

PUBLIC WORKS

TRANSPORTATION IFFP / IFA



Planning Commission - January 27, 2026
City Council Work Session - February 3, 2026



TRANSPORTATION - IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS





Annual IFA updates?

- Keep up with inflation
- Adjust project costs
- Level out increases
- Verify growth
- Verify data





Establish Level of Service

- Level of Service (LOS) - describes the operating performance of an intersection or roadway.
 - measured on a scale from **A to F**
 - **A** represents the **least traffic** congestion and **F** the **most traffic** congestion.
- capacity thresholds are based on **providing LOS D or better** during peak hours

TABLE 1: SUBURBAN ARTERIAL LOS CAPACITY CRITERIA IN VEHICLES PER DAY (2024 IFFP TABLE 5)

| Lanes | LOS C | LOS D | LOS E |
|-------|--------|--------|--------|
| 3 | 12,400 | 15,100 | 17,700 |
| 5 | 28,500 | 32,800 | 40,300 |
| 7 | 43,000 | 50,500 | 63,400 |

Source: Utah/Wasatch Front Specific Daily Capacity Estimates; MAG & WFRC

TABLE 2: SUBURBAN COLLECTOR LOS CAPACITY CRITERIA IN VEHICLES PER DAY (2024 IFFP TABLE 6)

| Lanes | LOS C | LOS D | LOS E |
|-------|--------|--------|--------|
| 2 | 9,700 | 12,100 | 14,500 |
| 3 | 10,800 | 13,400 | 16,100 |
| 5 | 23,100 | 26,900 | 33,900 |

Source: Utah/Wasatch Front Specific Daily Capacity Estimates; MAG & WFRC



Establish Level of Service

- Intersection LOS - Measured in Delay.

Table 7: Signalized and Unsignalized Intersection LOS Criteria

| LOS | Signalized Intersections (sec/veh) | Unsignalized Intersections (sec/veh) |
|-----|---------------------------------------|-----------------------------------------|
| A | ≤ 10 | ≤ 10 |
| B | > 10 - 20 | > 10 - 15 |
| C | > 20 - 35 | > 15 - 25 |
| D | > 35 - 55 | > 25 - 35 |
| E | > 55 - 80 | > 35 - 50 |
| F | > 80 | > 50 |

