the non-residential development. The estimate is compared to the standard ERU of 191 gallons per day to calculate the impact fee. For example, if it is determined a new non-residential development will produce twice as much sewage as an ERU, then the impact fee is multiplied by two.

SECTION 3.0 POTABLE WATER IMPACT FEE ANALYSIS

The following assumptions are used in the Potable Water Impact Fee Analysis Update:

- River Heights' current number of water connections in 2025 is 729, representing 778 ERCs (ERUs). Residential water service connections amount to 706 connections.
- The demand unit utilized in this analysis is a residential water service connection. As residential, commercial, and institutional growth occurs within the City, it generates new connections to the existing water distribution system. The capital improvements identified in this study are designed to maintain the current Level of Service for new growth.
- The River Heights Elementary School on 600 South uses 20 percent of the capacity of the 8-inch water pipeline extension that serves it.
- Newly developed acres will average 3.3 water service connections per acre.
- Average household size is 3 persons.
- The estimated growth rate over the next 5 years is 2.49%.
- There will be 307 additional water connections at buildout.
- Total number of residential connections is 1,015 at buildout.

3.1 Impact of New Development *(Utah Code Ann. §11-36a-304(1)(a))*

River Heights City has two types of water system improvements as defined in the 1995 Impact Fees Act. These are:

1- Existing public facilities that are designed to provide services to service areas within the community at large; and,
2- Future public facilities identified in a capital facilities plan.

Much of the existing public utilities are oversized for the current number of residents of the City. For example, the water source, storage and distribution system is oversized to accommodate new growth until the number of residential buildout connections (1,015) is reached. As the number of water connections in River Heights increases, the amount of excess capacity will decrease. This decrease in excess capacity is the impact of new development on existing capital improvements.

Exhibit 3-1, "Potable Water System" in Appendix B represents River Heights' water sources, storage, and distribution system.

3.2 Relation Between System Improvements and New Development *(Utah Code Ann. §11-36a-304(1)(b))*

River Heights plans to purchase a new standby generator for the 600 gallon per minute groundwater well located along Riverdale Avenue. This new standby generator will benefit both new residents and existing residents. Therefore, new residents should only pay their proportional share of the cost of the generator. The 2024 Utah Division of Water Rights Public Water Supplier Information (Utah DNR, 2024) shows the water distribution system served 705 residential connections, 4 commercial connections, and 18 institutional connections in 2024. In

2025, these are projected to be 706 residential connections, 4 commercial connections, and 18 institutional connections, representing 778 ERCs (ERUs).

Since there are an additional 307 equivalent residential connections (ERCs) available in the water system, 307 is approximately 30% of the total connections (1,015) at buildout. New development will only pay 30% of the cost of the new generator. **Table 3-1** presents the cost per connection.

Table 3-1: Growth-Related Improvements to the Water System

Improvement	Cost	% Allocated to New Development	Cost Allocated to New Development	New Connections	Cost per Connection
Standby Generator for Existing Well	$60,000	30%	$18,00	307	$59

3.3 Proportionate Share Analysis *(Utah Code Ann. §11-36a-304(1)(c))*

The law requires that new residents pay only their proportionate share of the costs associated with system improvements. In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the Impact Fees Act requires that the Impact Fee Analysis address the following issues:

3.3.1 Calculation of the Cost of Existing Public Facilities *(Utah Code Ann. §11-36a-304(2)(a))*

The cost of the existing potable water system was found by bringing forward the cost of system improvements in the past to 2025 dollars. **Table 3-2** shows the cost and present-day value of the River Heights City potable water facilities. Present values were obtained using the online (internet-based) https://www.usinflationcalculator.com inflation rate calculator. The calculator uses the Consumer Price Index published by the U.S. Bureau of Labor Statistics to determine a total inflation rate increase from the year of construction to the present time.

According to the Impact Fees Act *(Utah Code Ann. §11-36a-204 (1) (c)(2.)),* a city may include in the calculation of an impact fee "the cost of planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements." Under this provision, the cost of the Impact Fee Analyses may be included in the impact fee calculation. This impact fee analysis is an update to the update completed in 2017. It is assumed that another professional update of the analysis will not be needed for another 5 years.

Table 3-2: Cost of Existing Potable Water System Facilities

Improvement	Year	Cost	2025 Present Value	ERUs (Projected)	Cost Per ERU
Distribution System (City-Wide)	1980	$227,000	$894,834	1,015	$881.61
600 South 8-Inch Water Main to School Lane	1999	$42,178	$82,246	100	$822.46
Reservoir Study	2000	$2,500	$4,715	518	$9.10
Well Improvements and Chlorination Systems	2001	$15,000	$27,525	1,015	$27.12
RF Communication System	2001	$13,500	$24,773	1,015	$24.41
Retention Area for Pump Discharge	2002	$7,000	$12,635	1,015	$12.45
920,000 Gallon Water Storage Tank	2002	$525,583	$948,678	518	$1,831.42
800 South 8-Inch Water Main	2002	$47,979	$86,602	114	$759.67
Standby Generator at Well House (396 South 700 East	2010	$25,000	$37,250	1,015	$36.70
River Heights Blvd Water Line (400 E to 500 E)	2022	$178,619	$198,267	1,015	$195.34
Infrastructure Plan	2024	$3,650	$3,778	1,015	$3.72
Lower Well Improvements before 2024	2023	$59,128	$63,030	1,015	$62.10
Lower Well Improvements – 2024	2024	$642,762	$665,259	1,015	$655.43
500 East Waterline Replacements (River Heights Blvd to 400 S)	2024	$100,263	$103,772	1,015	$102.24

Based upon the growth of 2.49% over the next five years, the number of residential water connections serviced by the 2026 Impact Fee Analysis Update will be 129 (835 residential water connections in 2030 less 706 in 2025). **Table 3-3** shows the cost per connection.

Table 3-3: Analysis Update Cost per Potable Water Connection

2017 Impact Fee Analysis Update	Cost	Connections	Cost per ERU
Population Growth (2025 to 2030)	$3,375	129	$26
Total Cost per Connection			**$26**

3.3.2 Manner of Financing Existing Facilities *(Utah Code Ann. §11-36a-304(2)(c))*

The existing public facilities have been financed through monthly user fees and bonds. Because new development will pay their proportional share of the cost of water facilities through an impact fee, they will need to be credited for the amount they will pay through user fees in the future. This is addressed in a later section of the report.

3.3.3 Relative Extent of Contributions by Undeveloped Properties to the Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(d))*

Properties not yet connected to the water system have not contributed to the cost of public facilities since general fund monies have not been spent on system improvements to the water system.

3.3.4 Relative Extent of Future Contributions to Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(2))*

Properties that connect to the water system will pay the required impact fee. River Heights City currently holds no water debt service.

3.3.5 Calculation of Credit Entitlements, Extraordinary Costs *(Utah Code Ann. §11-36a-304(2)(f) and Utah Code Ann. §11-36a-304(2)(g))*

New development may be entitled to a credit when the development activity provides common facilities inside or outside the proposed development when similar facilities have been funded through general taxation or other means in other parts of the municipality. Credits must be determined by the City on a per development basis.

Extraordinary costs must be evaluated by the city on a per development basis. This procedure also should be addressed in the impact fee ordinance. However, the City does not anticipate any extraordinary costs necessary to provide services to future development.

3.3.6 Time-Price Differential Inherent in Fair Comparisons *(Utah Code Ann. §11-36a-304(2)(h)*

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. Because costs (including those shown in **Table 3-1**) are provided in 2025 dollars, future cost budgets must be adjusted to account for the effects of inflation and changing construction market conditions at the anticipated time of design and construction. The impact fee analysis should be updated regularly to account for changes in costs estimates over time.

3.4 Calculation of Impact Fee *(Utah Code Ann. §11-36a-304(1)(d))*

Residential Impact Fee

The impact fee calculation for the years 2025 through 2030 is shown in **Table 3-4**.

