

# River Heights City

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River Heights City Council

## REVISED AGENDA

**Tuesday, February 17, 2026**

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

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

Discuss and Consider Approval of Google Fiber Installation

Pickleball Court Presentation by Randy Thunell

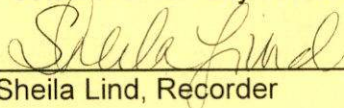
City Engineer Discussion of Water Impact Fees and Water Rates

Discuss and Consider Approval of Changes to the Sign Ordinance

Discuss and Consider Approval for Partial January Rent Refund for the Cache Valley Humanitarian Center

Adjourn

Posted this 16<sup>th</sup> day of February 2026

  
\_\_\_\_\_  
Sheila Lind, Recorder

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

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

## Council Meeting

February 17, 2026

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5 Present: Mayor Blake Wright  
6 Council members: Kandi Evans  
7 Mark Malmstrom  
8 Janet Mathews  
9 Chris Milbank, electronic  
10 Lance Pitcher

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12 Public Works Director Clayton Nelson  
13 Recorder Sheila Lind  
14 Treasurer Michelle Jensen  
15 Engineer Craig Rasmussen

16  
17 Others Present: Kevin Winn, Randy and Cathie Thunell, Stacy Hansen,  
18 Shellie Giddings, Janell Royle, Jamie Saltern, Brittany  
19 and Bryan Cascio, Autumn Mathews, and Terry Peery  
20

21 The following motions were made during the meeting:  
22

### 23 Motion #1

24 Councilmember Mathews moved to "approve the minutes from February 3, 2026, and the  
25 evening's agenda." Councilmember Evans seconded the motion which passed with Evans,  
26 Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank was absent.  
27

### 28 Motion #2

29 Councilmember Malmstrom moved to "adopt Ordinance 1-2026, An Ordinance to Replace  
30 the Sign Chapter of the River Heights City Code with the edits discussed." Councilmember Evans  
31 seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in  
32 favor. No one opposed.  
33

### 34 Motion #3

35 Councilmember Malmstrom moved to "offer a 25% one-time discount to the Humanitarian  
36 Center on their January rent (excluding CAM fees) which would come in the form of a credit. The  
37 same discount would be available to the other tenants in the building upon their request."  
38 Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Milbank, and  
39 Pitcher in favor. Mathews opposed.  
40

## 41 Proceedings of the Meeting: 42

43  
44 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers  
45 in the River Heights City Building on Tuesday, February 17, 2026, for their regular council  
46 meeting.

### 47 Pledge of Allegiance

48 Adoption of Previous Minutes and the Evening's Agenda: Minutes for the February 3, 2026  
49 meeting were reviewed.

50 Councilmember Mathews moved to “approve the minutes from February 3, 2026,  
51 and the evening’s agenda.” Councilmember Evans seconded the motion which passed  
52 with Evans, Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank was  
53 absent.

54 Mayor and Staff Reports:

55 Councilmember Malmstrom

- 56 • He reported that the planning commission was having good discussions about accessory  
57 dwelling units (ADUs). All the commissioners seemed to be on board.

58 Councilmember Evans

- 59 • She had met with Ron Gonsalvas of Logan City to discuss emergency preparations. He  
60 had a memo of understanding (MOU) they’d like the city to sign to allow them to use the  
61 River Heights Elementary School building in case of an emergency. She will have Attorney  
62 Jenkins review the MOU.
- 63 • The library board had recently been dissolved. The County Council had created a new  
64 board made up of the mayors of River Heights, Providence, and Millville and included  
65 representatives of the Mendon and Richmond libraries. She had also been invited to join  
66 the board. Mayor Wright reported that Nibley was also interested in joining the group. He  
67 informed that he had been elected to chair the board temporarily. Their next meeting was  
68 scheduled for March 2 at the Old County Courthouse. He was optimistic about saving the  
69 library.

70 Mayor Wright

- 71 • Scott Theuer had asked to resign from the CVTD board as a representative for River  
72 Heights and Providence due to health concerns. Providence Mayor Alder had  
73 recommended someone else whose name and bio would come before River Heights at  
74 their next meeting.

75 Councilmember Milbank – Mayor Wright reported in his behalf.

- 76 • He had been working on the RAPZ and CPR grant applications.

77 Public Comment: Autumn Mathews, an employee for Cache Water District, discussed a  
78 spring grass reseed program they were offering to county citizens. They were offering grass  
79 seed at half price. They had been asked to talk with cities about a Landscape Incentive Program  
80 where the city would pass an ordinance restricting the amount of grass in new development,  
81 which would allow all residents to be eligible for a \$2 per square foot rebate for replacing lawn  
82 with water-efficient landscaping. They also had a pollinator program. Mayor Wright informed that  
83 the city investigated the landscape program a few years ago and determined the incentive wasn’t  
84 worth the work of putting an ordinance together. Councilmember Malmstrom asked why they  
85 would offer grass seed if they were encouraging conservation. Ms. Mathews informed that the  
86 seed they offered was drought tolerant. She left a couple flyers and her contact information in  
87 case they wanted to know more about the programs the Water District offered.

88 Brittany Cascio had noticed that the Council was going to consider giving a partial rent  
89 refund to the Humanitarian Center. She felt all the renters at the old school should be given the  
90 same consideration. She discussed the effect on them and other renters with the low  
91 temperatures in the building over the past month. She asked that when things like this happen in  
92 the future that the city could let Catalyst know, who would inform each of the tenants so they  
93 would know what to expect. She also suggested that the city call for a meeting with tenants to  
94 gather input on building improvements.

95 Stacy Hansen, a tenant in the old school, said she was a photographer of newborns, and  
96 that it had been tricky with the low heat in the past month. She had to reschedule some  
97 appointments because of it. She asked if one tenant got reimbursed, that they all receive the  
98 same discount.

