

# River Heights City

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## River Heights City Council Agenda **Tuesday, January 20, 2026**

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

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

Swearing in of Councilmember Mark Malmstrom

Google Fiber Presentation

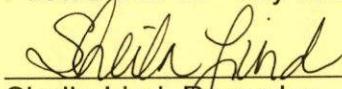
Approve Scott Theurer as Providence/River Heights Representative on Connect (CVTD) Board

Review and Approve the Transportation Masterplan

Discuss Truth in Taxation Hearing

Adjourn

Posted this 15<sup>th</sup> day of January 2026

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

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

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## Council Meeting

January 20, 2026

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5 Present: Mayor Blake Wright

6 Council members: Kandi Evans

7 Mark Malmstrom

8 Janet Mathews, electronic

9 Chris Milbank, electronic

10 Lance Pitcher

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12 Recorder Sheila Lind

13 Treasurer Michelle Jensen

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15 Excused Public Works Director Clayton Nelson

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17 Others Present: Shellie Giddings, Jeff McKay, Alberto Garcia, Scott

18 Theurer, Rob Astle, Heather Lehnig

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20 The following motions were made during the meeting:

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22 Motion #1

23 Councilmember Pitcher moved to "approve the minutes from January 13, 2026 and the

24 evening's agenda." Councilmember Evans seconded the motion which passed with Evans,

25 Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank hadn't joined the meeting

26 yet.

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28 Motion #2

29 Councilmember Pitcher moved to "approve Scott Theurer as the Providence/River Heights

30 Representative on Connect (CVTD)." Councilmember Evans seconded the motion which passed

31 with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

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34 Proceedings of the Meeting:

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36 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers

37 in the River Heights City Building on Tuesday, January 20, 2026, for their regular council meeting.

38 Pledge of Allegiance

39 Adoption of Previous Minutes and the Evening's Agenda: Minutes for the January 13,

40 2026 meeting were reviewed.

41 Councilmember Pitcher moved to "approve the minutes from January 13, 2026 and

42 the evening's agenda." Councilmember Evans seconded the motion which passed with

43 Evans, Malmstrom, Mathews, and Pitcher in favor. No one opposed. Milbank hadn't joined

44 the meeting yet.

45 Mayor and Staff Reports:

46 Councilmember Malmstrom

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

50        Councilmember Evans

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

55        Councilmember Pitcher

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

58        Councilmember Milbank

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

62        Mayor Wright

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

66        Councilmember Mathews

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

200 The meeting adjourned at 8:04 p.m.

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Sheila Lind, Recorder



Blake Wright, Mayor