



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
OCTOBER 27, 2026 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: October 13, 2026

Consent Agenda - No Items

The Consent Agenda includes administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be removed from the consent agenda and put on the regular administrative session meeting agenda for discussion. Without objections or comments, the item(s) will pass without further consideration.

Administrative Session

No Items

Legislative Session – Public Hearing

- 1) Springville Public Safety requests review and recommendation of an updated Public Safety Impact Fee Facility Plan and Impact Fee Analysis. This is a legislative policy decision about the assessment of impact fees to new development. The Planning Commission will make a recommendation to the City Council. The City Council will make the final decision at a later public meeting.
- 2) Springville Public Safety proposes an amendment to the Official Zoning Map to add the Wildland Urban Interface Overlay Zone. This proposal would define the area within the city to which the newly adopted Wildland Urban Interface regulations apply. This is a legislative policy decision. The Planning Commission will make a recommendation to the City Council. The City Council will make the final decision at a later public meeting.

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on October 23, 2026. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.

IN ATTENDANCE

Commissioners Present: Ralph Calder, Peter Pratt, Mariah Hurst, and BJ Smith

Commissioners Excused: Brett Nelson, Hunter Huffman, and Tyler Patching

City Staff: Josh Yost, Community Development Director
Carla Wiese, Planner II
Heather Goins, Executive Assistant

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Vice Chair Calder called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Hurst moved to approve the agenda as written. Commissioner Pratt seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

September 22, 2026

Commissioner Smith moved to approve the September 22, 2026, meeting minutes. Commissioner Hurst seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

Springville Power proposes amendments to Power Department Standards and Specifications. The proposed amendments would update and standardize electrical specifications for new commercial and residential service connections. This is a legislative policy decision about electrical standards for residential and commercial development in Springville.

Carla Wiese, City Planner, presented. She explained that development standards and specifications were considered land use regulations under state law and, therefore, required Planning Commission review and a recommendation to the City Council. Similar reviews of facilities master plans and impact fee analyses were anticipated during the following year. She reported that the Utility Board had reviewed and supported the proposed manual.

49 Jason Miller, Power Director, presented the manual, which is based on the National
50 Electrical Code (NEC) adopted by the state and Springville. It describes local
51 development procedures, including service requests and inspection coordination. The
52 manual guides developers through service requests, inspections, and coordination with
53 City departments. The revision primarily updates and reorganizes material rather than
54 changing electrical practices.

55
56 Commissioner Hurst asked how frequently the manual was updated and how much had
57 changed. Director Miller referred to working on the document in 2017, but said he had
58 not located a formal adoption resolution for that version. He proposed reviewing the
59 manual more regularly, potentially annually. Although the revisions were extensive, he
60 said they primarily clarified the development process rather than fundamentally
61 changing electrical requirements or established practices.

62
63 Commissioner Pratt asked about who reviewed this. Director Miller said reviewers
64 included electrical contractors, utility board members, and city staff. They identified
65 corrections involving trench-depth inconsistencies, clarified development and inspection
66 processes, replaced an outdated backfill-sand definition, added Municipal Utility
67 Easements (MUEs) alongside PUE's, and updated the blue-staking permit period. Ms.
68 Wiese also noted a table-of-contents formatting issue to be corrected.

69
70 Vice Chair Calder opened the Public Hearing at 7:16 p.m. Seeing no speakers,
71 Commissioner Hurst moved to close the Public Hearing. Commissioner Smith
72 seconded. The public hearing was closed at 7:17 p.m.

73
74 Commissioner Hurst expressed gratitude to those who took the time to review this.
75 Commissioner Calder recommended that City Council be given context about any
76 requirements that exceed the NEC requirements.

77 Commissioner Pratt moved to recommend adoption by the City Council of the 2026
78 Springville City Power Standards and Specifications. Commissioner Hurst seconded the
79 motion. The vote to approve the Legislative Session item was unanimous.

80
81 With nothing further to discuss, Commissioner Hurst moved to adjourn the meeting.
82 Commissioner Pratt seconded the motion. Vice Chair adjourned the meeting at 7:21
83 p.m.



STAFF REPORT

DATE: October 23, 2026

TO: Honorable Mayor and City Council

FROM: Chief Lance Haight, Public Safety Director

SUBJECT: PUBLIC SAFETY IMPACT FEE ANALYSIS (IFA) AND IMPACT FEE FACILITY PLAN (IFFP)

MOTION

Recommendation that the Springville City Council approve the Public Safety Impact Fee Facility Plan, Impact Fee Analysis and the resulting Impact Fee changes.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

Goals: It is the goal of Springville Public Safety to provide efficient and reliable police, fire, and emergency medical services. Public Safety also strives to prevent criminal behavior as well as unsafe conditions that could result in fires.

Objective: To maintain facilities and equipment necessary to provide policing, fire, and emergency medical services. As Springville City continues to grow, it will be necessary build addition fire stations, purchase equipment, and occupy/utilize more of the existing police facilities.

Strategies: Continue to perform regular reviews of the Impact Fees as they relate to the Impact Fee Facility Plan and Impact Fee Analysis based on requirements of the most current State Impact Fee Act.

BACKGROUND

Introduction: In 2026, Springville Public Safety engaged the services of Zions Public Finance, Inc. to conduct an Impact Fee Analysis and Impact Fee Facilities Plan, which will be implemented upon City Council approval.



The 2026 Impact Fee Analysis was issued to update previous analyses, which were performed in 2024 and 2020, also by Zions Public Finance, Inc.

The following are the executive summaries of the 2026 IFFP and the IFA (see full reports for additional details):

Executive summary from IFA:

Springville City has prepared this **Impact Fee Analysis (IFA)** in accordance with Utah Code §11-36a to evaluate the public safety capital costs attributable to new development. Public safety includes **police** and **fire/EMS** facilities. Impact fees ensure that new growth pays a proportionate share of the facilities required to maintain adequate levels of service.

Springville City has designated a **single, citywide service area** for public safety. As a result, all new residential and non-residential development will pay the same police and fire/EMS impact fees regardless of location.

As new development occurs, demand for police and fire/EMS service increases, creating the need for additional public safety facilities and equipment.

Growth and Demand

Between 2026 and 2036, Springville is projected to experience steady increases in single-family homes, multi-family units, and non-residential square footage.

- **Police calls** are projected to increase from **18,272 in 2026 to 21,049 by 2036.**
- **Fire/EMS calls** are projected to increase from **2,026 in 2026 to 2,334 by 2036.**

Both departments will face rising workload demands due to this growth.

Impact on Existing Facility Capacity

Police

- Existing police facilities total **32,307 square feet.**
- At 18,272 calls in 2026, the current service level is **1.77 square feet per call.**
- By 2050, when existing facilities reach full capacity, the service level will decline to **1.23 square feet per call.**



- Future development will rely entirely on the **9,829 square feet** of existing excess capacity; no new police building construction is planned during the analysis period.

Fire/EMS

- Existing fire facilities total **28,760 square feet**, providing a 2026 service level of **14.20 square feet per call**.
- Capacity will be exceeded by **2028**, at which time a **14,420-square-foot addition** is planned.
- The existing building has **844 square feet** of excess capacity, available until the addition is completed.
- Impact-fee-eligible vehicle costs are included for non-residential development, as the City owns and plans to acquire fire apparatus costing more than \$500,000 each.

Impact of New Development on System Improvements

Police

- Growth through 2050 will generate an additional **7,990 calls**, requiring **9,829 square feet** of facility space at the proposed 1.23 sf/call service level.
- This demand is fully met through **existing excess capacity**, meaning no new police facility construction is included in the impact fee.

Fire/EMS

- Growth through 2036 will require **4,243 square feet** of additional space (308 new calls × 13.78 sf/call).
- Of this, **844 square feet** is provided by existing capacity, while **3,399 square feet** will be accommodated within the 2028 addition.
- Non-residential development must also fund its proportionate share of fire vehicles costing **over \$500,000**.

Proportionate Share Analysis

Police

- **Gross cost per police call: \$318.44.**
- This cost includes buy-in to existing facilities, interest on outstanding bonds, and consultant costs, offset by the existing impact fee fund balance.
- Maximum allowable fees:



- **Single-family:** \$272.87
- **Multi-family:** \$186.79
- **Non-residential:** \$0.14 per square foot

Fire/EMS

- **Gross cost per fire call before credits: \$8,209.61.**
- This includes building buy-in, interest costs, new construction (Station 42 addition), and consultant fees.
- Bond credits reduce the gross facility cost per call slightly in earlier years, but the maximum cost per call trends to **\$8,209.61** after 2032.