99 Shellie Giddings said the city should get the old school in better working order since it was  
100 making the city money. She said she had heard from many residents who were in favor of  
101 pickleball courts in River Heights. She had taken a pole on her FB group asking where pickleball  
102 courts should be located. Most respondents favored the new Stewart Hill Park. She asked if the  
103 city really needed an additional pavilion and bathrooms in a park that wasn't used very much. She  
104 had heard the city had \$50,000 sitting in an account to use on the Stewart Hill Park and  
105 suggested they put it towards pickleball courts; something that would serve the whole community,  
106 not just a few residents.

107 Brittany Cascio didn't feel Stewart Hill Park was an ideal place for pickleball since it was  
108 next to a cemetery. The noise would be distracting. She said she walked in the new park all the  
109 time and verified that it was used. She hoped a connection with the cemetery would eventually be  
110 installed.

111 Councilmember Evans asked about a connection from Stewart Hill Park to the cemetery.  
112 Mayor Wright said Providence City was willing to allow a connection if River Heights installed  
113 their own restrooms, which would put less strain on theirs.

114 Shellie Giddings pointed out that the new park was going to bring other noises, like  
115 parties, etc.

116 Jamie Saltern voiced concerns about the sign ordinance. She had done some research  
117 and had some questions. She felt signs were a way for residents to exercise their first  
118 amendment rights. She didn't like the limit of one sign per yard. She read a list of signs she had  
119 seen in the city and didn't think they were causing problems. She was alarmed with the time limit  
120 for temporary signs. She didn't see a good reason for such restrictions on people's freedom of  
121 speech. She discussed litigation regarding signs that had gone to the supreme court and won.

122 Terry Peery asked why a sign ordinance was necessary. She felt like signs were not a  
123 problem in River Heights. Mayor Wright said the city had always had a sign ordinance. Their  
124 desire in revising it was to make it easier to interpret.

125 Councilmember Milbank joined the meeting electronically.

126 Discuss and Consider Approval of Google Fiber Installation: Councilmember Pitcher said he  
127 met with Attorney Jon Jenkins to discuss the Google Fiber contract. Mr. Jenkins had a few minor edits  
128 on wording, but nothing that changed the content. Otherwise, he approved and was prepared to sign  
129 the license agreement if the Council approved. Google hadn't yet seen a copy of the attorney's edits.

130 PWD Nelson asked the Council to consider the money that had been spent on new roads over  
131 the past few years. He was concerned about Google making road cuts. Councilmember Evans said a  
132 citizen had talked with her about the same concern. Mr. Nelson suggested finding out the amount the  
133 city would bring in from Google and compare it with the city's expenses on roads. Councilmember  
134 Pitcher said he had talked with a person from Smithfield, who was in the process of Google  
135 installation. He said Google was willing to directionally bore under their asphalt, and work in the  
136 unpaved rights-of-way. They were also willing to work alongside other city projects to use the same  
137 trenches. He learned that Google was going very fast in Smithfield which hadn't allowed for needed  
138 city inspections.

139 Councilmember Mathews had talked with a resident of North Ogden who worked with  
140 Washington Terrace. They said both cities hadn't allowed Google to cut their roads, but they were  
141 willing to bore.

142 Councilmember Pitcher agreed they should be protective of the city's roads.

143 Councilmember Malmstrom got the impression from Google's presentation that they planned  
144 to cut 18" into the asphalt. PWD Nelson said there were some places in the city where a trench might  
145 make more sense.

146 Councilmember Malmstrom asked about county roads. Councilmember Pitcher said Google  
147 was used to working with counties.

148 Councilmember Evans asked if the city would choose which side of the road would be best for  
149 installation. PWD Nelson said the city would require them to go on the opposite side of the water  
150 lines. He suggested they request directional boring.

151 Engineer Rasmussen agreed that it was important to protect new roads. He noted the city had  
152 some older roads, not in very good shape. He noted the Stewart Hill area had roads that had cracked  
153 and been filled. Adding cuts to them could cause the roads to disintegrate quicker. He suggested they  
154 trench outside of the asphalt and directional boar otherwise.

155 Kevin Winn said they recently had a gas line replaced in front of their home. The lines were  
156 very outdated, which caused gas leaks to come through their homes. The gas company was likely to  
157 replace some of their outdated lines. Perhaps Google could work with them in those areas.

158 Councilmember Pitcher would have more discussion with Google to see about working with  
159 the city in the manner discussed.

160 Pickleball Court Presentation by Randy Thunell: Randy Thunell handed out information he had  
161 researched on pickleball court construction. He said pickleball was the fastest growing sport right now.  
162 It had been difficult for them to find courts to play on in the valley. He asked the council members to  
163 consider the installation of courts in River Heights. He suggested initiating a way to find outside  
164 funding. He gave dimensions and cost estimates. He was interested in working with the mayor and  
165 Councilmember Milbank on fundraising. He guessed it would take 1-3 years to raise the money. He  
166 suggested RAPZ funding and told of a USA pickleball grant. He also suggested contacting companies  
167 in the valley for contributions. They could ask the pickleball players in the community if they would be  
168 willing to donate.

169 Mayor Wright asked if the USA Pickleball grant was for a particular contribution distribution.  
170 Randy Thunell said determinations would be made after going through an application process.

171 Councilmember Evans asked Randy Thunell his thoughts on location. He had a few ideas:  
172 north of the tennis courts, Stewart Hill Park and west of the old school. He felt the area north of the  
173 current tennis courts made the most sense. The ground was already pretty level and they could share  
174 a fence with the tennis courts.

175 Councilmember Mathews asked about the future court maintenance. Mr. Thunell said every  
176 several years it would need to be resurfaced. He had addressed maintenance in his handouts. It was  
177 basically the same as tennis.

