

River Heights City

City Council Agenda

Tuesday, March 31, 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

Sheriff Chad Jensen Report

Mayor, Councilmembers, and Staff Reports

Public Comment

Approve Paul Mortensen as Providence/River Heights Representative on Connect (CVTD) Board

Public Hearing to Discuss Updated Impact Fees

Water Rate Study Report

Discuss Charging the Scouts to Use the City Building

Clarify Amendments to the Building Use Policy

WUI Map Approval

Possible Approval of Pickleball Courts Fundraising Support

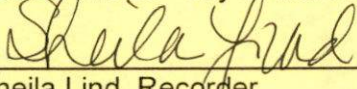
Discuss and Approve Google Fiber Installation

Discuss and Decide on Green Waste Dumpsters

Advice and Consent for a New Planning Commissioner

Adjourn

Posted this 28th day of March 2026



Sheila Lind, Recorder

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

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

River Heights City

Council Meeting

March 31, 2026

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

Public Works Director Clayton Nelson
Recorder Sheila Lind
Treasurer Michelle Jensen, electronic

Excused Councilmember Lance Pitcher

Others Present: Craig Rasmussen, Paul Mortensen, Sheriff Chad Jensen, Marianne Reiner, Amy Carmellini, Jay Swanson, Michael Schnur, Tayler LaSharr, Chaiya Wimber

The following motions were made during the meeting:

Motion #1

Councilmember Evans moved to “approve the minutes from February 17, 2026, and the evening’s agenda.” Councilmember Mathews seconded the motion which passed with Evans, Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.

Motion #2

Councilmember Mathews moved to “approve Paul Mortensen as the Providence/River Heights Representative on the Connect (CVTD) Board.” Councilmember Evans seconded the motion, which passed with Evans, Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.

Motion #3

Councilmember Evans moved to “approve changes to the City Building Basement Use Policy.” Councilmember Malmstrom seconded the motion, which passed with Evans, Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.

Motion #4

Councilmember Evans moved to “approve the Wildland-Urban Interface (WUI) map as part of the WUI ordinance which was passed in December.” Councilmember Mathews seconded the motion, which passed with Evans, Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.

Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, March 31, 2026, for their regular council meeting.

Pledge of Allegiance

Adoption of Previous Minutes and the Evening's Agenda: Minutes for the February 17, 2026 meeting were reviewed.

Councilmember Evans moved to “approve the minutes from February 17, 2026, and the evening’s agenda.” Councilmember Mathews seconded the motion which passed with Evans, Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.

Sheriff Chad Jensen Report: Sheriff Jensen reported that they had been focused on getting the contracted hours in each day for each of the cities. He had given the contract to the mayor to sign before July 1. He intended to leave the hours the same as last year. The department had been able to come up with a more competitive rate for their employees, which had contributed to more stability in the number of officers. He noted that last year they answered 381 calls for service, which included some of everything.

Mayor Wright asked how many hours were projected for them to put in this year. Sheriff Jensen said based on where they were at now, he guessed 387. He pointed out that they would always respond to each call they received and tried to give more than was contracted.

Sheriff Jensen informed that cities don't pay for the deputy at the school, search and rescue, or investigations. He reported on the efficiency of their new animal shelter. They don't charge cities for impounds, but rather the animal owners. They chip all the dogs they pick up, which had helped reduce the number of animals needing to be impounded.

Mayor Wright said he had sent the contract to the city attorney for his review.

Mayor and Staff Reports:

Councilmember Malmstrom

- The Planning Commission was working on an ordinance to allow external accessory dwelling units. The new state code had given cities an October 2026 deadline to have an ordinance in place.

Councilmember Evans

- Youth ambassadors were ready for the Easter Egg Hunt to be held this Saturday at 9:00am.
- She attended a mayor's luncheon with the Chamber of Commerce where she was able to share information about the youth ambassador program.
- She had attended a library board meeting.
- She went to a CARE coalition meeting. While there she joined on behalf of River Heights.
- Chaiya Wimber was interested in putting on the Boofest event again this year. Ms. Evans hoped to have the city ambassadors be more involved this year if the city was willing to support it.
- She regretted not being able to attend an upcoming interactive tour at the fire station.

Mayor Wright

- He reported on the current library situation. The County Council had revised the board. It was now made up of mayors and a handful of others with some library expertise. He discussed the survey Providence sent out and would discuss the results later. Providence had decided to allow their citizens to vote on their willingness to participate in the cost of a library, through the November election. The cost to River Heights would likely stay the same as had been paid in previous years. Mr. Wright informed that Cache County had

96 approved an extra \$20,000 which would keep the library open through November. More
information would be forthcoming.

- 98 • The county was working on giving Highway 238 (which runs from Logan, through River
99 Heights, Providence and Millville) to each of the cities. The cities and their attorneys had
100 agreed to take the road sections in their jurisdiction, if the county would bring the road up
101 to a specific standard first. The level of acceptance would be determined by the cities. The
102 county thought they could get COG funding for the improvements, but it would be a couple
103 of years out. The cities don't really have a choice.

104 The mayor said he and Attorney Jenkins didn't feel the county had any right to
105 deny Heritage access to the road for their development. The county had said they wouldn't
106 allow it due to its proximity to other intersections. However, if the city provided a letter to
107 them, explaining the standard they want for access, then the county would give their
108 approval. Attorney Jenkins planned to draft a letter, with input from the engineer and
109 others from the city.

- 110 • River Heights City had been paying taxes through the county for fire protection and EMS
111 services and basically never received those services from the county. The city had always
112 paid and received emergency services through Logan City. The county was very
113 interested in getting rid of the double taxation. A few years ago, they were trying to initiate
114 a fire district board. Now they were looking into a voucher system which would include a
115 levy imposed on River Heights, and then they would turn around and give the money back
116 which could go towards the Logan City fire contract. The county was pleading with all the
117 mayors to give their input at a meeting next week.

118 Councilmember Milbank

- 119 • He had completed and turned in the two grant applications he had been working on.
- 120 • There had been a request from Legislator Casey Snider to use the City Building for a
121 meeting. Mr. Milbank didn't think the city should rent the council room because of the
122 access to the electronic equipment. He reviewed the current building rental policy. Mayor
123 Wright felt decisions about the building rental could be left up to the councilmember who
124 was over the building.
- 125 • He had someone contact him to see if they could plant their own memorial tree in the new
126 park. He told them it was unlikely since it had already been landscaped. It was decided
127 that no new memorial trees would be planted until the ones currently in the park were all
128 taken.
- 129 • He had received some complaints from renters about the old school building being too hot.
130 PWD Nelson said he had since shut the heat off.

131 Public Comment: Amy Carmellini explained that she and several other residents had been
132 using the property north of the old school to exercise their dogs. She had recently found out that
133 dogs were not allowed on the property. She discussed an off-leash dog park pilot program that
134 Logan City had initiated and hoped that River Heights would consider it. She gave a handout
135 explaining their guidelines.

136 Jay Swanson informed that he was on Search and Rescue and that Logan City had
137 wording in their code which allowed dogs in training to be off-leash when they were involved in
138 training. The sheriff had told them that there were some funding opportunities for off-leash dog
139 parks that he would investigate for them.

140 Chaiya Wimber wanted to put on the Boofest event again that she had done a couple
141 years ago in the city's park. She reminded that it was a family-oriented community event. She
142 wanted to add more activities and talked with Councilmember Evans about involving the city's
youth ambassadors. She was looking at either the 2nd or 3rd weekend in October. Mayor Wright

144 remembered the event was very well done two years ago. The Council was supportive and
145 decided it could be considered a city community event since the ambassadors would be involved.

146 Michael Schnur asked some questions about the WUI map that was scheduled to be
147 adopted later in the meeting. Mayor Wright said the map was provided by the state and was part
148 of an ordinance the Council adopted in December. At the time, the map wasn't ready. It was
149 noted that River Heights had no risk areas. Mr. Schnur informed that if there were areas of the
150 city designated as a risk then homeowner's insurance would be affected.