Note: LOS for unsignalized intersections is measured for the worst approach only



Project/Estimate Growth

PM Peak Hour Trips - 7,877 next 10-years

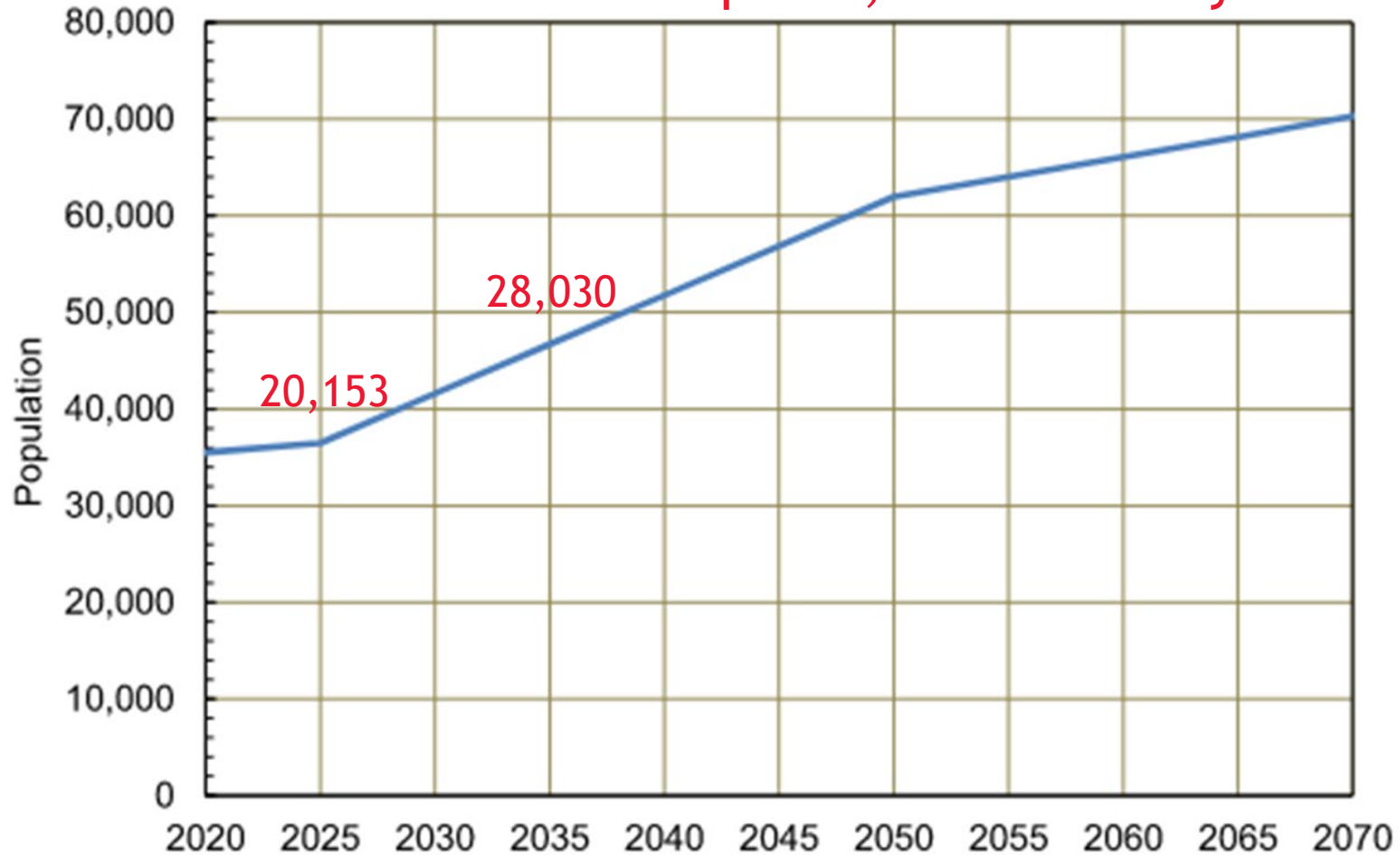


Figure 1-1: Springville Projected Population



EXISTING IMPACT FEE ELIGIBLE COSTS

| Road Name | Project Cost | % to New Development | Amt to New Development |
|-----------------------------------|-----------------------|----------------------|------------------------|
| 1200 West | \$477,454.19 | 69% | \$328,977.58 |
| 900 South | \$119,858.79 | 3% | \$3,367.93 |
| Matte Ln/750 W | \$101,896.12 | 26% | \$26,947.73 |
| 100 West & 600 S | \$40,260.08 | 3% | \$1,291.93 |
| 1400 North | \$0.00 | 31% | \$0.00 |
| 2600 West | \$405,750.20 | 40% | \$163,511.27 |
| 400 S: 1850 E to 1950 E | \$70,164.70 | 47% | \$32,987.88 |
| 950 West: 400 South to 1000 South | \$135,000.00 | 7% | \$10,041.32 |
| Red Devil Drive / 620 South | \$548,000.00 | 10% | \$54,347.11 |
| TOTAL | \$1,898,384.08 | | \$621,472.76 |



Impact Fee Projects - 10 Years

Roadway Projects

| 2026 Inflated Cost | Springville City Total | Impact Fee Eligible Cost |
|--------------------|------------------------|--------------------------|
| \$199,971,700 | \$33,568,000 | \$7,059,000 |