Table 3-4: Potable Water System Impact Fee

Area Served	Existing Facilities Cost	Future Facilities Cost	Analysis Cost	Total Impact Fee / Service Area
600 S Water Line	$4,664	$59	$26	$4,749
800 S Water Line	$4,601	$59	$26	$4,686
Area NOT Served by 600 S or 800 S Water Lines	$3,842	$59	$26	$3,927

Non-Residential Impact Fee

The impact fees for non-residential connections are based on the capacity ratio of the desired service connection size as compared to the 1-inch standard. Therefore, the impact fee for non-residential development may be calculated by calculating the ratio of the water service connection size of the non-residential development to the standard 1-inch residential connection as shown in the following **Table 3-5**:

Table 3-5: Impact Fee Multiplier per Service Connection Size

Water Service Connection Size (in, diameter)	Cross Sectional Area of Connection (in^2)	Multiplier
1	0.785	1.00
1.25	1.226	1.56
1.5	1.766	2.25
2	3.141	4.00
2.5	4.907	6.25

For example, a 2-inch service connection has four times the capacity of a 1-inch service connection. Therefore, the recommended impact fee for a 2-inch service connection is calculated by multiplying the impact fee for the respective impact fee service area by four.

SECTION 4.0 ROADWAY IMPACT FEE ANALYSIS

The purpose of the roadway impact fee analysis update is to fulfill the requirements established in the Impact Fee Act, and to help River Heights City plan the necessary roadway-related capital improvements for future growth. This section will determine the appropriate impact fee the City may charge to new growth to maintain the Level of Service for the roadway system.

The following assumptions are used in the Roadway Impact Fee Analysis:

- River Heights has a population of approximately 2,283.
- Average household size is 3 persons.
- The number of residential dwelling units at buildout is 1,015.
- The estimated growth rate over the next 5 years is 2.49%.
- The impact fees related to roadways will be assessed within the proposed service area, which incorporates the entire municipal boundary.
- The capital improvements identified in this study are designed to maintain the current Level of Service for new growth.
- The average capacity for existing roads in River Heights City is 400 vehicles per day in each direction.
- The average trips per day per household is 10.
- The capacity of the roadway to River Heights Elementary is 1,500 vehicles per day.
- All new roadway construction and/or reconstruction activities are to be in accordance with River Heights' current design and construction standards.
- River Heights City has adopted a standard of 'Class C' for its street network and intersections.
- Current zoning and development indicate that developed and undeveloped land within the city's boundary is 91% residential (including roads) and the other 9% is commercial (commercial zones, River Heights Elementary, church, tank sites, and park areas.) Future growth with current zoning is attributed to 98.5% residential and 1.5% commercial.

4.1 Impact of New Development *(Utah Code Ann. §11-36a-304(1)(a))*

New development in River Heights City generates demand for improved and new roadways as the existing roadway system becomes congested or inadequate or when new roads are to be constructed or widened for additional traffic capacity. City officials determined the future impact on the existing system by new development and have outlined the necessary road improvements to accommodate future growth.

Unlike other types of impact fee eligible infrastructure, the patterns of vehicular trips can vary significantly depending on the preferences of the residents or customers associated with a specific land use. It is easier to predict the need for water lines, for example, because the City is more likely to know exactly how to plan for the location and number of water connections for homes. However, with respect to roads, each new resident may utilize different access options than the previous resident or homeowner, or vary the roads driven daily throughout the City. Consequently, in the absence of a city-wide traffic study, it is recommended that the City adopt a roadway fee based on the total cost of infrastructure planned to meet the needs of growth while taking into

consideration relative and respective land-use zones in which improvements are planned over the next 5 years. The 2026 Roadway Impact Fee Analysis Update utilized this approach and the River Heights City 2026 Transportation Master Plan which was being prepared during the development of the 2026 IFAU. This transportation master plan is on file with the city.

The demand units utilized in this update analysis are based on undeveloped residential and commercial land acreages, new dwelling units developed in these land-use types, and vehicle trips per day relative to the land use type. As residential, commercial, and institutional growth occurs within the City, additional vehicle trips will be generated on the City's roadways. The roadway capital improvements identified in this study are based on maintaining the current Level of Service as adopted by the City.

The proposed impact fees are based upon the projected growth in 'dwelling units' and relative number of vehicle trips per day which are used as a means to quantify the impact that future users will have upon the City's roadway system. Impact fee funds cannot be used to cure existing roadway deficiencies. The demand unit used in the calculation of the roadway impact fee is based upon the location of the capital improvement project, the affected land use category, vehicle trips, and the estimated route characteristics taken by roadway users.

In River Heights City, officials have identified five roadway projects which qualify to be paid for with impact fees including reconstruction and widening of two intersections and three road construction projects. **Table 4-1** describes the road improvements necessitated by new development for collector streets and intersection reconstruction.

Table 4-1: Growth-Related Improvements to the Roadway System

Improvement	Estimated Cost 2017	Estimated Cost 2025
Intersection Improvements: 500 S / Riverdale Ave (500 South at 100 East and Riverdale Road at 400 East)*	$245,000	$310,000 *
400 South Roadway (750 East to 825 East)	$95,000	$300,000 **
600 South Roadway (770 East to 1000 East)	--	$746,900***
800 South Roadway (100 East to Stone Creek Drive)	--	$300,000 **

* https://www.usinflationcalculator.com (2017 Estimated Cost increased by 32.2 cumulative inflation to 2025)
** 2026 Transportation Master Plan
*** 2025 CCCOG Funding Application Presentation, Street Improvements Project: RHC 600 South – 770 East to 1000 East

4.2 Relation Between System Improvements and New Development *(Utah Code Ann. §11-36a-304(1)(b))*

According to the Impact Fees Act, system improvements included in the IFA Update roadways analysis must reasonably relate to new development. This section of the law ensures new development pays only for the system improvements for which the development is a primary generator of demand. The system improvements described in **Table 4-1** are required to accommodate new development activity. Without new development, these road improvements would be unnecessary to maintain the current level of service.

4.3 Proportionate Share Analysis *(Utah Code Ann. §11-36a-304(1)(c))*

The law requires that new residents pay only their proportionate share of the costs associated with system improvements. In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the Impact Fees Act requires that the Impact Fee Analysis address the following issues:

4.3.1 Calculation of the Qualifying Public Facilities *(Utah Code Ann. §11-36a-304(2)(a))*

Utah's Impact Fee Act allows the City to recoup a portion of the cost previously invested in facilities which have excess capacity. River Heights has $243,000 worth of these qualifying investments in its construction of the roadway to the Elementary School on 600 South ending improvements near 770 East. The actual cost of this roadway having an excess capacity to accommodate buildout is apportioned so that new development will pay its fair share of the cost of the roadway. Therefore, the next five years of growth should pay 12.7% or $30,884 of the total amount ($243,000 divided by 1,015 total dwelling units multiplied by 129 new dwelling units). Most of the qualifying assets are already used by existing residents and thus cannot be charged to growth. Additionally, some of the cost will be paid for by new growth beyond the 2030 timeframe.

4.3.2 Manner of Financing Existing Facilities *(Utah Code Ann. §11-36a-304(2)(c))*

Existing facilities have been financed through Class "C" road funds and the General Fund. The current residents of River Heights City have contributed to Class "C" road funds through state gasoline tax and state highway user fees. Current residents have contributed to the general fund through property taxes. Future residents of River Heights will make similar contributions.

4.3.3 Relative Extent of Contributions by Undeveloped Properties to the Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(d))*

Roadway impact fees are justified when new roadway improvements are needed to meet the demands of growth. A buy-in component is considered for the roadways that have sufficient capacity to handle new growth while maintaining safe and acceptable levels of service.

4.3.4 Relative Extent of Future Contributions to Cost of Existing Facilities *(Utah Code Ann. §11-36a-304(2)(2))*

New development will pay the required impact fee. River Heights City currently holds no roadway-related debt service.

4.3.5 Calculation of Credit Entitlements, Extraordinary Costs *(Utah Code Ann. §11-36a-304(2)(f) and Utah Code Ann. §11-36a-304(2)(g))*

New development may be entitled to a credit when the development provides common facilities inside or outside the proposed development when similar facilities have been funded through general taxation or other means in other parts of the municipality. Credits must be determined by the City on a per development basis.

Extraordinary costs must be evaluated by the City on a per-development basis. This procedure also should be addressed in the Impact Fee ordinance. However, the City does not anticipate any extraordinary costs necessary to provide roadway improvements for future development.

4.3.6 Time-Price Differential Inherent in Fair Comparisons *(Utah Code Ann. §11-36a-304(2)(h)*

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. Because costs (including those shown in **Table 4-1**) are provided in 2025 dollars, future cost budgets must be adjusted to account for the effects of inflation and changing construction market conditions at the anticipated time of design and construction.

