PRESSURIZED IRRIGATION SYSTEM IMPACT FEE FACILITY PLAN AND IMPACT FEE ANALYSIS

(HAL Project No.: 260.61.200)

DRAFT

January 2026

HANSEN ALLEN & LUCE INC
ENGINEERS

SPRINGVILLE CITY

PRESSURIZED IRRIGATION SYSTEM

IMPACT FEE FACILITY PLAN AND IMPACT FEE ANALYSIS

(HAL Project No.:260.59.100)

Enoch Jones, P.E.

Project Engineer

HANSEN ALLEN & LUCE INC
ENGINEERS

JANUARY 2026

IMPACT FEE CERTIFICATION

The Utah Impact Fee Act requires certifications for the Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA). Hansen, Allen & Luce provides these certifications with the understanding that the recommendations in the IFA are followed by City Staff and elected officials. If all or a portion of the IFA are modified or amended, or if assumptions presented in this analysis change substantially, this certification is no longer valid. All information provided to Hansen, Allen & Luce, Inc. is assumed to be correct, complete, and accurate.

IFFP Certification

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Facilities Plan (IFFP) prepared for the pressurized irrigation water system:

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;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies in each and every relevant respect with the Impact Fees Act.

HANSEN, ALLEN & LUCE, INC.

IFA Certification

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Analysis (IFA) prepared for the pressurized irrigation water system:

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;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
    d. costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

HANSEN, ALLEN & LUCE, INC.

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IMPACT FEE SUMMARY

The impact fees for the Springville pressurized irrigation system were last updated in 2024. The Pressurized Irrigation System Master Plan has recently been updated in 2025. Construction costs continue to rise due to a number of factors, including material shortages, labor shortages, and supply chain constraints. To incorporate the master plan update and account for rising construction costs, Springville City commissioned this impact fee update.

The **purpose** of the Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to comply with the requirements of the Utah Impact Fees Act by identifying demands placed on the existing Pressurized Irrigation Water System by new development and by identifying the means by which the City will meet these new demands. The Springville City Pressurized Irrigation Water System Master Plan has been used in support of this analysis. There are several growth-related capital facilities anticipated to be needed in the next 10 years, so the calculated impact fee is based on anticipated capital facility projects as well as existing excess capacity and documented historic costs.

The impact fee **service area** is the pressurized irrigation water system service area, which includes the current city boundary and future areas anticipated to be annexed into the city.

The existing and proposed **level of service** for the pressurized irrigation water system includes the following:

Level of Service

- Peak Day Source Capacity: 8.5 gallons per minute per irrigated acre (gpm/irr-ac)
- Source Volume: 4.0 acre-feet/irr-ac (Annual Demand)
- Storage Capacity: 6,120 Gallons/irr-ac
- Transmission Capacity: 50 pounds per square inch (psi) minimum during peak day demand conditions

The existing system served about 622 irrigated acres in 2025. Projected **growth** adds 242 irrigated acres in the next 10 years, for a total of 864 irrigated acres.

The existing pressurized irrigation water system has no existing deficiencies. The costs calculated for the capacity required for growth in the next 10 years comes from the proportional historical buy-in costs of **excess capacity** and **new projects** required entirely to provide capacity for new development.

The **pressurized irrigation water impact fee** is calculated based on the estimated cost of projects needed to support anticipated growth. The fee is calculated to be $20,953 per irrigated acre.

Table S-1
Proposed Impact Fee by Component

Component	Per Irrigated Acre
Infrastructure	$20,003
Planning	$950
Total	**$20,953**

SECTION 1
INTRODUCTION

1.1 Background

Springville is located in central Utah County, alongside I-15 and on the southern end of the Provo-Orem metropolitan area. Springville had an estimated population of 36,500 in 2024 as reported by the City. The primary pressurized irrigation water sources for Springville are Hobble Creek, Springville Irrigation Ditch #1, and the Mapleton-Springville Strawberry Pipeline.

1.2 Purpose

The City has recognized the need to plan for increased demands on its pressurized irrigation water system as a result of growth. To do so, an Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) were completed to allow the City to charge an impact fee to help pay for capital projects necessary to support future growth.

The impact fees for the Springville drinking water system were last updated in 2024. Since that time, the Drinking Water System Master Plan has been updated and construction costs have risen due to a number of factors, including material shortages, labor shortages, and supply chain constraints. To incorporate the master plan update and account for rising construction costs, Springville City commissioned this impact fee update.

This report identifies those items that the Utah Impact Fees Act specifically requires, including demands placed upon existing facilities by new development, and the proposed means by which the municipality will meet those demands. The Pressurized Irrigation Water Master Plan was used to support this analysis. The Master Plan identified several growth-related projects needed within the 10-year planning window. Therefore, the calculated impact fee is based on excess capacity and documented historic costs, as well as future capital projects.

1.3 Impact Fee Collection

Impact fees enable local governments to finance public facility improvements necessary for growth, without burdening existing customers with costs that are exclusively attributable to growth.

An impact fee is a one-time charge on new development to pay for that portion of a public facility that is required to support that new development.