178 Councilmember Evans asked PWD Nelson if courts next to the current tennis courts would  
179 interfere with the ditch. He didn't feel it would be a problem. He said there were already pickleball  
180 lines on the asphalt in the area. There were also lines on one of the tennis courts. He said pickleball  
181 tended to be very loud in the area. Due to the location of the shop and old school building the sound  
182 echoed and could be heard as far as 700 South. Randy Thunell agreed that was a problem and said  
183 Providence City had installed padded screens as a sound barrier on one of their courts, which he also  
184 recommended in River Heights. He said they used to use wooden paddles but now they make them  
185 out of fiber, which had cut down on the noise. Each year the equipment seemed to get better and  
186 quieter. He guessed technology would solve the problem in the future.

187 Mr. Thunell discussed fundraising numbers and suggested shooting for higher than the bids to  
188 cover extra unforeseen costs.

189 City Engineer Discussion of Water Impact Fees and Water Rates: Engineer Rasmussen  
190 discussed the executive summary of the impact fee analysis update. At the request of the city,  
191 Forsgren performed an updated impact fee analysis for parks, water, roads, and wastewater. State  
192 law allowed cities to charge impact fees to help recover expenses associated with new development.  
193 The law stated these fees could be revisited every five years to accommodate inflation. River Heights

194 City adjusted in 2003 and 2017. Between those years there was a recession, which didn't justify the  
cost of an analysis. Inflation rates over the past few years had encouraged a new study which the city  
council agreed to in 2025.

197 Engineer Rasmussen discussed projected growth in River Heights. He verified the proposed  
198 rates were justifiable and were the maximum the city could impose. They could decide to charge  
199 lower, but not higher.

200 Councilmember Milbank asked if the impact fees were per dwelling. Engineer Rasmussen  
201 affirmed it was per connection. He noted the rates were not based on what other cities charged. It was  
202 based on actual costs to the city.

203 Engineer Rasmussen reviewed and explained how the rates were figured.

204 Councilmember Malmstrom noted the high-cost increase and asked if the previous fees were  
205 too low. Engineer Rasmussen said, "no." The same process was followed for the previous rates.

206 Discussion was held on "heritage area" versus "the rest of the city." Engineer Rasmussen said  
207 he would change the wording to be consistent.

208 Councilmember Milbank asked when the impact fees would be collected. Engineer  
209 Rasmussen said at the point of construction they would be paid for by the new home applicant as part  
210 of their Zoning Clearance Permit process.

211 He asked the Council if they had any pending road projects for the Riverdale area. If so, would  
212 they be funded by the city or property owners. Mayor Wright desired to have input from the major  
213 property owner in the area. It was his understanding that there were no plans for developing the area  
214 but wanted to double check.

215 Councilmember Mathews asked, if there was pressure for 200 East to go through, would it  
216 affect the city's impact study. Engineer Rasmussen affirmed that it would. Mayor Wright would try to  
217 get some answers before the public hearing. If there were no current plans, but it changed in the  
218 future the city could have another study done just on roads.

219 Engineer Rasmussen would send out the full analysis after he made a few changes that came  
220 up in the discussion. It was determined that a public hearing would be held on March 17. A 10-day  
221 notice was required.

222 Mayor Wright asked for an update on the water rate study. Engineer Rasmussen said the rate  
223 study had two components: Costs associated with new growth, and costs associated with system  
224 operation and maintenance. Having just done the impact fee study and from prior project work, they  
225 had most of the information they needed but still needed to gather construction costs based on  
226 upcoming capital projects. He had met with PWD Nelson and still needed to meet with  
227 Councilmember Mathews and Treasurer Jensen to review annual costs for the water system. They  
228 needed to consider allocation of time and resources for water system upkeep. He asked  
229 Councilmember Mathews to set up a meeting. He didn't think the rate increase required a public  
230 hearing since it was adopted by resolution, however the Council could choose to hold one.

231 Discuss and Consider Approval of Changes to the Sign Ordinance: Mayor Wright noted that  
232 the current legislature was considering the allowance of signs in the rights of way.

233 Recorder Lind explained that she had made some revisions to the ordinance, after the  
234 Planning Commission had approved it. A copy of her changes were available for review and were  
235 based on simplification and less restrictions.

236 Councilmember Malmstrom explained the process the Planning Commission went through and  
237 some discussions that went along with it. Their intent with the sign ordinance was not to be overly  
238 restrictive or unreasonable.

239 Councilmember Evans said a citizen she had talked to was concerned about the restriction of  
240 only one sign per yard.

241 Discussion was held on the restriction of only home mounted signs in the home occupation  
242 section.

Mayor Wright didn't want to send it back to the Commission again and wanted the Council to  
work through the edits themselves.

245 PWD Nelson suggested removing the restriction of the number of signs per yard.  
246 Discussion was held on the number of political signage and the time frame they were allowed.  
247 Mayor Wright led a review of the document from start to finish.

248 Engineer Rasmussen informed that the legislature was addressing a bill about political signs.

249 **Councilmember Malmstrom moved to “adopt Ordinance 1-2026, An Ordinance to**  
250 **Replace the Sign Chapter of the River Heights City Code with the edits discussed.”**

251 **Councilmember Evans seconded the motion which passed with Evans, Malmstrom,**  
252 **Mathews, Milbank, and Pitcher in favor. No one opposed.**

253 Discuss and Consider Approval for Partial January Rent Refund for the Cache Valley  
254 Humanitarian Center: Mayor Wright explained that the Humanitarian Center had officially requested a  
255 rent reduction due to the heat not working in January. He was strongly advised not to consider a  
256 reduction and was told “it’s not the way to stay in business.” He didn’t necessarily agree with the  
257 advice and felt the Council should make the decision. Dwight Whittaker’s request was for a credit of  
258 \$2,132.55, which was the amount of CAM fees, however, the mayor suggested they not consider a  
259 refund on the CAM expenses but maybe a portion of the rent, which was \$2,726, but not more than  
260 half of it.