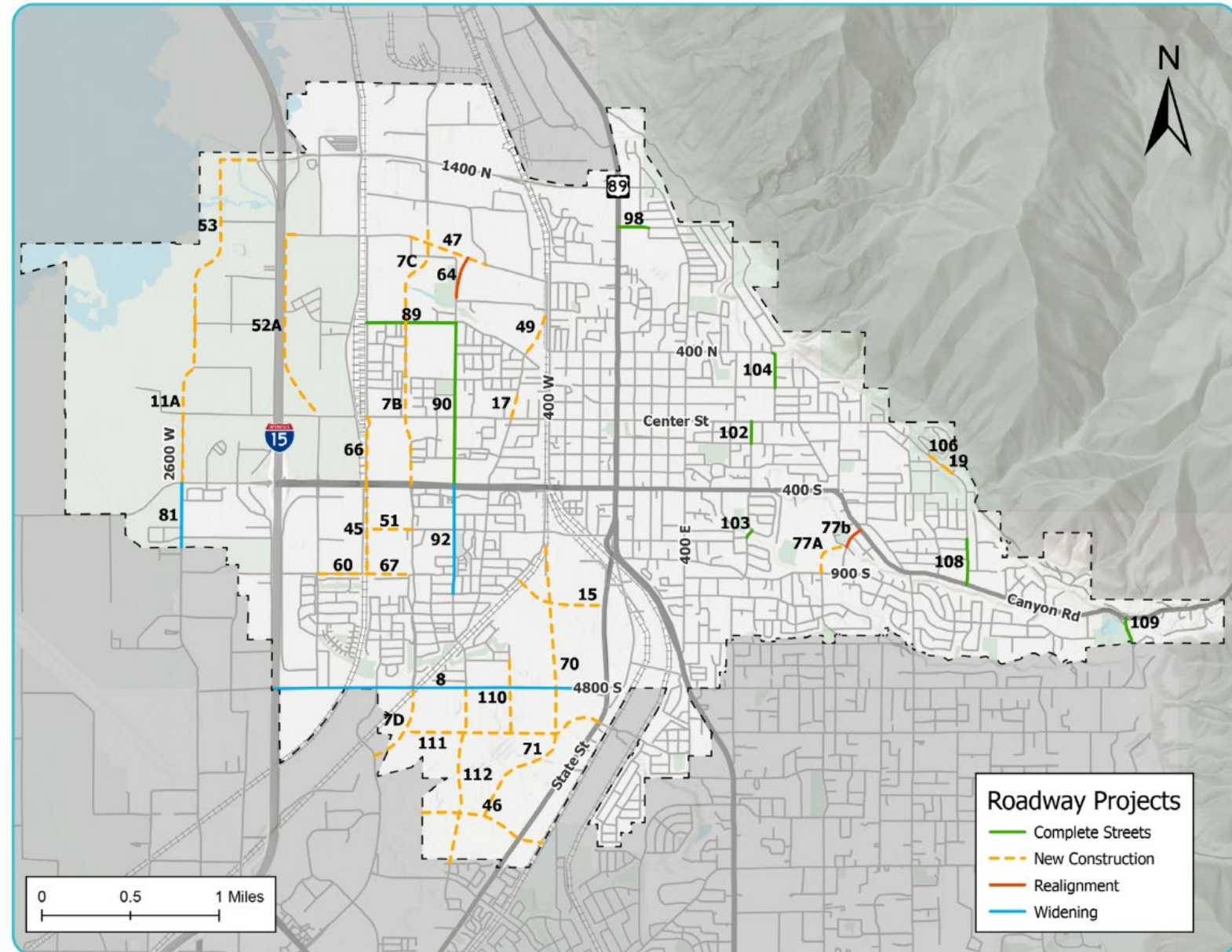


FIGURE 2: Phase 1 Roadway Projects



Impact Fee Projects - 10 Years

Intersection Projects

| 2026 Inflated Cost | Springville City Total | Impact Fee Eligible Cost |
|--------------------|------------------------|--------------------------|
| \$34,789,000 | \$20,253,000 | \$20,086,000 |

