PUBLIC WORKS

CULINARY WATER & PRESSURIZED IRRIGATION - MASTER PLAN/IFFP/IFA

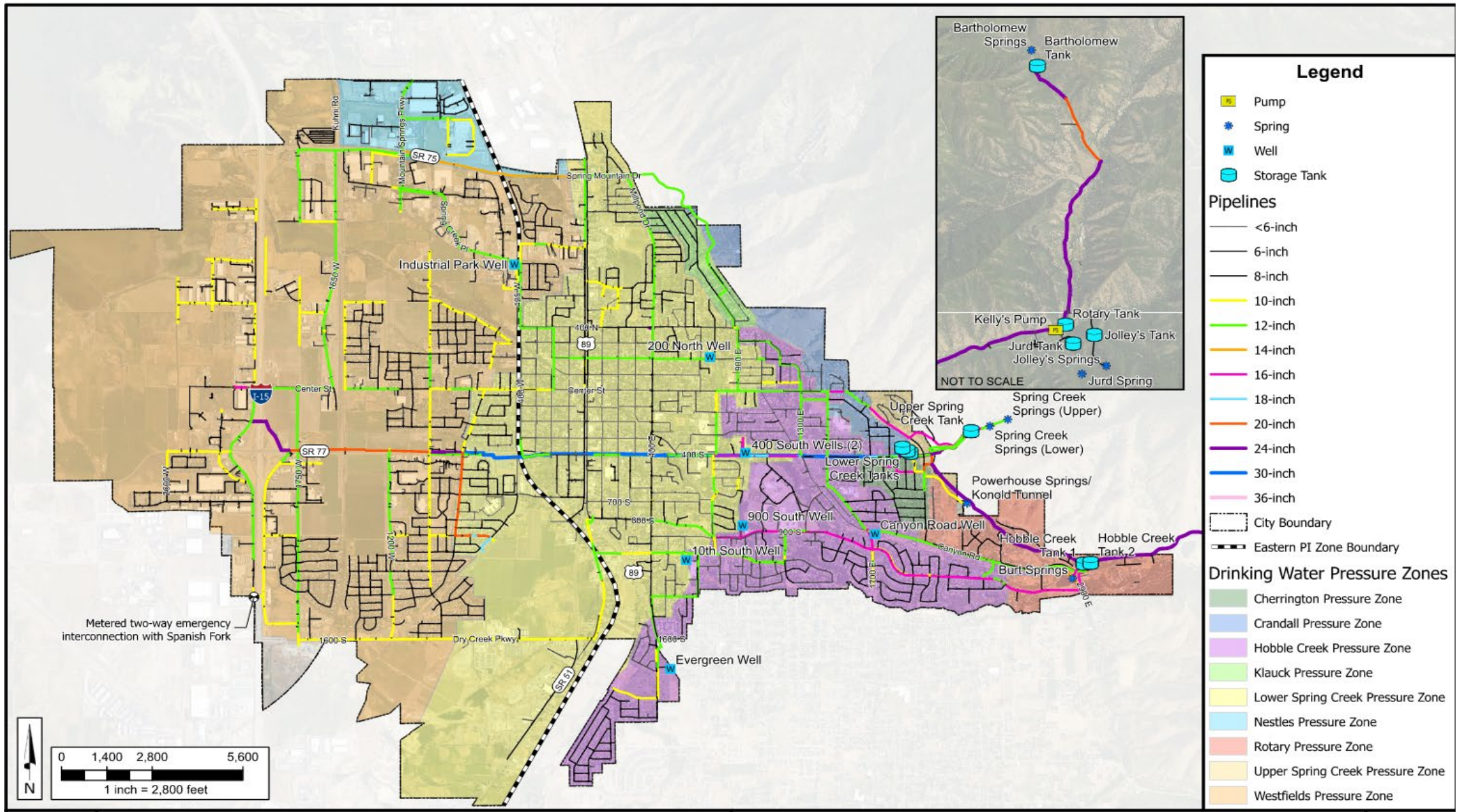
springville
ART CITY

Utility Board Meeting – December 10, 2025
Planning Commission – January 13, 2026
City Council Work Session – February 3, 2026

Why Master Plans?

- Establish Levels of Service
- Project/Estimate Growth
- Quantify System Assets
- Verify Sufficient Water Rights
- Run Hydraulic Model
- Formulate Capital Projects

CULINARY WATER MASTER PLAN



HANSEN ALLEN & LUCE inc ENGINEERS

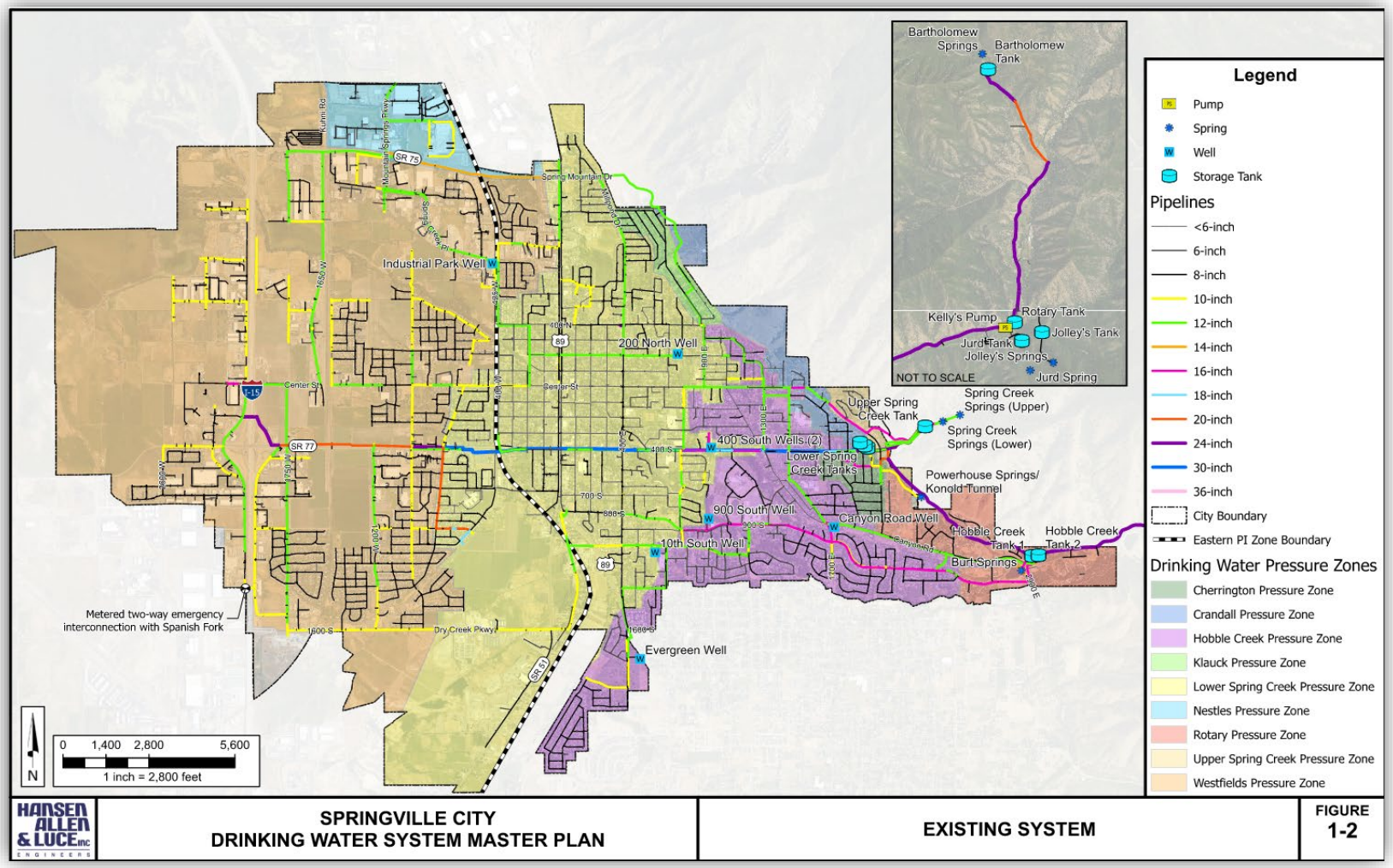
SPRINGVILLE CITY
DRINKING WATER SYSTEM MASTER PLAN

EXISTING SYSTEM

FIGURE 1-2

Existing Drinking Water System

- 220 miles of pipe
- 4” to 30” diameter
- 7 wells
- 5 springs
- 9 tanks
- 2 pump stations
- 11 pressure zones



Establish Levels of Service

ERC = Equivalent Residential Connection

- .3 ac-ft/yr (97,755 gal/yr) indoor water use
- Outdoor use based on lot size (per irrigate acre)

Table 1-1: System Level of Service

Criteria	Indoor Level of Service (ERC)	Outdoor Level of Service (irr-ac)
Average Yearly Demand	0.3 ac-ft/ERC	4.0 ac-ft/irr-ac
Peak Day Demand	260 gpd/ERC = 0.18 gpm/ERC	12,240 gpd/irr-ac = 8.5 gpm/irr-ac
Peak Instantaneous Demand	1.5 Peaking Factor = 0.27 gpm/ERC	1.5 Peaking Factor = 12.8 gpm/irr-ac
Storage	230 gal/ERC	6,120 gal/irr-ac

Table 2-7: Irrigated Acreage by Lot Size

Lot Size Min (sq ft)	Lot Size Max (sq ft)	Irrigated Area		Annual Volume[1] (ac-ft)
		(sq ft)	(acre)	
0	2,000	1,000	0.03	0.09
2,000	3,999	1,100	0.03	0.10
4,000	5,999	2,500	0.06	0.23
6,000	7,999	3,600	0.09	0.33
8,000	10,889	4,400	0.11	0.40
10,990	21,779	6,300	0.15	0.58
≥ 21,780		14,900	0.35	1.37

1. Irrigated areas incorporate green space/common space into each lot.
2. Annual volume calculated based on an outdoor level of service of 4 ac-ft per irrigated acre.