261 Councilmember Malmstrom asked if their discussion would apply to the other tenants. Mayor  
262 Wright said there had only been one refund request. Councilmember Milbank said their decision  
263 would set a precedence. Councilmember Evans felt it would only be fair if the offer extended to all the  
264 tenants.

265 Councilmember Mathews said some of the tenants were unable to use the building for their  
266 business purposes so the city should help them out. Mayor Wright reminded them that the tenants  
267 agreed to rent the building as-is, however when they signed the contract they all understood there  
268 would be heat.

269 PWD Nelson stated that while the issues were going on with heat he was able to turn it on in  
270 the mornings so that by afternoon it wasn’t as cold. In the evenings he would have to shut it off.  
271 During this time frame, someone in the humanitarian group had turned the thermostat off in one of  
272 their rooms which meant that space didn’t warm up at all.

273 Mayor Wright asked Treasurer Jensen the procedure for a refund. Ms. Jensen said they would  
274 need to document their decision and treat it as a credit for the next month rather than cutting a check.

275 Councilmember Milbank asked PWD Nelson how many days the heat was off. Mr. Nelson said  
276 he ran it every single day for several hours. The afternoons were warmer than the mornings. If the  
277 thermostats hadn’t been turned down by the renters, it would have been warmer. The issues went on  
278 for almost a full month.

279 Councilmember Milbank said a refund was a dangerous precedent for the future and was  
280 reluctant.

281 Engineer Ramussen said he had reached out to a mechanical engineer to do an analysis of  
282 the best long term solution for the building’s heating system but hadn’t heard back yet. Mayor Wright  
283 noted that he had responded today and they were in the process of scheduling a time.

284 Councilmember Mathews supported being considerate of the request.

285 Councilmember Milbank reminded that the Humanitarian Center already received a cut rate  
286 because of their non-profit status.

287 Discussion was held on the probability that a new HVAC system would cost about \$250,000.  
288 Treasurer Jensen said when they last met with Catalyst, they were told the city was charging low rent  
289 on the building.

290 Councilmember Milbank suggested granting all the tenants a one-time discount.

291 Councilmember Pitcher agreed and added, with the understanding that the rent would increase when  
292 the heat situation was fixed. Councilmember Malmstrom noted that the city had made efforts to keep it  
293 going. They discussed a 25% refund on rent only to those tenants who requested. Councilmember  
294 Mathews felt the discount should be more than 25%.

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**Councilmember Malmstrom moved to “offer a 25% one-time discount to the Humanitarian Center on their January rent (excluding CAM fees) which would come in the form of a credit. The same discount would be available to the other tenants in the building upon their request.” Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Milbank, and Pitcher in favor. Mathews opposed.**

The meeting adjourned at 9:25 p.m.

  
\_\_\_\_\_  
Sheila Lind, Recorder

  
\_\_\_\_\_  
Blake Wright, Mayor

# SPRING GRASS RESEEDING PROGRAM

The Grass Reseeding Program Provides Cache County residents with a specially selected low water seed blend at a reduced cost. By reseeding your lawn this fall, you can improve drought tolerance, save thousands of gallons of water each year, and keep your yard looking healthy and green.

## WHO CAN PARTICIPATE?

ALL CACHE COUNTY RESIDENTS WITH LAWNS!

## What You'll Receive

- A water wise grass seed blend designed for Cache Valley's climate at a reduced cost
- Detailed instructions for reseeding and lawn care
- Long term water savings and a healthier landscape

## How to Register

1. Scan the QR code or visit <https://form.jotform.com/260476828056162>
2. Fill out the registration form
3. Pick up your seed and start reseeding this Spring
4. Seed Pickup: Anderson's Seed and Garden 69 W Center St, Logan, UT 84321

**SAVE MONEY!**  
**SAVE WATER!**



Reseed this Spring. Save water. Save money. Enjoy a greener, tougher lawn.

For Questions Contact us:  
Call or text: 435-760-0210  
Email: [Az@cachewaterdistrict.com](mailto:Az@cachewaterdistrict.com)  
Visit:  
<https://www.cachewaterdistrict.com/>



# LANDSCAPE INCENTIVE PROGRAM

## Ordinance Adoption FAQs

Division of Water Resources Service Area: Beaver, Box Elder, Cache, Carbon, Daggett, Emery, Garfield, Grand, Iron, Kane, Millard, Piute, Rich, San Juan, Sanpete, Sevier, Tooele & Wayne Counties

### OVERVIEW

Receive \$2.00 per square foot for replacing lawn with water-efficient landscaping. Before the program is available in your area, your city, town or county must adopt a water-efficient landscape ordinance for new construction.

### FAQS

#### Can unincorporated areas qualify?

Yes! The county must add the landscape ordinance to its building code.

#### What property types qualify?

All property types are eligible, except golf courses, agriculture, sod farms, athletic fields and parks. Yes, projects on city property are eligible!

#### How do people apply?

Once a location is eligible, participants apply through [UtahWaterSavers.com](http://UtahWaterSavers.com).

#### What do cities have to do after adopting the ordinance?

Send a copy of your adopted ordinance to [WaterRebates@utah.gov](mailto:WaterRebates@utah.gov), and we'll handle the rest!

#### How is the ordinance enforced?

Each city, town or county decides enforcement, just like other local rules (e.g., fence regulations, pet limits).

### ORDINANCE

#### Minimum ordinance requirements for new construction:

- No lawn on parking strips.
- No lawn in areas less than 8 feet in width.
- No more than 50% of front and side yard landscaped area in new residential developments may be lawn. \*
- In new commercial, industrial, institutional and multi-family development common-area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

*\*Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.*

### KEY THINGS TO KNOW

1

There are **NO** residential lawn limitations for the backyard.