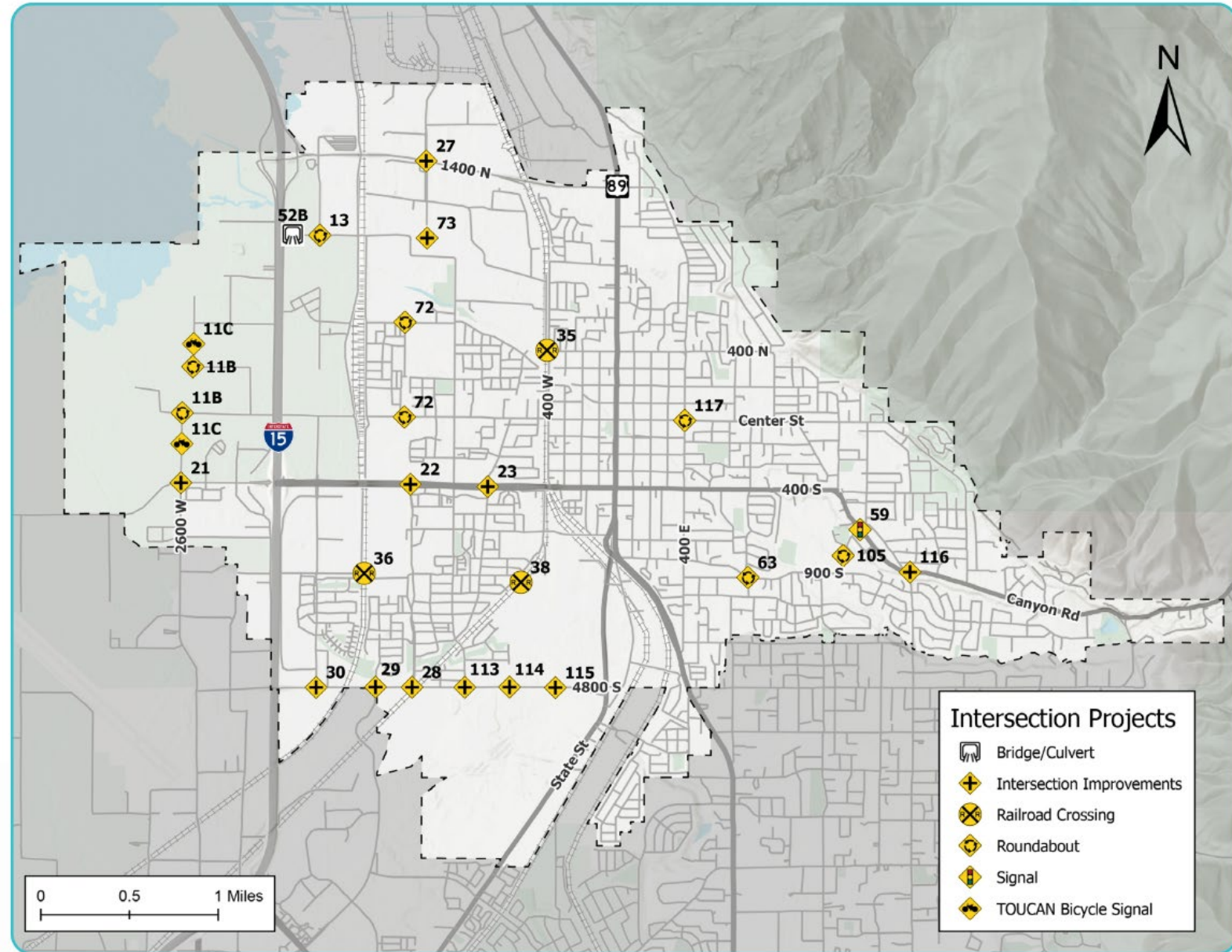


FIGURE 3: Phase 1 Intersection Projects



WRF PROPOSED IMPACT FEE COSTS

TABLE 1: PROPORTIONATE SHARE ANALYSIS

| Summary of Cost per Trip | Cost per PM Peak Hour Trip |
|----------------------------|----------------------------|
| Buy-In Costs | \$78.90 |
| New Construction Costs | \$3,446.11 |
| Consultant Costs | \$2.54 |
| Fund Balance Credit | (\$317.36) |
| Total Cost per Trip | \$3,210.19 |

The cost per PM peak hour trip is **\$3,210.19**.