Project/Estimate Growth

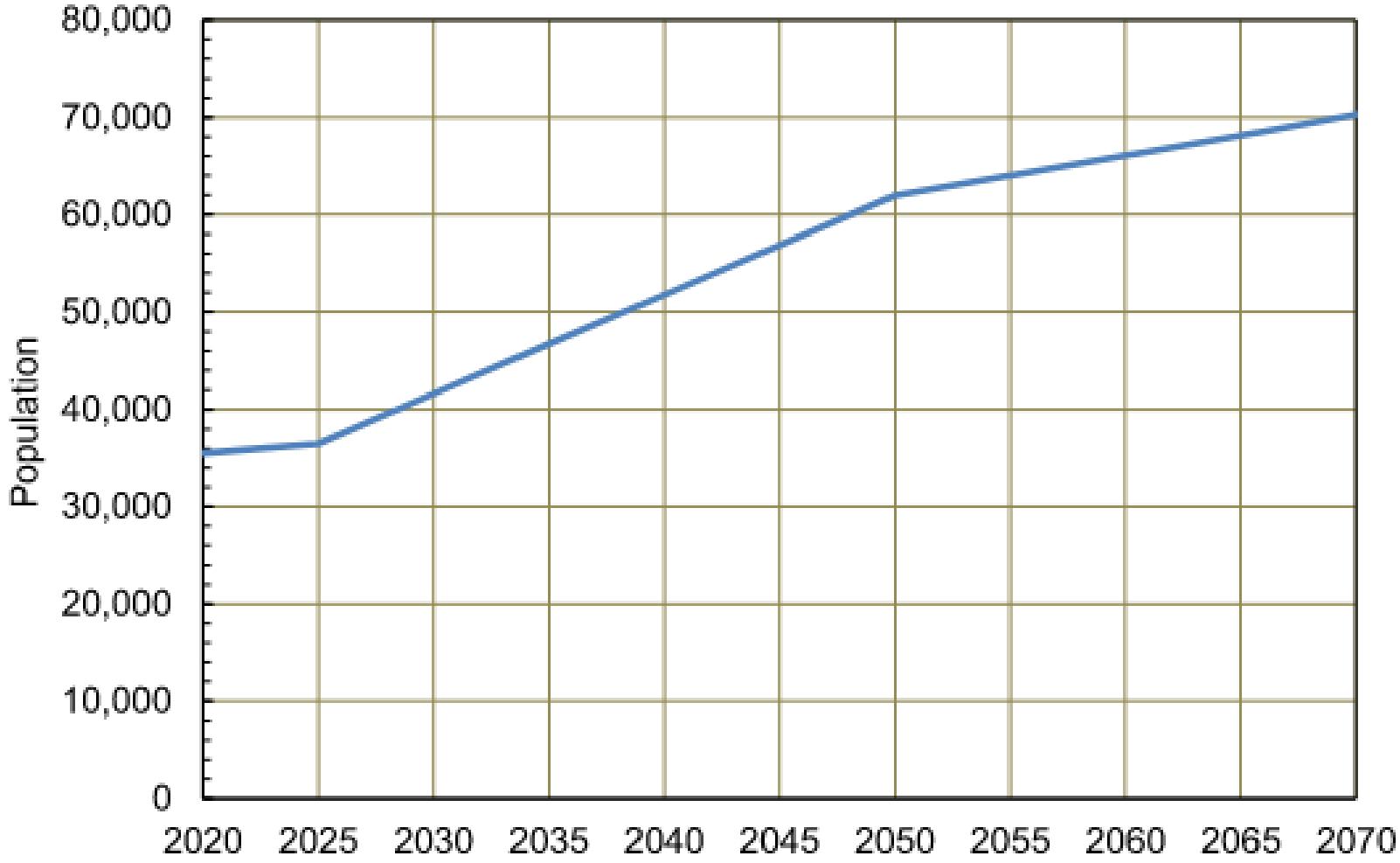


Figure 1-1: Springville Projected Population

Quantify System Assets

Sources

- Wells & Springs

Storage - Water Tanks

- Equalization - source vs demand
- Fire Suppression
- Emergency

Pipelines - 220 miles

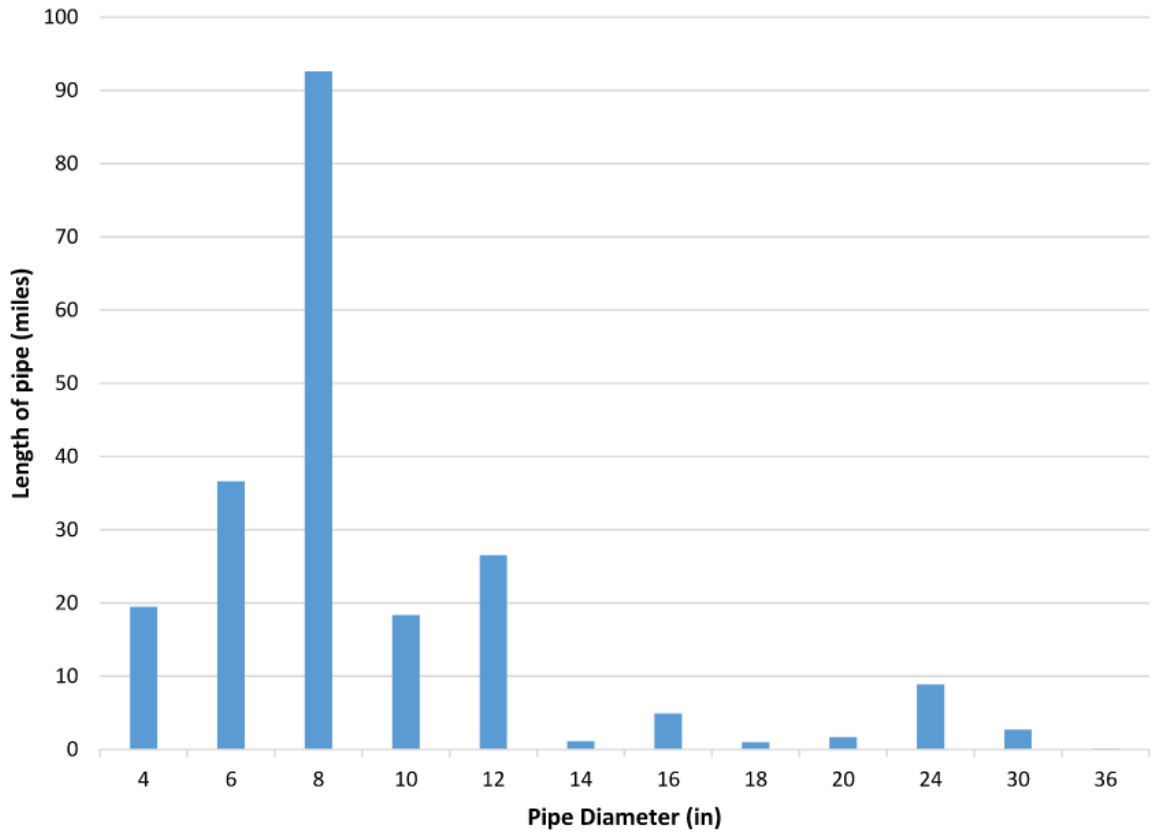


Figure 5-1: Summary of Pipe Length by Diameter

Verify Sufficient Water Rights

Culinary – municipal use

- 2070 – 14,900 ac-ft

Potential Culinary – future

- Flow – 4,400 gpm, or
- Volume – 4,424 ac-ft

Table 6-2: Potential Drinking Water System Municipal Water Rights

Water Right Number	Flow * (gpm)	Volume (ac-ft)	Irrigation Company	Proposed Source
51-8368 (a35091)	800	834	Springville	City Wells
51-8369 (a35092)	300	322	Mill Pond	City Wells
51-8366 (a35086)	200	205	Wood Springs	City Wells
51-8367 (a35088)	100	24	Coffman Springs	City Wells
51-5790 (a44540)	2,400	2,471	Springville	City Wells
51-8791 (a43637)	400	357	Mill Pond	City Wells
51-8792 (a44541)	200	211	Wood Springs	City Wells
Total	**4,400**	**4,424**		

* Flow assumption based on existing well water rights.