2

The ordinance does **NOT** affect existing landscapes - only new construction.

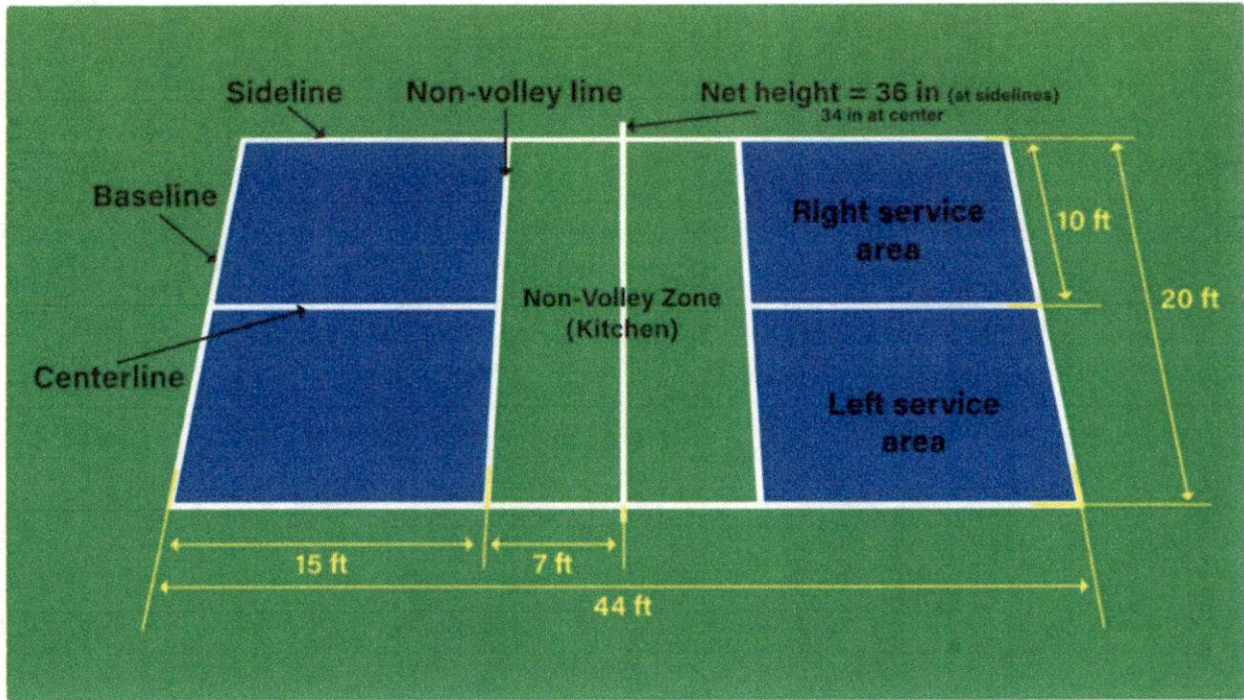
3

This program is **NOT** for new construction - only for participants replacing existing lawns.