151 Approve Paul Mortensen as Providence/River Heights Representative on Connect (CVTD)
152 Board: Paul Mortensen reported that he had attended his first CVTD meeting, with the hopes that
153 River Heights would approve him to serve on the Board. He gave some background on his career
154 experience as a pilot. He was now retired and had some extra time to serve. The big thing CVTD
155 was working on was a study to canvass the entire service area to find out what the needs were.
156 At the end of the year, they planned to have some recommendations. He reported that they had a
157 very nice facility.

158 **Councilmember Mathews moved to "approve Paul Mortensen as the**
159 **Providence/River Heights Representative on the Connect (CVTD) Board."** Councilmember
160 **Evans seconded the motion, which passed with Evans, Malmstrom, Mathews, and Milbank**
161 **in favor. No one opposed. Pitcher was absent.**

162 Public Hearing to Discuss Updated Impact Fees: Engineer Rasmussen explained that the
163 last study was done in 2012. The state suggests having it redone every 5-7 years. There was
164 very strict state laws associated with impact fees, how they are assessed and how they can be
165 spent. They are only for new growth or construction. They are considered as a buy-in for new
166 users to connect to the city's infrastructure. The funds can't be used for improvements or
167 maintenance on current utilities. He discussed the proposed fees, which were considered the
168 maximum the city could charge. The study incorporated projected infrastructure projects, at a
169 regulated percentage.

170 Councilmember Malmstrom asked why the fees were different in different areas. Engineer
171 Rasmussen said some areas of the city had more historic systems. The fees were based on the
172 costs at the time.

173 Mayor Wright opened the public hearing. No one commented.

174 The Council discussed whether they wanted to reduce any of the fees. Councilmember
175 Malmstrom asked if there was solid rationale for the increases. Engineer Rasmussen assured
176 they followed the methods and formulas the state required to meet the level of service. If the
177 Council wanted to lower the level of service, they could do so.

178 The Council was interested in adopting the new fees. Recorder Lind would work on having
179 an ordinance and resolution ready for the next meeting, reflecting the figures presented by the
180 analysis.

181 Water Rate Study Report: Engineers Marianne Reiner and Craig Rasmussen presented
182 the study. Mr. Rasmussen pointed out that an ADU would be adding impacts to the city's
183 infrastructure and suggested the city charge impact fees for external ADUs. The Council may
184 want to consider if the fees would be the same as for a single-family dwelling or contemplate
185 reduced rates.

186 Mayor Wright informed that the state approved a transportation utility fee. Cities could add
187 the fee to utility bills, which would be used for road improvements. Engineer Rasmussen said
188 they could perform a study based on the miles of roads in the city along with other things. The
189 mayor and PWD Nelson were in favor of the idea.

190 Engineer Reiner explained that the water rate study was started in 2025. She and
191 Engineer Rasmussen met with PWD Nelson and Treasurer Jensen to gather information. They
192 discussed and considered 10 projects along with their prioritization years and additional factors to

193 come up with their suggested water base rate increase of \$44/mo./connection. The current rate
194 was \$29.75. The study suggested the overage rates stay the same. Logan serviced customers
195 would be billed exactly the amount Logan charged, plus 10%. There were a few things that could
196 be adjusted and/or funding applied for. The city could also adjust the prioritization of projects.
197 Engineer Rasmussen discussed the number of water projects that had been done and the ones
198 remaining, some of which had continued to be pushed back. If some of the lines were not
199 replaced soon, the number of leaks would likely continue to grow. Operation costs were
200 continually escalating. The rate increase didn't include a new shop or unforeseen problems in the
201 system. He noted the amount in reserves wouldn't go very far.

202 Engineer Reiner explained the calculations used based on future growth. She pointed out
203 that the reserves are positive in some years and then go negative in other years. Engineer
204 Rasmussen recommended reprioritizing projects before going in the negative. Currently the city
205 had \$440,000 in the water fund, which was the figure used in the study. Ms. Reiner said the
206 reserves could be used for matching grants. They discussed different kinds of grants. PWD
207 Nelson informed that a lot of the grants require cities to do a water study and then raise the rates
208 to the recommended amount, before becoming eligible. The study did not include any types of
209 bonding.

210 PWD Nelson informed that the state required that cities inventory every service line in the
211 city. River Heights had 100 service lines that were unknown. If they dig them up to make the
212 determination, they may as well replace the lines while they were exposed. The service line
213 information was due to the state by November 2027, at which time the city would need to submit
214 a 10-year plan, showing how they would come into compliance.

215 Regarding grants, PWD Nelson said the first thing applications ask is what is the city's
216 water rate and average household income.

217 Councilmember Evans asked what other cities charge for water. PWD Nelson said it's all
218 over the board. Larger cities can charge less due to the number of connections they have.

219 Mayor Wright liked the idea of Engineer Rasmussen, PWD Nelson and Councilmember
220 Mathews getting together to see if they could reprioritize some of the projects and recommend a
221 lower rate. Mr. Rasmussen pointed out that there were a lot of costs associated with providing
222 water services. He noted that a few years ago the city decreased their water rates. The mayor
223 realized that the rates should have been increasing regularly.

224 Engineer Rasmussen said the replacement of service lines would decrease costs on other
225 projects. They had not incorporated this into their projections.

226 Mayor Wright asked if there was a benefit to softening the blow on the rate increase or
227 should they just take the plunge? Engineer Rasmussen suggested taking opportunities to
228 educate the residents about why they were looking at raising the rate.

229 Mayor Wright suggested a sewer rate reduction to help offset the water rate hit.
230 Councilmember Mathews said the sewer rate needed to stay at a certain standard. Engineer
231 Rasmussen informed that at some point in time the sewer lines would need to be replaced, at a
232 substantial cost to the city. PWD Nelson agreed and noted that the sewer lines were all installed
233 at the same time, so they would probably all go bad at the same time. Mr. Rasmussen
234 recommended keeping the sewer funds intact unless there was an emergency.

235 Councilmember Mathews noted there had been several water line repairs lately. PWD
236 Nelson said a lot of the lines they have replaced are on the list. Fixing them will save the city
237 money in the long run.

238 Discuss Charging the Scouts to Use the City Building: Councilmember Milbank reminded
239 that the Council had allowed one group of scouts to use the building. Now there was another
younger group also using the building. Since the second group began, the basement had been
left messier and it was brought up that maybe the scouts should be charged a fee, to help offset

242 the cost of cleaning. The Council discussed and felt the issue should be brought to the scout's
243 attention and they be given an opportunity to clean up after themselves. It was decided that
244 Recorder Lind would draft a letter explaining the situation and Councilmember Milbank would look
245 over it before it was sent to the scouts.

246 Clarify Amendments to the Building Use Policy: Mayor Wright suggested requiring a
247 deposit for legislature representatives to use the building but waive the fee. He wanted to give
248 permission to the councilmember over the building to make the decision rather than involving the
249 whole council. There were a few other suggested changes to the policy.

250 **Councilmember Evans moved to “approve changes to the City Building Basement
251 Use Policy.” Councilmember Malmstrom seconded the motion, which passed with Evans,
252 Malmstrom, Mathews, and Milbank in favor. No one opposed. Pitcher was absent.**

253 WUI Map Approval: Mayor Wright explained this was just a formality. The ordinance was
254 adopted in December 2025 without the map because the state didn't have it ready at the time.
255 The current map would be attached to the ordinance. He noted that River Heights didn't have any
256 areas of fire risk.

257 **Councilmember Evans moved to “approve the Wildland-Urban Interface (WUI) map
258 as part of the WUI ordinance which was passed in December.” Councilmember Mathews
259 seconded the motion, which passed with Evans, Malmstrom, Mathews, and Milbank in
260 favor. No one opposed. Pitcher was absent.**

261 Possible Approval of Pickleball Courts Fundraising Support: Mayor Wright said Randy
262 Thunell understood that the Council wouldn't be committing to anything except supporting him
263 and others to raise funds for new pickleball courts. The city would decide where the courts would
264 be located later. Mr. Thunell let the mayor know that The National Pickleball Association
265 announced quieter paddles than they've had in the past.

266 Councilmember Mathews asked if pickleball courts would end up becoming a cost to the
267 city. She was told they would. Millville had used RAPZ funding for upkeep on their courts. Mayor
268 Wright suggested a post tension slab would preserve the life of the courts. However, they would
269 need to be resurfaced every 5-7 years. PWD Nelson informed that the tennis courts needed to be
270 resurfaced now.