To determine the appropriate impact fee, the cost of the facilities associated with future development must be proportionately distributed. As a guideline in determining the “proportionate share”, the fee must be found to be roughly proportionate and reasonably related to the impact caused by the new development.

1.4 Master Planning

A Pressurized Irrigation Water System Master Plan was prepared in 2025 and is incorporated by reference into this analysis. The master plan for the City's pressurized irrigation water system is more comprehensive than the IFFP and IFA. It provides the basis for the IFFP and IFA and identifies all capital facilities required for the pressurized irrigation system inside the 20-year planning range, including maintenance, repair, replacement, and growth-related projects.

The recommendations made within the master plan are in compliance with current City policies and standard engineering practices.

A hydraulic model of the pressurized irrigation system was used to complete the Pressurized Irrigation System Master Plan. The model was used to assess existing performance, to establish a proposed level of service, and to confirm the effectiveness of the proposed capital facility projects to maintain the proposed level of service over the next 10 years.

SECTION 2
SYSTEM DEMAND AND CAPACITY

2.1 General

The purpose of this section is to identify the current level of service, characterize the facilities of the existing system, and determine the remaining capacity of these facilities.

The existing pressurized irrigation system is comprised of a pipe network, water sources, and a water storage pond. Figure 1-2 from the City's Master Plan illustrates the existing water system (at the time the master plan was published) and its service area and is included for reference in Appendix A.

2.2 Existing Irrigated Acreage

Water demands for all users have been determined in terms of irrigated acreage. The use of irrigated acreage is a common engineering practice to describe the entire system's usage based upon a common unit of measurement. Using irrigated acres for analysis is a way to allocate existing and future demands over both residential and non-residential land uses.

At the end of 2025, the City was estimated to have 622 irrigated acres served by the pressurized irrigation system, including areas adjacent to pressurized irrigation system pipe that are not currently connected to the system. Irrigated areas that will always be served by the drinking water system were not considered in this analysis.

2.3 Level of Service

The City has established a level of service for the pressurized irrigation water system. It establishes the sizing criteria for the City's distribution (pipelines), source, storage facilities, and water rights. The level of service standards are shown below:

Level of Service

- Source Capacity: 8.5 gpm/irr-ac (Peak Day)
- Source Volume: 4.0 ac-ft/irr-ac (Annual Demand)
- Storage Capacity: 6,120 Gallons/irr-ac
- Transmission Capacity: 50 psi minimum pressure during peak instantaneous demand conditions

2.4 Methodology Used to Determine Existing System Capacity

As specified in the Master Plan, the existing pressurized irrigation system pond has a capacity of 1,033 irrigated acres. This was considered to be the capacity of the existing system. See Table 2-1.

Table 2-1
Capacity of Existing Distribution System

Timeframe	Irrigated Acreage	Percent of Total
Existing	622	60.2%
Future	411	39.8%
Total	**1,033**	**100%**

Approximately 39.8% of capacity in existing infrastructure is available to serve future growth.

SECTION 3
IMPACT FEE FACILITY PLAN AND ANALYSIS

3.1 General

Data presented in the previous section was used to calculate a proposed impact fee based on an appropriate buy-in cost of existing excess capacity and the cost of projects required to support growth. This section documents expenses previously incurred and estimated cost of future projects, and discusses possible revenue sources for the City to consider.

3.2 Growth Projections

The development of impact fees requires growth projections over the next ten years. Growth projections for Springville were made by projecting future irrigated acreage in areas identified by City personnel as most likely to develop during the next ten years. Total growth projections for the City through 2035 are summarized in Table 3-1.

Table 3-1
Growth Projections Over Next Ten Years

Year	Irrigated Acres
2025	622
2026	646
2027	670
2028	695
2029	719
2030	743
2031	767
2032	791
2033	816
2034	840
2035	864
Change	**+242**

The existing system served about 622 irrigated acres at the end of 2025. Projected growth adds 242 irrigated acres in the next 10 years for a total of 864 irrigated acres. See Figure 3-1 for areas of projected growth.

This figure depicts projected areas of growth. Additional growth is anticipated to occur in areas not shown on this figure. The purpose is to represent growth in the service area that will require the projects outlined in the IFFP. Impact fee law allows for adaption if growth occurs in area not shown on this figure.

Kuhni Rd
SR 75
Spring Creek Pl
Millpond Dr
I-15
425 W
400 N
1650 W
1200 W
Center St
400 W
900 E
1300 E
SR 77
2600 W
1750 W
400 S
700 S
800 S
400 E
Canyon Rd
900 S
89
1700 E
2900 E
Dry Creek Pkwy 1600 S
Dry Creek Pkwy
1600 S
SR 51

N

0 1,300 2,600 5,200

1 inch = 2,600 feet

Legend

- Anticipated 10 Year Development
- Additional Infill in Existing Developemnt
- Springville City Boundary

Date: 10/30/2025
Document Path: H:\Projects\260 - Springville City\61-63 - 2025 Master Plans\62.100 - 2025 Water System Master Plan\GIS\ArcGIS Pro Projects\ImpactFees\ImpactFees.aprx

HANSEN ALLEN & LUCE INC ENGINEERS

SPRINGVILLE CITY
PRESSURIZED IRRIGATION IFFP AND IFA

PROJECTED 10-YEAR GROWTH AREAS

FIGURE
3-1

3.3 Cost of Existing Pressurized Irrigation Water Facilities

In 2011, the City obtained a $9 million federal grant to build its PI system. On top of that, the City has furnished $1,103,606 in additional funds which are eligible to be repaid by impact fees (see Appendix B), for a total existing cost of $10,103,606. These funds contributed to the construction of Bartholomew Pond and the major transmission line to the service area of the system, which created capacity for both existing and future users. A summary of the eligibility of these expenditures to be reimbursed with impact fees is included in Table 3-2.