Current Transportation Impact Fee \$3,109.83

TABLE 2: RECOMMENDED MAXIMUM TRANSPORTATION IMPACT FEES INTO MAJOR GROUPINGS

| ITE Code | Category | Units; Per | ITE Trips | Pass-By Trips | Adjusted Trips* | Maximum Fee PM Peak Fee |
|----------|-------------------------------------------------|-----------------------------------|-----------|---------------|-----------------|-------------------------|
| 130 | Industrial Park 130 | 1000 Sq. Feet Gross Floor Area | 0.34 | 0 | 0.17 | \$545.73 |
| 140 | General Manufacturing | 1000 Sq. Feet Gross Floor Area | 0.74 | 0 | 0.37 | \$1,187.77 |
| 150 | Warehouse | 1000 Sq. Feet Gross Floor Area | 0.18 | 0 | 0.09 | \$288.92 |
| 151 | Mini-Warehouse | 1000 Sq. Feet Gross Floor Area | 0.15 | 0 | 0.08 | \$240.76 |
| 210 | Single-Family Detached Housing | Dwelling Units | 0.94 | 0 | 0.47 | \$1,508.79 |
| 220 | Multi-Family / (Low-Rise 1-2 Levels) | Dwelling Units | 0.51 | 0 | 0.26 | \$818.60 |
| 221 | Multi-Family (Mid-Rise 3-10 Levels) | Dwelling Units | 0.39 | 0 | 0.2 | \$625.99 |
| 222 | Multi-Family (High-Rise >10 Levels) | Dwelling Units | 0.32 | 0 | 0.16 | \$513.63 |
| 240 | Mobile Home / RV Park | Dwelling Units | 0.58 | 0 | 0.29 | \$930.95 |
| 254 | Assisted Living Center | 1000 Sq. Feet Gross Floor Area | 0.24 | 0 | 0.12 | \$392.22 |
| 310 | Hotel | Rooms | 0.59 | 0 | 0.30 | \$947.05 |
| 445 | Movie Theater | 1000 Sq. Feet Gross Floor Area | 6.17 | 0 | 3.09 | \$9,903.43 |
| 492 | Health/Fitness Club | 1000 Sq. Feet Gross Floor Area | 3.45 | 0 | 1.73 | \$5,537.57 |
| 520 | Elementary School | Students | 0.16 | 0 | 0.08 | \$256.82 |
| 522 | Middle School / Junior High School | Students | 0.15 | 0 | 0.08 | \$240.76 |
| 525 | High School | Students | 0.14 | 0 | 0.07 | \$224.71 |
| 534 | Private High School | Students | 0.19 | 0 | 0.10 | \$304.97 |
| 560 | Church | 1000 Sq. Feet Gross Floor Area | 0.49 | 0 | 0.25 | \$786.50 |
| 565 | Day Care Center | 1000 Sq. Feet Gross Floor Area | 11.12 | 0.44 | 3.11 | \$9,995.24 |
| 590 | Library | 1000 Sq. Feet Gross Floor Area | 8.16 | 0 | 4.08 | \$13,097.57 |
| 610 | Hospital | 1000 Sq. Feet Gross Floor Area | 0.86 | 0 | 0.43 | \$1,380.38 |
| 710 | General Office Building | 1000 Sq. Feet Gross Floor Area | 1.44 | 0 | 0.72 | \$2,311.34 |
| 720 | Medical-Dental Office Building | 1000 Sq. Feet Gross Floor Area | 3.93 | 0 | 1.97 | \$6,308.02 |
| 730 | Government Office Building | 1000 Sq. Feet Gross Floor Area | 1.71 | 0 | 0.86 | \$2,744.71 |
| 770 | Business Park | 1000 Sq. Feet Gross Floor Area | 1.22 | 0 | 0.61 | \$1,958.21 |
| 812 | Building Material and Lumber Store | 1000 Sq. Feet Gross Floor Area | 2.25 | 0 | 1.13 | \$3,611.46 |
| 816 | Hardware/Paint Store | 1000 Sq. Feet Gross Floor Area | 2.98 | 0.26 | 1.10 | \$3,539.55 |
| 817 | Nursery (Garden Center) | 1000 Sq. Feet Gross Floor Area | 6.94 | 0 | 3.47 | \$11,139.35 |
| 820 | Shopping Center (>150k) | 1000 Sq. Feet Gross Leasable Area | 3.4 | 0.29 | 1.21 | \$3,874.70 |
| 841 | Automobile Sales (Used) | 1000 Sq. Feet Gross Floor Area | 3.75 | 0 | 1.88 | \$6,019.10 |
| 848 | Tire Store | 1000 Sq. Feet Gross Floor Area | 3.75 | 0.25 | 1.41 | \$4,514.33 |
| 850 | Supermarket | 1000 Sq. Feet Gross Floor Area | 8.95 | 0.24 | 3.40 | \$10,917.85 |
| 851 | Convenience Market | 1000 Sq. Feet Gross Floor Area | 49.11 | 0 | 24.56 | \$78,826.16 |
| 880 | Pharmacy/Drugstore without Drive-Through Window | 1000 Sq. Feet Gross Floor Area | 2.16 | 0.53 | 0.51 | \$1,629.49 |
| 881 | Pharmacy/Drugstore with Drive-Through Window | 1000 Sq. Feet Gross Floor Area | 3.74 | 0.49 | 0.95 | \$3,061.56 |
| 890 | Furniture Store | 1000 Sq. Feet Gross Floor Area | 0.52 | 0.53 | 0.12 | \$392.28 |
| 911 | Walk-In Bank | 1000 Sq. Feet Gross Floor Area | 12.13 | 0 | 6.07 | \$19,469.79 |