Maximum 2027 fire impact fees:

- **Single-family:** \$863.65
- **Multi-family:** \$717.90
- **Non-residential:** \$0.46 per square foot (includes vehicle component)

Combined Maximum Impact Fees

When police and fire/EMS fees are combined, the maximum 2027 public safety impact fees are:

- **Single-family:** \$1,136.52
- **Multi-family:** \$904.70
- **Non-residential:** \$0.60 per square foot

These amounts increase gradually through 2036 due to changes in fire facility cost per call.

Compliance with Utah Code

The IFA satisfies all statutory requirements, including:

- Evaluation of impacts on existing capacity
- Identification of facility needs caused by new growth
- Calculation of proportionate-share costs
- Disclosure of assumptions used in impact fee calculations
- Consideration of all potential revenue sources, including impact fees, bonds, grants, and General Fund support

Springville City posted the required **Notice of Intent to Prepare an IFA** on the Utah Public Notice Website and retained Zions Public Finance, Inc. to prepare and certify the analysis.



Executive summary from IFFP:

Executive Summary

Springville City has prepared this **Impact Fee Facilities Plan (IFFP)** to comply with Utah Code §11-36a and to evaluate capital facility needs for **public safety services**, including **police** and **fire/EMS**. Impact fees are one-time charges on new development to ensure growth pays its proportionate share of the facilities required to maintain service levels.

Growth and Demand

Springville is projected to experience continued increases in residential and non-residential development between 2026 and 2036. As the City grows, demand for police and fire/EMS services will rise accordingly.

- **Police calls** are projected to increase from **18,272 in 2026 to 21,049 by 2036**.
- **Fire/EMS calls** are projected to increase from **2,026 in 2026 to 2,334 by 2036**.

Existing Facilities and Levels of Service

Impact-fee-eligible facilities include **public safety buildings** and **fire vehicles costing over \$500,000**.

Police

- The City received 17,848 calls in 2025, excluding pass-through traffic calls.
- Existing police facilities total **32,307 square feet**.
- At the proposed service level of **1.23 square feet per call**, existing facilities have **9,829 square feet of excess capacity**, sufficient to meet growth demands **through 2050**.
- No new police construction is planned during the study period.

Fire/EMS

- The City received **1,979 calls in 2025**, and current station space totals **28,760 square feet**.
- Existing facilities have **844 square feet of excess capacity**, enough to meet growth needs **until 2028**, when demand will exceed capacity.
- A **14,420-square-foot addition to Station 42** is planned. Only the portion supporting growth up to the existing level of service is eligible for impact fee funding. Approximately **23.6% of the addition** is impact-fee-eligible.



Impact of Future Growth

Police

Projected growth will generate demand for **9,829 square feet** of police facility space through 2050, which will be met entirely by existing excess capacity.

Fire/EMS

Growth through 2036 will require **4,243 square feet** of additional fire/EMS space.

- **844 square feet** will be absorbed by existing excess capacity.
- **3,399 square feet** will rely on the planned facility expansion and is impact-fee-eligible under the proposed level of service.

Financing Required Improvements

The IFFP evaluates all legally permissible revenue sources, including:

- Impact fees
- Grants
- Bonds
- Interfund loans
- General Fund transfers
- Dedications of system improvements

Impact fees will be used only for growth-related capital needs and only for the portion of improvements eligible under Utah Code.

Compliance with Utah Law

The City has:

- Provided **notice of intent** to prepare the IFFP as required.
- Prepared the IFFP consistent with statutory requirements to:
 - Identify existing and proposed levels of service
 - Evaluate excess capacity
 - Quantify impacts of new development
 - Determine how growth-related demand will be met
 - Consider all revenue sources
- Retained a qualified consultant (Zions Public Finance, Inc.) to prepare and certify the IFFP.



SUMMARY

As Springville increases in population, there will be an increased need for police, fire, and emergency medical services, in order to maintain existing service levels.

The current 2026 Public Safety Impact Fees are \$1,118.88 for residential and \$0.34 per square foot for non-residential. These fee amounts have been in place since the 2024 IFA and IFFP.

The results of the updated study shows that Public Safety Impact Fees may be assessed as shown:

TABLE 25: MAXIMUM PUBLIC SAFETY FEES

<i>Year</i>	<i>Development Type</i>	<i>Police</i>	<i>Fire</i>	<i>Total</i>
2027	Single-Family Residential	\$272.87	\$863.65	\$1,136.52
	Multi-Family Residential	\$186.79	\$717.90	\$904.70
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2028	Single-Family Residential	\$272.87	\$868.32	\$1,141.19
	Multi-Family Residential	\$186.79	\$721.78	\$908.58
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2029	Single-Family Residential	\$272.87	\$873.20	\$1,146.07
	Multi-Family Residential	\$186.79	\$725.84	\$912.63
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2030	Single-Family Residential	\$272.87	\$878.28	\$1,151.15
	Multi-Family Residential	\$186.79	\$730.06	\$916.86
	Non-Residential per sf	\$0.14	\$0.46	\$0.61
2031	Single-Family Residential	\$272.87	\$883.66	\$1,156.53
	Multi-Family Residential	\$186.79	\$734.54	\$921.33
	Non-Residential per sf	\$0.14	\$0.47	\$0.61
2032-36	Single-Family Residential	\$272.87	\$889.29	\$1,162.17
	Multi-Family Residential	\$186.79	\$739.22	\$926.02
	Non-Residential per sf	\$0.14	\$0.47	\$0.61



ALTERNATIVES

If Impact Fees are not collected to pay for new fire facilities and equipment, and for buy-in into existing police facilities, then other revenue streams, like increased taxes, would need to be used.

FISCAL IMPACT

Impact Fees collected will be used to directly fund Public Safety facility and equipment needs resulting from residential and commercial growth in Springville.

The maximum allowable Public Safety Impact Fees are detailed above in this staff report.

ATTACHMENTS

- Springville Public Safety IFFP
- Springville Public Safety IFA
- Springville Public Safety Impact Fee Ordinance 2024

A handwritten signature in blue ink, appearing to read "Lance Haight", is positioned above a horizontal line.

Lance Haight
Director of Public Safety



Prepared by

Zions Public Finance, Inc

for

Springville City

DRAFT

Public Safety
Impact Fee Analysis

September 2026



Executive Summary

Background

The Impact Fee Analysis (IFA) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Springville City has determined that there is one city-wide service area for police and fire protection services in the City. Therefore, all development in the City will be charged the same public safety impact fee regardless of where the new development takes place.

Impacts to public safety from residential and non-residential growth are manifest in increased calls for service for police and fire services. The increased demand results in the need for more public safety facilities.

New Development and Growth

Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2026-2036

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2026	8,078	3,795	11,921,022
2027	8,222	3,862	12,133,788
2028	8,322	3,909	12,281,229
2029	8,448	3,968	12,466,522
2030	8,522	4,003	12,575,500
2031	8,586	4,033	12,670,131
2032	8,662	4,069	12,782,772
2033	8,840	4,153	13,045,906
2034	9,006	4,231	13,290,725
2035	9,156	4,301	13,511,428
2036	9,306	4,371	13,732,741

Source: Mountainland Association of Governments (MAG) RTP 2023; U.S. Census Bureau ACS 2024; Utah County Tax Parcels as of 04/01/2026; ZPFI

Police. The police department projects 21,049 calls by 2036 – an increase of 2,777 calls over the number of calls projected in 2026 (18,272).

Fire. The fire department projects 2,334 calls by 2036 – an increase of 308 over the number of calls projected for 2026 (2,026 calls).

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

Police. The City anticipates 18,272 police calls for service in 2026 and has 32,307 square feet of police facility space. This results in an existing service level of 1.77 square feet of building space per call. This service level will decline to 1.23 sf per call in 2050, the capacity year of existing police facilities, when the City anticipates 26,263 calls for service.

Future growth will utilize existing excess capacity in current facilities. At the proposed service level of 1.23 sf/call, the 18,272 calls in 2026 will utilize 22,478 sf of existing space,¹ leaving 9,829 sf of excess capacity,² anticipated to serve needs of new development through the capacity year (2050).

Fire. The City anticipates 2,026 fire/EMS calls for service in 2026 and has 28,760 square feet of fire facility space. This results in a service level of 14.20 square feet of building space per call.³ This service level will decline to 13.78 sf per call in 2028 when the City anticipates 2,087 calls for service. In addition, the City has one fire vehicle in operation and that was acquired at a cost in excess of \$500,000, as well as an additional four vehicles that the City plans to acquire in the timeframe of this study, each with anticipated costs over \$500,000.

