

PUBLIC WORKS

TRANSPORTATION IFFP / IFA



Planning Commission - January 27, 2026 - Recommended Approval

City Council Work Session - February 3, 2026 - Discussion

City Council Meeting - March 17, 2026 - Adoption



TRANSPORTATION -IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

- Confirm Growth Projections
- Update Capital Projects
 - Verify Scope of Growth-Related Projects
 - Adjust for Inflation, Labor & Material Costs
- Determine Impact Fee Eligible Costs
- Calculate Impact Fee Assessment





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

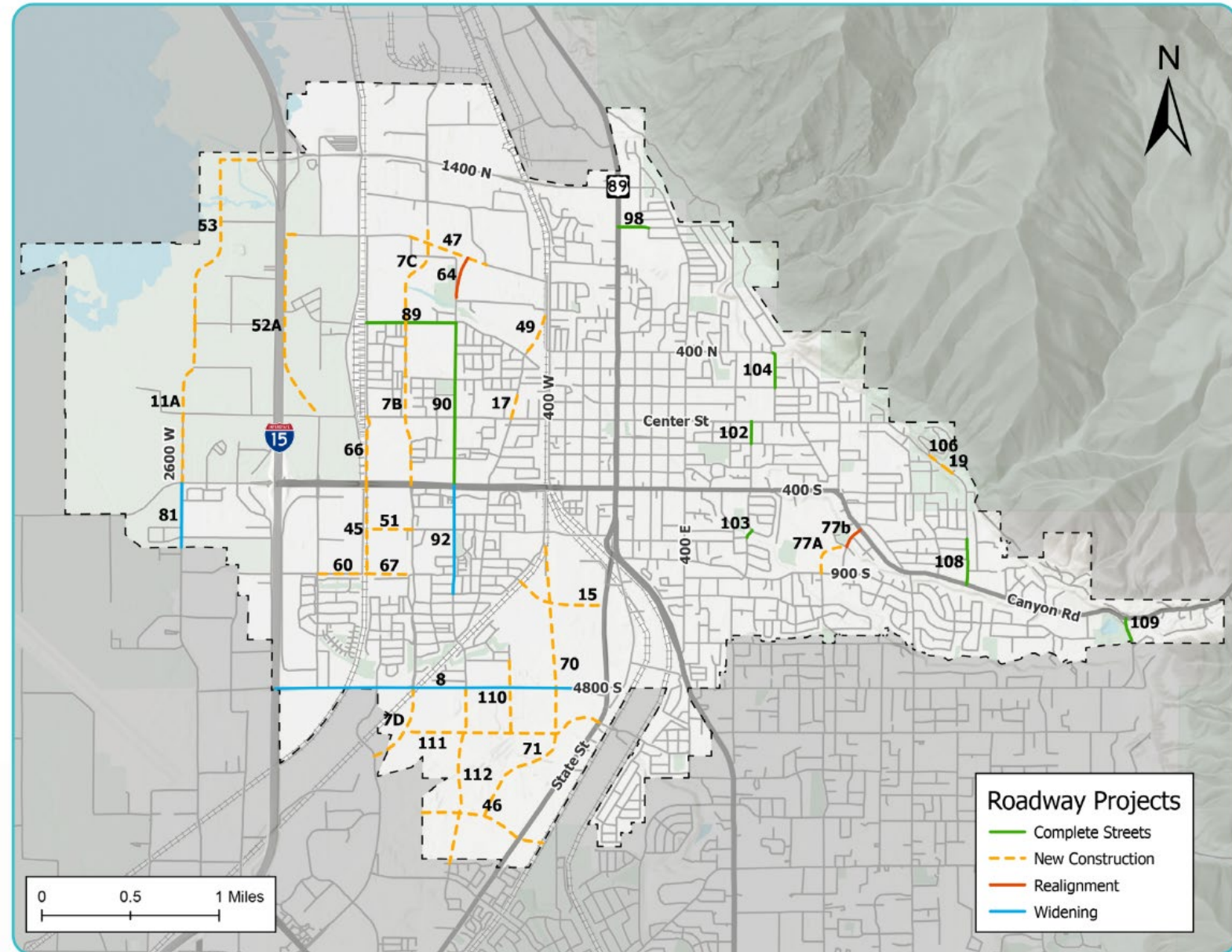


FIGURE 2: Phase 1 Roadway Projects



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

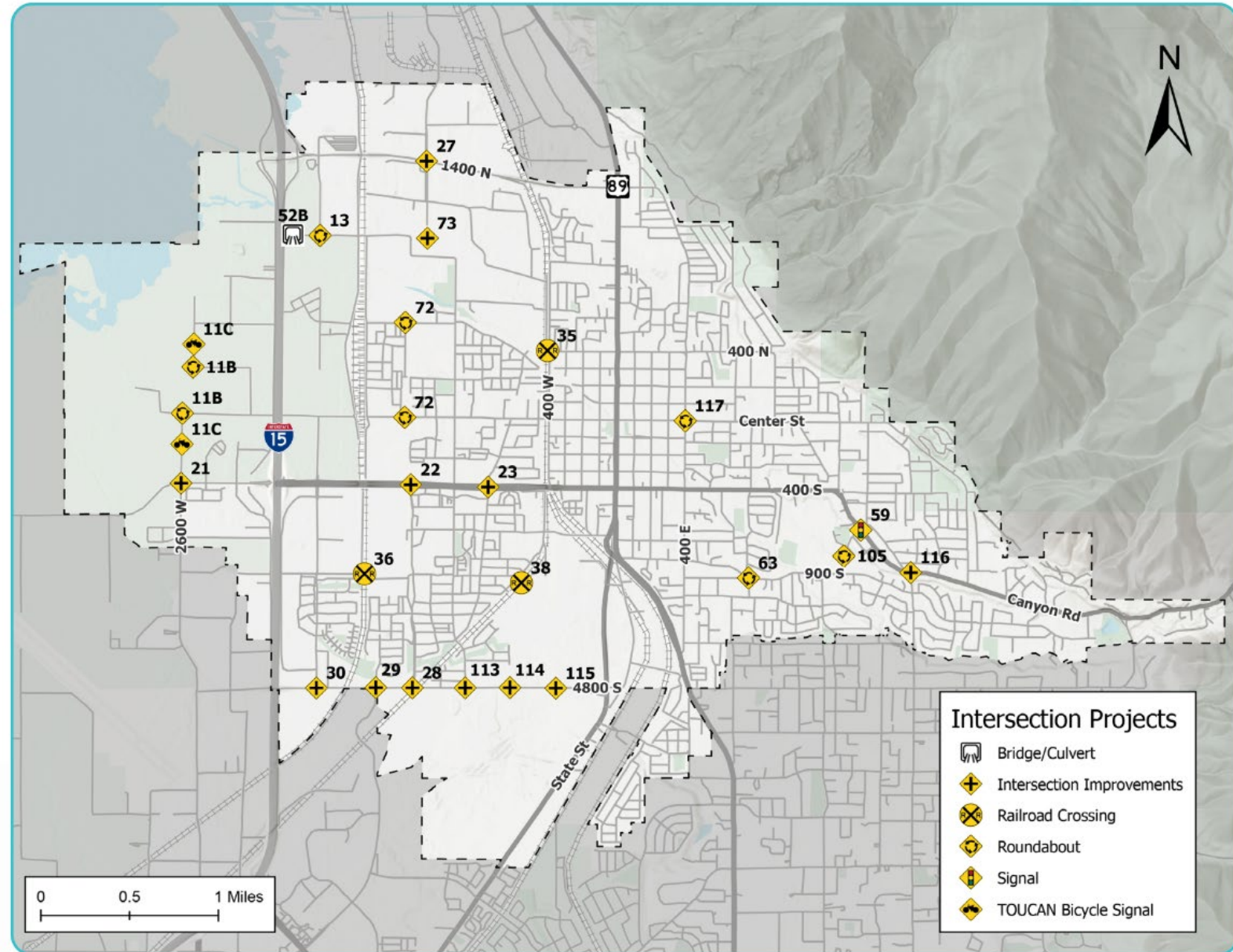


FIGURE 3: Phase 1 Intersection Projects



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	\$ -

PUBLIC WORKS



QUESTIONS?