| ITE Code | Category | Units; Per | ITE Trips | Pass-By Trips | Adjusted Trips* | Maximum Fee PM Peak Fee |
|----------|---------------------------------------------------|--------------------------------|-----------|---------------|-----------------|-------------------------|
| 912 | Drive-in Bank | 1000 Sq. Feet Gross Floor Area | 21.01 | 0.35 | 6.83 | \$21,919.97 |
| 918 | Hair Salon | 1000 Sq. Feet Gross Floor Area | 1.45 | 0 | 0.73 | \$2,327.39 |
| 932 | High-Turnover (Sit-Down) Restaurant | 1000 Sq. Feet Gross Floor Area | 9.05 | 0.43 | 2.58 | \$8,279.88 |
| 933 | Fast-Food Restaurant without Drive-Through Window | 1000 Sq. Feet Gross Floor Area | 33.21 | 0 | 16.61 | \$53,305.17 |
| 934 | Fast-Food Restaurant with Drive-Through Window | 1000 Sq. Feet Gross Floor Area | 33.03 | 0.55 | 7.43 | \$23,857.31 |
| 942 | Auto Care Center | 1000 Sq. Feet Gross Floor Area | 3.11 | 0 | 1.56 | \$4,991.84 |
| 944 | Gasoline/Service Station | Vehicle Fueling Position | 13.91 | 0.42 | 4.03 | \$12,949.58 |
| 945 | Gasoline/Service Station with Convenience Store | Vehicle Fueling Position | 18.42 | 0.56 | 4.05 | \$13,008.97 |
| 947 | Self Service Car Wash | Wash Stalls | 5.54 | 0 | 2.77 | \$8,892.22 |
| 948 | Automated Car Wash | 1000 Sq. Feet Gross Floor Area | 77.5 | 0 | 38.75 | \$124,394.78 |

