

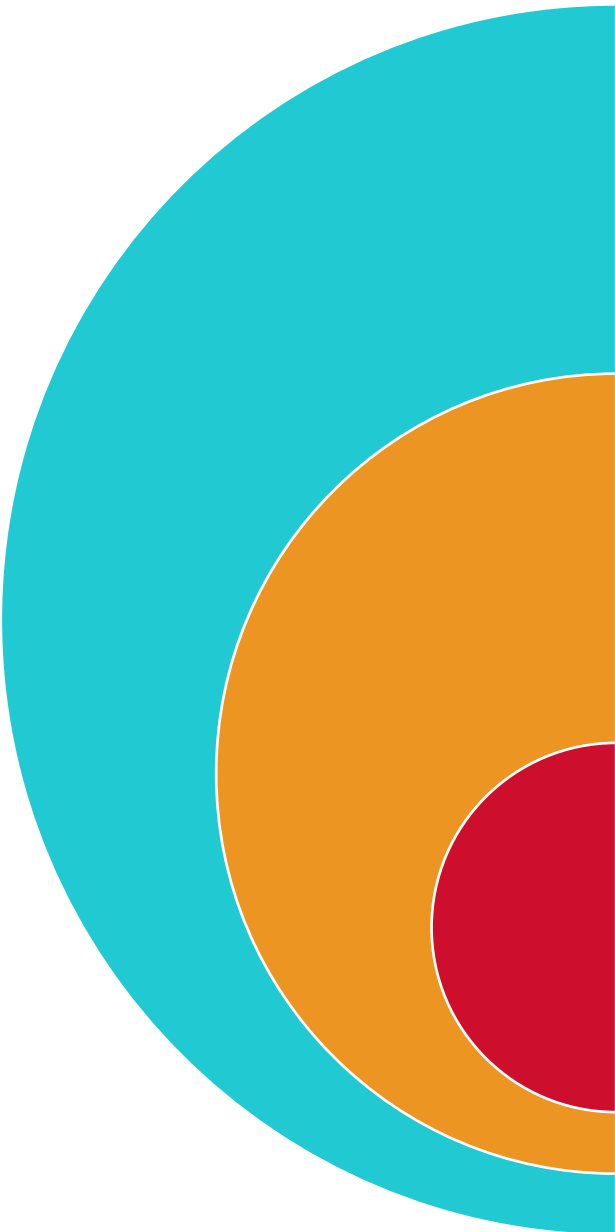


CITY COUNCIL

FEBRUARY 17, 2026



PROCESS



General Plan

- Vision
- Goals & Objectives
- Guidelines for Staff to Implement

Master Plans

- Specific Plans for Goals and Objectives
- Division or Function
- Detailed - New Growth & Old Deficiencies

Ordinances

- Legal Teeth to Desired Outcomes



IMPACT FEE DOCUMENTS

Master Plan

- Implements General Plan vision for each utility or facility
- Includes:
 - Deficiencies for serving current residents
 - Needs for the impacts of new development

Impact Fee Facilities Plan (IFFP)

- Sets Service Levels
- Details what new development will need - plans up to buildout - provides projects for at least next 6-10 years

Impact Fee Analysis (IFA)

- Provides the dollar amount new development must pay for the impact of each type of new development
- This is typically based on 6-10 years because impact fees must be paid within 6 years of impact fee being paid