Transportation IFFP & IFA Motion

I move for 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.



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

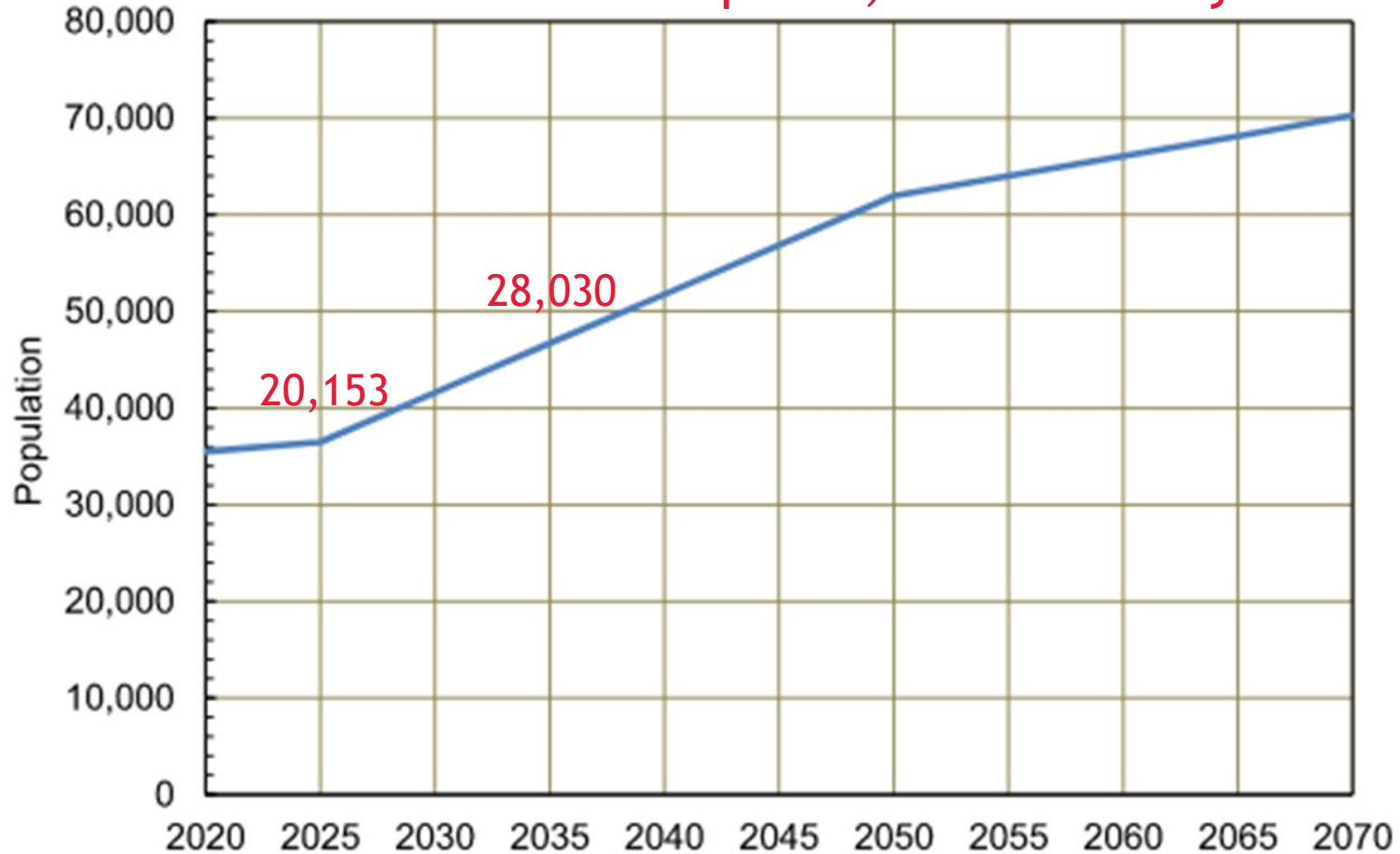


Figure 1-1: Springville Projected Population



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