4.4 Calculation of Impact Fee *(Utah Code Ann. §11-36a-304(1)(d))*

According to the Impact Fees Act *(Utah Code Ann. §11-36a-204 (1)(c)(2)),* a city may include in the calculation of an impact fee "the cost of planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements." Under this provision, the cost of the Impact Fee Analyses Update may be included in the impact fee calculation. Assuming 98.5% of the future growth is attributed to residential land development, the analysis costs apportioned to residential land development is $3,324 ($3,375 * 98.5% = $3,324); and, 1.5% or $51 is then apportioned to non-residential development. For the additional 309 connections at buildout, this amounts to $11/residential ERU.

4.4.1 City-Wide Residential Roadway Impact Fee

The city-wide residential roadway impact fee is comprised of the buy-in cost for qualified public facilities consisting of 1) the proportionate cost share of 600 South fronting River Heights Elementary School and proposed future roadways and roadway improvements of 2) 400 South from 750 East to 825 East; 3) 600 South from 770 East to 1000 East; and 4) 800 South from 100 East to Stone Creek Drive. The roadway of 400 East from 600 South to 800 South was identified in the 2026 Transportation Master Plan as a future collector road and is not included in this 2025 IFAU. It is not included due to it not currently being classified as a collector road from 600 S to 700 South and would not be widened to a full 66-ft collector road right-of-way (R/W) in this length. From 700 South to 800 South, the future road would be primarily development-driven and is recommended to be entirely funded by development.

Minor streets (local roadways) identified in the 2026 Transportation Master Plan and 2025 General Plan that are also not included in the 2025 IFAU are 1) 700 East from 400 South to 600 South and 2) River Heights Blvd from 400 East to 450 East). The 700 East roadway from 400 South to 600 South is shown on the 2025 General Plan and 2026 Transportation Master Plan as a proposed minor street. This proposed future road is assumed to be needed as development of the current greenspace/R-1-8 zoned land east of the proposed road develops, with the road being paid for by development. Also, there are established roads with access to 600 South east and west of this proposed roadway to serve trips to and from the River Heights Elementary. River Heights Blvd from 400 East to 450 East is currently

shown as a minor street. Work for this roadway is assumed to be needed for local traffic and safety reasons, not for use by the entire community or areas of identified future development.

The roadway fronting River Heights Elementary (600 South, from approximately 600 S to 770 S, was designed with sufficient excess capacity to accommodate the buildout population (1,015 dwelling units). Therefore, its original cost is apportioned so that new development will pay its fair share of the cost of the roadway or 129 new residential units from 2025 to 2030 of the 1,015 projected total residential units at buildout. This equates to 12.7 % of $243,000 or $30,884. Dividing $30,884 by the 129 new residential dwelling units results in $240 per dwelling unit, the same as for the 2017 IFAU.

For the future 400 South connector roadway (from 750 East to 825 East), it is estimated that 40% of the new residential growth (1,015 – 706 = 309 total new residential connections) will access or use the road section. This roadway will also be designed with sufficient capacity to accommodate the buildout population. Therefore, 40% of the total estimated cost ($300,000 in the 2026 Transportation Master Plan) should be apportioned to new residential growth ($300,000 * 40% = $120,000). Dividing $120,000 by 309 future dwelling units results in $389 per dwelling unit.

For roadway improvements to 600 South from 770 East to 1000 East, it is estimated that 60% of the new residential growth (309) will access or use the road section. Therefore 60% of the total estimated cost ($746,000 in the 2025 Cache County Council of Government funding application) should be apportioned to new residential growth ($746,000 * 60% = $447,600). Dividing this $447,600 by 309 future dwelling units results in $1,449 per dwelling unit.

For the future 800 South roadway from 100 E to Stone Creek Dr., it is estimated that 60% of the new residential growth (309) will access or use the road section. This roadway will also be designed with sufficient capacity to accommodate the buildout population as a collector road. The 60% of total estimated cost ($300,000 in the 2026 Transportation Master Plan) should be apportioned to new residential growth ($300,000*60% = $180,000). Dividing $180,000 by 309 future dwelling units results in $583 per dwelling unit.

The future proposed 400 East collector roadway from 600 South to 800 South is not included with this IFAU. However, if it were to be included, it is estimated that 40% of the new residential growth (309) would access or use the road section. The roadway would also be designed with sufficient capacity to accommodate the buildout population. Therefore, 40% of the total estimated cost ($1,300,000) apportioned to new residential growth would be $520,000 ($1,300,000 * 40%). Dividing $520,000 by 309 future dwelling units results in $1,683 to be apportioned per dwelling unit.

The 2026 Transportation Master Plan shows two state-proposed roads, one connecting 200 East to 100 East over the Logan River. This road extension was strongly opposed by the City in the 2026 Transportation Master Plan. The other state-proposed road is 600 East extended north from River Heights Blvd to 100 South in Logan. This extension would pass over or next to one of River Heights' water tanks, traverse a steep decline to pass over the Logan River and cross through Logan's Denzil Stewart Park, and potentially adversely impact neighborhoods, residential dwellings, wildlife, and ecosystems. The transportation master plan did not address these issues for the 600 East extension. These two state-proposed roads are not included in the

2026 Impact Fee Analysis Update. The following table shows the City-Wide Residential Roadway Impact Fee per dwelling unit proposed for 2025-2030.

Table 4-3: City-Wide Residential Roadway Impact Fee

Buy-In Cost for Qualified Public Facilities: 600 S fronting RH Elementary	$240
Proposed Future Facilities Cost: 400 South Connector (750 E to 825 E)	$389
Proposed Future Facilities Cost: 600 South from 770 E to 1000 East	$1,449
Proposed Future Facilities Cost: 800 South from 100 E to Stone Creek Dr.	$583
Analysis Cost	$11
Total Impact Fee per Dwelling Unit:	**$2,672**

4.4.2 500 South / Riverdale Avenue Area Impact Fee

The proportionate share analysis determines the estimated cost assignable to new development based on the proposed capital projects and the new growth served by the proposed projects. For the intersection reconstruction projects located at the east and west ends of 500 South and Riverdale Avenue, it is estimated that there will be an approximate 10% traffic pass-by rate. In other words, 15% of the traffic entering the 500 South - Riverdale Avenue area (100 E to 400 E) will pass through; conversely, 85% of the traffic is estimated to end its trip within the area. Therefore, 85% of the project's costs are to be attributed to new growth within the 500 South - Riverdale Avenue area's Commercial and R-1-12 land use zones. Several lots designated with R-1-12 zoning are noted as having Greenbelt Land Use on the Cache County GIS system. These greenbelt areas are currently considered as not for development. Also, the 2017 IFAU study included mixed use categories which are no longer in use with 2025 River Heights City zoning and are therefore not considered with this 2025 IFAU.

Total acreage within the 500 South – Riverdale Avenue area is approximately 29.8 acres of which 1.24 acres are zoned C-1 (Commercial) and 10.33 acres are zoned R-1-12 that are not within Cache County-designated Greenbelt Land Use areas. Taking into consideration the mean vehicle trips per unit per use category provided in the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, the relative proportionate number of trips per land use and percent of cost sharing can be approximated as shown in **Table 4-4**. The impact fee per zone category per unit is provided in **Table 4-5**. The Impact Fee Analysis Update cost share was determined by the percent of number of units to the total number of units for the Commercial zone category.

Table 4-4: 500 South / Riverdale Avenue Proportionate Share Determination

Zone Category	Acres	Development Unit	Units per Acre*	Number of Units	Relative Mean Trips per Unit**	Number of Trips	Percent of Improvement Cost Share
Commercial	1.24	1,000 SF	8,700	10.8	4.8	52	66.8%
R-1-12	10.33	DU	2.5	25.8	1	26	33.2%
			Total	36.6		78	100%

**Assuming 20% of Commercial*
***Average relative trips per unit for ITE retail category excluding convenience markets; the mean total number of trips per household is 10.*

Table 4-5: 500 South / Riverdale Avenue Impact Fee

Zone Category	Percent Share of Improvement Cost	Proportionate Share of Improvement Cost*	Impact Fee Analysis Cost Share	Number of Units	Impact Fee per Unit
Commercial	66.8%	$175,897	$120	10.8	$16,283
R-1-12**	33.2%	$87,603	-	25.8	$3,392

*Impact fees for 500 South / Riverdale Avenue increased from 2017 with now only commercial and R-1-12 (no greenbelt) considered
**Impact Fee Analysis Cost Share for R-1-12 included in City-wide Residential Roadway Impact Fee, see Table 4-3

Adding the City-Wide Residential Impact Fee of $2,906 to the 500 S / Riverdale area impact fee results in the following total Roadway Impact Fee per unit for the 500 South / Riverdale Avenue area:

Commercial: $16,283 + $2,672 = $18,955
R-1-12 (non greenspace): $3,392 + $2,672 = $6,064

Non-Residential Impact Fee

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City's roadway system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.