271 The Council felt it was a good idea to support the idea of fundraising.

272 Discuss and Approve Google Fiber Installation: Mayor Wright said Councilmember Pitcher
273 and Attorney Jenkins had reviewed the contract. Google had accepted the contract with all the
274 attorney's suggestions. PWD Nelson said when they met with Google representatives, they were
275 very willing to do what the city required.

276 Councilmember Milbank asked why the contract stated the city was only getting 2%
277 franchise fee when the typical amount from other companies was 4-6% for this type of utility.
278 PWD Nelson informed that Google said 2% was their usual amount. Councilmember Malmstrom
279 looked it up and found it to be true.

280 Michael Schnur said a private equity company just bought Google Fiber a couple weeks
281 ago. It's changing to G-Fiber and merging with a different company. He was curious if the
282 contract addressed this. He was aware that customer prices were going to go up and service
283 would probably go down.

284 Due to the discovered unknowns, the Council decided to table the discussion.

285 Discuss and Decide on Green Waste Dumpsters: PWD Nelson reminded that the city paid
286 for dumpsters in the spring and fall of 2025. He said that one resident filled the entire dumpster in
287 the fall before anyone else could use it, at a dumping cost of \$400. He felt there were too many
288 people who took advantage of overusing it since the dump started charging for green waste.
289 There were also a lot of non-residents who used it. Mayor Wright said Providence was not going

290 to offer the service for the same reasons and it ended up being a big mess that needed to be
291 managed. The Council agreed to not provide dumpsters.

292 Advice and Consent for a New Planning Commissioner: Mayor Wright informed that
293 Susan Rasmussen had resigned from the Commission due to some family health issues. He
294 presented the name of Steve Roberts, a former engineer and developer. Councilmember
295 Malmstrom said Mr. Roberts was thoughtful and balanced. He was also willing.

296 All were in favor and supportive.

297 Mayor Wright informed there would be no Council Meeting next week. April 21st would be
298 their next one. He said he was trying to cancel meetings when it was doable.

299 Treasurer Jensen asked when the first budget workshop would be. Mayor Wright
300 suggested the 2nd meeting in April. He and Ms. Jensen would meet before that to go through the
301 budget. After that each council member would be asked to input on the budgets they were over.
302 Councilmember Evans said she wanted to attend their meeting to learn how the budget worked.
303 Recorder Lind asked Ms. Jensen if she and Finance Director Sanderson could put a budget
304 schedule together.

305 Councilmember Evans asked if the renters at the old school paid utilities for the building.
306 She was told they pay CAM fees, which included the utilities.

307 Councilmember Evans asked for details on the accessory dwelling unit ordinance.
308 Councilmember Malmstrom said the Planning Commission was still hammering it out. She was
309 told she could attend their discussions or read their drafts.

310 Councilmember Evans asked if Stewart Hill Park could be designated as an off-leash dog
311 park. It was pointed out that it was being used as that now. Councilmember Milbank suggested a
312 thorough discussion on the subject at a later council meeting.


313 The meeting adjourned at 9:30 p.m.

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Sheila Lind, Recorder

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Blake Wright, Mayor



CACHE COUNTY SHERIFF'S OFFICE

D. CHAD JENSEN, SHERIFF
Doyle Peck, Lieutenant
Mikelshan Bartschi, Lieutenant
Roy Hall, Lieutenant
Candice Hatch, Lieutenant
Timothy Ramirez, Lieutenant

EMPATHY FAIRNESS INTEGRITY PROFESSIONALISM RESPECT RESPONSIBILITY TRUSTWORTHINESS

Dear Mayor Wright,

As we begin discussions on the Law Enforcement contracts for this year, we want to thank all our cities for agreeing to last year's one-year contract addendum.

For the past four years, we have worked to match the contracted hours with the hours actually provided. During this time, I have not asked for any hourly rate increases.

Looking ahead to the next three-year budget cycle, I suggest setting the hourly rate to match the real cost of our services. In the past four years, we have raised wages to stay competitive, keep our great deputies, and bring in top candidates. The new rate adjustments will reflect these actual costs.

I have included a summary of each contract city's service hours and hourly rates, along with the proposal for the next three-year contract cycle.

CONTRACT YEAR	CONTRACT HOURS	HOURS PROVIDED	HOURLY RATE	CONTRACT TOTAL
2022-2023	319	645	\$52.35	\$16,699
2023-2024	350	528	\$52.35	\$18,322
2024-2025	402	599	\$52.35	\$21,044
2025-2026	402	228 (to date)	\$56.00	\$22,512
NEW THREE-YEAR PROPOSAL				
CONTRACT YEAR	CONTRACT HOURS	HOURLY RATE	CONTRACT TOTAL	
2026-2027	402	\$60.00	\$24,120	
2027-2028	402	\$64.00	\$25,728	
2028-2029	402	\$68.00	\$27,336	

I appreciate working with each of you and your communities on public safety matters. Maintaining partnerships is the most important and most effective way we can deter crime, solve crimes, and keep our valley and citizens safe. I look forward to meeting with each of you over the next few weeks as we work through this process.

Sincerely,

D. Chad Jensen, Sheriff

RIVER HEIGHTS PROPOSED POLICY AMENDMENTS

Off-Leash Dog Park Pilot Program

- Currently, dogs are not allowed off leash anywhere in River Heights
- A great location for an off leash dog park would be the field to the north of the old River Heights Elementary School building. It is being maintained by the city but isn't used for anything else, as there is a nearby baseball field, children's playground, and tennis courts

Logan Off Leash Dog Park Pilot Program

- Logan has 7 offleash dog parks, none of which are fenced; Jens Johansen, Jones Neighborhood Park, Kilowatt Park, Logan Meadows Park, Pioneer Parkway, Ray Hugie Hydro Park, Logan Service Center east lawn
- Logan first began in the pilot program in 2019 and set the trial period for 12 months
- Public comments after the pilot program indicated that 82.5% of people agreed that the city should continue offering off-leash dog parks
- https://www.loganutah.gov/government/departments/parks_and_recreation/parks_and_trails/dog_friendly_parks_pilot_program.php
- Off Leash Dog Park Rules:
 - Dogs must be under voice control at all times when off-leash
 - Dogs shall not be left unattended or be a nuisance
 - Dogs shall not harass other park users or surrounding private property owners
 - Dogs must have a current license and rabies vaccination
 - Dog waste must be properly bagged and disposed of

Search and Rescue K9 Training Exemption

- An exemption to the city leash requirement may be granted for certified Search and Rescue K9 teams conducting official training activities.
- This exemption applies only to handlers who are members of a recognized county, state, or federally affiliated Search and Rescue organization, and who are training a trained or certified Search and Rescue K9
- SAR training may occur off leash provided that:
 - Dogs remain under direct handler control
 - Activities do not interfere with other park users
 - Handlers comply with all waste cleanup and park safety requirements

Mayor Blake Wright (via email: blakewright@riverheights.gov)
520 South 500 East
River Heights, UT 84321

March 26, 2026

RE: River Heights City Water Rate Study – 2025

Dear Mayor Wright,

River Heights City requested that Forsgren complete a water rate evaluation and propose rate adjustments to meet City objectives for the water system, operations and maintenance (O&M), and proposed water system capital improvements from 2026 to 2035.

This memo reviews the process used to determine the proposed water rate from the water rate study conducted from November 2025 – March 2026. The process first took the proposed water improvements costs from 2026 to 2035 and inflated them by 3% (construction increase each year) from 2025 to the year they are proposed for construction (priority year). The inflation value of 3%/year was used to represent increase in construction costs representative of National trends as of March 2026 (<https://enr.costdata.com/cost-indexes>). Additional O&M costs associated with the proposed water improvements were added to existing O&M costs provided by the City. These O&M costs were increased by 6% representing local wage inflation over the last few years applied to anticipated O&M from July 2026 to 2035. Additional O&M costs associated with the proposed water improvements include 1) a new fleet vehicle (truck) shared with the wastewater fund/utility O&M costs, 2) increase in maintenance for restrooms and water components at Stewart Hill Park once constructed and operating, and 3) costs for natural gas for the backup generator at the new well house. It is recommended that the proposed water rates be implemented by July 2026 through proper public involvement and City Council consideration and approval to start building funds for the projects. No loans are considered with the rates.