Run Hydraulic Model

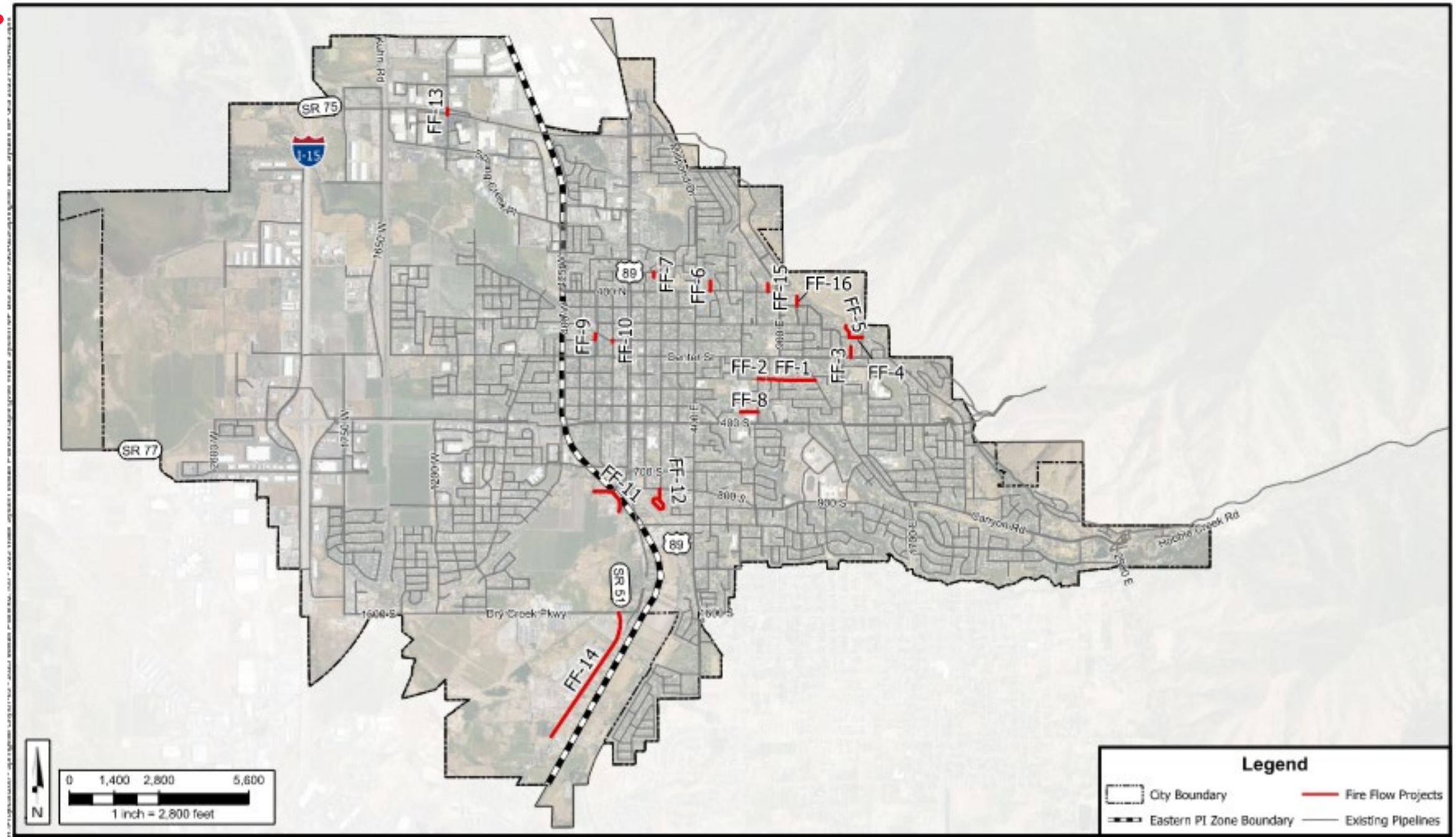
Fire Flow Deficiencies

- Residential East of 400 West < 1,000 gpm
- Residential West of 400 West < 1,500 gpm
- Non-Residential < 2,000 gpm
- Non-Residential > 2,000 gpm

Table 5-4: Projects to Resolve Low Fire Flow Locations Requiring > 2,000 gpm

	Location	Required Flow (gpm)	Available Flow (gpm)	Solution	Length	Cost
FF-13	1400 North Mountain Springs Parkway	2,000	1,750	Add PRV or check valve from Westfields Zone to Nestlé	PRV	$390,000
	A small area within the Nestlé pressure zone does not achieve a fire flow of 2,000 gpm. The remainder of the required flow can be met by installing a PRV or check valve from the Westfields zone to the Nestlé zone at 1400 North Mountain Springs Parkway. This project provides a minimum of 2,000 gpm level at all locations in the Nestlé pressure zone. Future buildings must be constructed to meet available flows. An individual analysis can be performed for new buildings to determine the fire flow available at each location.					
FF-14	1990 South State, Intermountain Lift	5,000	1,400	12-inch loop from end of dead end back to 1600 South	4,510	$2,070,000
	The transmission line on 1600 South is a 10-inch line, which limits flow in the pipe to less than 5,000 gpm. To achieve maximum flows, the 8-inch pipe on SR-51 should be upsized to a 12-inch. Additionally, flow will increase as development provides additional connectivity in the area. Other solutions would likely be more feasible and include compartmentalizing buildings, adding fire sprinklers, or constructing a private tank and pump. However, it is cautioned that other buildings on SR-51 also require high fire flows and must be considered. An emergency/fire flow interconnection with Spanish Fork City at the south City limit of SR-51 would benefit all development along SR-51.					
Cost for Fire Flow Projects (Locations requiring >2,000 gpm)				**$2,460,000**		