Varying Fees by Development Type

This IFA Update recommends that River Heights and the City Engineer compare the proposed development with the standards found in the ITE manual so that they will make appropriate accommodations based upon the permitted density of dwelling units, developments traffic studies, and internal and "pass by" discounts. By allowing for a specific individualized determination to be made for each development type, each impact fee as imposed has a better chance of accomplishing the intent of the Impact Fee Act by only charging the development for the reasonably anticipated additional costs which the development will impose on the City's roadway system improvements.

APPENDIX A - References

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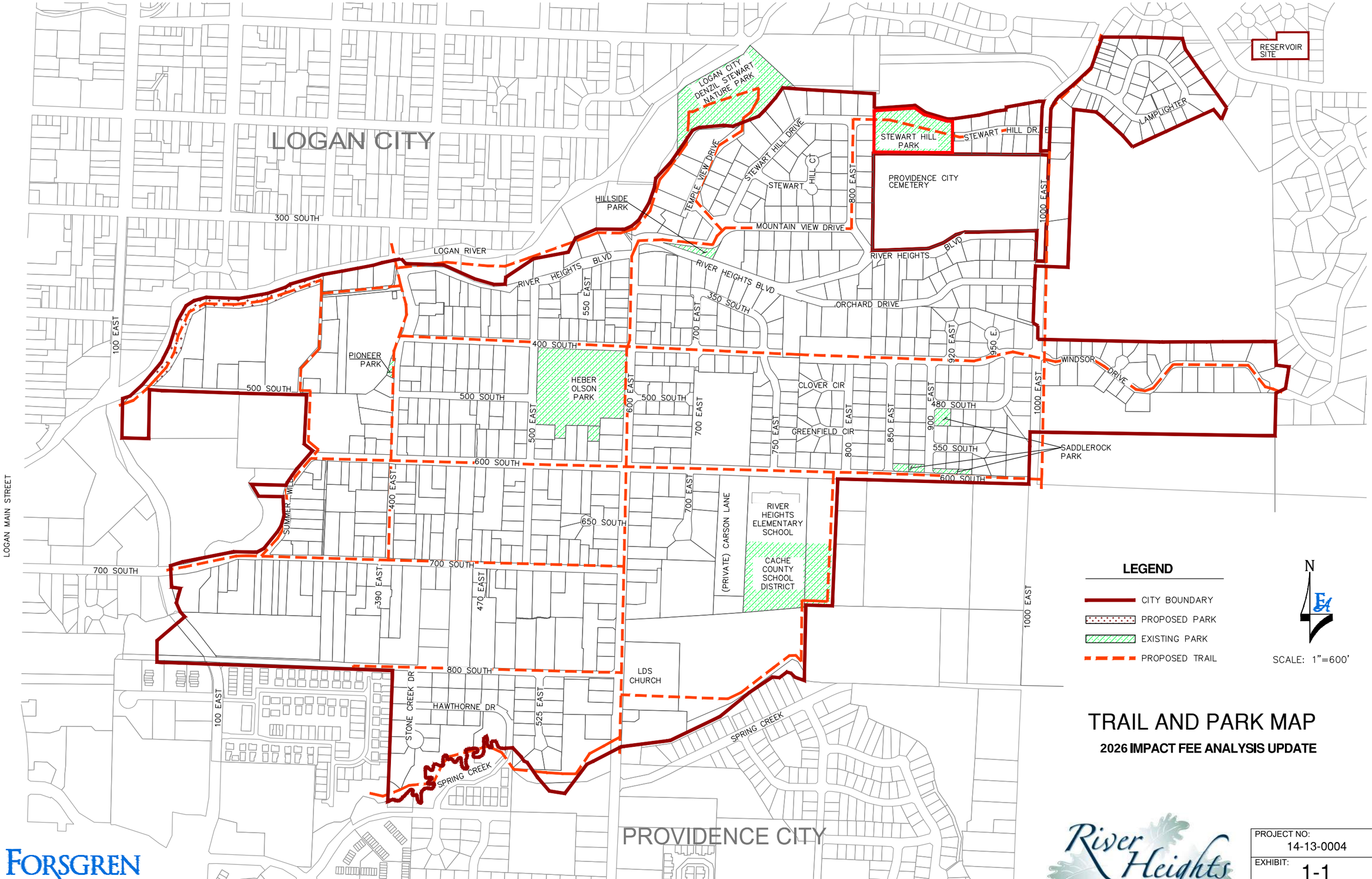
APPENDIX B - Exhibits



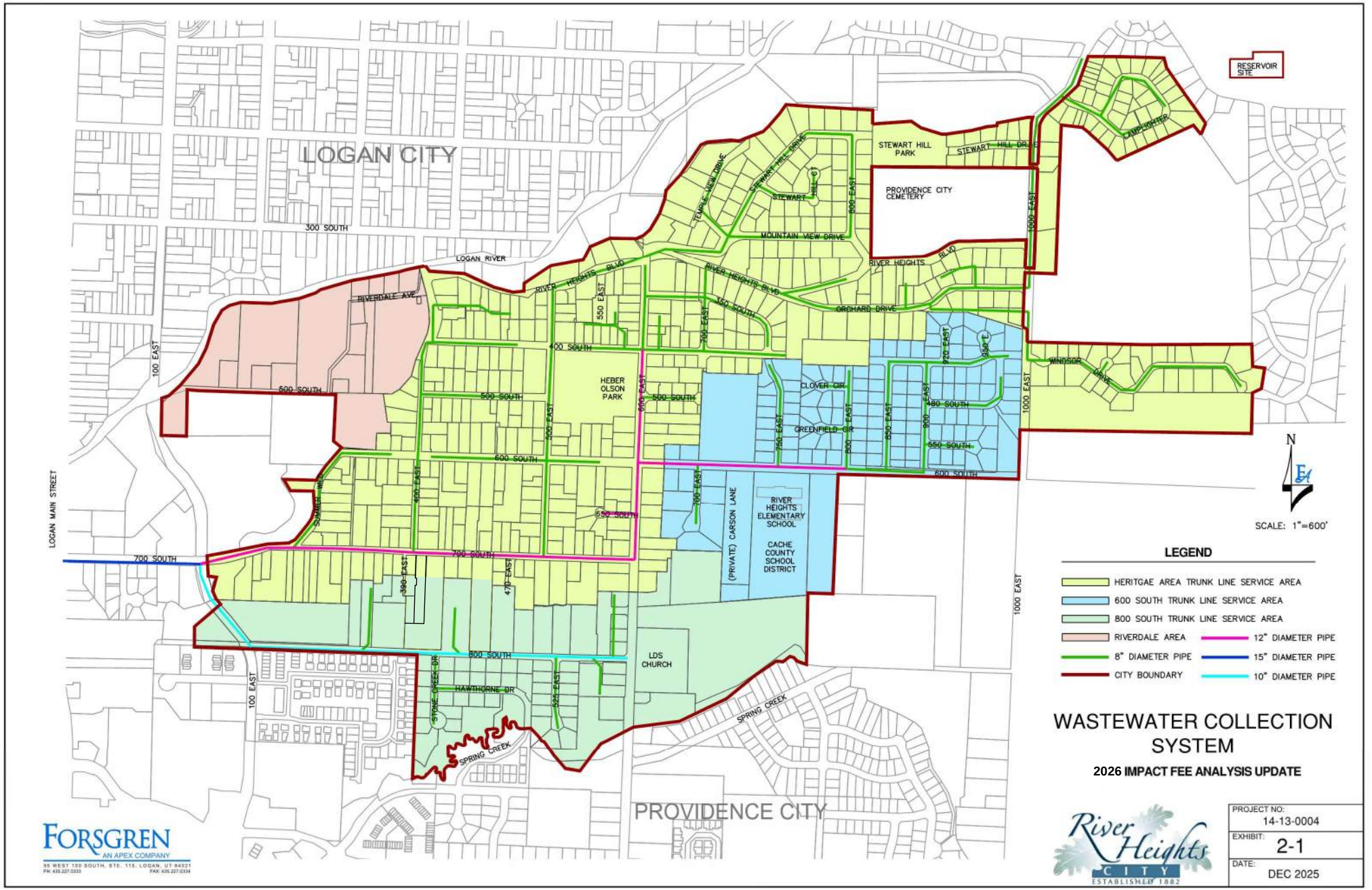
TRAIL AND PARK MAP

2026 IMPACT FEE ANALYSIS UPDATE

FORSGREN
AN APEX COMPANY
95 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321
PH: 435.227.0333 FAX: 435.227.0334