The improvement projects and O&M costs were spread over 9 years (July 2026 to July 2035) and divided by the average number of connections projected for that time period (820 connections) to calculate the proposed water rate. The following table shows the current monthly water rates and the proposed monthly water rates, with a proposed increase of \$44.00 per connection per month figured from the rate study.

Table 1. River Heights City (RHC) Monthly Water Rates: Current and Proposed

Connection	Current Base Rate	Current Overage Rate	Recommended Increase to Base Rate	Proposed Base Rate (begin Jul 2026)	Proposed Overage Rate
Residential (Single Family Units) inside RHC	\$29.75 Includes 10,000 gal	\$0.75/k for 10k-30k gal \$1.00/k for 30,001+ gal	\$44.00	\$73.75 Includes 10,000 gal	\$0.75/k for 10k-30k gal \$1.00/k for 30,001+ gal
Multi-Family Units	\$28.00/unit Includes 10,000 gal	Same as Single Family	\$44.00	\$72.00/unit Includes 10,000 gal	Same as Single Family
Logan Serviced -- Riverdale Area (currently Logan's rate plus 10%)	\$32.26	\$2.00/k for 0-10,000 gal \$3.22/k for 10,001+ gal	-	\$32.26	\$2.00/k for 0-10,000 gal \$3.22/k for 10,001+ gal
Logan Serviced – on 1000 East (billed exactly what RHC is billed by Logan City plus 10%)	see description in Connection	-	-	see description in Connection	-
Residential outside RHC (in County)	\$35.25	-	\$44.00	\$79.25	-
Commercial / Institutional / 2" Meter	\$44.00	\$1.00/k for 0+ gallons	\$44.00	\$88.00	\$1.00/k for 0+ gallons

The water rate study took into consideration the following sources of information on River Heights City water use, growth, and financials in making the recommendation for water rate increases and proposed water rates. It is recommended that the City re-evaluate water rates every five years.

- Public Water Supplier Information available on the Utah Division of Water Rights website (https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1037). This shows 707 residential connections, 5 commercial connections, and 16 institutional connections reported for 2025 totaling 728 connections to the City's water system. The City reports that institutional connections include the LDS church, City buildings, City parks, and school connections. Commercial connections include Conservice, White Pine, and Zollinger's.
- The water capital improvement projects were outlined for 2026 to 2035, with the proposed water rates to be implemented in July 2026.
- Annual growth is projected to be 2.49% for 2025 – 2030 (taken from the RHC 2025 General Plan) and 2.20% from 2030 – 2035 (calculated as the historical annual growth rate from U.S. Census and regional data). This results in growth from 728 connections in 2025 to 958 connections in 2035, with an average of 820 connections during that time.
- The proposed \$44.00/connection/month increase for the water capital improvement projects outlined for 2026-2035 includes \$41.12/connection/month for the projects and \$2.88/connection/month in operation and maintenance costs (O&M) for: 1) increase in O&M for restrooms and water facilities at Stewart Hill Park; 2) increase for natural gas costs for the emergency generator at the new well house; and, 3) a new public works fleet vehicle to be shared with the wastewater O&M expenses of the City.
- River Heights City Financial Statements for Year Ended June 30, 2024, shows Water Utility Changes In Net Position of negative \$87,352 (Charges For Services of \$322,428 minus Expenses of \$409,780) (see <https://riverheights.gov/wp-content/uploads/2025/09/Financial-Audit-2024.pdf>). This may indicate that the current water rates are not sufficient for water expenses. However, in February 2026, the City reported there was \$466,434 reserves in the City Water Cash Fund.
- Utilizing the \$466,434 water fund reserves to pay for capital improvements in 2026 with the proposed monthly increase of \$44.00/connection/month results in approximately \$487,182 in reserves in the City Water Cash Fund in 2035 after construction of the proposed water capital improvement projects. This does not include revenue from water overages or the difference between commercial and residential base rates.
- The City may consider applying for federal, state, and/or local grant programs that match 50/50 local cash amounts. Utilizing part of the \$466,434 to apply for such grants as local cash may have potential to increase the local cash amount by 100%. (An example of this is to apply for a Community Impact Board (CIB) Infrastructure Grant through Bear River Association of Governments, which requires 50/50 match. Using \$150,000 from the \$466,434 for local match, that may result in receiving \$150,000 for construction, totaling \$300,000 that the City could utilize for water projects in subsequent years).
- The proposed water capital improvement projects for 2026-2035, calculations, tables, and background information used for the RHC 2025 Water Rate Study are included as attachments to this memo.

This water rate study is planned to be presented at the March 31, 2026, RHC City Council Meeting.

Please contact Craig Rasmussen (crasmussen@forsgren.com) or Marianne Reiner (mreiner@forsgren.com) with any questions.

Thank you.

Sincerely, *Marianne Reiner*

Marianne Reiner, P.E.

River Heights City

Water System Capital Improvements

Water Rate Study - 2025

PROJECTS	Prioritization Year	Projected Project Total (in Prioritization Year)
1 Service Line Replacements	2026	\$ 601,400
2 Emergency Generator - Lower Well	2027	\$ 184,600
3 Fire Hydrant Line Replacements	2027	\$ 42,100
4 600 East - 600 South to 850 South	2028	\$ 620,700
5 River Heights Blvd - 500 East to 600 East	2029	\$ 254,500
6 River Heights Blvd - 600 E to Orchard Dr. (loop)	2029	\$ 300,800
7 Stewart Hill (multiple projects)	2030	\$ 701,200
8 Summerwild - 600 South to 700 South	2032	\$ 436,600
9 400 East - 400 South to 700 South	2033	\$ 438,800
10 500 East - 400 South to 700 South	2035	\$ 526,600
Total Project Cost	2026-2035	\$ 4,107,300
Annual Average Cost	2026 - 2035	\$ 483,212

FUNDING SOURCES

Grant/Local

USDA Rural Development - Rural Utility	No grant MHI big	\$ -
USACE Environmental Infrastructure	No currnet funding	\$ -
US Dept. of Interior - Bureau of Reclamation (Reclamation)	50/50 or 75/25	\$ -
BRAG: CDBG	\$500,000 (?)	\$ -
BRAG: CIB	50/50	\$ -
Cache County RAPZ	Stewart Hill (?)	\$ -
River Heights City (water fund reserves: Feb 23, 2026)	\$ 466,434	\$ 466,434

Loan

USDA Rural Development - Rural Utility	\$ -
Utah DEQ & DWB: Unified Water Infrastructure Plan	\$ -

Total Funding Scenario **\$ 3,640,866**

RATE COMPONENTS

Revenue / Funding Needed for Projects (Cost-Grant/Local)	\$ 3,640,866
Term (years)	9
Interest Rate	0
Total Interest Paid (over term at interest rate)	\$ -
Annual Payment	\$404,600
Connections (residential+commercial+institutional) (Avg 2026-2035)	820
Monthly Debt Payment/ERC-Month	\$ 41.12
Reserve per Month, 10% debt	\$ -
Increase in Monthly Rate for Loan Debt	\$ 41.12

O&M and Short Lived Assets

O&M

Current Annual O&M Costs (2026-2026 Budget) =	\$ 322,567	\$ -
Proposed Increase Annual O&M Costs (2026-2035) =	\$ 27,890	\$ 27,890
O&M / connection / month		\$ 2.88

Short-Lived Assets (SLAs)

Current Annual SLA Costs (2025-2026 Budget)	\$ -
Proposed Increase Annual SLA Costs (2026-2035)	\$0
SLA / connection / month	\$0

Current connection	\$ 29.75
Increase connection	\$ 44.00

Proposed	
Monthly Residential Water Rate	cost/conn/mo
PROPOSED (includes 10,000 gal/mo/residential connection)	July 2026-2035
	\$ 73.75