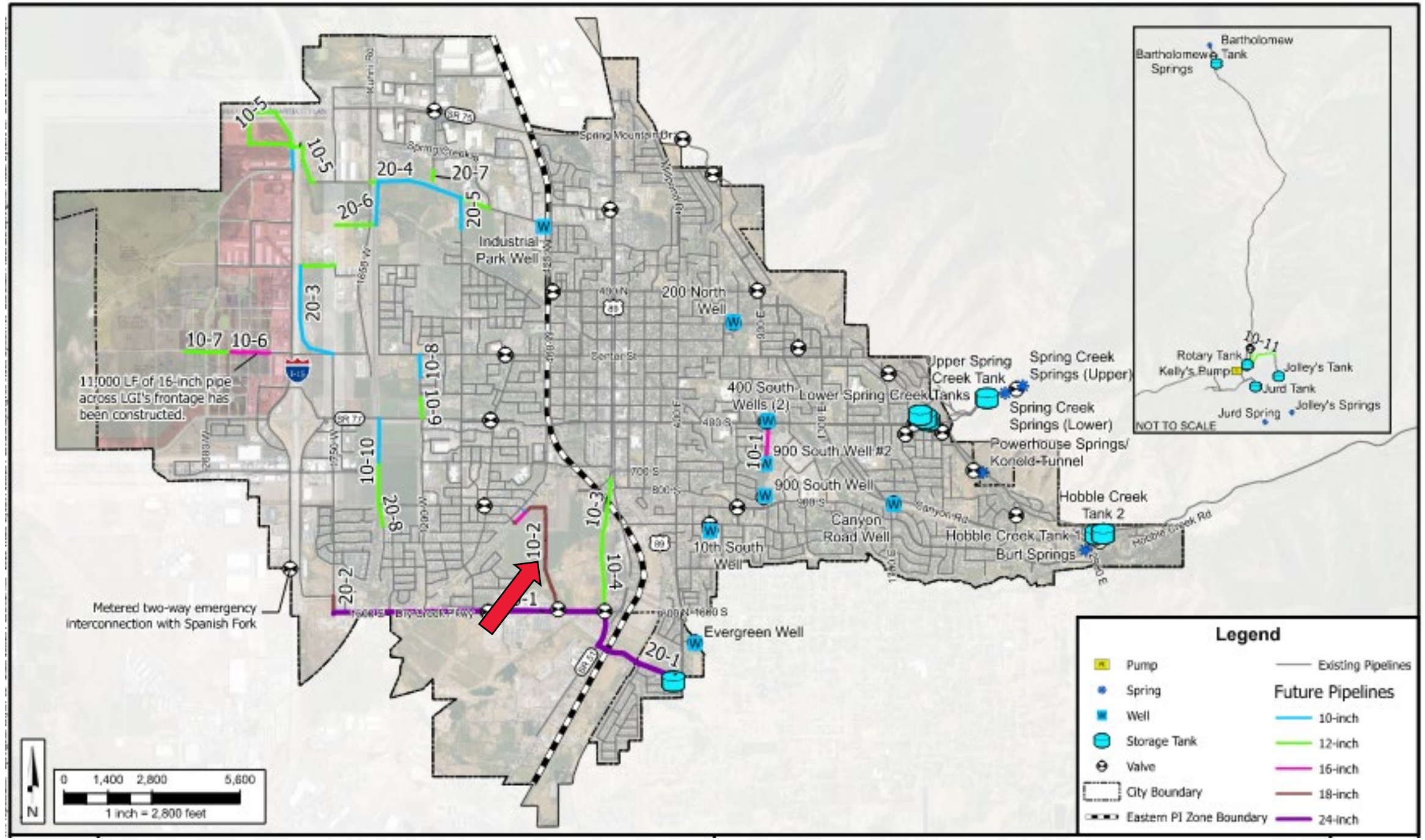
	Location	Description	Solution	Length	Cost
Projects 1 or 2 mitigate several locations between 800 East and 1300 East, from Center Street to 400 South					
FF-1	100 South, 860 East to Canyon Avenue	4-inch line	Upsize to 8-inch	1500	$ 530,000
Project 2 is an alternative to Project 1. Costs for project 2 are not included in the total.					
FF-2	100 South 800 East	4-inch line	Add check valve to allow flow from lower zone during fire.	Valve	$30,000
FF-3	1360 East, Center Street to 90 North	4-inch cul-de-sac	Upsize to 8-inch if hydrant is installed	360	$130,000
FF-4	130 North, 1350 East to 1440 East	4-inch line	Upsize to 8-inch	400	$150,000
FF-5	1350 East, 130 North to 220 North	4-inch cul-de-sac	Upsize to 8-inch if hydrant is installed	410	$150,000
FF-6	500 East, 400 North to 450 North	4-inch cul-de-sac	Upsize to 8-inch if hydrant is installed	310	$110,000
FF-7	150 East, 500 North to 530 North	4-inch line	Upsize to 8-inch if hydrant is installed	170	$60,000
FF-8	330 South (Chase Lane), 700 East to 800 East	4-inch dead end	Upsize to 8-inch if hydrant is installed	550	$200,000
Projects 9-10 increase flow to hydrants where higher flow is available nearby. However, it is ideal to upgrade every hydrant so the fire department can use any hydrant.					
FF-9	200 West, 100 North to fire hydrant	4-inch line	Upsize to 8-inch	200	$80,000
FF-10	100 West, 100 North to fire hydrant	4-inch line	Upsize to 8-inch	50	$20,000
FF-11	800 South and 50 West	No hydrants on lines	Upsize to 8-inch if hydrants are installed	1290	$460,000
FF-12	Artistic Circle	4-inch lines	Upsize to 8-inch	1370	$490,000
FF-15	850 E, 400 N to 450 N	4-inch line	Upsize to 8-inch if hydrant is installed.	260	$100,000
FF-16	1040 E, 300 N to 400 N	4-inch cul-de-sac	Upsize to 8-inch if hydrant is installed.	290	$110,000
Cost for Fire Flow Projects (Up to 1,000 gpm or 1,500 gpm required for residential and 2,000 gpm for non-residential)			**$2,620,000**		


FF-13
FF-7
FF-6
FF-15
FF-16
FF-5
FF-9
FF-10
FF-3
FF-2
FF-1
FF-4
FF-8
FF-11
FF-12
FF-14
SR 75
SR 77
SR 51
I-15
89
Bry Creek Pkwy
Canyon Rd
Hobble Creek Rd
N
0 1,400 2,800 5,600
1 inch = 2,800 feet
Legend
City Boundary
Eastern PI Zone Boundary
Fire Flow Projects
Existing Pipelines

Formulate Capital Projects

Table 7-1: Recommended 10-Year and 20-Year Projects

Type	Map ID[1]	Recommended Project	Total Cost[3]	% Impact Fee Eligible	Impact Fee Eligible Cost
Growth Projects, 0-10 Year Phasing (2025-2035)					
Source	10-1	Drill and develop 4,000 gpm well at 900 S Install 1,300 LF 16-inch PVC pipe	$8,430,000	100%	$8,430,000
Transmission	10-2	400 West, 900 South to 1600 South 70 LF 10-inch PVC pipe, 560 LF 16-inch PVC pipe and 4,010 LF 18-inch PVC pipe bored under railroad [cost includes boring]	$3,450,000	100%	$3,450,000
Transmission	10-3	State Street, 700 South to 1060 South 1,690 LF 12-inch PVC pipe across UDOT ROW [cost includes boring]	$780,000	100%	$780,000
Transmission	10-4	State Street, 1600 South 2,520 LF 12-inch PVC pipe across UDOT ROW	$1,160,000	100%	$1,160,000
Transmission	10-5	West of I-15, 1000 North to 1400 North 700 LF 10-inch PVC pipe and 6,060 LF 12-inch PVC pipe bored under I-15 [cost includes boring]	$4,150,000	12%	$510,000
Transmission	10-6	Center Street, 2250 West to 2400 West 490 LF 16-inch PVC pipe	$236,000	22%	$51,000
		Center Street, 2100 West to 2250 West (LGI frontage) 1,100 LF 16-inch PVC pipe[4]	$107,670	-	$107,670 (100%)
Transmission	10-7	Center Street, 2400 West to 2700 W 1,370 LF 12-inch PVC pipe bored under canal [cost includes boring]	$730,000	12%	$90,000


10-5
10-5
20-4
20-7
20-6
20-5
Industrial Park Well
20-3
10-7
10-6
11,000 LF of 16-inch pipe across LGI's frontage has been constructed.
10-8
6-01
10-10
20-8
200 North Well
400 South Wells (2)
10-1
900 South Well #2
900 South Well
10-3
10-2
10-4
20-2
20-1
Metered two-way emergency interconnection with Spanish Fork
10th South Well
Canyon Road Well
Evergreen Well
Upper Spring Creek Tank
Lower Spring Creek Tanks
Spring Creek Springs (Upper)
Spring Creek Springs (Lower)
Powerhouse Springs/ Konold-Tunnel
Hobble Creek Tank 2
Hobble Creek Tank 1
Burt Springs
Bartholomew Tank
Bartholomew Springs
10-11
Rotary Tank
Kelly's Pump
Jolley's Tank
Jurd Tank
Jurd Spring
Jolley's Springs
NOT TO SCALE
Legend
Pump
Spring
Well
Storage Tank
Valve
City Boundary
Eastern PI Zone Boundary
Existing Pipelines
Future Pipelines
10-inch
12-inch
16-inch
18-inch
24-inch
N
0 1,400 2,800 5,600
1 inch = 2,800 feet

Replacement Program

Table 5-6: Replacement Program for All Existing Pipes

Pipe Diameter (inches)	Length of Pipe (feet)	Cost
4	102,000	$28,440,000
6	181,000	$50,620,000
8	444,000	$124,440,000
10	98,000	$30,690,000
12	144,000	$47,900,000
14	6,000	$2,120,000
16	24,000	$9,660,000
18	5,000	$2,160,000
20	15,000	$6,800,000
24	47,000	$25,350,000
30	14,000	$10,060,000
	Subtotal	$338,980,000
	Contingency (20%) & Engineering (10%)	$101,690,000
	Total Cost for Replacement of All Existing Pipes	**$440,670,000**
	Annual Cost for Replacement of All Pipes Over Service Life	**$4,900,000**

PRESSURIZED IRRIGATION WATER MASTER PLAN

Establish Levels of Service

ERC = Equivalent Residential Connection

- Outdoor use based on lot size (per irrigated acre)
- Key System Design Criteria
- Irrigation Factors by Land Use

Table 2-1
Irrigation Factors by Land Classification

Land Classification	Irrigation Factor
Agriculture (Placeholder for Future Development)	30%
Commercial	15%
Industrial Manufacturing	10%
Low Density Residential	37%
Medium Density Residential	40%
Medium High Density Residential	34%
Medium Low Density Residential	38%
Mixed Use	39%