The existing fire station (28,760 sf) has excess capacity of 844 sf⁴ which will serve new growth until the planned 14,420 sf addition in 2028. The existing facility has an existing (2026) service level of 14.20 sf per call.⁵ This service level will decline to 13.78 sf per call by 2028, calculated by dividing the 28,760 current building sf by the anticipated 2,087 calls in 2028.

Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b)

Police. The police department projects 26,263 calls in the capacity year of current facilities (2050) — an increase of 7,990 calls over the number of calls projected in 2026 (18,272). The current service level is 1.77 sf of police facility space per call. However, this service level will decline to 1.23 square feet per call by 2050 when the current police facilities are anticipated to reach full capacity. At the proposed level of service of 1.23 sf/call, the growth of 7,990 calls will create demand for 9,829 sf of space. This demand will be met solely through 9,829 sf of existing excess capacity as no new police facility construction is planned at this time.

Fire. New development is anticipated to demand 4,243 additional sf through 2036, calculated by multiplying the proposed LOS of 13.78 sf per call by the projected growth of 308 calls from 2026 to 2036. This demand will be met through 844 sf of existing excess capacity as well as 3,399 sf of the 14,420 sf addition planned for 2028. Non-residential growth will also need to pay for its fair share of the one existing fire vehicle and additional four planned vehicle replacements with costs exceeding \$500,000 per vehicle.

¹ Calculated by multiplying the 18,272 calls in 2026 by the proposed level of service of 1.23 ($18,272 \times 1.23 = 22,478$).

² Calculated by subtracting the 2026 space utilization of 22,478 sf from the existing building sf of 32,307 ($32,307 - 22,478 = 9,829$).

³ Calculated by dividing the 28,760 existing building sf by the 2026 calls (2,026).

⁴ Calculated by subtracting the capacity used in 2026 (27,916 sf, equal to the 2,026 calls received in 2026 multiplied by the 2028 proposed level of service of 13.78 sf/call) from the existing building sf (28,760 existing sf – 27,916 sf used = 844 sf excess capacity).

⁵ Calculated by dividing the 28,760 existing building sf by the 2026 projected calls (2,026).

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)

Police. The cost per call for police is \$318.44 as shown in the following table.

TABLE 2: POLICE GROSS COST PER CALL CALCULATION BEFORE CREDITS

Description	Amount
Buy-in to Existing Facilities	\$284.91
Interest Cost on Bond	\$37.40
Consultant Costs	\$0.94
Impact Fee Fund Balance Credit	\$(4.81)
Gross Cost per Call	\$318.44

There is an outstanding bond (Series 2008 Sales Tax Revenue) for the police facility, and the City has a police impact fee fund balance of \$613,987.64. Remaining bond payments total \$600,641 and therefore the fund balance can be used for the police portion of the bond payments and no credits need to be made.

The cost per call is applied to the number of calls per unit to calculate a maximum police impact fee.

TABLE 3: MAXIMUM POLICE IMPACT FEE

Development Type	Calls per Unit	Maximum Fee per Unit/sf
Single-Family	0.85690896	\$272.87
Multi-Family	0.58658991	\$186.79
Non-Residential	0.00044295	\$0.14

Fire. The gross cost per call for fire, before credits, is \$8,209.61 as shown below.

TABLE 4: FIRE COST PER CALL BEFORE CREDITS

Description	Amount
Buy-in to Existing Facilities	\$381.98
Interest Cost on Bonds	\$75.81
New Construction	\$7,727.46
Consultant Costs	\$24.36
Impact Fee Fund Balance	\$0.00
Gross Cost per Call	\$8,209.61

Credits are then made for the outstanding bonds, as discussed in detail in the body of this report. The maximum cost per call is shown in the following table.

TABLE 5: FIRE COST PER CALL (AFTER BOND CREDITS, BEFORE VEHICLE COSTS)

Year	Fire Share of P+I	Fire P+I Payment, Share to Existing	Fire Calls	Credit per Call	NPV of Credits*	Max Station Cost per Call
2027	\$114,216.18	\$110,866.23	2,062	\$53.76	\$236.77	\$7,972.85
2028	\$115,635.73	\$112,244.15	2,087	\$53.78	\$193.66	\$8,015.96
2029	\$116,951.78	\$113,521.60	2,119	\$53.58	\$148.60	\$8,061.02
2030	\$119,499.99	\$115,995.07	2,137	\$54.27	\$101.71	\$8,107.91
2031	\$120,574.55	\$117,038.11	2,153	\$54.35	\$52.01	\$8,157.60
2032-36	Bond to reach maturity in 2031, according to the latest amortization schedule.					\$8,209.61

*NPV = net present value discounted at 4.5 percent

Vehicle fees are included for nonresidential development for fire vehicles costing in excess of \$500,000. The cost per call is then applied to the number of calls per unit to calculate maximum impact fees.

TABLE 6: MAXIMUM FIRE FEES 2027

Maximum Fees	Station Cost per Call	Calls per Unit	Maximum Station Fee per Unit	Vehicle Cost per Call	Maximum Fees for Vehicles	TOTAL per Unit/sf
Residential - Single-Family	\$7,972.85	0.10832	\$863.65	-	-	\$863.65
Residential - Multi-Family	\$7,972.85	0.09004	\$717.90	-	-	\$717.90
Nonresidential	\$7,972.85	0.00005	\$0.43	\$448.36	\$0.02	\$0.46

Summary of Police and Fire Costs

Maximum police and fire impact fees are summarized in the table below:

TABLE 7: MAXIMUM PUBLIC SAFETY FEES

Year	Development Type	Police	Fire	Total
2027	Single-Family Residential	\$272.87	\$863.65	\$1,136.52
	Multi-Family Residential	\$186.79	\$717.90	\$904.70
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2028	Single-Family Residential	\$272.87	\$868.32	\$1,141.19
	Multi-Family Residential	\$186.79	\$721.78	\$908.58
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	Non-Residential per sf	\$0.14	\$0.47	\$0.61
2032-36	Single-Family Residential	\$272.87	\$889.29	\$1,162.17
	Multi-Family Residential	\$186.79	\$739.22	\$926.02
	Non-Residential per sf	\$0.14	\$0.47	\$0.61

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- how anticipated impacts are reasonably related to the anticipated development activity
- the proportionate share of:
 - costs for existing capacity that will be recouped; and
 - costs of impacts on system improvement that are reasonably related to the new development activity; and
- how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- the cost of system improvements for each public facility;
- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- extraordinary costs, if any, in servicing the newly developed properties; and
- the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;
- cost of acquiring land, improvements, materials, and fixtures;
- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include public safety buildings, as well as fire vehicles with a cost of \$500,000 or more, in the calculation of impact fees. Fire vehicle costs can only be charged to nonresidential development. This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

Impacts on public safety facilities will come from both residential and non-residential growth. This growth is projected as follows:

TABLE 8: GROWTH PROJECTIONS, 2026-2036

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2026	8,078	3,795	11,921,022
2027	8,222	3,862	12,133,788
2028	8,322	3,909	12,281,229
2029	8,448	3,968	12,466,522
2030	8,522	4,003	12,575,500
2031	8,586	4,033	12,670,131
2032	8,662	4,069	12,782,772
2033	8,840	4,153	13,045,906
2034	9,006	4,231	13,290,725
2035	9,156	4,301	13,511,428
2036	9,306	4,371	13,732,741

Source: Mountainland Association of Governments (MAG) RTP 2023; U.S. Census Bureau ACS 2024; Utah County Tax Parcels as of 04/01/2026; ZPFI

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur.

Police. The increased police calls for service are projected as follows for residential and non-residential development in Springville. Additional calls are shown for pass-through traffic, public uses, undefined (i.e., indeterminable location), but these demand units are not included in the calculation of impact fees.

TABLE 9: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	Total Calls
2026	6,922	2,226	5,280	3,835	9	18,272
2027	7,046	2,266	5,375	3,904	9	18,599
2028	7,131	2,293	5,440	3,951	9	18,825
2029	7,239	2,328	5,522	4,011	9	19,109
2030	7,302	2,348	5,570	4,046	9	19,276
2031	7,357	2,366	5,612	4,076	9	19,421
2032	7,423	2,387	5,662	4,112	9	19,593
2033	7,575	2,436	5,779	4,197	10	19,997
2034	7,718	2,482	5,887	4,276	10	20,372
2035	7,846	2,523	5,985	4,347	10	20,710
2036	7,974	2,564	6,083	4,418	10	21,049

Fire. Both residential and nonresidential growth will create demand for fire facility space. This increased demand is evident through the increased fire calls for service. The increased fire calls for service are projected as shown in the following table. Additional calls are shown for pass-through traffic, public uses, undefined (i.e., indeterminable location), but these demand units are not included in the calculation of impact fees.