**APPLY!**

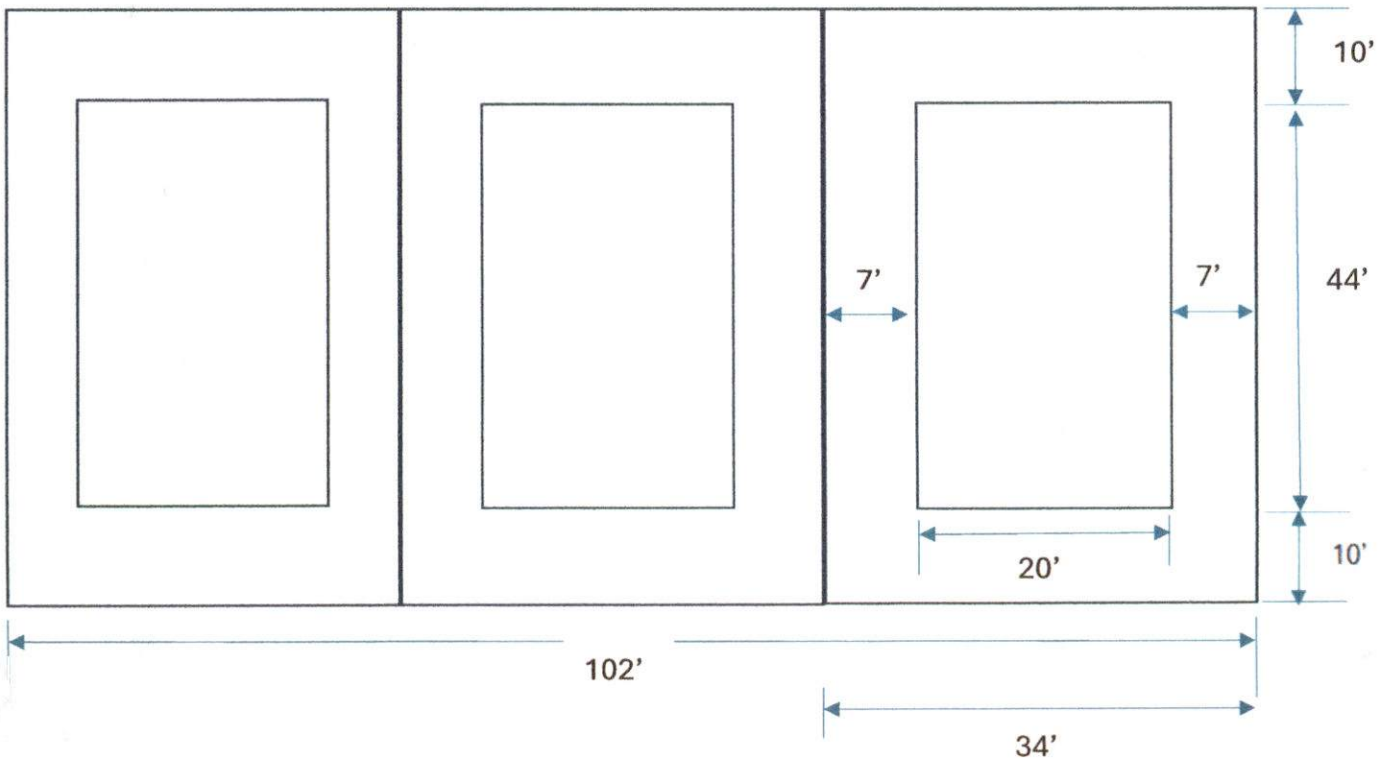


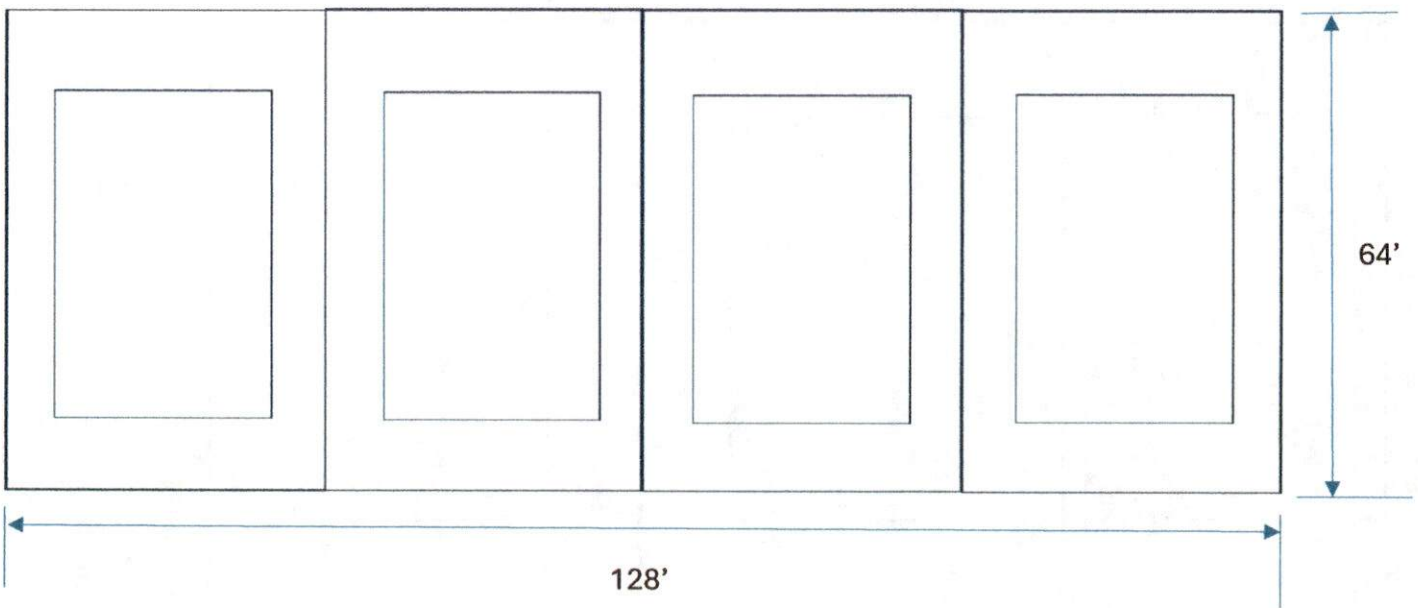
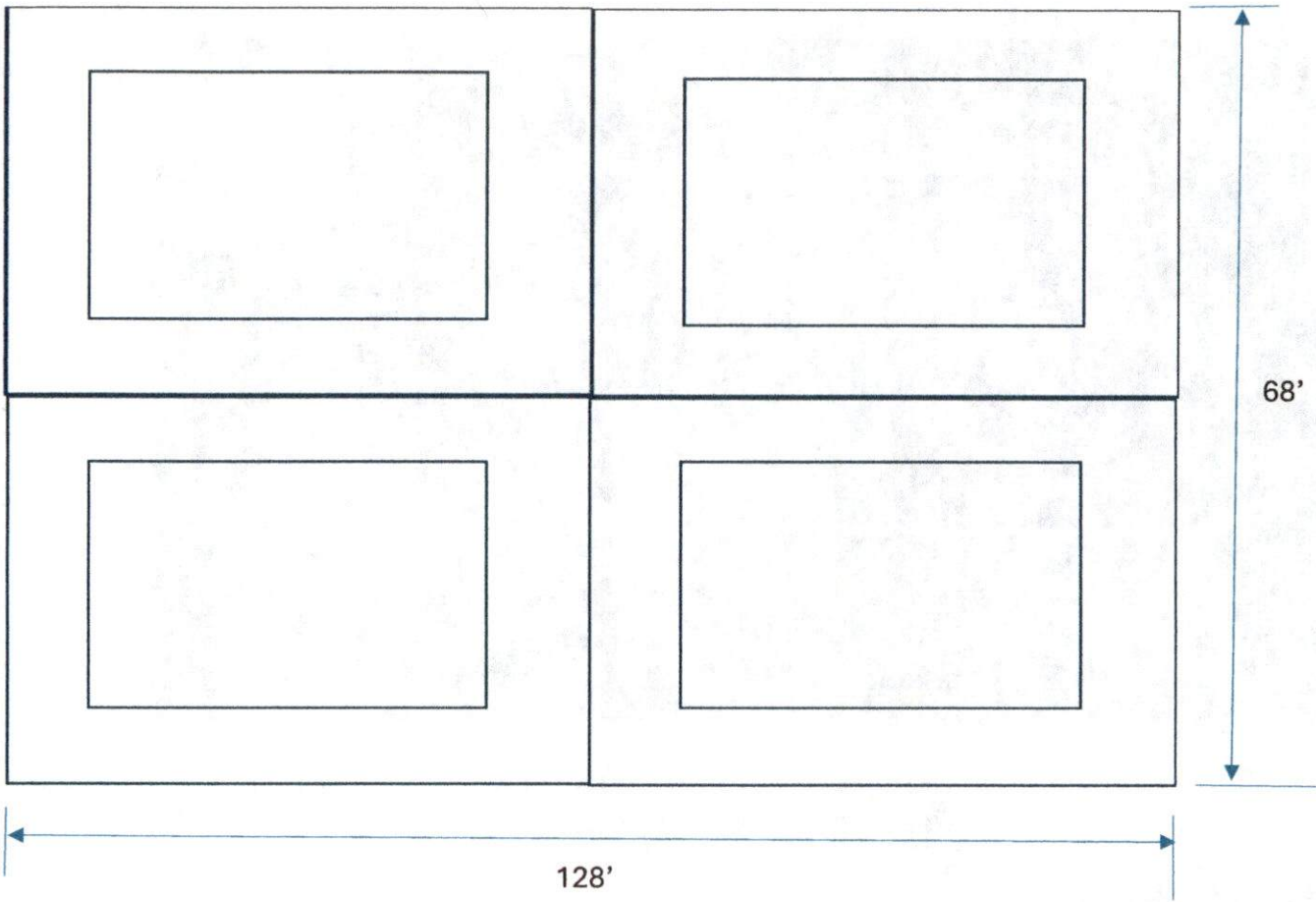
## Pickleball Court Dimensions