River Heights City Water Capital Facilities Plan - Engineer's Probable Cost

Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
1	Service Line Replacements (EPA-Identified by 2027)					2026
	1" Poly Water Services	100	EA	\$4,800	\$480,000	
	1-1/2" Poly Water Services	1	EA	\$6,500	\$6,500	
	Construction Subtotal				\$486,500	
	Contingency	10%			\$48,650	
	Engineering Design	5%			\$24,325	
	Bidding & Construction Management	5%			\$24,325	
	Engineering Subtotal				\$97,300	
	Project Total				\$583,800	
	Projected Project Total				\$601,400	
Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
2	Lower Well - Emergency Generator					2027
	Generator Purchase	1	EA	\$95,000	\$95,000	
	Installation	1	EA	\$50,000	\$50,000	
	Construction Subtotal				\$145,000	
	Contingency	10%			\$14,500	
	Engineering Design	5%			\$7,250	
	Bidding & Construction Management	5%			\$7,250	
	Engineering Subtotal				\$29,000	
	Project Total				\$174,000	
	Projected Project Total				\$184,600	
Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
3	River Heights Blvd - 500 East to 600 East					2029
	Installation of 8" PVC Water Line	700	LF	\$180	\$126,000	
	1" Poly Water Services	13	EA	\$4,800	\$62,400	
	Construction Subtotal				\$188,400	
	Contingency	10%			\$18,840	
	Engineering Design	5%			\$9,420	
	Bidding & Construction Management	5%			\$9,420	
	Engineering Subtotal				\$37,680	
	Project Total				\$226,080	
	Projected Project Total				\$254,500	
Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
4	Fire Hydrant Line Replacements					2027
	Install Fire Hydrant	3	EA	\$4,000	\$12,000	
	Fire Hydrant Line Replacement	3	EA	\$7,000	\$21,000	
	Construction Subtotal				\$33,000	
	Contingency	10%			\$3,300	
	Engineering Design	5%			\$1,650	
	Bidding & Construction Management	5%			\$1,650	
	Engineering Subtotal				\$6,600	
	Project Total				\$39,600	
	Projected Project Total				\$42,100	

River Heights City Water Capital Facilities Plan - Engineer's Probable Cost

Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
5	River Heights Blvd - 600 E to Orchard Dr. (loop)					2029
	Installation of 8" PVC Water Line	1100	LF	\$185	\$203,500	
	1" Poly Water Services	4	EA	\$4,800	\$19,200	
	Construction Subtotal				\$222,700	
	Contingency	10%			\$22,270	
	Engineering Design	5%			\$11,135	
	Bidding & Construction Management	5%			\$11,135	
	Engineering Subtotal				\$44,540	
	Project Total				\$267,240	
	Projected Project Total				\$300,800	
6	Summerwild - 600 South to 700 South					2032
	Installation of 8" PVC Water Line (700 S. to 800 S.)	1350	LF	\$180	\$243,000	
	1" Poly Water Services	11	EA	\$4,800	\$52,800	
	Construction Subtotal				\$295,800	
	Contingency	10%			\$29,580	
	Engineering Design	5%			\$14,790	
	Bidding & Construction Management	5%			\$14,790	
	Engineering Subtotal				\$59,160	
	Project Total				\$354,960	
	Projected Project Total				\$436,600	
7	400 East -- 400 South to 700 South					2033
	Installation of 8" PVC Water Line	1550	LF	\$180	\$279,000	
	1" Poly Water Services	2	EA	\$4,800	\$9,600	
	Construction Subtotal				\$288,600	
	Contingency	10%			\$28,860	
	Engineering Design	5%			\$14,430	
	Bidding & Construction Management	5%			\$14,430	
	Engineering Subtotal				\$57,720	
	Project Total				\$346,320	
	Projected Project Total				\$438,800	
8	500 East -- 400 South to 700 South					2035
	Installation of 8" PVC Water Line	1500	LF	\$185	\$277,500	
	1" Poly Water Services	8	EA	\$4,500	\$36,000	
	1-1/2" Poly Water Services	2	EA	\$6,500	\$13,000	
	Construction Subtotal				\$326,500	
	Contingency	10%			\$32,650	
	Engineering Design	5%			\$16,325	
	Bidding & Construction Management	5%			\$16,325	
	Engineering Subtotal				\$65,300	
	Project Total				\$391,800	
Projected Project Total				\$526,600		
9	Stewart Hill (multiple projects)					2030
	Phase 1 Improvements	1	EA	\$308,000	\$308,000	
	Phase 2 Improvements	1	EA	\$196,000	\$196,000	
	Construction Subtotal				\$504,000	
	Contingency	10%			\$50,400	
	Engineering Design	5%			\$25,200	
	Bidding & Construction Management	5%			\$25,200	
	Engineering Subtotal				\$100,800	
	Project Total				\$604,800	
	Projected Project Total				\$701,200	
10	600 East - 600 South to 850 South					2028
	Installation of 8" PVC Water Line	1900	LF	\$180	\$342,000	
	1" Poly Water Services	26	EA	\$4,800	\$124,800	
	1-1/2" Poly Water Services	1	EA	\$6,500	\$6,500	
	Construction Subtotal				\$473,300	
	Contingency	10%			\$47,330	
	Engineering Design	5%			\$23,665	
	Bidding & Construction Management	5%			\$23,665	
	Engineering Subtotal				\$94,660	
	Project Total				\$567,960	
Projected Project Total				\$620,700		

RHC - Water Distribution System - 2025 water rate study

Yearly Revenue and Expenses

New Water Rate (2026-2035)

3/26/2026

				Residential		City Water Funds					Projected	Running Balance	
				Total New Rate	\$	73.75							
				Proposed Rate Increase		\$466,434							
				\$ 44.00 /mo/connection***		02/23/2026							
Year**	Project	Prioritization Year	Projected Project Total (in Prioritization Year)	Projected		Project Cost	O&M^	Suggest Use City Water Funds			Projected	Running Balance	
				Connections	ERCs	\$		Project Cost	Grant Application*	50/50 Grant	Revenue (no interest income)	(City Funds&Revenue) - Project Cost	
2026	Service Line Replacements	2026	\$ 601,400	733	839	\$ 41.12	\$ 2.88	\$ 466,434	\$ -		\$ 193,376	\$ 58,410	
2027	Emergency Generator - Lower Well	2027	\$ 184,600	751	886	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 396,540	\$ 270,350	
-	Fire Hydrant Line Replacements	2027	\$ 42,100					\$ -	\$ -	\$ -	\$ -	\$ 228,250	
2028	600 East - 600 South to 850 South	2028	\$ 620,700	770	935	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 406,333	\$ 13,883	
2029	River Heights Blvd - 500 East to 600 East	2029	\$ 254,500	789	985	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 416,662	\$ 176,045	
-	River Heights Blvd - 600 E to Orchard Dr. (loop)	2029	\$ 300,800					\$ -	\$ -	\$ -	\$ -	\$ (124,755)	
2030	Stewart Hill (multiple projects)	2030	\$ 701,200	811	1,038	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 428,054	\$ (397,901)	
2031	-	-	\$ -	829	1,089	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 437,833	\$ 39,932	
2032	Summerwild - 600 South to 700 South	2032	\$ 436,600	847	1,139	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 447,091	\$ 50,423	
2033	400 East - 400 South to 700 South	2033	\$ 438,800	866	1,193	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 457,410	\$ 69,033	
2034	-	-	\$ -	885	1,246	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 467,208	\$ 536,241	
2035	500 East - 400 South to 700 South	2035	\$ 526,600	904	1,301	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 477,541	\$ 487,182	
			\$ 4,107,300	820	1019						\$ 4,128,048	\$ 487,182	
			Total	Average	Average						Total Projected Revenue		

* Grant Application cost not used for project costs

** Begin new rate in July 2026

*** \$44.00 increase/mo/connection = \$4,128,048 with projected connections/year

^ Increase O&M: \$2.88/mo/connection for increase in Public Works costs including new Public Works Vehicle amortized

total remaining water funds projected at end of 2035 with projected growth and proposed rate increase