TABLE 10: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	Total Calls
2026	875	342	647	161	2	2,026
2027	891	348	658	164	2	2,062
2028	901	352	666	166	2	2,087
2029	915	357	677	168	2	2,119
2030	923	360	682	170	2	2,137
2031	930	363	688	171	2	2,153
2032	938	366	694	172	2	2,173
2033	958	374	708	176	2	2,217
2034	976	381	721	179	2	2,259
2035	992	387	733	182	2	2,296
2036	1,008	394	745	185	2	2,334

Demand Placed on Facilities by New Development Activity.

Police. No new improvements or expansions are currently planned at existing police facilities; growth in calls for service will rely solely on existing excess capacity.

The City anticipates 18,272 police calls for service in 2026 with 32,307 square feet of police facility space. This results in an existing service level of 1.77 square feet of building space per call. The City anticipates that current facilities will reach full capacity by 2050 when the City expects 26,263 calls,

resulting in a proposed level of service of 1.23 sf per call.⁶ At 1.23 sf per call, the current facilities have 9,829 sf of existing excess capacity, projected to be consumed by 2050.

TABLE 11: FACILITIES NEEDED (POLICE BUILDING SQUARE FEET) TO MEET PROPOSED POLICE SERVICE LEVELS

<i>Year</i>	<i>Growth in Calls from 2026</i>	<i>Additional Police Facility Demand (sf)</i>
2027	326	401
2028	552	679
2029	836	1,029
2030	1,003	1,234
2031	1,148	1,412
2032	1,321	1,625
2033	1,724	2,121
2034	2,099	2,583
2035	2,438	2,999
2036	2,777	3,416
2037	3,143	3,867
2038	3,594	4,422
2039	4,013	4,937
2040	4,365	5,370
2041	4,841	5,955
2042	5,243	6,450
2043	5,714	7,029
2044	6,022	7,408
2045	6,324	7,780
2046	6,680	8,217
2047	7,028	8,646
2048	7,333	9,021
2049	7,694	9,464
2050	7,990	9,829

Fire.

The City anticipates 2,026 fire calls for service in 2026 with 28,760 square feet of fire facility space. This results in an existing service level of 14.20 square feet of building space per call. The City anticipates that current facilities will reach full capacity in 2028 when the City expects 2,087 calls, resulting in a proposed level of service of 13.78 sf per call.⁷ At 13.78 sf per call, the current facilities have 844 sf of existing excess capacity, projected to be consumed by 2028. New fire facility construction of 14,420 sf is planned for 2028. Growth in calls will demand 4,243 sf of space by 2036, calculated by multiplying the proposed LOS of 13.78 sf per call by the projected growth of 308 calls by 2036. This demand will consume all 844 sf of existing excess capacity and 3,399 sf of the 14,420 sf new facility.

⁶ Calculated by dividing the existing facility square feet by the projected calls for service in the capacity year: 32,307 sf ÷ 26,263 calls.

⁷ Calculated by dividing the existing facility square feet by the projected calls for service in the capacity year: 28,760 sf ÷ 2,087 calls.

TABLE 12: FACILITIES NEEDED (FIRE STATION SQUARE FEET) TO MEET PROPOSED FIRE SERVICE LEVELS

Year	Total Calls	Building sf Needed
2026	2,026	27,916
2027	2,062	28,415
2028	2,087	28,760
2029	2,119	29,194
2030	2,137	29,449
2031	2,153	29,671
2032	2,173	29,935
2033	2,217	30,551
2034	2,259	31,124
2035	2,296	31,641
2036	2,334	32,159
Growth, 2027-2036	308	4,243

Non-residential growth will also need to pay for its fair share of the one existing fire vehicle and four replacement vehicles (with acquisitions planned within the timeframe of this study) that each cost in excess of \$500,000.

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

Utah Code 11-36a-304((1)(b))

Police. The police department projects 26,263 calls by 2050 – an increase of 7,990 calls over the number of calls projected in 2026 (18,272). At the proposed service level of 1.23 square feet per call, the police department will use an additional 9,829 square feet of space by 2050 and 3,416 sf by 2036. This need will be met through the existing excess capacity of 9,829 square feet in the current police station.

Fire. The fire department projects 2,087 calls by 2028 – an increase of 61 calls over the number of calls projected in 2026 (2,026). At the proposed service level of 13.78 square feet per call, the fire department will use an additional 844 square feet of space by 2028. By 2036, the fire department projects 2,334 calls – an increase of 247 calls over the number of calls projected in 2028 (2,087). At the proposed service level of 13.78 sf per call, the fire department will need an additional 4,243 sf of space by 2036. This need will be met through 844 of existing excess capacity as well as 3,399 sf of the 14,420 sf planned new facility.

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304((1)(c))

Additional public safety facilities are needed due to new development and growth. One way of measuring the increased demand for services is through the number of calls for service. As calls for service increase, public safety departments are forced to expand and need more space to house their activities.

Proportionate Share Analysis

Utah Code 11-36a-304((1)(d))

The proportionate share analysis for police and fire includes the following steps:

- 1) Project increased population and nonresidential growth
- 2) Project increased calls for service, keeping the ratio of calls for service for residential units and nonresidential square feet constant with existing ratios
- 3) Project the need for increased building floor space
- 4) Calculate the cost per call by dividing the cost of the public safety building square feet needed by the growth in calls
- 5) Allocate the cost per call to residential and nonresidential units based on the number of calls per residential unit and nonresidential square feet, respectively

Police.

New development is responsible to buy-in to existing excess capacity that it will consume. Capacity will be reached at the existing building in 2050.

New development between 2026 and 2036 will consume will consume 10.6 percent of total building space and is therefore responsible for 9,829.26 square feet of the existing police building.

TABLE 13: POLICE BUY-IN TO EXISTING EXCESS CAPACITY

<i>Existing Service Level</i>	
Existing Building SF	32,307
2026 Calls for Service	18,272
Existing LOS - Sf per call	1.77
Capacity Year of Current Facilities	2050
Calls for Service in Capacity Year - 2050	26,263
Proposed LOS - Sf per Call	1.23
Excess Capacity Cost	\$2,276,503.84
Cost of Existing Facilities	\$7,482,455.00
% of Capacity Calls to New Development, 2026-2036	10.6%
Cost to New Development, 2026-2036	\$791,184.07
Growth in Calls, 2026-2036	2,777
Cost per Call	\$284.91

In addition, consultant and interest costs have been added to total costs as shown below. Interest costs are based on new development's share of the interest costs allocated to police: \$982,194.15.⁸ With total capacity of 26,263 calls in 2050, the interest cost per call is \$37.40.

As of 13 May 2026, there was a police impact fee fund balance of \$613,987.64.⁹ This balance has been credited to future bond payments. The remaining bond payments from 2026 to the end of the bond, for existing development's share, total \$600,641. Therefore, the fund balance can be used to pay existing development's share and no bond credit needs to be made. A small amount remains, however, in the fund balance for which a credit must be made.

TABLE 14: IMPACT FEE FUND BALANCE – CREDIT TO EXISTING DEVELOPMENT

Description	Amount
Impact Fee Fund Balance	\$613,987.64
Total of Bond Payments Remaining	\$600,641.03
Impact Fee Fund Balance less Bond Payments Remaining	\$13,346.61
Growth in Calls, 2026-2036	2,777
Fund Balance Credit per Call after Bond	\$(4.81)

The total cost per call is therefore \$318.44.

TABLE 15: POLICE COST PER CALL CALCULATION BEFORE CREDITS

Description	Amount
Buy-in to Existing Facilities	\$284.91
Interest Cost on Bond	\$37.40
Consultant Costs	\$0.94
Impact Fee Fund Balance Credit	\$(4.81)
Gross Cost per Call	\$318.44

The cost per call of \$318.44 is then multiplied by the number of calls per residential unit or per non-residential square foot to arrive at the total cost per residential and non-residential units.