## Proposed Court Layouts

### Three-court Layout:





**Summary table** — 1 table shows the main cost ranges with notes on assumptions.

Item	Low	Average	High	Notes
Concrete slab (20×44 ft playing area with 4 ft border)	\$6,000	\$9,500	\$15,000	Includes formwork and basic reinforcement
Surface finish & lines	\$2,000	\$4,500	\$8,000	Includes paint/epoxy and court lines
Fencing (perimeter)	\$3,000	\$5,000	\$9,000	Gate hardware may vary
Lighting (per court)	\$2,000	\$5,000	\$8,000	Energy-efficient fixtures common
Site prep & drainage	\$2,000	\$4,500	\$8,000	Soil work, grading, and drainage included
Totals (ballpark)	\$15,000	\$28,000	\$60,000	Assumes standard 880 sq ft court area

**Dimensional Summary:**

Three-court layout: 64' x 102' (6,528 sq. ft.)

Four-court layout: 68' x 136' (9,248 sq. ft.)

**Cost per Square Foot (Post-stress concrete):**

\$6-15 for the slab

\$2-6 for the surface finish

**Assuming \$10/sq. foot for slab and \$4 per foot for the surface finish (median range and does not include site prep):**

Three-court layout = \$91,392

Four-court layout = \$129,472

- Costs items No. 2 (Base layer) & No. 3 (Integrated surface drain system) are not applicable for surface selection: Modular Multi-purpose Sport Tiles

This calculation cannot replace a consultation with professionals and a site-specific, customized cost estimate.

Our tip:

Schedule an on-site appointment and consultation to assess the local conditions and get expert advice.

Do you need lighting for your sports facility? Use our [sports lighting cost calculator](#)

Your calculator: <https://calculator.sports-venues.com/calculator/pickleball-court-new-construction>

**Details of your request**

When would you like to start building, renovating or equipping your court?: **In 2027**

How many pickleball courts do you want to build?: **4 Courts**

What surface do you want for your pickleball courts?: **Hard Court - Post-Tensioned Concrete**

Do you already have a site on which the sports facility is to be built?: **Yes**

Is your court project funded with private or public funds?: **Not yet determined**

How much of the required funding have you already secured for your court project?: **Up to \$150,000**

Compare quotes and save time: **I prefer to do my own research. I don't want to use the quote service, and don't want to receive additional quotes.**

What stage of planning are you in?: **Initial information gathering**

**Cost estimate**

No.	Description	Costs
No. 1:	Pickleball Courts - Site preparation / Earthwork:	\$13,398.00
No. 2:	Pickleball Courts - Base layer:	\$12,354.00
No. 3:	Pickleball Courts - Integrated surface drain system:	\$26,970.00
No. 4:	Pickleball Courts - Surface (According to selection) and Installation:	\$36,018.00
No. 5:	Pickleball net posts:	\$2,523.00
No. 6:	Pickleball Courts - Fence around the courts:	\$8,004.00

**Summary**

**Total Project**

**\$99,267.00**

**Grant Guidelines—USA Pickleball.org** Grant opens March 27, 2026

- Applicant must be a USA Pickleball member at any level.
- Must be for a nonprofit organization, school or government municipality.
- You must agree to the terms and conditions outlined in the USA Pickleball Grant Program.
- The organization's program is aligned with one of USA Pickleball Serves' core commitments – court enhancements, youth programming, and inclusive play.
- The organization has a physical office or presence in the local giving area.
- The application demonstrates a clear funding need for a pickleball program.

**USA Pickleball Pre-qualifying Requirements (open March 26, 2026)**

The pickleball court(s) must be installed in a public facility.

- The pickleball court(s) must be permanent, dedicated court(s) for the sport of pickleball.
- The pickleball court(s) must be installed and open for play within 12 months of receiving funds.
- A project lead must work with a local USA Pickleball Ambassador or USA Pickleball Serves Committee Member for support and to provide updates.
- The pickleball court(s) must have permanent branding recognition for USA Pickleball Serves and host an unveiling event to include a ribbon-cutting ceremony.