River Heights CITY ESTABLISHED 1882

PROJECT NO:	14-13-0004
EXHIBIT:	1-1
DATE:	JAN 2026



WASTEWATER COLLECTION SYSTEM

2026 IMPACT FEE ANALYSIS UPDATE

FORSGREN
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River Heights CITY
ESTABLISHED 1882

PROJECT NO:	14-13-0004
EXHIBIT:	2-1
DATE:	DEC 2025

LOGAN CITY

PROVIDENCE CITY

STANDBY GENERATOR
(WELL HOUSE ON RIVERDALE AVENUE)

RESERVOIR SITE

STEWART HILL PARK

PROVIDENCE CITY CEMETERY

HEBER OLSON PARK

RIVER HEIGHTS ELEMENTARY SCHOOL

CACHE COUNTY SCHOOL DISTRICT

LDS CHURCH

(PRIVATE) CARSON LANE

LOGAN MAIN STREET

LOGAN RIVER

SPRING CREEK

300 SOUTH
RIVERDALE AVE.
100 EAST
500 SOUTH
400 SOUTH
600 SOUTH
700 SOUTH
800 SOUTH
650 SOUTH
550 SOUTH
480 SOUTH
RIVER HEIGHTS BLVD
550 EAST
600 EAST
500 EAST
400 EAST
390 EAST
470 EAST
525 EAST
700 EAST
750 EAST
800 EAST
850 EAST
900 EAST
920 EAST
950 E.
1000 EAST
TEMPLE VIEW DRIVE
STEWART HILL DRIVE
STEWART HILL CT.
STEWART HILL DR.
LAMPLIGHTER
MOUNTAIN VIEW DRIVE
ORCHARD DRIVE
350 SOUTH
CLOVER CIR
GREENFIELD CIR
WINDSOR DRIVE
SUMMER MEADOW
HAWTHORNE DR
STONE CREEK DR

N

SCALE: 1"=600'

LEGEND

- CITY BOUNDARY
- 2" DIAMETER PIPE
- 4" DIAMETER PIPE
- 6" DIAMETER PIPE
- 8" DIAMETER PIPE
- 10" DIAMETER PIPE
- 12" DIAMETER PIPE
- 14" DIAMETER PIPE
- CITY WELL

POTABLE WATER SYSTEM

2026 IMPACT FEE ANALYSIS UPDATE

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River Heights CITY
ESTABLISHED 1882

PROJECT NO:	14-13-0004
EXHIBIT:	3-1
DATE:	JAN 2026

N

SCALE: 1"=600'

LOGAN CITY

PROVIDENCE CITY

LOGAN CITY DENZIL STEWART NATURE PARK

HILLSIDE PARK

PIONEER PARK

HEBER OLSON PARK

STEWART HILL PARK

PROVIDENCE CITY CEMETERY

RESERVOIR SITE

LAMPLIGHTER

WINDSOR DRIVE

SADDLEROCK

RIVER HEIGHTS ELEMENTARY SCHOOL

CACHE COUNTY SCHOOL DISTRICT

LDS CHURCH

LOGAN MAIN STREET

300 SOUTH
400 SOUTH
500 SOUTH
600 SOUTH
650 SOUTH
700 SOUTH
800 SOUTH
480 SOUTH
550 SOUTH
350 SOUTH

100 EAST
400 EAST
500 EAST
525 EAST
550 EAST
600 EAST
700 EAST
750 EAST
800 EAST
850 EAST
900 EAST
920 EAST
950 E.
390 EAST
470 EAST
1000 EAST

LOGAN RIVER
RIVER HEIGHTS BLVD
MOUNTAIN VIEW DRIVE
ORCHARD DRIVE
CLOVER CIR
GREENFIELD CIR
STEWART HILL DRIVE
STEWART HILL CT
TEMPLE VIEW DRIVE
SUMMER WIND
STONE CREEK DR
HAWTHORNE DR
(PRIVATE) CARSON LANE
SPRING CREEK

LEGEND

- CITY BOUNDARY
- EXISTING COLLECTOR STREET
- EXISTING COUNTY ROAD (COLLECTOR STREET)
- EXISTING FUNCTIONAL COLLECTOR STREET
- PROPOSED FUNCTIONAL COLLECTOR STREET
- PROPOSED MINOR STREET
- PROPOSED CIP (2025 TRANSPORTATION MP)
- PROPOSED COLLECTOR FROM 2025 TRANSPORTATION MP

ROADWAY MAP

2026 IMPACT FEE ANALYSIS UPDATE

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River Heights CITY ESTABLISHED 1882

PROJECT NO:	14-13-0004
EXHIBIT:	4-1
DATE:	JAN 2026

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LOGAN CITY

PROVIDENCE CITY

RESERVOIR SITE

RIVER HEIGHTS CITY PROPERTY

PROVIDENCE CITY CEMETERY

CITY CENTER PARK

RIVER HEIGHTS ELEMENTARY SCHOOL

CACHE COUNTY SCHOOL DISTRICT

LDS CHURCH

LOGAN RIVER

SPRING CREEK

LAMPLIGHTER

STEWART HILL DR. E.

STEWART HILL DRIVE

TEMPLE VIEW DRIVE

STEWART HILL CT.

STEWART

MOUNTAIN VIEW DRIVE

RIVER HEIGHTS BLVD

ORCHARD DRIVE

WINDSOR DRIVE

CLOVER CIR

GREENFIELD CIR

HAWTHORNE DR

STONE CREEK DR

SUMMER WIND

(PRIVATE) CARSON LANE

LOGAN MAIN STREET

300 SOUTH

350 SOUTH

400 SOUTH

480 SOUTH

500 SOUTH

550 SOUTH

600 SOUTH

650 SOUTH

700 SOUTH

800 SOUTH

100 EAST

400 EAST

470 EAST

500 EAST

525 EAST

550 EAST

600 EAST

700 EAST

750 EAST

800 EAST

850 EAST

900 EAST

920 EAST

950 E.

1000 EAST

N

SCALE: 1"=600'

LEGEND

- ZONE-AG
- ZONE-C-1
- ZONE-HISTORIC
- ZONE-R-1-8
- ZONE-R-1-10
- ZONE-R-1-12
- ZONE-CP
- CITY BOUNDARY

GENERAL PLAN LAND USE MAP

JUNE 2025

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River Heights CITY ESTABLISHED 1882