TABLE 16: POLICE MAXIMUM IMPACT FEE PER RESIDENTIAL UNIT AND NONRESIDENTIAL SQUARE FOOT

Development Type	Calls per Unit	Maximum Fee per Unit/sf	Development Type
Single-Family	0.85690896	\$272.87	Single-Family
Multi-Family	0.58658991	\$186.79	Multi-Family
Non-Residential	0.00044295	\$0.14	Non-Residential

⁸ The police interest costs of \$982,194.15 are equal to 33.4 percent of the \$2,941,505.33 total interest costs, the share of proceeds allocated to police facilities.

⁹ Source: Springville City

Fire.

The existing fire building has excess capacity of 844 sf in the building which represents 2.9 percent of the total building space.¹⁰ The City anticipates the facility to reach capacity in 2028 and therefore new development can use the existing excess capacity of 844 sf.

TABLE 17: BUY-IN TO EXCESS FIRE CAPACITY

Description	Amount
Capacity Used 2026	27,916
Excess Capacity SF	844
Excess Capacity as % of Total Cost	2.93%
Actual Cost of Facilities	\$4,010,135
Cost to Growth, 2026-2036	\$117,617
Growth in Calls, 2026-2036	308
Cost per Call	\$381.98

Growth in calls driven by new development from 2026 to 2036 will demand a total of 4,243 sf of facility space, calculated by multiplying the proposed level of service of 13.78 by the projected growth in calls. With 844 sf of existing excess capacity, the remaining 3,399 sf of the total 4,243 sf demanded will be met through new facility construction. New development is therefore responsible for 3,399 sf of the planned 14,420 sf planned for Station 42.

TABLE 18: NEW CONSTRUCTION - FIRE

New Construction	
SF Needed by New Development, 2026-2036	4,243
Less: Existing Excess Capacity	(844)
SF Needed of New Construction, 2026-2036	3,399
Cost for New Construction (Station 42-2028) and Land Costs (Station 43 - Land Only)	\$10,094,000
SF of New Construction	14,420
Cost per SF of New Construction	\$700.00
Cost to New Development, 2026-2036	\$2,379,391.03
Growth in Calls, 2026-2036	308
Cost per Call	\$7,727.46

¹⁰ Calculated as the ratio of growth in calls between 2026 (2,026) and 2028 (2,087) to the calls in 2028. Total building space is 28,760 sf.

Interest costs have been calculated on a per-call basis for the 2008 bond as shown below. The 2008 bond funded Police, Fire, and Civic Center projects; the cost per call shown only accounts for the estimated 27.06 percent of the bond that was allocated to fire facilities.

TABLE 19: INTEREST COST PER CALL, SERIES 2022 FIRE/MULTI-USE BOND

<i>Interest Cost on Series 2008 Sales Tax Revenue Bond</i>	
Total Interest Cost	\$2,941,505.33
Percent to Fire	27%
Interest Cost to Fire	\$795,921.71
% to New Development 2028-36	2.9%
Cost to New Development 2028-36	\$23,344.29
Growth in Calls, 2026-2036	308
Cost per Call	\$75.81

The interest costs from the Series 2008 bond¹¹ and consultant costs have been added to arrive at a total cost of \$8,209.61 per fire call.

TABLE 20: FIRE COST PER CALL BEFORE CREDITS

<i>Description</i>	<i>Amount</i>
Buy-in to Existing Facilities	\$381.98
Interest Cost on Bonds	\$75.81
New Construction	\$7,727.46
Consultant Costs	\$24.36
Impact Fee Fund Balance	\$0.00
Gross Cost per Call	\$8,209.61

Credits are then made for the outstanding bonds. Only the amount of the bond payment(s) for existing development must be credited as impact fees should cover the capacity consumed by new development and the proportionate bond share. Existing development is responsible for 97.07 percent of total capacity, calculated as the ratio of 2026 calls (2,026) to 2028 calls (2,087). The maximum cost per call for fire stations is shown in the table below.¹²

TABLE 21: FIRE COST PER CALL (AFTER BOND CREDITS, BEFORE VEHICLE COSTS)

<i>Year</i>	<i>Fire Share of P+I</i>	<i>Fire P+I Payment, Share to Existing</i>	<i>Fire Calls</i>	<i>Credit per Call</i>	<i>NPV of Credits*</i>	<i>Max Station Cost per Call</i>
2027	\$114,216.18	\$110,866.23	2,062	\$53.76	\$236.77	\$7,972.85
2028	\$115,635.73	\$112,244.15	2,087	\$53.78	\$193.66	\$8,015.96
2029	\$116,951.78	\$113,521.60	2,119	\$53.58	\$148.60	\$8,061.02
2030	\$119,499.99	\$115,995.07	2,137	\$54.27	\$101.71	\$8,107.91
2031	\$120,574.55	\$117,038.11	2,153	\$54.35	\$52.01	\$8,157.60
2032-36	<i>Bond to reach maturity in 2031, according to the latest amortization schedule.</i>					\$8,209.61

*NPV = net present value discounted at 4.5 percent

¹¹ For the Series 2008 bond, only 27.06 percent of the interest costs have been included — the portion of proceeds allocated to fire facilities.

¹² Because there is no fund balance for the fire impact fees, no reduction is made for the fire-related remaining bond payments.

Vehicle fees can be included for nonresidential development for fire vehicles that cost in excess of \$500,000. Cost calculations begin by multiplying the purchase cost less salvage value by the proportion of useful life remaining (assuming a 20-year life span and 10 percent of value remaining at the end of the assets' useful life). This cost is then divided by the projected calls during each asset's capacity year (the end of useful life, or the time at which the vehicle has fully depreciated to salvage value) to arrive at the gross vehicle cost per call.

TABLE 22: FIRE VEHICLE GROSS COST CALCULATIONS

Asset	Purchase Year	Capacity Year	Calls in Capacity Year	Apparatus Purchase Cost	Cost, less Salvage Value	% of Useful Life Remaining	Gross Cost per Call
Existing Fire Vehicles Costing in Excess of \$500,000							
Ladder Truck	2025	2045	2,727	\$1,197,748	\$958,198.40	95%	\$333.77
Replacement Vehicles (over \$500,000) to be Acquired in Timeframe of Study							
Engine 42	2029	2049	2,879	\$1,000,000	\$900,000.00	100%	\$312.594
Engine 43	2032	2052	3,000	\$1,000,000	\$900,000.00	100%	\$300.015
Engine 41	2034	2054	3,090	\$1,000,000	\$900,000.00	100%	\$291.232
Water Tender	2035	2055	3,137	\$750,000	\$675,000.00	100%	\$215.203
Gross Vehicle Cost per Call (before Credits):							\$1,494.54

Finally, credits are made for existing developments' share of vehicle costs to arrive at the total vehicle cost per call for new development. Existing developments' portion of vehicle cost is calculated as the existing calls divided by the calls in the capacity year for each vehicle. The cost less salvage is multiplied by existing developments' portion and then divided by the calls in the capacity year to find the credit per call. This credit is applied to the gross cost per call (as shown in the table above) for each vehicle to arrive at the remaining cost per call which may be charged to new nonresidential development.

TABLE 23: FIRE VEHICLE COST CALCULATIONS – CREDITS TO EXISTING DEVELOPMENT

Asset	Purchase Year	Capacity Year	Calls in Capacity Year	Existing Calls (2026)	Existing % of Cost	Existing Cost (less salvage)	Credit per Call	Remaining Cost per Call
Existing Fire Vehicles Costing in Excess of \$500,000								
Ladder Truck	2025	2045	2,727	2,026	74%	\$800,810.56	\$293.63	\$81.863
Replacement Vehicles (over \$500,000) to be Acquired in Timeframe of Study								
Engine 42	2029	2049	2,879	2,026	70%	\$633,332.73	\$219.97	\$92.621
Engine 43	2032	2052	3,000	2,026	68%	\$607,847.54	\$202.63	\$97.389
Engine 41	2034	2054	3,090	2,026	66%	\$590,052.75	\$190.94	\$100.296
Water Tender	2035	2055	3,137	2,026	65%	\$436,013.76	\$139.01	\$76.193
Remaining Vehicle Cost per Call:								\$448.36

The remaining vehicle cost per call is then applied to the number of calls per unit (projected for 2027) to calculate maximum impact fees.