Project/Estimate Growth

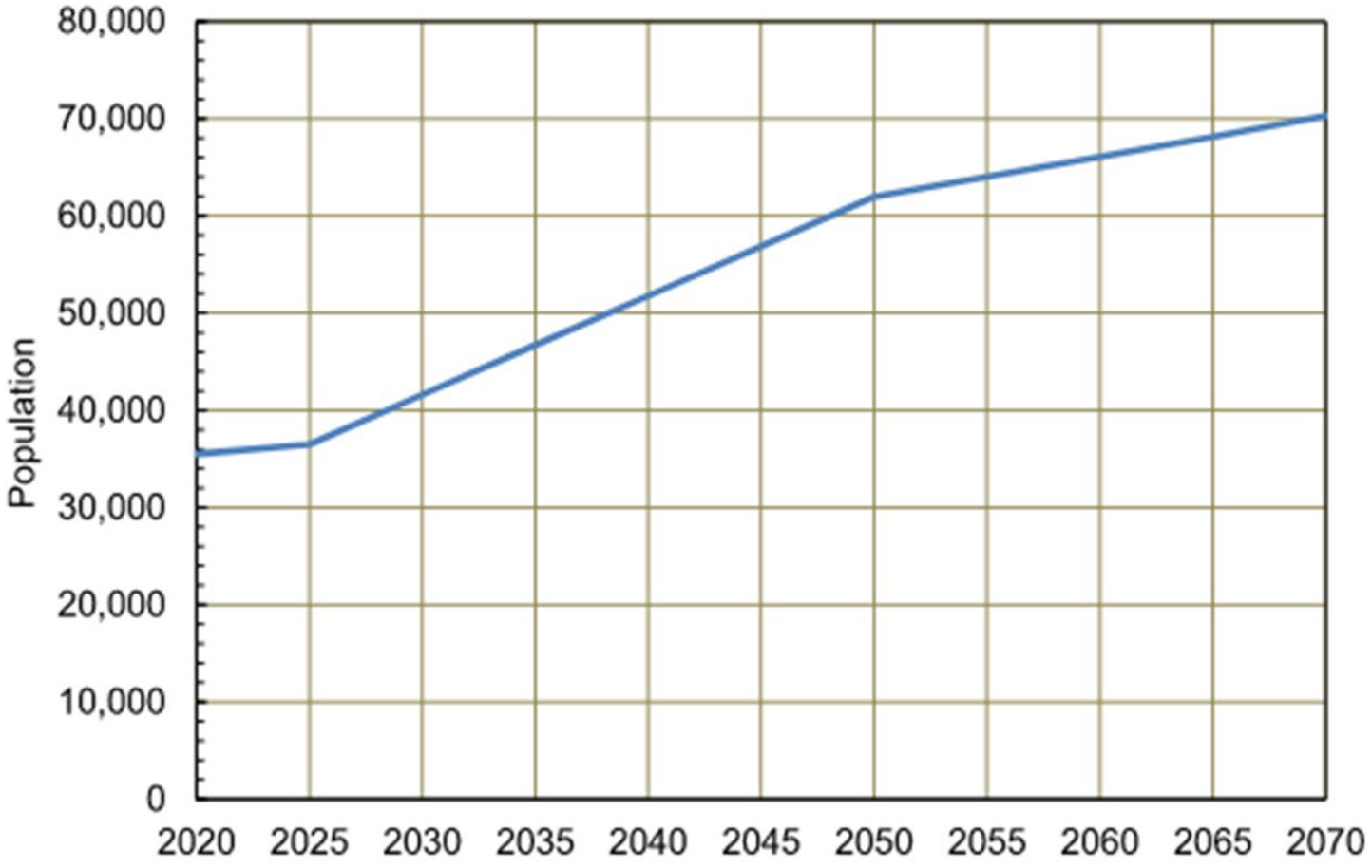


Figure 1-1: Springville Projected Population

Table 2-3
Projected Irrigated Acres

Scenario	Projected Irrigated Acres	Potential Existing Customers*	Total Irrigated Acres
Existing	362		362
10-year	615	173	788
20-year	836	257	1,093
Planning Horizon	1,074	257	1,331

* The value in this column represents the total amount of additional customers added to the growth projections. The values in this column are not additive.

Quantify System Assets

Sources

- Hobble Creek
- Strawberry Reservoir

Storage – Bartholomew Pond

- Total Capacity – 32 ac-ft
- 6-foot fluctuation – 19.4 ac-ft

Table 3-1
Existing Pressurized Irrigation System Water Sources

Source	Flow Capacity (gpm)*	Flow Capacity (cfs)	Annual Capacity (ac-ft)*
Hobble Creek/ Highline Ditch	2,245	5	500
Springville Irrigation Ditch #1	0**	0*	5,000
Mapleton-Springville Strawberry Pipeline	5,835	13	1,600
Total	**8,080**	**18**	**7,100**

Table 4-2
Existing Storage Requirements

Irrigated Acreage	Storage Requirement (ac-ft)	Existing Capacity (ac-ft)	Surplus (ac-ft)
362.0	6.8	19.4	12.6

Table 4-3
Future Storage Requirements

Time	Irrigated Acreage	Storage Requirement (ac-ft)	Existing Capacity (ac-ft)	Deficiency (-) or Surplus (+) (ac-ft)
10-Years	788	14.8	19.4	+4.6
20-Years	1,093*	20.5	19.4	**-1.2**
2070	1,331*	25.0	19.4	**-5.6**

* These projections include irrigated acres from the "potential customers." Refer to Table 2-3 for details on projected irrigated acres.

Verify Sufficient Irrigation Water Rights

Table 6-1: Existing Water Rights Used in the PI System

Water Right	Flow* (gpm)	Volume* (ac-ft)	PI Source
Strawberry Water Shares (Springville Irrigation Company)	3,000	1,970	Mapleton-Springville Strawberry Pipeline
Springville Irrigation Company Shares (Non-Strawberry Water)	645	855	Springville Irrigation Ditch #1
51-6025	627	490	Hobble Creek/ Highline Ditch
51-6219	145	103	Hobble Creek/ Highline Ditch
TOTAL	**4,417**	**3,418**	

* Flow and volume for each water right is estimated based on the State of Utah water right database and City records.

Table 6-2
Existing PI Average Yearly Water Demand and Water Right Capacity

Parameter	Average Yearly (ac-ft)
Demand	1,448
Capacity	3,418
Surplus	1,970

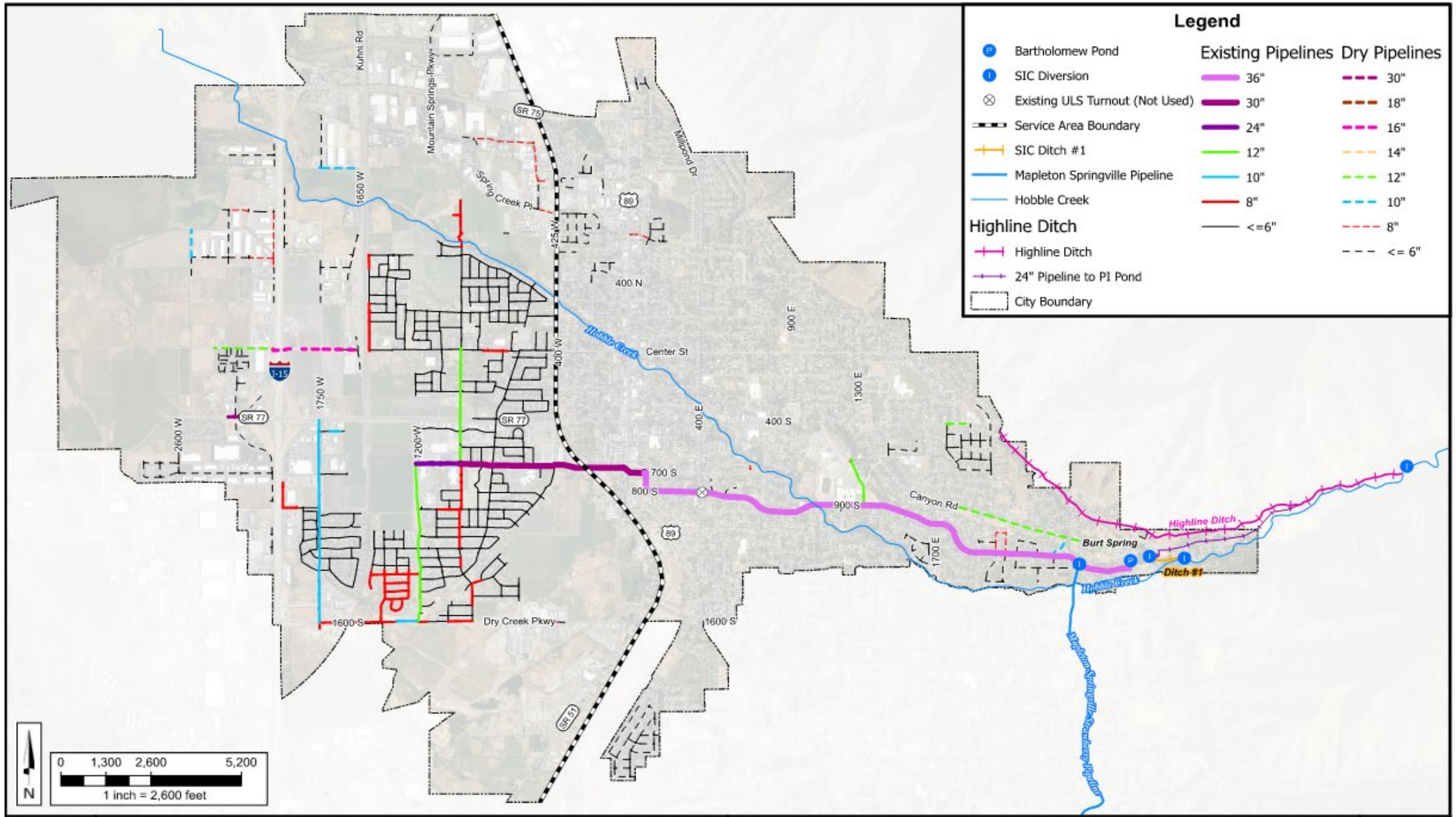
Potential Irrigation Water Rights

Table 6-4
Potential Water Rights for Use in the PI System

Water Right	Flow (gpm)	Volume (ac-ft)	Current Use	Water Source
51-5328	450	724	Hobble Creek Golf Course	Jurd Springs
Springville Irrigation Shares	245	195	Jolly's Park, Kelly Park, and Hobble Creek Golf Course	Hobble Creek
51-5224	1,571	2,000	Plat A Irrigation System	Hobble Creek
51-5230	25	20	Irrigation at Westroc	Roundy Springs
51-7463 (a24494)	50	37	Industrial Park	Little Spring Creek
Total	**2,341**	**2,976**		

* Flow and volume for each water right is estimated based on the State of Utah water right database and City records.