RHC - Water Distribution System - 2025 water rate study

Water Use

Annual Use (AF) from Utah Water Use Data

YR	Residential	Commercial	Institutional
2005	291.52	0	36
2006	304.8	0	39.07
2007	305.66	0	38.84
2008	418.31	0	38.84
2009	345.26	0	27.1
2010	494.45	0	21.62
2011	553.61	0	21.73
2012	468.41	0	24.93
2013	425.79	0	8
2014	364.35	0	12.03
2015	368.27	0	52.17
2016	398.08	2.54	25.38
2017	414.91	8.38	19.78
2018	467.74	27.74	10.8
2019	401.95	10.21	24.35
2020	481.01	10.75	56.8
2021	417.48	7.72	43.55
2022	379.93	7.37	38.36
2023	369.8	10.43	38.05
2024	454.19	12.28	33.76
2025	454.19	12.28	56.16

2025	Cache County School District		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	451,300 gallons X 10	29,800	38,700	32,800	30,400	44,600	22,500	2,100	4,600	40,900	35,200	46,300	46,700	32,100	44,600
		\$	1,067.30 billed	\$ 73.80	\$ 82.70	\$ 76.80	\$ 74.40	\$ 88.60	\$ 66.50	\$ 46.10	\$ 48.80	\$ 84.90	\$ 79.20	\$ 90.30	\$ 90.70	\$ 76.10	\$ 88.60
		\$	4,513,000 Check-calcd	298,000	387,000	328,000	304,000	446,000	225,000	21,000	46,000	409,000	352,000	463,000	467,000	321,000	446,000
		\$	1,067.30 Check-calcd	\$ 73.80	\$ 82.70	\$ 76.80	\$ 74.40	\$ 88.60	\$ 66.50	\$ 46.10	\$ 48.80	\$ 84.90	\$ 79.20	\$ 90.30	\$ 90.70	\$ 76.10	\$ 88.60
2025	Conservice		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	1,384,700 gallons X 10	21,200	21,000	16,400	27,900	110,100	188,900	222,500	274,500	241,000	145,900	30,900	19,000	27,800	37,600
		\$	2,000.70 billed	\$ 65.20	\$ 65.00	\$ 60.40	\$ 71.90	\$ 154.10	\$ 232.90	\$ 266.50	\$ 318.50	\$ 285.00	\$ 189.90	\$ 74.90	\$ 63.00	\$ 71.80	\$ 81.60
		\$	13,847,000 Check-calcd	212,000	210,000	164,000	279,000	1,101,000	1,889,000	2,225,000	2,745,000	2,410,000	1,459,000	309,000	190,000	278,000	376,000
		\$	2,000.70 Check-calcd	\$ 65.20	\$ 65.00	\$ 60.40	\$ 71.90	\$ 154.10	\$ 232.90	\$ 266.50	\$ 318.50	\$ 285.00	\$ 189.90	\$ 74.90	\$ 63.00	\$ 71.80	\$ 81.60
2025	Zollinger		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	237,000 gallons X 10	6,870	54,380	22,220	4,110	5,320	13,070	13,000	24,310	10,950	26,590	25,660	20,750	6,770	3,000
		\$	853.00 billed	\$ 50.87	\$ 98.38	\$ 66.22	\$ 48.11	\$ 49.32	\$ 57.07	\$ 57.00	\$ 68.31	\$ 54.95	\$ 70.59	\$ 69.66	\$ 64.75	\$ 50.77	\$ 47.00
		\$	2,370,000 Check-calcd	68,700	543,800	222,200	41,100	53,200	130,700	130,000	243,100	109,500	265,900	256,600	207,500	67,700	30,000
		\$	853.00 Check-calcd	\$ 50.87	\$ 98.38	\$ 66.22	\$ 48.11	\$ 49.32	\$ 57.07	\$ 57.00	\$ 68.31	\$ 54.95	\$ 70.59	\$ 69.66	\$ 64.75	\$ 50.77	\$ 47.00
2025	Church of Jesus Christ of LDS		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	665,700 gallons X 10	0	0	0	700	28,000	80,500	135,300	252,100	122,500	46,200	200	0	100	100
		\$	1,281.70 billed	\$ 44.00	\$ 44.00	\$ 44.00	\$ 44.70	\$ 72.00	\$ 124.50	\$ 179.30	\$ 296.10	\$ 166.50	\$ 90.20	\$ 44.20	\$ 44.00	\$ 44.10	\$ 44.10
		\$	6,657,000 Check-calcd	0	0	0	7,000	280,000	805,000	1,353,000	2,521,000	1,225,000	462,000	2,000	0	1,000	1,000
		\$	1,281.70 Check-calcd	\$ 44.00	\$ 44.00	\$ 44.00	\$ 44.70	\$ 72.00	\$ 124.50	\$ 179.30	\$ 296.10	\$ 166.50	\$ 90.20	\$ 44.20	\$ 44.00	\$ 44.10	\$ 44.10
2025	White Pine Funeral Service		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	1,233,200 gallons X 10	2,600	2,000	1,700	2,300	163,100	248,300	215,100	235,400	172,600	159,800	20,100	4,500	3,500	2,200
		\$	1,849.20 billed	\$ 46.60	\$ 46.00	\$ 45.70	\$ 46.30	\$ 207.10	\$ 292.30	\$ 259.10	\$ 279.40	\$ 216.60	\$ 203.80	\$ 64.10	\$ 48.50	\$ 47.50	\$ 46.20
		\$	12,332,000 Check-calcd	26,000	20,000	17,000	23,000	1,631,000	2,483,000	2,151,000	2,354,000	1,726,000	1,598,000	201,000	45,000	35,000	22,000
		\$	1,849.20 Check-calcd	\$ 46.60	\$ 46.00	\$ 45.70	\$ 46.30	\$ 207.10	\$ 292.30	\$ 259.10	\$ 279.40	\$ 216.60	\$ 203.80	\$ 64.10	\$ 48.50	\$ 47.50	\$ 46.20

RHC - Water Distribution System - 2025 water rate study

	Period (Years)	# Units	2025-2026 Annual Water Fund Budget	2025 - 2035 Increase in Annual Cost	Present Value Annual Cost	6.00% Cost end of 2035 (inflation rate above @ 9years (07/26 - 07/35))
Operation & Maintenance Costs						
Mayor and Council	1	1	\$ 5,580		\$ 5,580	\$ 9,430
Treasurer	1	1	\$ 13,900		\$ 13,900	\$ 23,490
Recorder	1	1	\$ 11,000		\$ 11,000	\$ 18,590
Finance Director	1	1	\$ 5,940		\$ 5,940	\$ 10,040
Supervisor - Public Works	1	1	\$ 39,500		\$ 39,500	\$ 66,740
Part Time Wages	1	1	\$ 3,100		\$ 3,100	\$ 5,240
Maintenance Assistant	1	1	\$ 16,400		\$ 16,400	\$ 27,710
Payroll Taxes	1	1	\$ 6,800		\$ 6,800	\$ 11,490
Health Insurance	1	1	\$ 17,500		\$ 17,500	\$ 29,570
Retirement	1	1	\$ 21,800		\$ 21,800	\$ 36,840
1/3 Caselle Fee	1	1	\$ 1,100		\$ 1,100	\$ 1,860
UB Write Offs	1	1	\$ 1,500		\$ 1,500	\$ 2,540
Billing Expense	1	1	\$ 300		\$ 300	\$ 510
Postage	1	1	\$ 1,100		\$ 1,100	\$ 1,860
Audit	1	1	\$ 2,300		\$ 2,300	\$ 3,890
Professional Fees	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Legal	1	1	\$ 500		\$ 500	\$ 850
Dues and Subscriptions	1	1	\$ 1,100		\$ 1,100	\$ 1,860
Gas, Oil, & Vehicle Repair and Vehicle Purchas	1	1	\$ 3,100	\$ 8,800	\$ 11,900	\$ 20,110
Logan City Water Fees	1	1	\$ 8,000		\$ 8,000	\$ 13,520
Insurance Liability and Other	1	1	\$ 6,600		\$ 6,600	\$ 11,160
Prolog Water Share Assessment	1	1	\$ 6,500		\$ 6,500	\$ 10,990
Repairs and Maintenance	1	1	\$ 50,000	\$ 3,000	\$ 53,000	\$ 89,550
Materials and Supplies	1	1	\$ 4,500		\$ 4,500	\$ 7,610
Traning and Meetings	1	1	\$ 3,500		\$ 3,500	\$ 5,920
Gas	1	1	\$ 2,400	\$ 5,000	\$ 7,400	\$ 12,510
Electricity	1	1	\$ 41,000		\$ 41,000	\$ 69,270
Telephone	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Internet	1	1	\$ 400		\$ 400	\$ 680
Chlorine	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Flow Meters	1	1	\$ 35,000		\$ 35,000	\$ 59,140
Miscellaneous	1	1	\$ 147		\$ 147	\$ 250
O&M TOTAL			\$ 322,567	\$ 16,800	\$ 339,367	\$ 573,500
					increase over 9 yrs =	\$ 250,933
					average increase/yr =	\$ 27,890