TABLE 24: MAXIMUM FIRE FEES 2027

<i>Maximum Fees</i>	<i>Station Cost per Call</i>	<i>Calls per Unit</i>	<i>Maximum Station Fee per Unit</i>	<i>Vehicle Cost per Call</i>	<i>Maximum Fees for Vehicles</i>	<i>TOTAL per Unit/sf</i>
Residential - Single-Family per Unit	\$7,972.85	0.10832	\$863.65	-	-	\$863.65
Residential - Multi-Family per Unit	\$7,972.85	0.09004	\$717.90	-	-	\$717.90
Nonresidential per sf	\$7,972.85	0.00005	\$0.43	\$448.36	\$0.02	\$0.46

Summary of Police and Fire Costs

Maximum police and fire impact fees are summarized in the table below. Residential maximum fees are shown on a per unit basis; nonresidential maximum fees are shown by building sf.

TABLE 25: MAXIMUM PUBLIC SAFETY FEES

<i>Year</i>	<i>Development Type</i>	<i>Police</i>	<i>Fire</i>	<i>Total</i>
2027	Single-Family Residential	\$272.87	\$863.65	\$1,136.52
	Multi-Family Residential	\$186.79	\$717.90	\$904.70
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2028	Single-Family Residential	\$272.87	\$868.32	\$1,141.19
	Multi-Family Residential	\$186.79	\$721.78	\$908.58
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2029	Single-Family Residential	\$272.87	\$873.20	\$1,146.07
	Multi-Family Residential	\$186.79	\$725.84	\$912.63
	Non-Residential per sf	\$0.14	\$0.46	\$0.60
2030	Single-Family Residential	\$272.87	\$878.28	\$1,151.15
	Multi-Family Residential	\$186.79	\$730.06	\$916.86
	Non-Residential per sf	\$0.14	\$0.46	\$0.61
2031	Single-Family Residential	\$272.87	\$883.66	\$1,156.53
	Multi-Family Residential	\$186.79	\$734.54	\$921.33
	Non-Residential per sf	\$0.14	\$0.47	\$0.61
2032-36	Single-Family Residential	\$272.87	\$889.29	\$1,162.17
	Multi-Family Residential	\$186.79	\$739.22	\$926.02
	Non-Residential per sf	\$0.14	\$0.47	\$0.61

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Prepared by

Zions Public Finance, Inc

for

Springville City

DRAFT

Public Safety
Impact Fee Facilities Plan

September 2026



Executive Summary

Background

This Impact Fee Facilities Plan (“IFFP”) was prepared to meet the requirements of Utah Code §11-36a. Public safety includes both police (law enforcement) and fire/emergency services capital facilities. Impact fees are a one-time fee charged to new development to help offset the capital costs associated with new growth in a community. Springville City (“City”) has determined that there is one city-wide service area for police and fire protection services.

New Development and Growth

Residential and non-residential growth creates the demand for new public safety capital facilities. Projected growth is shown in the following table:

TABLE 1: GROWTH PROJECTIONS, 2026-2036

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2026	8,078	3,795	11,921,022
2027	8,222	3,862	12,133,788
2028	8,322	3,909	12,281,229
2029	8,448	3,968	12,466,522
2030	8,522	4,003	12,575,500
2031	8,586	4,033	12,670,131
2032	8,662	4,069	12,782,772
2033	8,840	4,153	13,045,906
2034	9,006	4,231	13,290,725
2035	9,156	4,301	13,511,428
2036	9,306	4,371	13,732,741

Source: Mountainland Association of Governments (MAG) RTP 2023; U.S. Census Bureau ACS 2024; Utah County Tax Parcels as of 04/01/2026; ZPFI

Police. Because of the projected growth, the police department projects 21,049 calls by 2036 – an increase of 2,777 calls over the number of calls projected in 2026 (18,272). Current facilities are expected to be at capacity by 2050.

Fire. The fire department projects 2,334 calls by 2036 – an increase of 308 over the number of calls projected for 2026 (2,026 calls). Current fire facilities are anticipated to be at capacity by 2028.

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean public safety buildings, as well as fire vehicles that have been acquired previously or will be acquired within the next six years at a cost of \$500,000 or more.

Existing service levels for both police and fire are based on the current capital facilities (i.e., building square feet) per demand unit. Demand units increase with development which generates more calls for service and, therefore, the need for more public safety building space.

Police. The City received 17,848 calls for police service in 2025, the most recent year for which actual call data is available. Of these calls, an estimated 5 percent of the traffic calls (about 9 of 172 total traffic calls) are pass-through traffic. Pass-thru calls have not been included in the calculation of impact fees. During 2025, the City averaged 0.857 police calls per single-family unit, 0.587 calls per multi-family unit and 0.443 calls per 1,000 square feet of non-residential space.¹

TABLE 2: POLICE CALLS 2025

<i>Single-Family Calls</i>	<i>Calls per Single-Family Unit</i>	<i>Multi-Family Calls</i>	<i>Calls per Multi-Family Unit</i>	<i>Non-Residential Calls</i>	<i>Calls per Non-Residential Square Foot</i>
6,761	0.857	2,174	0.587	5,158	0.000443

The City anticipates 18,272 police calls for service in 2026 and has 32,307 square feet of police facility space. This results in an existing service level of 1.77 square feet of building space per call. This service level will decline to 1.23 sf per call in 2050, the capacity year of existing police facilities, when the City anticipates 26,263 calls for service. At the proposed service level of 1.23 sf/call, the 18,272 calls in 2026 will utilize 22,478 sf of existing space,² leaving 9,829 sf of excess capacity,³ anticipated to serve needs of new development through the capacity year (2050).

Fire. Springville received 1,979 calls for fire service in 2025, the most recent year for which actual call data is available. The City has planned for an addition to Station 42, part of which will serve new growth while the remainder will increase the level of service for existing development. Only the portion of the addition serving new growth, up to the existing level of service, is impact fee eligible. During 2025, the City averaged 0.108 fire calls per single-family residential dwelling unit, 0.090 calls per multi-family unit and 0.054 calls per 1,000 sf of nonresidential space.

TABLE 3: FIRE CALLS 2025

<i>Single-Family Residential Calls</i>	<i>Calls per Single-Family Unit</i>	<i>Multi-Family Residential Calls</i>	<i>Calls per Multi-Family Unit</i>	<i>Non-Residential Calls</i>	<i>Calls per Non-Residential Square Foot</i>
855	0.108	334	0.090	632	0.000054

¹ In addition to calls originating from residents and businesses, traffic calls (less pass-through traffic calls) have been allocated to single-family, multi-family, and nonresidential proportionally based on their respective shares of total calls.

² Calculated by multiplying the 18,272 calls in 2026 by the proposed level of service of 1.23 ($18,272 \times 1.23 = 22,478$).

³ Calculated by subtracting the 2026 space utilization of 22,478 sf from the existing building sf of 32,307 ($32,306 - 22,478 = 9,829$).

The existing fire station (28,760 sf) has excess capacity of 844 sf⁴ which will serve new growth until the planned 14,420 sf addition in 2028. The existing facility has an existing (2026) service level of 14.20 sf per call.⁵ This service level will decline to 13.78 sf per call by 2028, calculated by dividing the 28,760 current building sf by the anticipated 2,087 calls in 2028.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Police. The police department projects 26,263 calls in the capacity year of current facilities (2050) — an increase of 7,990 calls over the number of calls projected in 2026 (18,272). The current service level is 1.77 sf of police facility space per call. However, this service level will decline to 1.23 square feet per call by 2050 when the current police facilities are anticipated to reach full capacity. At the proposed level of service of 1.23 sf/call, the growth of 7,990 calls will create demand for 9,829 sf of space, utilizing all existing excess capacity by 2050.

Fire. New development is anticipated to demand 4,243 additional sf through 2036, 844 sf of which will be served by existing excess capacity. The remaining 3,399 sf demanded by new development will be provided within the 14,420 sf addition. Because the addition provides space beyond what is demanded by new development through 2036, the addition will raise the level of service; however, increases to the level of service are *not* impact-fee-eligible. Only the portion of the addition serving new development at the 2028 proposed level of service of 13.78 is impact-fee-eligible — about 23.6 percent of the addition.⁶

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

Police. Existing police facilities are sufficient to meet current needs and rising demand as a result of new development through 2050; new development will utilize existing excess capacity and no new construction is planned throughout the timeframe of this study.

Fire. Existing fire stations are sufficient to meet needs through 2028 when the City plans for a 14,420 sf addition.

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for public safety improvements. These revenue sources include grants, bonds, interfund loans, transfers

⁴ Calculated by subtracting the capacity used in 2026 (27,916 sf, equal to the 2,026 calls received in 2026 multiplied by the 2028 proposed level of service of 13.78 sf/call) from the existing building sf (28,760 existing sf – 27,916 sf used = 844 sf excess capacity).