Utah Lake Drainage Basin Water Delivery System (ULS) – 5,575 ac-ft.



HANSEN ALLEN & LUCE INC ENGINEERS

SPRINGVILLE CITY
PRESSURIZED IRRIGATION SYSTEM MASTER PLAN

EXISTING SYSTEM

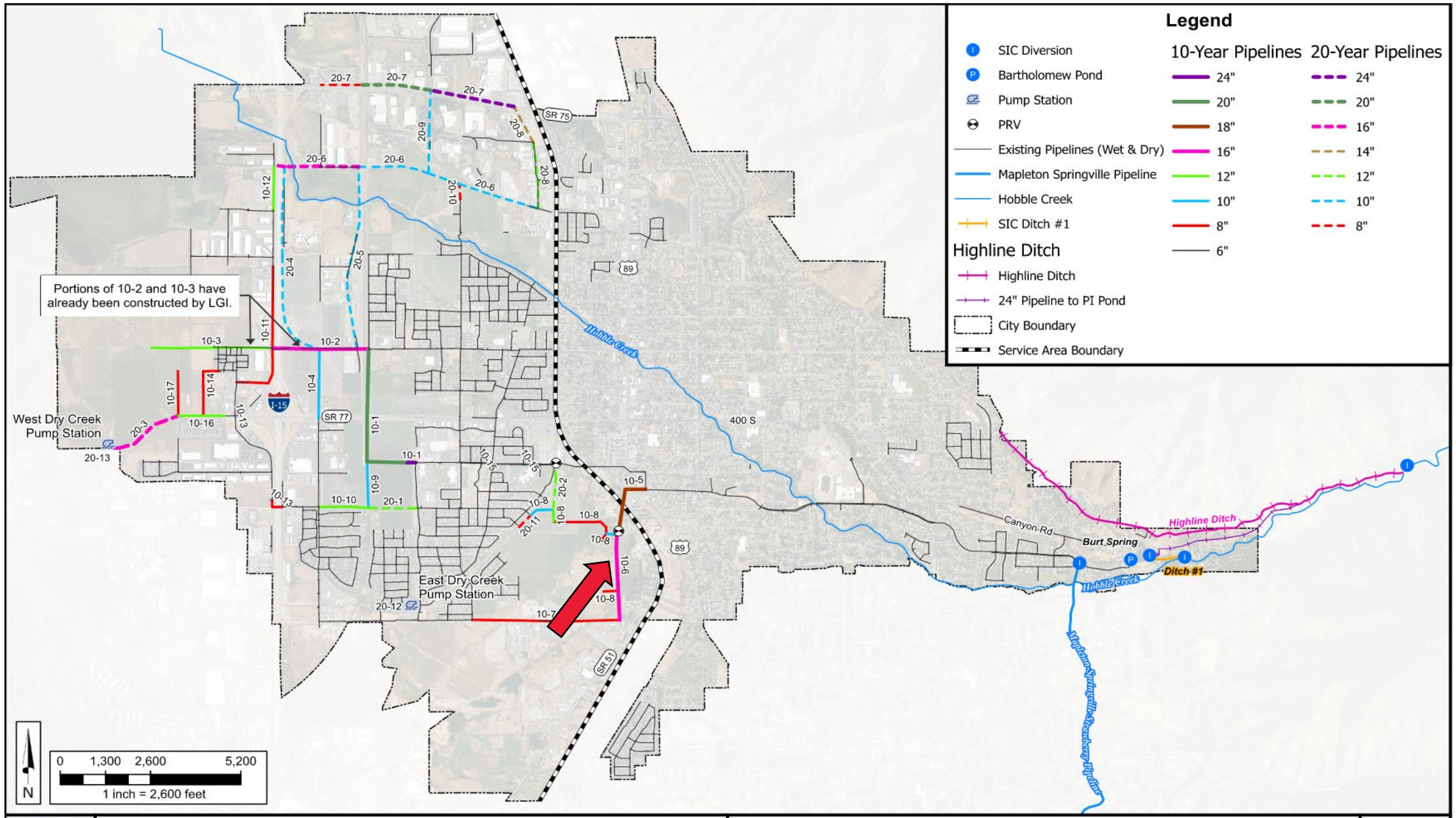
FIGURE
1-2

Formulate Capital Projects

Table 7-1
Recommended 0-10 Year Transmission Projects

Project ID*	Recommendation	Impact Fee Eligible Cost	% Impact Fee Eligible	Total Cost Estimate
10-1	20-inch diameter pipe in 1500 W - from Center St to 700 S - and 24-inch diameter pipe east of 700 S	$4,370,000	100%	$4,370,000
10-2**	16-inch diameter pipe in Center Street - from 1200 W to 1500 W	$2,271,000	100%	$2,271,000
10-3**	12-inch diameter pipe Center Street – West of 2000 W. This cost is for the remaining portion of pipeline not constructed by LGI	$280,000	25%	$1,120,000
	This cost is for the impact fee eligible cost of upsizing the 1,160 LF of pipe that has already been constructed by LGI.	$73,000	100%	$73,000
10-4	10-inch diameter pipe in 1750 W - from Center St to 400 S	$230,000	15%	$1,460,000
10-5	18-inch diameter pipe in State St (near 1000 S) and PRV to 18" pipe	$3,470,000	100%	$3,470,000
10-6	16-inch diameter pipe in State St	$1,440,000	100%	$1,440,000
10-7	8-inch diameter pipe in 1600 S - from State St to 950 W	$1,890,000	100%	$1,890,000
10-8	8-inch, 10-inch, and 12-inch diameter pipes across Dry Creek area	$210,000	13%	$1,560,000
10-9	10-inch diameter pipe in 1700 W - from 700 S to 900 S	$80,000	14%	$530,000
10-10	12-inch diameter pipe in 900 S - from 1750 W to 1700 W	$230,000	25%	$880,000
10-11	8-inch diameter pipe in 2000 W - from about 500 N to Sweetwater Dr and 6-inch diameter pipe in 500 N - from 2400 W to 2250 West	$1,560,000	100%	$1,560,000
10-12	12-inch diameter pipe in 2000 W - from 1000 N to 800 N	$570,000	100%	$570,000
10-13	8-inch diameter pipe in 900 S under I-15 and 6-inch diameter pipe in 2200 West under 400 South	$990,000	100%	$990,000
10-14	8-inch diameter pipe off 2250 W	$50,000	7%	$640,000
10-15	10-inch diameter pipe across 700 S road to connect 30" pipe to 6" pipe and a PRV to 30" pipe near 400 W 700 S	$550,000	100%	$550,000
10-16	12-inch and 30-inch diameter pipe in 400 S - from 100 W to 200 W	$180,000	24%	$710,000
10-17	8-inch diameter pipe in 100 W to connect to 400 S pipeline	$40,000	6%	$580,000
	Total	**$18,484,000**	**75%**	**$24,664,000**

* See Figure 7-1
** Projects 10-2 and 10-3 are currently under construction by developers. Cost information was provided by the City and is included in Appendix B.