River Heights City

Water Rate Study 2025
Mar-26

**Population Growth projected for RHC:
2.49% 2023-2030 (from 2025 Gen Plan)
2.20% 2030-2045 (historic growth)**

Check: 3.1 calc'd persons/household in 2025

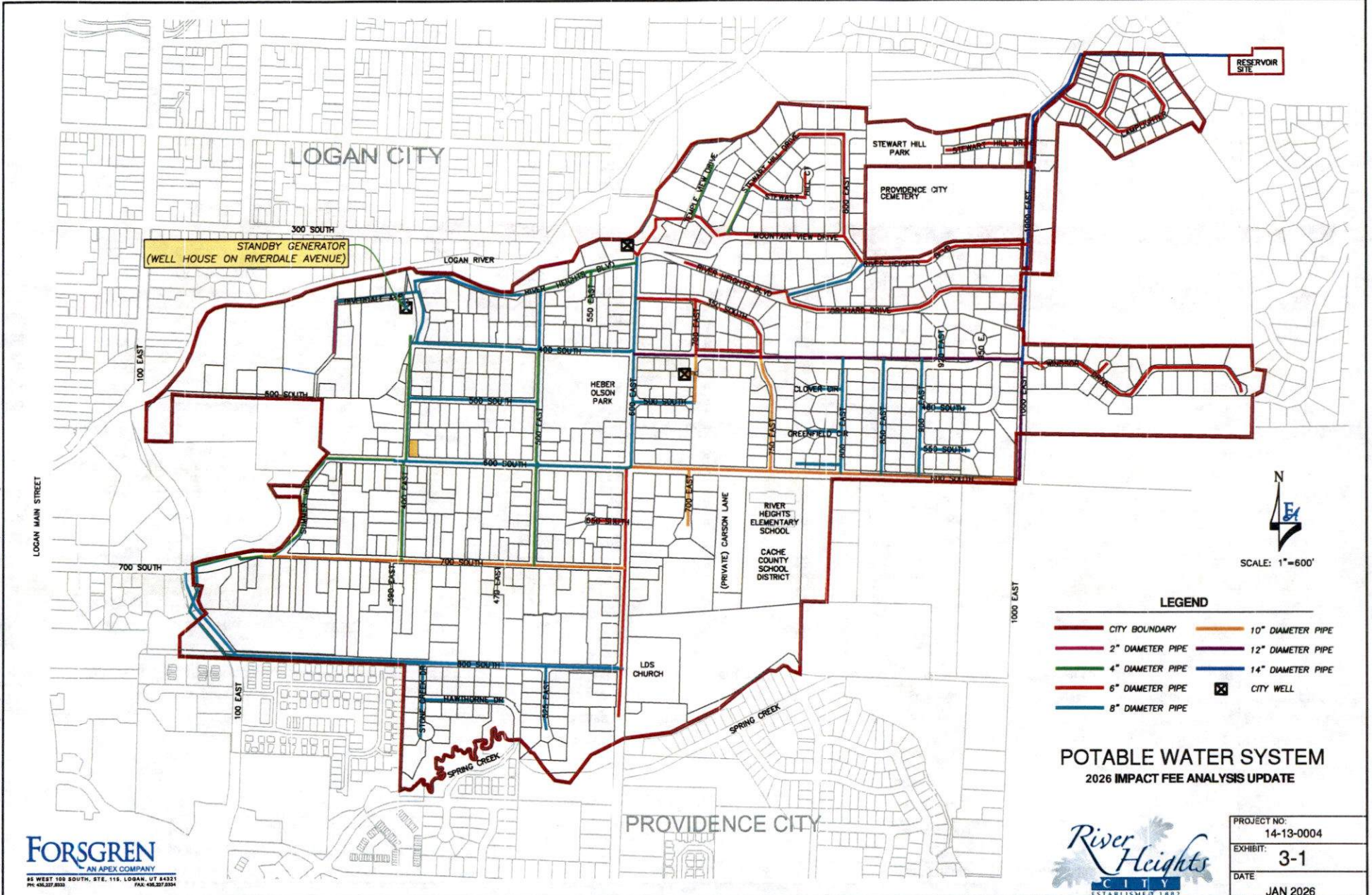
Growth projections not used past 2035
for RHC Water Rate Study 2025

additional
acres @
8per/acre

(85 acres
currently
available
2025)

YR	Population	source for population amount/calc	annual growth rate	Residential connections *	number of new homes added from 2023	Commercial connections *	Institutional connections *	persons per household	additional acres @ 8per/acre (85 acres currently available 2025)	Total connections	Total new ERUs / YR	Projected Total ERUs (ERCs) from 2025 Water Report	% annual growth based on projected ERCs
2020	2,161	U.S. Census											
2023	2,180	ACS 5-yr	0.29%	704	3.10	0	4	16	3.1	-51		796	
2024	2,228	Est.-KCGPI	2.20%	705	3.16	1	4	18	3.1	-45	727	776	
2025	2,205	calc w/ 2.49%	2.49%	707	3.12	3	5	16	3.1	-48	728	806	3.87%
2026	2,205	calc w/ 2.49%	2.49%	711	3.10	7	5	16	3.1	-49	733	839	4.07%
2027	2,260	calc w/ 2.49%	2.49%	729	3.10	25	5	17	3.1	-42	751	886	5.67%
2028	2,316	calc w/ 2.49%	2.49%	747	3.10	43	5	17	3.1	-35	770	935	5.46%
2029	2,374	calc w/ 2.49%	2.49%	766	3.10	62	6	18	3.1	-28	789	985	5.37%
2030	2,440	calc w/ 2.49%	2.49%	787	3.10	83	6	18	3.1	-20	811	1,038	5.39%
2031	2,494	calc w/2.20%	2.20%	805	3.10	101	6	18	3.1	-13	829	1,089	4.90%
2032	2,549	calc w/2.20%	2.20%	822	3.10	118	6	19	3.1	-6	847	1,139	4.65%
2033	2,606	calc w/2.20%	2.20%	841	3.10	137	6	19	3.1	1	866	1,193	4.69%
2034	2,664	calc w/2.20%	2.20%	859	3.10	155	6	20	3.1	8	885	1,246	4.46%
2035	2,723	calc w/2.20%	2.20%	878	3.10	174	6	20	3.1	16	904	1,301	4.42%
2036	2,783	calc w/2.20%	2.20%	898	3.10	194	6	21	3.1	23	925	1,358	4.38%
2037	2,845	calc w/2.20%	2.20%	918	3.10	214	7	21	3.1	31	946	1,416	4.26%
2038	2,908	calc w/2.20%	2.20%	938	3.10	234	7	22	3.1	39	966	1,475	4.15%
2039	2,972	calc w/2.20%	2.20%	959	3.10	255	7	22	3.1	47	988	1,535	4.11%
2040	3,038	calc w/2.20%	2.20%	980	3.10	276	7	22	3.1	55	1,010	1,597	4.01%
2041	3,105	calc w/2.20%	2.20%	1,002	3.10	298	7	23	3.1	63	1,032	1,660	3.98%
2042	3,174	calc w/2.20%	2.20%	1,024	3.10	320	7	23	3.1	72	1,055	1,725	3.89%
2043	3,244	calc w/2.20%	2.20%	1,046	3.10	342	8	24	3.1	81	1,078	1,790	3.80%
2044	3,316	calc w/2.20%	2.20%	1,070	3.10	366	8	25	3.1	90	1,102	1,859	3.83%
2045	3,389	calc w/2.20%	2.20%	1,093	3.10	389	8	25	3.1	99	1,126	1,928	3.69%

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STANDBY GENERATOR
(WELL HOUSE ON RIVERDALE AVENUE)

RESERVOIR
SITE

LOGAN CITY

PROVIDENCE CITY



LEGEND

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

POTABLE WATER SYSTEM
2026 IMPACT FEE ANALYSIS UPDATE



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

FORSGREN
AN APEX COMPANY
85 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321
PH: 435.327.8333 FAX: 435.327.8334

River Heights City
520 South 500 East
435-752-2646

office@riverheights.gov

City Building Basement Use Policy

Group Representative*:	_____	Phone #	_____
Address:	_____		
Email:	_____		
Reservation Date:**	_____	Hours:***	_____ # of People: _____ (40 max)

* Must be at least 21 years old, a resident of River Heights, be present during the entire rental time, and will be held responsible for any damages caused by their guests during the event.
** The building is NOT available for rent on Thanksgiving, December 24, 25, 31 or January 1.
*** The building is available to rent between 8:00am and 9:30pm.