*ITE Trips are adjusted by 50% to align the model used with the ITE manual which counts trip ends. For example, ITE counts two trips as crossing the driveway if a vehicle leaves home and then returns.

| ITE Trips | Pass-By Trips | Adjusted Trips | Maximum Fee PM Peak Fee |
|-----------|---------------|----------------|-------------------------|
| 0.94 | 0 | 0.47 | \$1,508.79 |

Proposed fee - \$3,210.19 per PM Peak Trip

SF Home - \$3,210.19 x .47 = **\$1,508.79**



UTAH COUNTY IMPACT FEES COMPARISON

TRANSPORTATION

Transportation Impact Fees: **Current**
 • **Single Family Home** **\$1,462**

Proposed
\$1,509

3.2% ↑

| CITY | TRANSPORTATION |
|-----------------------------|-----------------|
| Eagle Mountain | \$ 4,853 |
| Vineyard | \$ 3,586 |
| American Fork | \$ 3,548 |
| Salem | \$ 2,398 |
| Spanish Fork | \$ 1,993 |
| COUNTY AVERAGE | \$ 1,673 |
| Pleasant Grove | \$ 1,533 |
| Springville Proposed | \$ 1,509 |
| Springville Current | \$ 1,462 |
| Payson | \$ 1,462 |
| Provo | \$ 1,293 |
| Alpine | \$ 1,183 |
| Lehi | \$ 1,163 |
| Saratoga Springs | \$ 1,016 |
| Santaquin | \$ 769 |
| Cedar Hills | \$ 625 |
| Elk Ridge | \$ 552 |
| Highland | \$ 538 |
| Orem | \$ 459 |
| Lindon | \$ - |
| Mapleton | \$ - |
| Woodland Hills | \$ - |



COMPARING IMPACT FEE COSTS

| Springville Impact Fee Comparison | | | | | | |
|-------------------------------------------------------|-------------------------|-----------------------------|--------------------|---------------------------|-----------------------------------|--------------------------------------|
| <i>Based on 10,000 sq.foot lot, 4000 sq. ft. home</i> | | | | | | |
| Impact Fee | Springville Current Fee | Springville RECOMMENDED Fee | County Average Fee | Percent Increase Proposed | Percent Over/Under County Average | Ranking compared to UT County Cities |
| ALL Water Combined (Indoor and Outdoor) | \$3,597.00 | \$3,571.00 | \$5,452.99 | -1% | -35% | 15 out of 20 |
| Sewer Collections & Treatment | \$2,884.53 | \$3,137.34 | \$6,010.15 | 9% | -48% | 17 out of 20 |
| *Storm Water | \$2,808.28 | \$2,770.14 | \$887.01 | -1% | 212% | 2 out of 16 |
| Transportation | \$1,461.62 | \$1,508.79 | \$1,419.53 | 3% | 6% | 7 out of 17 |
| Parks | \$6,062.70 | \$6,062.70 | \$3,701.89 | 0% | 64% | 2 out of 19 |
| Public Safety | \$1,109.34 | \$1,109.34 | \$499.71 | 0% | 122% | 2 out of 15 |
| Total of All Fees | \$17,923.47 | \$18,159.31 | \$17,971.28 | 1% | 1% | 9 out of 20 |

PUBLIC WORKS



QUESTIONS?



Transportation IFFP & IFA Motion

I move that the Planning Commission recommend to the City Council the approval and adoption of the Transportation Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) as presented. In addition, I recommend that the City Council adopt the maximum allowable impact fee as calculated in the IFA, in accordance with the requirements of the Utah Impact Fees Act.