APPENDIX C – Population Growth

River Heights, UT

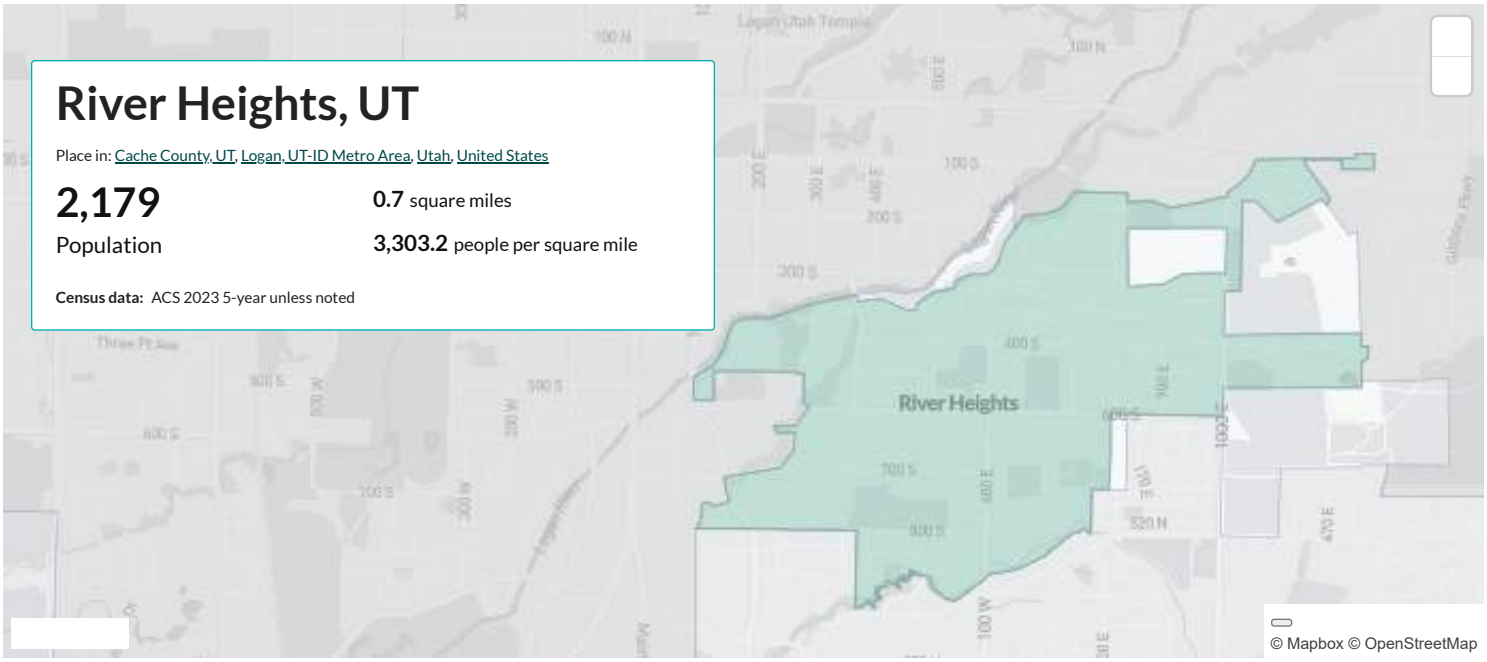
Place in: Cache County, UT, Logan, UT-ID Metro Area, Utah, United States

2,179
Population

0.7 square miles

3,303.2 people per square mile

Census data: ACS 2023 5-year unless noted



Find data for this place Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

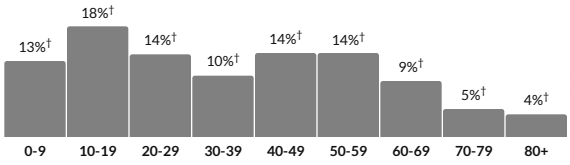
Age

36.1
Median age

about 1.4 times the figure in the Logan, UT-ID Metro Area: 26.4

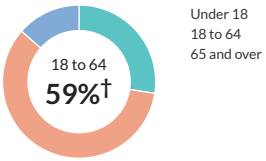
about 10 percent higher than the figure in Utah: 31.7

Population by age range



Show data / Embed

Population by age category



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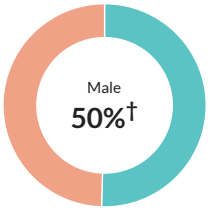
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



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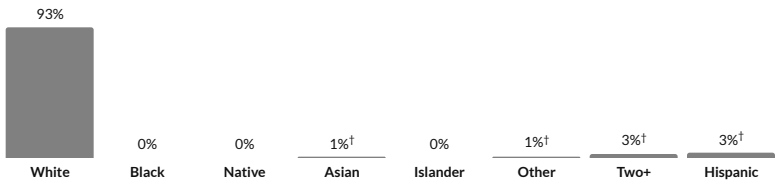
Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

$46,174
Per capita income

about 1.5 times the amount in the Logan, UT-ID Metro Area: $31,946

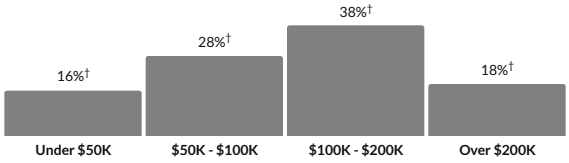
about 20 percent higher than the amount in Utah: $39,240

$109,063
Median household income

about 1.4 times the amount in the Logan, UT-ID Metro Area: $77,520

about 20 percent higher than the amount in Utah: $91,750

Household income



Show data / Embed

Poverty

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

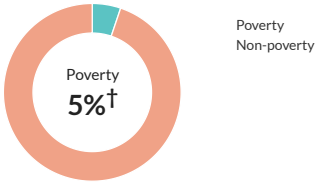
5.1%

Persons below poverty line

about two-fifths of the rate in the Logan, UT-ID Metro Area: 12.6%

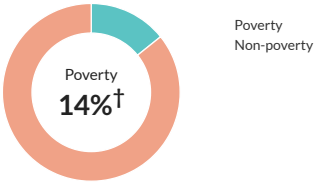
about three-fifths of the rate in Utah: 8.6%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

Transportation to work

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

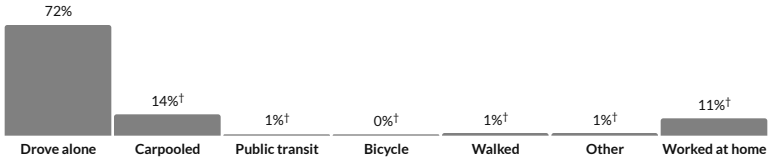
16.5 minutes

Mean travel time to work

about 90 percent of the figure in the Logan, UT-ID Metro Area: 17.9

about three-quarters of the figure in Utah: 22

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

Families

Households

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

694

Number of households

the Logan, UT-ID Metro Area: 47,988

Utah: 1,094,896

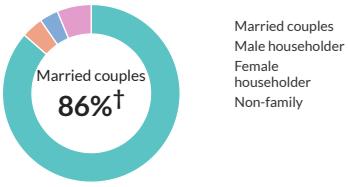
3.1

Persons per household

about the same as the figure in the Logan, UT-ID Metro Area: 3.1

a little higher than the figure in Utah: 3

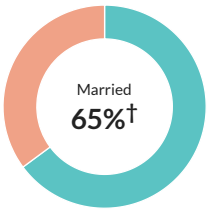
Population by household type



Show data / Embed

Marital status

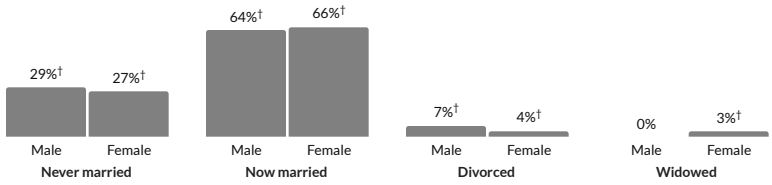
† Margin of error is at least 10 percent of the total value. Take care with this statistic.



* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



Show data / Embed

Fertility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

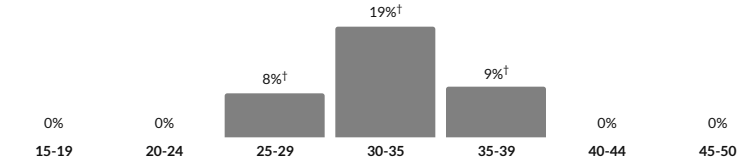
3.4%

Women 15-50 who gave birth during past year

about half the rate in the Logan, UT-ID Metro Area: 6.4% †

about three-fifths of the rate in Utah: 5.7%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Housing