## 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.

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**

<b>2017 – Current Impact Fees - RHC</b>				
River Heights City Impact Fees	Areas Within the City Already Developed	Area Served by 600 South	800 South Area	Riverdale Area
<b>Parks</b>	\$903	\$903	\$903	\$903
<b>Sewer</b>	\$1,559	\$2,251	\$928	\$0
<b>Water</b>				
1” Connection	\$2,211	\$2,779	\$2,775	\$2,211
2” Connection	\$8,844	\$11,116	\$11,100	\$8,844
<b>Roads</b>				
Residential	\$476	\$476	\$476	\$476
C-1 / MU	TBD	TBD	\$350	\$1,692
<b>2026 – 2031 Proposed Impact Fees - RHC</b>				
<b>Parks</b>	\$1,984	\$1,984	\$1,984	\$1,984
<b>Sewer</b>	\$2,329	\$2,799	\$1,956	\$0*
<b>Water</b>				
1” Connection	\$3,927	\$4,749	\$4,686	\$3,927
2” Connection	\$15,708	\$18,996	\$18,744	\$15,708
<b>Roads</b>				
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 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 Heritage Area, which includes all parts of the city served by the main trunkline and collection system but not served by the 600 South trunkline; (2) the area served by the 600 South trunkline; and (3) the area served by the 800 South trunkline.

*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:

Heritage 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. **Heritage 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:

1. The area served by the 600 South water line;
2. The area served by the 800 South water line; and,
3. The 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 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 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 improvements to the road from the Elementary. 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, 9<sup>th</sup> 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**

Ordinance 1-2026

AN ORDINANCE TO REPLACE THE SIGN CHAPTER OF THE RIVER HEIGHTS CITY CODE

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, October 14, 2025 to discuss the Sign Chapter of the River Heights City Code. After going back and forth between the Commission and Council for clarifications, the River Heights City Council adopted the following chapter of Title 10 of the River Heights City Code.

TITLE 10  
CHAPTER 16  
SIGNS

SECTION:

- 10-16-1: Signs Regulated
- 10-16-2: Temporary Signage
- 10-16-3: Home Occupation Signage
- 10-16-4: Commercial Signage
- 10-16-5: Political Signage
- 10-16-6: Compliance in Question

**10-16-1: SIGNS REGULATED**

Signs are regulated as stated in this chapter. In each instance the following restrictions apply:

- A. Location: All signs shall maintain a clear view of intersecting streets as provided in 10-13-15. No signs shall be located within public right-of-ways.
- B. Height: In every case, signs located in the front or side yards on a corner lot shall not be higher than two feet (2').
- C. Animation and intermittent signs are not allowed.

**10-16-2: TEMPORARY SIGNAGE**

- A. Policy: It is the policy of the city to <sup>regulate</sup> ~~restrict~~ the use of temporary signage. Temporary signage has a place in the community for specialized purposes, such as announcing properties for sale or lease, upcoming events, yard sales, construction activities, or making political or ideological statements.
- B. Regulations for Temporary Yard Signs
  - 1. Size  
Temporary yard signs shall not exceed three (3) square feet on any exposed sign face. Temporary yard signs may be double-sided, awning type, or A frame construction, for a total maximum sign area of six (6) square feet.
  - 2. Location
    - a. Refer to 10-16-1:A. Temporary signs may be placed in any zone when located on private property, ground or structure mounted.
    - b. The city has the right to place temporary signs in the public right-of-ways. On vacant lots with no structure, signs must remain entirely within the property boundary.

~~c. Temporary yard signs may be placed on the property to which the sign pertains, consistent with Section 10-16-1.~~

~~d. Offsite temporary yard signs may be located within the public right-of-way, but not in the paved portion of any street and not on any sidewalk.~~

3. Height

No temporary yard sign may extend more than six feet (6') above existing ground level. Mounting devices may extend above the sign by no more than six inches (6").

4. Number

~~Only one (1) temporary yard sign is allowed per parcel, except during election periods as regulated in Section 10-16-5.~~

5. Time Limit

~~Temporary yard signs may be displayed only immediately prior to and during the event, yard sale, or open house they advertise and must be removed within 24 hours of the end of the event. No temporary yard sign may remain in place for more than seventy-two (72) consecutive hours. Signs not removed after this period are considered refuse, and the owner or installer may be subject to a Class B misdemeanor for littering.~~

6. Real Estate Signage

Real estate signs placed on properties for sale are expected to be removed upon closing of the sale.

### 10-16-3: HOME OCCUPATION SIGNAGE

A. Current Home Occupation License Required

B. Limit of One (1) Sign

~~C. Sign Must be Attached to the Dwelling (or accessory building where the home occupation is housed).~~

D. Size Restricted to Two-by-Two Feet (2'x2')

### 10-16-4: COMMERCIAL SIGNAGE

A. Permits Required: Regardless of cost, no sign shall be erected or placed within the city without first making application for and obtaining a building permit. Construction or placement of a sign shall not be commenced until all approvals and permits have been obtained.

B. Size:

1. 30% of one façade for wall signs. Two wall mounted signs maximum.

2. 300 square feet for all freestanding signs. One freestanding sign per parcel.

### 10-16-5: POLITICAL SIGNAGE

A. Location: May be placed only on private property with permission of the property owner.

*time frame*  
B. ~~Number: For sixty (60) days preceding a primary, general or special election, up to three (3) temporary signs may be placed on any one parcel of property.~~

C. Size: There are no size restrictions on political signs if the sign(s) do not obstruct protected sight triangles (10-13-15) or otherwise cause unsafe conditions.

*Signs need to be removed within one week after a general or special election*

**10-16-6: COMPLIANCE IN QUESTION**

For any sign(s) where compliance is in question or where the requirements as set forth in this chapter do not address specific criteria, the City Council shall have the authority to approve or deny permission of said sign.

Adopted and effective this 17<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Blake Wright, Mayor

Attest:

\_\_\_\_\_  
Sheila Lind, Recorder