Deposits, Fees, and Cancellations

- Building use is for River Heights' residents wishing to use the building for personal events, such as family gatherings or social activities. Majority of attendees should be River Heights residents. *Non-profit groups must have some affiliation to River Heights.
- A credit card deposit and rental fee will be required to make a reservation.
- A cancellation of less than 3 days before reservation may result in a forfeit of the rental fee. The deposit is still refundable.
- **A key card will be available for pick up during office hours up to 3 days prior to the reservation, and shall be returned to the city dropbox immediately following the event.**
- The deposit may be returned within 10 days, after an inspection verifies that no building or property damage has occurred, ~~that~~ no City property is missing, **the key card has been returned**, there has been no violation of the rental agreement rules, and the facility is left clean and in an orderly condition. River Heights City reserves the right to withhold all or part of the cleaning deposit for any violation of this rental agreement or for any costs incurred to the city.
- Any damage or cleaning costs over the deposit amount will incur additional charges.
- Deposit refunds will be applied back to your credit card. You will receive a receipt by email.
- Failure to be out of the building or facility at the designated time may incur an additional fee, which will be withheld from your deposit or charged to your credit card.
- Fees will be assessed as follows (credit card only):

Deposit:	\$200
Building Use Fee:	\$ 100 (first 3 hours)
Additional Hours:	\$ 30 per hour

the designated member

*Fees may be waived or reduced contingent upon City Council approval for non-profit organizations and local government uses. For example, forums regarding River Heights City government, Pro-Log Irrigation Co. and town halls with legislature representatives. NOTE: Council approval of fee waiver may take up to three weeks.

Building Use

- No use or consumption of alcoholic beverages or illicit drugs will be permitted in or around the City Building.
- Smoking is not permitted on City property.
- Maximum occupancy is 40 people.
- Reservation includes access through the basement door, large basement room, restroom, and kitchen. Use of the stair glide and front door are available as needed. Other areas are not available.
- Organizations are responsible for leaving the building as clean and organized as they found it.
- A vacuum will be available in the kitchen; however, cleaners and rags will not be provided.
- Children are welcome at the City Building but must always be under the direct supervision of responsible adults.
- Trash must be disposed of and may be placed in the dumpster at the end of the driveway, east of the tennis courts. Extra trash liners will be provided in the bottom of the can.

Lost or Stolen Property

- The City of River Heights will not be responsible for the loss or damage of equipment, personal belongings, or other items owned or used by the organization using the building.
- Items left for more than 60 days will be utilized or discarded as deemed proper by city staff.

IN THE EVENT OF A BUILDING ISSUE CALL CLAYTEN NELSON AT 435-213-6948.

I have read and agree to the terms and conditions listed in this policy. Failure to abide by this agreement will result in the loss of reservation privileges for the City Building in the future. I understand that River Heights City assumes no responsibility or liability for accidents or injuries arising from activities conducted at the City Building. I agree to pay for damages that occur to the facility, including costs exceeding the amount of the deposit.

I have received a copy of the Building Renting Guidelines.

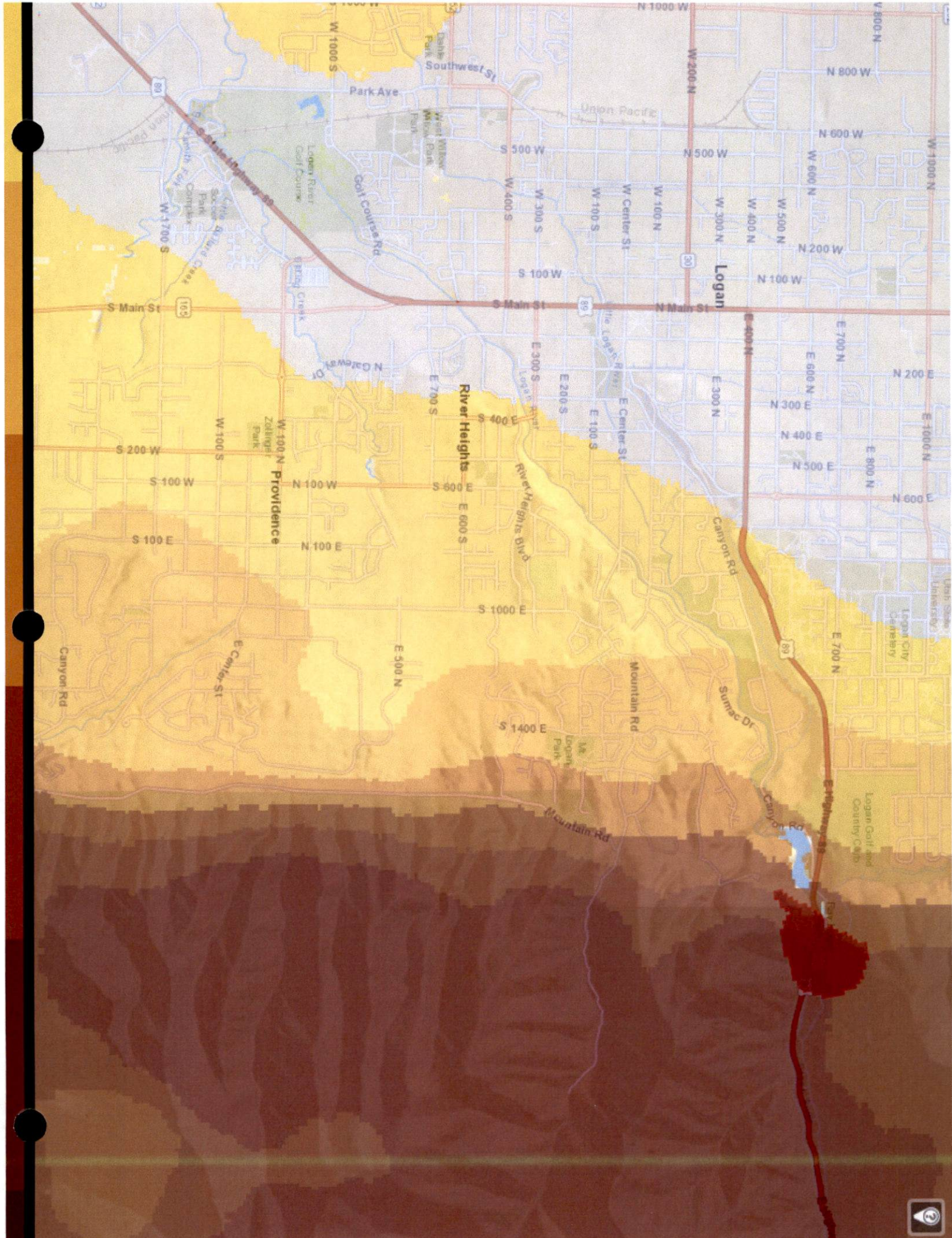
Signature	Date	Staff Initials

Office Use Only

Rent Paid: _____ Date: _____

Deposit Paid: _____ Date: _____

Deposit Refund Amount: _____ Date: _____



Logan

River Heights

Providence