⁵ Calculated by dividing the 28,760 existing building sf by the 2026 projected calls (2,026).

⁶ Calculated by dividing the sf demanded by new development through 2036 less existing excess capacity by sf of planned additions (3,399 ÷ 14,420 = 0.236).

from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an IFFP which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Impact Fee Facilities Plan

Growth in Demand

Residential and nonresidential growth will create increased demand for public safety services as demonstrated by the increased calls for service that are projected to occur. This growth is projected as follows:

TABLE 4: GROWTH PROJECTIONS, 2026-2036

Year	Single-Family Units	Multi-Family Units	Non-Residential Sf
2026	8,078	3,795	11,921,022
2027	8,222	3,862	12,133,788
2028	8,322	3,909	12,281,229
2029	8,448	3,968	12,466,522
2030	8,522	4,003	12,575,500
2031	8,586	4,033	12,670,131
2032	8,662	4,069	12,782,772
2033	8,840	4,153	13,045,906
2034	9,006	4,231	13,290,725
2035	9,156	4,301	13,511,428
2036	9,306	4,371	13,732,741

Source: Mountainland Association of Governments (MAG) RTP 2023; U.S. Census Bureau ACS 2024; Utah County Tax Parcels as of 04/01/2026; ZPFI

Police. The increased police calls for service are projected as follows for residential and non-residential development in the City. Additional calls are shown for pass-through traffic, public uses, and undefined (i.e., indeterminate land use or location not available) but these demand units are not included in the calculation of impact fees. Traffic calls other than pass-through traffic have been allocated to single-family, multi-family, and nonresidential uses proportionally based on their respective shares of total service calls.

TABLE 5: POLICE – PROJECTED GROWTH IN POLICE CALLS FOR SERVICE

Year	Single-Family Calls	Multi-Family Calls	Non-Residential Calls	Public + Undefined	Pass-Thru Traffic	Total Calls
2026	6,922	2,226	5,280	3,835	9	18,272
2027	7,046	2,266	5,375	3,904	9	18,599
2028	7,131	2,293	5,440	3,951	9	18,825
2029	7,239	2,328	5,522	4,011	9	19,109
2030	7,302	2,348	5,570	4,046	9	19,276
2031	7,357	2,366	5,612	4,076	9	19,421
2032	7,423	2,387	5,662	4,112	9	19,593
2033	7,575	2,436	5,779	4,197	10	19,997
2034	7,718	2,482	5,887	4,276	10	20,372
2035	7,846	2,523	5,985	4,347	10	20,710
2036	7,974	2,564	6,083	4,418	10	21,049

Source: Springville City; ZPFI

Fire. The increased fire calls for service are projected as shown in the following table. The pass-thru traffic, public and undefined calls are not included in the calculation of impact fees.

TABLE 6: FIRE – PROJECTED GROWTH IN FIRE CALLS FOR SERVICE

<i>Year</i>	<i>Single-Family Calls</i>	<i>Multi-Family Calls</i>	<i>Non-Residential Calls</i>	<i>Public + Undefined</i>	<i>Pass-Thru Traffic</i>	<i>Total Calls</i>
2026	875	342	647	161	2	2,026
2027	891	348	658	164	2	2,062
2028	901	352	666	166	2	2,087
2029	915	357	677	168	2	2,119
2030	923	360	682	170	2	2,137
2031	930	363	688	171	2	2,153
2032	938	366	694	172	2	2,173
2033	958	374	708	176	2	2,217
2034	976	381	721	179	2	2,259
2035	992	387	733	182	2	2,296
2036	1,008	394	745	185	2	2,334

Source: Springville City; ZPFI

Existing Service Levels

Utah Code 11-36a-302(1)(a)(i)

Police. In 2025, the City averaged 0.857 police calls per single-family unit, 0.587 calls per multi-family unit, and 0.000443 calls per non-residential square foot. By 2026, about 18,272 police calls for service are anticipated across 32,307 square feet of police facility space. This results in a service level of 1.77 square feet of building space per call.

Fire. During 2025, the City averaged 0.108 fire calls per single-family residential dwelling unit, 0.090 calls per multi-family unit and 0.000054 calls per non-residential square foot. In 2026, about 2,026 fire calls for service are anticipated across 28,760 square feet of fire facility space. This results in a service level of 14.20 square feet of building space per call.

Proposed Level of Service

Utah Code 11-36a-302(1)(a)(ii)

Police. The police department projects 26,263 calls by 2050 – an increase of 7,990 calls over the number of calls anticipated in 2026 (18,272). Capacity is expected to be reached in 2050 and the proposed level of service in 2050 is 1.23 sf per call, calculated by dividing the 32,307 existing sf by the projected calls for service (26,263) in 2050.

Fire. The fire department projects 2,087 calls by 2028 – an increase of 61 calls over the number of calls anticipated in 2026 (2,026). Capacity will be reached in 2028 and the proposed level of service in 2028 is 13.78 sf per call, calculated by dividing the 28,760 existing sf by the projected calls for service (2,087) in 2028.

Excess Capacity

Utah Code 11-36a-302(1)(a)(iii)

Police. The existing police station (32,307 square feet) has excess capacity of 9,829 sf which will serve new growth until 2050. No new facilities are planned at this time. The existing police facility has an existing (2026) service level of 1.77 sf per call.⁷ This service level will decline to 1.23 sf per call in 2050, calculated by dividing the 32,307 building sf by the anticipated 26,263 calls in 2050.

Fire. The existing fire station (28,760 square feet) has excess capacity of 844 sf which will serve new growth until 2028, at which time a 14,420 sf addition is planned to open. The existing facility has an existing (2026) service level of 14.20 sf per call.⁸ This service level will decline to 13.78 sf per call in 2028, calculated by dividing the 28,760 building sf by the anticipated 2,087 calls in 2028.

Identify Demands Placed upon Existing Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Police. New development will create demand for 9,829 sf of police facility space by 2050, calculated by multiplying the proposed LOS of 1.23 sf per call by the projected growth of 7,990 calls by 2050. This demand will be met solely through existing excess capacity as no new construction of facilities is planned at this time.

Year	Growth in Calls from 2026	Additional Police Facility Space Demand (sf)
2027	326	401
2028	552	679
2029	836	1,029
2030	1,003	1,234
2031	1,148	1,412
2032	1,321	1,625
2033	1,724	2,121
2034	2,099	2,583
2035	2,438	2,999
2036	2,777	3,416
2037	3,143	3,867
2038	3,594	4,422
2039	4,013	4,937
2040	4,365	5,370
2041	4,841	5,955
2042	5,243	6,450
2043	5,714	7,029
2044	6,022	7,408
2045	6,324	7,780
2046	6,680	8,217
2047	7,028	8,646
2048	7,333	9,021
2049	7,694	9,464
2050	7,990	9,829

⁷ Calculated by dividing the existing sf (32,307) by the 2026 calls (18,272).

⁸ Calculated by dividing the existing sf (28,760) by the 2026 calls (2,026).

Fire. New development will create demand for an additional 4,243 sf of space by 2036, calculated by multiplying the proposed LOS of 13.78 sf per call by the projected growth of 2,334 calls by 2036. Non-residential growth will also need to pay for its fair share of fire vehicles with purchase costs in excess in \$500,000. Ladder Truck 41 is an addition to the existing fleet while Engines 42, 43, 41, and the Water Tender, are replacements to existing vehicles that had original purchase costs under \$500,000. New purchases and replacements in excess of \$500,000 can be included in the impact fee for nonresidential development.

TABLE 7: FIRE VEHICLES

<i>Asset</i>	<i>Purchase Year</i>	<i>Apparatus Cost</i>
Existing Fire Vehicles Costing in Excess of \$500,000		
Ladder Truck	2025	\$1,197,748
Replacement Vehicles (over \$500,000) to be Acquired in Timeframe of Study		
Engine 42	2029	\$1,000,000
Engine 43	2032	\$1,000,000
Engine 41	2034	\$1,000,000
Water Tender	2035	\$750,000

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Those Growth Demands

Utah Code 11-36a-302(1)(a)(v)

Police. Growth demands from new development, within the timeframe of this study, will utilize existing excess capacity of current facilities.