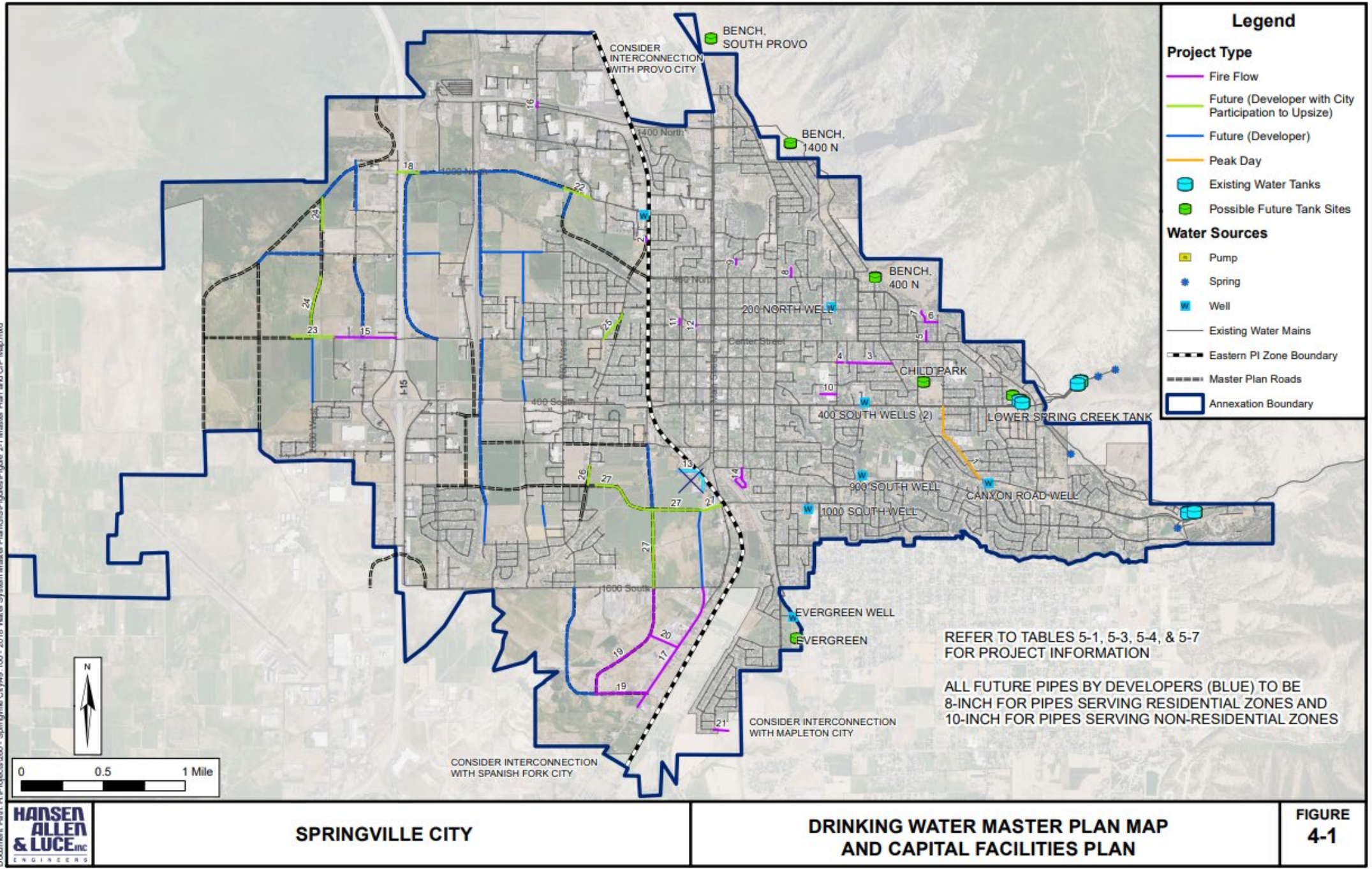


KEY IMPACT FEE LEGAL PRINCIPLES

- Impact of New Development
 - Only address the actual impacts of new development
- Service Level Increase
 - Only pay for the current service level - not the new one
 - If paid towards a new service level, the entire city must be brought up to that service level in six years
- Deficiencies of Infrastructure Serving Current Residents
 - Cannot pay for deficiencies serving current residents
- IFFP Listed Projects
 - Only pay for projects listed in IFFP
- Current System Excess Capacities
 - May pay for excess capacity in previously installed infrastructure
 - Based on actual costs for installing previous infrastructure
- Impact Fee Implementation
 - Must be spent within 6 years of collecting the impact fee



Date: 9/27/2019
Document Path: C:\Users\jcl\Documents\Projects\200 - Springville City\49 100 - 2018 Water System Master Plan\GIS\Figures\Figure 2-1 Master Plan and CIP Map.mxd





**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
Drill and develop additional well (assumes 4,000 gpm yield)	N/A	\$3,600,000	100%	\$3,600,000	\$0	\$0	\$3,600,000	4,000 gpm
1000 N, 1750 W to W Frontage Rd. 1350 LF 12-in DIP bored under I-15.	18	\$1,072,000	60%	\$0	\$645,000	\$0	\$645,000	8,857 ERCs
Spring Creek Rd, 850 W to 950 W. 1020 LF 12-in DIP.	22	\$357,000	9%	\$0	\$34,000	\$0	\$34,000	8,857 ERCs
Center St, 2450 W to 2700 W. 1350 LF 16-in DIP.	23	\$537,000	30%	\$0	\$160,748	\$0	\$160,748	8,857 ERCs
2400/2600 W, 800 N to Center St. 3600 LF 10-in DIP.	24	\$1,140,000	12%	\$0	\$135,440	\$0	\$135,440	8,857 ERCs
500 W, Center St to 150 N. 900 LF 10-in DIP.	25	\$285,000	12%	\$0	\$33,860	\$0	\$33,860	8,857 ERCs
750 W, 750 S to 900 S. 630 LF 20-in DIP	26	\$304,000	42%	\$0	\$128,251	\$0	\$128,251	8,857 ERCs
900 S/1000S Main St to 700 W; 400 W, 900 S to 1600 S. 7,000 LF 12-in DIP	27	\$2,449,000	20%	\$0	\$495,705	\$0	\$495,705	8,857 ERCs
TOTAL		\$9,744,000	-	\$3,600,000	\$1,633,004	\$0	\$5,233,004	-

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. The need for an additional well is due to anticipated growth. See Table 2-2



IFFP & IFA PROCESS

General Plan

- Chapter 7: Community Facilities and Services
- Goals and Objectives Are Listed for Each Facility & Utility

Master Plans

- Water, Secondary Water, Streets, Storm Water, Sewer, Power, Parks & Rec, Museum, etc.
- Deficiencies for Current Residents
- Projects for New Development

Ordinances

- IFFP - Provides projects for new growth for the next 6-10 years.
- IFA - Sets Impact Fees for New Developments to pay based on the developments impact.