Units & Occupancy

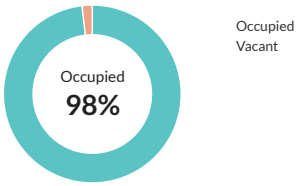
707

Number of housing units

the Logan, UT-ID Metro Area: 50,576

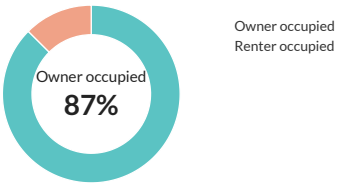
Utah: 1,193,082

Occupied vs. Vacant



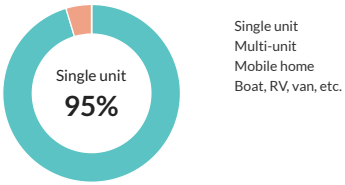
Show data / Embed

Ownership of occupied units



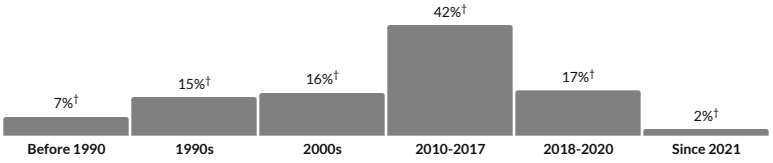
Show data / Embed

Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

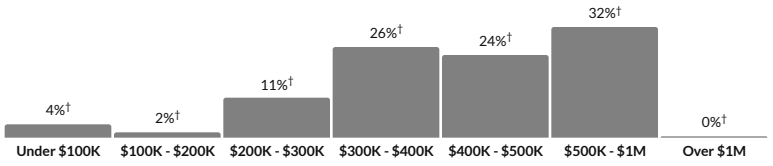
$427,900

Median value of owner-occupied housing units

about 10 percent higher than the amount in the Logan, UT-ID Metro Area: $386,700

a little less than the amount in Utah: $455,000

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

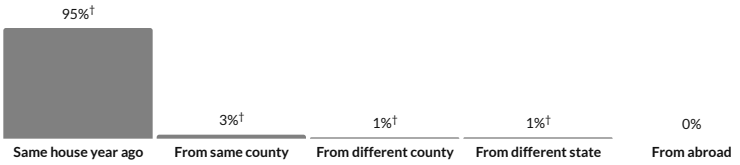
5.5%

Moved since previous year

about one-third of the rate in the Logan, UT-ID Metro Area: 17.8%

about two-fifths of the rate in Utah: 14.5%

Population migration since previous year



Show data / Embed

Social

Educational attainment

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

95.5%

High school grad or higher

about the same as the rate in the Logan, UT-ID Metro Area: 94%

about the same as the rate in Utah: 93.3%

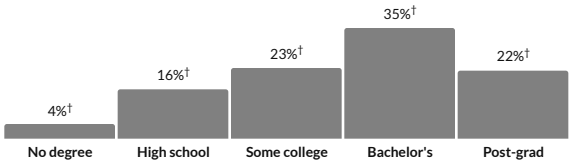
57.1%

Bachelor's degree or higher

about 1.5 times the rate in the Logan, UT-ID Metro Area: 38.3%

about 1.5 times the rate in Utah: 36.9%

Population by highest level of education



* Universe: Population 25 years and over

Show data / Embed

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

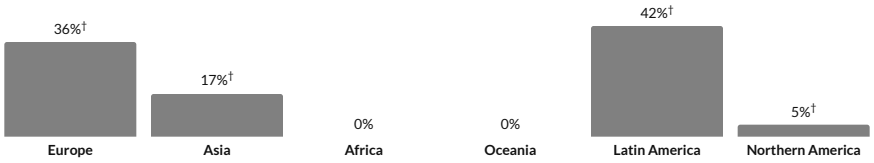
3%

Foreign-born population

about half the rate in the Logan, UT-ID Metro Area: 6.1%

about one-third of the rate in Utah: 8.6%

Place of birth for foreign-born population



Show data / Embed

Veteran status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

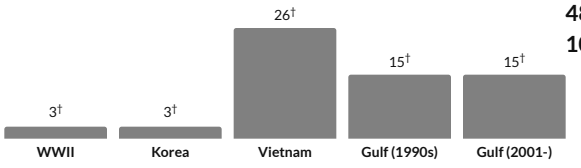
3.7%

Population with veteran status

about the same as the rate in the Logan, UT-ID Metro Area: 3.7%

about three-quarters of the rate in Utah: 4.8%

Veterans by wartime service



* Civilian veterans who served during wartime only

Show data / Embed

58 Total veterans
48 Male
10 Female

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2023). *American Community Survey 5-year estimates.* Retrieved from *Census Reporter Profile page for River Heights, UT* <http://censusreporter.org/profiles/16000US4964120-river-heights-ut/>

River Heights City: 2025 IFAU

Sewer Collection System

Hydraulic Properties & Flow of Partially Full Circular Pipe (Constant n)

Project: minimum pipe size RHC (per City Code = 8")
Description: pipe capacity for pipe sizes and minimum slopes at 95%

Diameter (Inches) =	15	in.	
Manning's n =	0.015	n=0.015 for older PVC / concrete pipe	
Slope =	0.0015	ft/ft minimum slope (see Ten States)	(1 cfs = 646,317 GPD)
	(0.0100 ft/ft ~ 1.00% min slope per RHC)		

y/D	Y			A	P	R	Q	Q
flow depth to diameter ration	Depth	Diameter	Angle	Area	Wetted Perimeter	Hydraulic Radius	Normal Flow	
	(ft.)	(ft)	(Radians)	(sq. ft.)	(ft)	(ft.)	(cfs)	GPD
0.1	0.13	1.25	1.29	0.06	0.80	0.08	0.05	29332
0.2	0.25	1.25	1.85	0.17	1.16	0.15	0.19	123036
0.3	0.38	1.25	2.32	0.31	1.45	0.21	0.43	275143
0.4	0.50	1.25	2.74	0.46	1.71	0.27	0.73	473472
0.5	0.63	1.25	3.14	0.61	1.96	0.31	1.09	702510
0.6	0.75	1.25	3.54	0.77	2.22	0.35	1.46	943952
0.75	0.94	1.25	4.19	0.99	2.62	0.38	1.98	1281214
0.8	1.00	1.25	4.43	1.05	2.77	0.38	2.13	1373369
0.9	1.13	1.25	5.00	1.16	3.12	0.37	2.32	1497475
0.95	1.19	1.25	5.38	1.20	3.36	0.36	2.34	1509721
1	1.25	1.25	6.28	1.23	3.93	0.31	2.17	1405020

8" Diam older PVC:
In 2025, at 192 GPD/ERU, the ERUs that can use an older 8" pipe with minimum Ten-States slope of 0.0040ft/ft which is less than 1% per RHC, at 75% full (approaching full), the max flow with those conditions is 391,300 GPD or capacity of 391,300 GPD / 192 GPD/ERU = 2038 ERUs

10" Diam older PVC:
In 2025, at 192 GPD/ERU, the ERUs that can use an older 10" pipe with minimum Ten-States slope of 0.0028ft/ft which is less than 1% per RHC, at 75% full (approaching full), the max flow with those conditions is 593,700 GPD or capacity of 593,700 GPD / 192 GPD/ERU = 3092 ERUs

12" Diam older PVC:
In 2025, at 192 GPD/ERU, the ERUs that can use an older 12" pipe with minimum Ten-States slope of 0.0022ft/ft which is less than 1% per RHC, at 75% full (approaching full), the max flow with those conditions is 855,700 GPD or capacity of 855,700 GPD / 192 GPD/ERU = 4456 ERUs

15" Diam older PVC:
In 2025, at 192 GPD/ERU, the ERUs that can use an older 15" pipe with minimum Ten-States slope of 0.0015ft/ft which is less than 1% per RHC, at 75% full (approaching full), the max flow with those conditions is 1,281,000 GPD or capacity of 1,281,000 GPD / 192 GPD/ERU = 6671 ERUs

Ten States Standards:

https://www.health.state.mn.us/communities/environment/water/docs/tenstates/tenstatestan2014.pdf

33.4 Slope 33.41 Recommended Minimum Slopes All sewers shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second (0.6 m/s), based on Manning's formula using an "n" value of 0.013. The following are the recommended minimum slopes that should be provided for sewers 42 inches (1050 mm) or less. However, slopes greater than these may be desirable for construction, to control sewer gases or to maintain self-cleansing velocities at all rates of flow within the design limits.