HANSEN ALLEN & LUCE inc ENGINEERS

SPRINGVILLE CITY
PRESSURIZED IRRIGATION SYSTEM MASTER PLAN

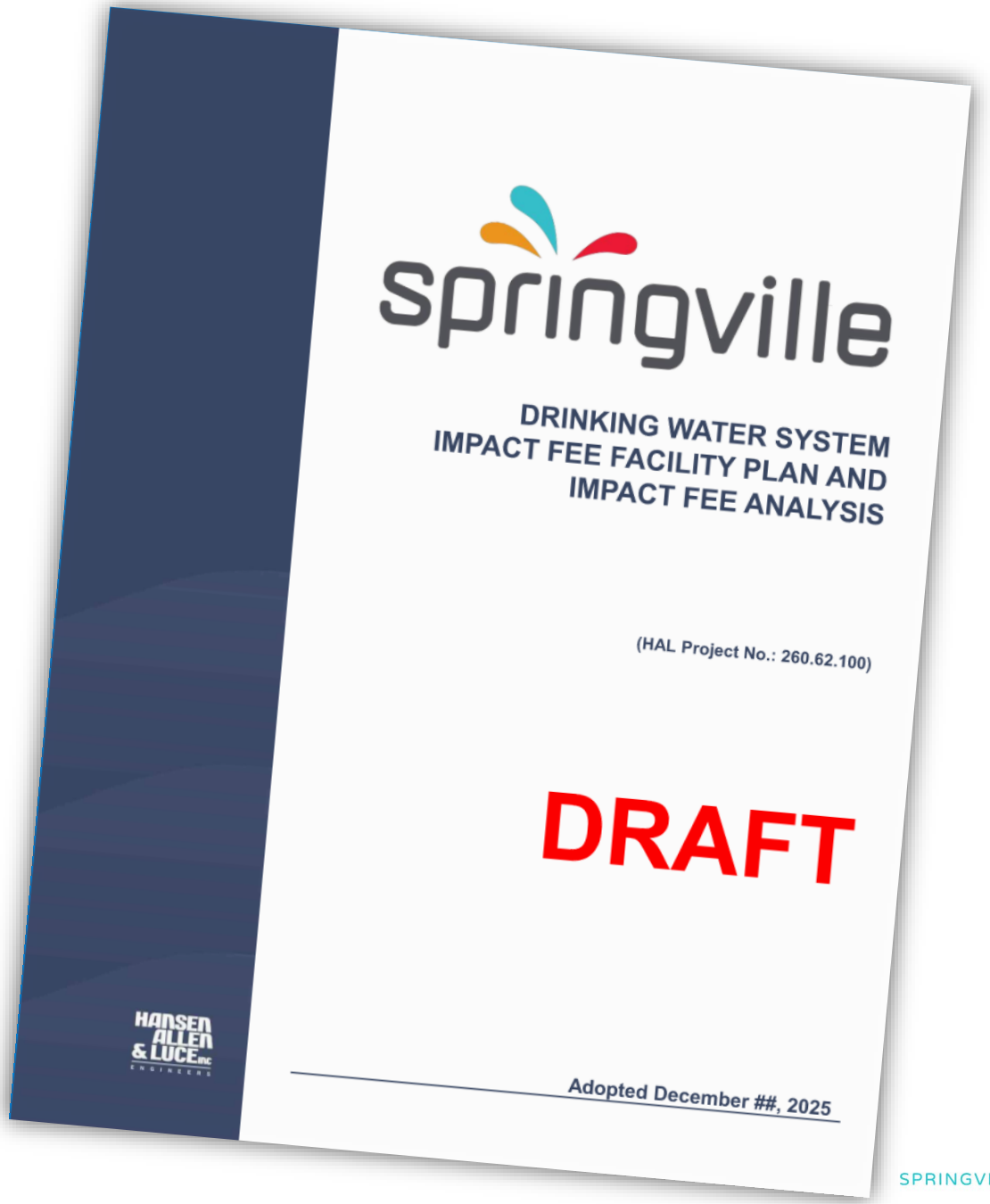
CAPITAL FACILITIES PLAN

FIGURE 7-1

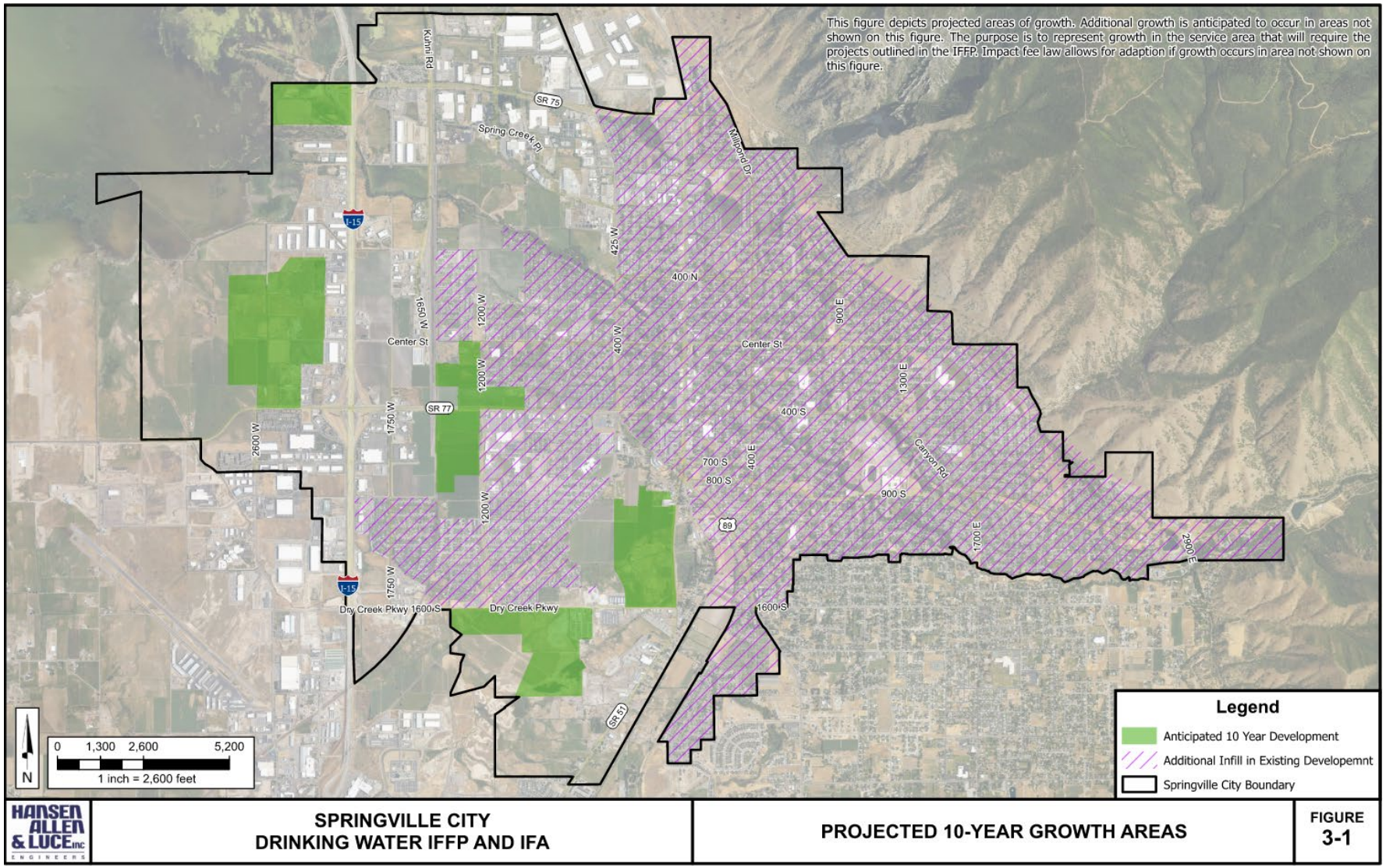
IMPACT FEE FACILITY PLANS & IMPACT FEE ANALYSIS

Separating Out the Growth-Related Costs versus Current Deficiencies in System.

- Utah Law
  - Growth pays for itself. . . nothing more.
  - System deficiencies are paid by current ratepayers.



IFFP & IFA - Looking Ahead 10 Years



CALCULATING IMPACT FEE ELIGIBLE COSTS

Components:

- Existing System Facilities
  - If Growth uses Available Capacity, Growth pays for it.
- Future System Facilities
  - Growth only pays for what it needs to service its development.
- Planning