Fire. Existing excess capacity of 844 sf will serve projected growth through 2028, after which the planned 14,420 sf addition will serve the remaining 3,399 sf demanded by new development. Because the addition provides space beyond what is demanded by new development through 2036, the addition will raise the level of service; however, increases to the level of service are *not* impact-fee-eligible. Only the portion of the addition serving new development at the 2028 proposed level of service of 13.78 sf per call is impact-fee-eligible — about 23.6 percent of the addition.⁹ New development is anticipated to create 2,334 additional calls by 2036. At the proposed service level of 13.78 sf/call, the 2,334 additional calls by 2036 are expected to demand 4,243 sf of facility space, utilizing all 844 sf of existing excess capacity as well as 3,399 sf of the planned addition.

Land for Station 43 is also anticipated to be acquired within the timeframe of this analysis but no construction at the site is planned within the next 10 years.

⁹ Calculated by dividing the sf demanded by new development through 2036 less existing excess capacity by sf of planned additions ($3,399 \div 14,420 = 0.236$).

Manner of Financing for Public Facilities

Utah Code 11-36a-304(2)(c)(d)(e)

Impact fees will be used to fund the established growth-driven public safety services for law enforcement and fire.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before construction of the improvements.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for affordable housing, although alternate sources of funding must be identified.

Grants. The City is unaware of any potential grant sources for future public safety facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

Bonds. The City has one bond outstanding for police, fire, and other City facilities originally issued in 2008. Based on the usage of the building, the police department is responsible for 33.39 percent of the bond and the fire department is responsible for 27.06 percent.

Transfer from General Fund. To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach higher service levels and not to offset the demands generated by new development, which is anticipated to be offset with impact fees.

Impact Fees. Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis may be prepared and the City may charge impact fees for public safety.

Anticipated or Accepted Dedications of System Improvements. Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. Complies in each and every relevant respect with the Impact Fees Act.



PLANNING COMMISSION STAFF REPORT

Agenda Item #2
October 27, 2026

Date of Report
October 23, 2026
TO: Planning Commission Members

FROM: Chief Henry Clinton

RE: Springville Public Safety proposes an amendment to the Official Zoning Map to add the Wildland Urban Interface Overlay Zone. This proposal would define the area within the city to which the newly adopted Wildland Urban Interface regulations apply.

Petitioner: Springville City Public Safety, Chief Henry Clinton

Summary of Issues

- Is the adoption of the Wildland Urban Interface Map (WUI) consistent with the Springville General Plan?
- Will adoption of the Wildland Urban Interface Map (WUI) as recommended, meet criteria for compliance with Utah State Code?

Background

In the 2025 Legislative Session, the Utah State Legislature adopted House Bill 48, which required cities to update local building codes using the 2006 International Fire Code-Wildland-Urban Interface sections that have been part of state building code since 2006. The legislation also required cities to adopt a boundary map that designates the area of the city in which the WUI building code will be applied. The State Department of Natural Resources has created a map that identifies High Risk Wildland Urban Interface Properties which determines the properties that are required to pay a fee. The state map is also used by the insurance industry to determine home insurance rates. Cities can adopt the state map in total or adopt their own local map based on local needs. The State map creates a scoring system, called the Structure Exposure Score (SES) which rates neighborhood-level wildfire exposure to structures. The state adopted HB 41 which adopted a floor for local WUI map boundaries. A local WUI map can't include land that is rated below a 5 on the SES without approval from the FFSL.

If a municipality chooses not to adopt the provisions of the state WUI code, then the state may choose not to pay the costs incurred by the city in fighting a wildfire under the Cooperative Fire Protection Agreement.

Analysis

Springville City Public Safety analyzed the wildland urban interface (WUI) and the homes within it. Given Springville's historical fire danger, adopting the state WUI map as is would not serve homeowners' best interests.

The boundary threshold makes a large difference. A local WUI map using an SES rating of 5 would bring approximately 1,300 homes under the WUI building code provisions. A map using

an SES rating of 6 would reduce that to approximately 120 homes. A rating of 5 also extends into neighborhoods where wildfire is not a realistic threat. A fire that reaches the SES 5 boundary would have become a conflagration, spreading from structure to structure, rather than a wildfire.

The General Plan sets a goal of creating a “safe, functional, and attractive community.” A City WUI map that limits the boundary to areas realistically threatened by wildfire meets this goal without restricting homeowners beyond what is needed.

The state allows local WUI maps to be less restrictive based on local needs and situation analysis, but to not be more restrictive. Utilizing the boundary for SES 6 would be compliant with state code.

Staff Recommendation

Public Safety Staff recommends adopting the Local WUI Map utilizing the boundary determined by the State WUI Map with an SES score of 6+.

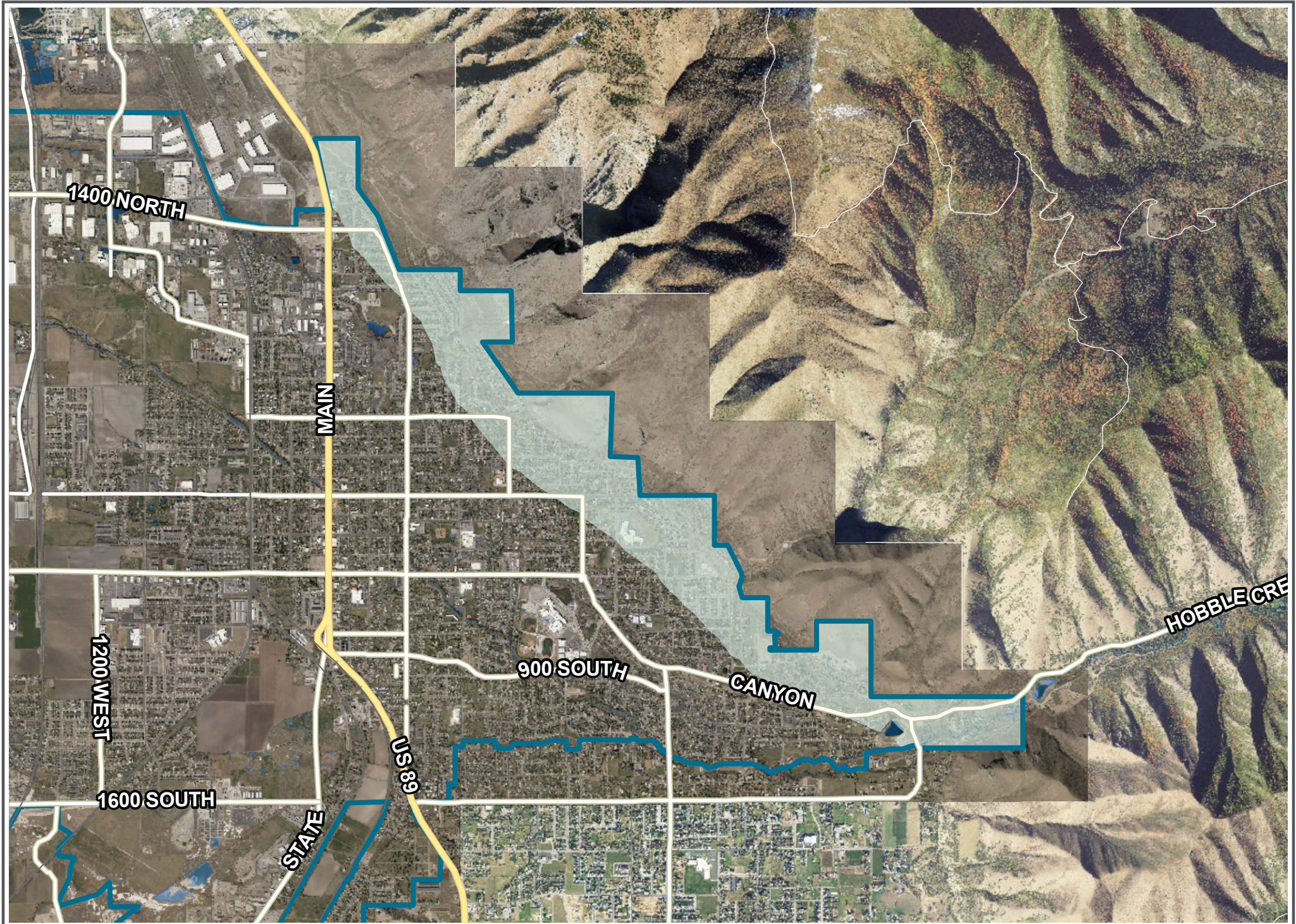
Recommended Motion

Motion to recommend adoption of the Springville Wildland Urban Interface SES 6 as shown in Attachment A.

Alternative Motions

Motion to recommend adoption of the Springville Wildland Urban Interface SES 5 as shown in Attachment B.

Motion to recommend continuation of discussion of the Springville Wildland Urban Interface map.



WUI SES 5



springville
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