DESIGN OF SEWERS CHAPTER 30

Nominal Sewer Size	Minimum Slope in Feet Per 100 Feet (m/100 m)
8 inch (200 mm)	0.40
10 inch (250 mm)	0.28
12 inch (300 mm)	0.22
15 inch (375 mm)	0.15
18 inch (450 mm)	0.12
21 inch (525 mm)	0.10
24 inch (600 mm)	0.08
27 inch (675 mm)	0.067
30 inch (750 mm)	0.058
33 inch (825 mm)	0.052
36 inch (900 mm)	0.046
39 inch (975 mm)	0.041
42 inch (1050 mm)	0.037

River Heights City

City Code: zoning and density

R-1-12
R-1-8
AG
Greenbelt status (Co)
flag lots
infill
ADUs
DDUs

Population Growth projected for RHC:
2.49% 2023-2030
2.20% 2030-2045

YR	Population	source for population amount/calc	annual growth rate	Residential connections *	persons per residential connection (persons per household)	number of new homes added from 2023	Commercial connections *	Institutional connections *	persons per household	additional acres @ 8per/acre (85 acres currently available 2025)	Commercial and Institutional ERUs ratio in 2024 and added ERUs at ratio 2025+	Total new ERUs / YR	Projected Total ERUs (ERCs) from 2024 Water Report
2020	2,161	U.S. Census											
2023	2,180	ACS 5-yr	0.29%	704	3.1	0			3.1	-51			
2024	2,228	Est.-KCGPI	2.20%	705	3.2	1	4	18	3.1	-45	3.2		776.45
2025	2,283	calc w/ 2.49%	2.49%	706	3.2	2	4	18	3.1	-38	72	2	778
2026	2,340	calc w/ 2.49%	2.49%	755	3.1	51	4	19	3.1	-32	74	51	829
2027	2,399	calc w/ 2.49%	2.49%	774	3.1	70	4	19	3.1	-25	76	21	850
2028	2,458	calc w/ 2.49%	2.49%	793	3.1	89	4	20	3.1	-17	78	21	871
2029	2,520	calc w/ 2.49%	2.49%	813	3.1	109	5	20	3.1	-10	80	22	893
2030	2,589	calc w/ 2.49%	2.49%	835	3.1	131	5	21	3.1	-1	82	24	917
2031	2,647	calc w/2.20%	2.20%	854	3.1	150	5	21	3.1	6	83	21	937
2032	2,706	calc w/2.20%	2.20%	873	3.1	169	5	22	3.1	14	85	21	958
2033	2,766	calc w/2.20%	2.20%	892	3.1	188	5	22	3.1	21	87	21	979
2034	2,827	calc w/2.20%	2.20%	912	3.1	208	5	23	3.1	29	89	22	1,001
2035	2,890	calc w/2.20%	2.20%	932	3.1	228	5	23	3.1	37	91	22	1,023
2036	2,954	calc w/2.20%	2.20%	953	3.1	249	5	24	3.1	45	93	23	1,046
2037	3,019	calc w/2.20%	2.20%	974	3.1	270	5	24	3.1	53	95	23	1,069
2038	3,086	calc w/2.20%	2.20%	995	3.1	291	6	25	3.1	61	97	23	1,092
2039	3,154	calc w/2.20%	2.20%	1,017	3.1	313	6	25	3.1	70	99	24	1,116
2040	3,224	calc w/2.20%	2.20%	1,040	3.1	336	6	26	3.1	78	101	25	1,141
2041	3,295	calc w/2.20%	2.20%	1,063	3.1	359	6	27	3.1	87	104	25	1,167
2042	3,368	calc w/2.20%	2.20%	1,086	3.1	382	6	27	3.1	96	106	25	1,192
2043	3,443	calc w/2.20%	2.20%	1,111	3.1	407	6	28	3.1	106	108	27	1,219
2044	3,519	calc w/2.20%	2.20%	1,135	3.1	431	6	28	3.1	115	111	26	1,246
2045	3,597	calc w/2.20%	2.20%	1,160	3.1	456	6	29	3.1	125	113		1,273

2025 RHC General Plan for water notes that adding 671 ERCs maxes out the current water storage capacity = 778+671 = 1449 (outside 20-yr planning period of 2025 - 2045))

1449

APPENDIX D – Current Impact Fees

RESOLUTION 3-2017

A RESOLUTION AMENDING IMPACT FEES FOR PARKS, ROADS, WATER AND SEWER

WHEREAS, in August 1999 River Heights City Council adopted an Impact Fee Ordinance; and

WHEREAS, the Impact Fee Ordinance allows River Heights City to impose impact fees for new development, and

WHEREAS, the ordinance states, "The City may adjust the impact fees for service areas periodically, for an impact fee, after a study and proper notice," and

WHEREAS, the River Heights City Council held a public hearing to discuss the new fees on April 11, 2017.

NOW THEREFORE, BE IT RESOLVED by the River Heights City Council that the impact fees and service areas be amended as follows:

	Area Within the City Already Developed	Area Serviced by 600 South	Riverdale Area	800 South Area
Parks	$903	$903	$903	$903
Roads				
Residential	$476	$476	$350	$476
C-1 / MU	TBD	TBD	$1,692	$350
Water				
1" Connection	$2,211	$2,779	$2,211	$2,775
2" Connection	$8,844	$11,116	$8,844	$11,100
Sewer	$1,559	$2,251	$0	$928

The above fees are per single family unit or connection.

ADOPTED AND PASSED by the River Heights City Council this 11th day of April 2017.

James Brackner

James Brackner, Mayor

ATTEST:

Sheila Lind

Sheila Lind, Recorder

ESTABLISHED 1931 River Heights CITY UTAH

APPENDIX E – Proposed 10-YR Plan

River Heights City: 2025 Impact Fee Analysis Update

10-YR Plan

This section outlines the proposed 10-YR plan and possible funding sources for projects identified in the 2026 Impact Fee Analysis Update. The 10-YR plan spans 2025-2035.

10-YR Plan and possible funding sources (in addition to development or City funds)

1-Parks and Trails

Improvement: Park / Trail	Anticipated Timeframe	Possible Funding
1-Stewart Hill		
Bowery-pavilion and restrooms	2025-2028	• Cache County RAPZ and Restaurant Tax • CIB and/or CDBG • Public-Private Funding
Playgrounds	2026-2030	• Cache County RAPZ and Restaurant Tax • CIB and/or CDBG • Public-Private Funding
2-Trail System	2026 – 2035	• Cache County RAPZ and Restaurant Tax • CIB and/or CDBG • Public-Private Funding • Utah Trail Network (UTN) / Active Transportation • Utah Division of Outdoor Recreation: Recreational Trails Program (RTP) • USDA-Rural Development (RD)
3-Heber-Olsen Park Splash Pad	2028-2030	• Cache County RAPZ and Restaurant Tax • CIB and/or CDBG • Public-Private Funding
4-Future Parks	2026-2035	• Cache County RAPZ and Restaurant Tax • CIB and/or CDBG • Public-Private Funding

2-Wastewater Collection System (Sewer Trunklines)

Improvement: Sewer Trunklines	Anticipated Timeframe	Possible Funding
1-Main Trunkline (capacity by 2035 based on 1,009 ERUS by 2035) *Heritage and 600 South Service Areas	2030-2034	• Utah Department of Environmental Quality (DEQ) • CIB and/or CDBG • Grants.gov (U.S. Army Corps of Engineers, USDA-RD, EPA, Bureau of Reclamation)
2-800 South Service Area	NA	NA – capacity in 10”SS at 192 gpd/ERU = 3,092 ERUs

3-Water

Improvement: Water Mainlines	Anticipated Timeframe	Possible Funding
Standby Generator at Existing Well	2025-2030	• Utah Department of Environmental Quality (DEQ) • CIB and/or CDBG • Grants.gov (U.S. Army Corps of Engineers, USDA-RD, EPA, Bureau of Reclamation)
Waterline Increase in Size	NA	None anticipated over 10-YR Plan (2025-2035)
New Water Storage Tank	NA	Projected need at 1419 ERUs (projected beyond YR 2045)

4-Roadway

Improvements and Future Roadways	Anticipated Timeframe	Possible Funding
Intersection: 500 S/100 E	2035	• Cache County Council of Government • UDOT • Public-Private Partnership • CIB and/or CDBG • Grants.gov (USDA-RD, DOT)
Intersection: 400 E/ River Heights Blvd	2033*	• Cache County Council of Government • UDOT • Public-Private Partnership • CIB and/or CDBG • Grants.gov (USDA-RD, DOT)
400 S (750 E to 825 E)	2033*	• Cache County Council of Government • UDOT • Public-Private Partnership • CIB and/or CDBG • Grants.gov (USDA-RD, DOT)
600 S (770 E to 1000 E)	2028	• Cache County Council of Government • UDOT • Public-Private Partnership • CIB and/or CDBG • Grants.gov (USDA-RD, DOT)
800 S (100 E to Stone Ck)	2037*	• Cache County Council of Government • UDOT • Public-Private Partnership • CIB and/or CDBG • Grants.gov (USDA-RD, DOT)

*2026 Transportation Master Plan (RHC)