Table 3-4
Estimated Impact Fee-Eligible Cost of Future Facilities

Project	Map ID[1]	Total Cost	Percent Eligible for Impact Fee[2,3]	Eligible Source Cost	Eligible Distribution Cost	Eligible Storage Cost	Total Eligible Cost	Associated Capacity Added	Cost for Development Within 10 Years[3]
• Drill and develop 4,000 gpm well at 900 S • Install 1,300 LF 16-inch PVC pipe	10-1	$8,430,000.00	100%	$8,430,000	$0	$0	$8,430,000.00	4,000 gpm	$1,095,851.51
• 400 West, 900 South to 1600 South • 70 LF 10-inch PVC pipe, 560 LF 16-inch PVC pipe and 4,010 LF 18-inch PVC pipe bored under railroad [cost includes boring]	10-2	$3,450,000.00	100%	$0	$3,450,000.00	$0	$3,450,000.00	20,373 ERCs	$753,880.38
• State Street, 700 South to 1060 South • 1,690 LF 12-inch PVC pipe across UDOT ROW	10-3	$780,000.00	100%	$0	$780,000.00	$0	$780,000.00	20,373 ERCs	$170,442.52
• State Street, 1600 South • 870 LF 12-inch PVC pipe across UDOT ROW	10-4	$1,160,000.00	100%	$0	$1,160,000.00	$0	$1,160,000.00	20,373 ERCs	$253,478.62
• West of I-15, 1000 North to 1400 North • 700 LF 10-inch PVC pipe and 6,060 LF 12-inch PVC pipe bored under I-15 [cost includes boring]	10-5	$4,150,000.00	12%	$0	$510,000.00	$0	$510,000.00	20,373 ERCs	$111,443.19
• Center Street, 2250 West to 2400 West • 490 LF 16-inch PVC pipe	10-6	$350,000.00	46%	$0	$160,000.00	$0	$160,000.00	20,373 ERCs	$34,962.57
• Center Street, 2400 West to 2700 W • 1,370 LF 12-inch PVC pipe bored under canal [cost includes boring]	10-7	$730,000.00	12%	$0	$90,000.00	$0	$90,000.00	20,373 ERCs	$19,666.44
• 1200 West, Center Street to 100 South • 700 LF 10-inch PVC pipe bored under canal [cost includes boring]	10-8	$390,000.00	10%	$0	$40,000.00	$0	$40,000.00	20,373 ERCs	$8,740.64
• 1200 West, 200 South to 400 South • 650 LF 12-inch PVC pipe	10-9	$280,000.00	16%	$0	$50,000.00	$0	$50,000.00	20,373 ERCs	$10,925.80
• 1500 West, 400 South to 900 South • 1,380 LF 10-inch PVC pipe and 1,320 LF 12-inch PVC pipe bored under canal [cost includes boring]	10-10	$1,200,000.00	12%	$0	$150,000.00	$0	$150,000.00	20,373 ERCs	$32,777.41
	TOTAL	**$20,920,000.00**	-	**$8,430,000**	**$6,390,000.00**	**$0**	**$14,820,000.00**	-	**$2,492,169.08**

1. Refer to Figure 4-1 in the City's Drinking Water Master Plan for the project and its corresponding ID number. This figure has been included in Appendix A for reference.
2. In cases where the City is expected to upsize a developer-installed pipe, only the portion attributable to the upsize is considered impact fee eligible.
3. Future costs for development within 10 years were calculated for the ERCs within 10 years by assigning a proportionate share of the impact fee eligible costs to the ERCs within 10 years. Refer to Tables 3-6 and 3-10.

CALCULATING IMPACT FEE ELIGIBLE COSTS

Components:

- Culinary – No Secondary Water Available
- Indoor - $1,266 (0.8% ⬆)
- Outdoor - $25,364/irr-ac
- $0.5823/SF
  - Old fee based on 0.15 acres per ERC

- Secondary Water Available
- Outdoor - $20,953/irr-ac (34.2% ⬆)
  - $0.4810/SF
  - Exist $15,608/irr acre or $0.3583/SF
  - Old fee base on 0.15 acres per ERC

Table 3-14
Proposed Impact Fee Per Typical Residential Unit

Lot Size Min (sq ft)	Lot Size Max (sq ft)	Irrigated Area (acres)	Indoor	Outdoor	Indoor and Outdoor
0	2,000	0.03	$1,266	$761	$2,027
2,000	3,999	0.03	$1,266	$761	$2,027
4,000	5,999	0.06	$1,266	$1,522	$2,788
6,000	7,999	0.09	$1,266	$2,283	$3,549
8,000	10,889	0.11	$1,266	$2,790	$4,056
10,990	21,779	0.15	$1,266	$3,805	$5,071
≥ 21,780		0.35	$1,266	$8,877	$10,143

Table 3-9
Total Proposed Impact Fee by Lot Size

Minimum Lot Size (ft^2)	Maximum Lot Size (ft^2)	Irrigated Area (acres)	Infrastructure	Planning	Total
0	2,000	0.03	$600	$29	$629
2,000	3,999	0.03	$600	$29	$629
4,000	5,999	0.06	$1,200	$57	$1,257
6,000	7,999	0.09	$1,800	$86	$1,886
8,000	10,889	0.11	$2,200	$105	$2,305
10,990	21,779	0.15	$3,000	$143	$3,143
≥ 21,780		0.35	$7,001	$333	$7,334

Staff Recommendation – **Indoor $1,266** and **Secondary $20,953/irr-ac ($0.4810/SF)**

- For ***all areas*** of the Community.

COMPARING IMPACT FEE COSTS

- Received Impact Fee Comparison from UCHBA
  - All fees are for 4,000 SF home on a 10,000 SF lot
- Proposed Fee for Single Family Home on 10,000 SF Lot:
- $1,266 (Indoor) + $2,305 (outdoor) = $3,571
- 33% below County average

CITY	CULINARY WATER	PRESSURIZED IRRIGATION	DRINKING WATER & PRESSURIZED IRRIGATION
Vineyard	$12,121	$0	$12,121
Saratoga Springs	$2,283	$6,693	$8,976
Mapleton	$1,417	$6,597	$8,014
Provo	$7,600	$0	$7,600
Salem	$2,802	$4,681	$7,483
Orem	$7,359	$0	$7,359
Alpine	$1,163	$4,667	$5,830
American Fork	$2,502	$3,251	$5,753
Elk Ridge	$5,653	$0	$5,653
COUNTY AVERAGE	$3,285	$2,075	$5,360
Santaquin	$1,180	$4,123	$5,303
Woodland Hills	$5,267	$0	$5,267
Eagle Mountain	$4,283	$0	$4,283
Highland	$603	$3,570	$4,173
Spanish Fork	$1,865	$2,078	$3,943
Springville Current	$1,256	$2,341	$3,597
Springville Proposed	$1,266	$2,305	$3,571
Payson	$2,004	$1,443	$3,447
Lehi	$1,194	$1,402	$2,596
Cedar Hills	$1,749	$657	$2,406
Pleasant Grove	$1,932	$0	$1,932
Lindon	$1,467	$0	$1,467

Utah County Impact Fee Summary for Single Family Homes – August 2025

COMPARING IMPACT FEE COSTS

Springville Impact Fee Comparison

Based on 10,000 sq.foot lot, 4000 sq. ft. home

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

springville
ART CITY

QUESTIONS?

PROPOSED WASTEWATER COLLECTION IMPACT FEE COSTS

Current fee $1,199

Table 3-9

Proposed Wastewater Collection Impact Fee Based on Meter Size

Drinking Water Meter Size	ERUs	Impact Fee
¾" or 1"	1.0	$1,423
1 ½"	3.33	$4,738
2"	5.33	$7,584

WRF PROPOSED IMPACT FEE COSTS

Current Fee $1,685.53

Table ES-1: WRF Impact Fee Summary.

Total WRF Impact Fee Summary		
Fee Source	Fee Amount	
	to 2030*	Post 2030
Past Projects	$ 1,457.35	$ 1,035.75
New Projects	$ 232.06	$ 232.06
Planning	$ 24.93	$ 24.93
Total Impact Fee	**$ 1,714.34**	**$ 1,292.74**

* Remaining 1,480 ERUs from the original 22,000 ERU facility are expected to be connected by 2030.

COMPARING UTAH COUNTY IMPACT FEE COSTS COMBINED TREATMENT & COLLECTIONS

CITY	WASTEWATER COLLECTION & TREATMENT
Salem	$10,763
Eagle Mountain	$10,699
Highland	$8,704
Woodland Hills	$7,177
Saratoga Springs	$7,148
Elk Ridge	$7,019
Pleasant Grove	$6,965
Cedar Hills	$6,860
Lehi	$6,803
American Fork	$6,771
Vineyard	$6,568
Alpine	$6,294
COUNTY AVERAGE	$5,854
Santaquin	$5,096
Provo	$4,450
Spanish Fork	$4,215
Mapleton	$3,157
Springville Proposed	$3,137
Springville Current	$2,885
Payson	$2,848
Lindon	$1,809
Orem	$847

PROPOSED STORMWATER IMPACT FEE

Current fee $2,808

Table 2-10
Total Impact Fee Schedules with Credits

Year	Single Family Residential	Multi-Family & Non-Residential
2026	$2,770.14/ERU	$0.72/sq ft
2027	$2,770.70/ERU	$0.72/sq ft
2028	$2,771.23/ERU	$0.72/sq ft
2029	$2,771.72/ERU	$0.72/sq ft
2030	$2,772.19/ERU	$0.72/sq ft
2031	$2,772.62/ERU	$0.72/sq ft

COMPARING UTAH COUNTY IMPACT FEE COSTS

CITY	STORM WATER COLLECTION
Springville Current	$2,808
Payson	$2,794
Springville Proposed	$2,770
Pleasant Grove	$2,242
Salem	$1,950
Provo	$1,900
Highland	$1,500
Spanish Fork	$1,446
COUNTY AVERAGE	$981
Alpine	$800
Lindon	$799
Santaquin	$770
Saratoga Springs	$595
Eagle Mountain	$537
Orem	$489
Lehi	$348
American Fork	$347
Vineyard	$337
Woodland Hills	$0
Elk Ridge	$0
Cedar Hills	$0
Mapleton	$0