Table 3-2
Impact Fee Eligibility of Prior Expenditures

Funding Source	Expended	Percent Eligible for Impact Fee Reimbursement	Impact Fee Eligible Cost
Federal Grant	$9,000,000.00	0%[1]	$0
City Funds	$1,103,606.00	39.8%[2]	$439,092.03
Total	**$10,103,606.00**	**-**	**$439,092.03**

1. Grant funding is not eligible to be reimbursed by impact fees
2. See Table 2-1.

3.4 Cost of Future Pressurized Irrigation Water Facilities

A hydraulic model was used to determine the facilities necessary to serve growth through the 10-year planning period. These facilities are shown in Table 3-3 and on Figure 7-1 in the Pressurized Irrigation Water System Master Plan (which has been included in Appendix A for reference). Estimated costs include only the portion of cost anticipated to be paid by the City, shown as impact fee eligible cost. Detailed estimates for future project costs have been included in Appendix C.

Unit costs for the construction cost estimates are based on conceptual level engineering. Sources used to estimate construction costs include:

1. “Means Heavy Construction Cost Data, 2025"
2. Price quotes from equipment suppliers
3. Recent construction bids for similar work

All costs are presented in 2025 dollars.

Master plan projects are a high-level representation of the infrastructure the City will need to construct in order to address existing deficiencies or meet future growth needs. However, due to the many unknown factors at this stage of design (such as alignment and depth of pipes, utility conflicts, the cost of land and easements, construction methodology, types of equipment and material to be used, interest and inflation rates, permitting requirements, etc.), there is a significant level of uncertainty in estimated costs. Master plan-level cost estimates can typically be expected to be accurate within +/- 50% of their actual cost. Prices have been exceptionally

volatile from 2020 to 2025 due to supply chain and labor market issues, further complicating attempts to estimate future construction costs.

While detailed cost estimates for all projects are beyond the scope of this study, the intent of planning-level cost estimates is to present reasonable projections of expected project costs. This results in a computed impact fee that is reasonable and fair to both the City and the developer. This is consistent with impact fee law, which requires that the fee must be "roughly proportionate and reasonably related" to the impact caused by new development.

Table 3-3
Estimated 10-Year Project Costs

Project[1]	Map ID	Total Estimated Cost	Percent Eligible for Impact Fee[2]	Impact Fee Eligible Cost	Cost for Development Within 10 Years[3]
20-inch Pipeline – Center Street 24-inch Pipeline – 700 S	10-1	$4,370,000	100%	$4,370,000	$1,040,653
16-inch Pipeline – Center	10-2	$2,271,000	100%	$2,271,000	$540,806
12-inch Pipeline – Center Street	10-3	$1,193,000	30%	$353,000	$84,062
10-inch Pipeline – 1750 West	10-4	$1,460,000	15%	$230,000	$54,771
18-inch Pipeline – State Street	10-5	$3,470,000	100%	$3,470,000	$826,331
16-inch Pipeline – State Street	10-6	$1,440,000	100%	$1,440,000	$342,915
8-inch Pipeline – 1600 South	10-7	$1,890,000	100%	$1,890,000	$450,076
8, 10, and 12-inch Pipelines – Dry Creek Area	10-8	$1,560,000	13%	$210,000	$50,008
10-inch Pipeline – 1700 West	10-9	$530,000	14%	$80,000	$19,051
12-inch Pipeline – 900 South	10-10	$880,000	25%	$230,000	$54,771
8-inch Pipeline – 2000 West 6-inch Pipeline – 500 North	10-11	$1,560,000	100%	$1,560,000	$371,492
12-inch Pipeline – 2000 West	10-12	$570,000	100%	$570,000	$135,737
8-inch Pipeline – 900 South	10-13	$990,000	100%	$990,000	$235,754
8-inch Pipeline – 2250 West	10-14	$640,000	7%	$50,000	$11,907
10-inch Pipeline – 700 South	10-15	$550,000	100%	$550,000	$130,975
12-inch Pipeline – 400 South 30-inch Pipeline – 400 South	10-16	$710,000	24%	$180,000	$42,864
8-inch Pipeline – 100 West	10-17	$580,000	6%	$40,000	$9,525
Totals		**$24,664,000**	**-**	**$18,484,000**	**$4,401,699**

1. Refer to Figure 7-1 in the City's Master Plan for the project and its corresponding ID number. This figure has been included in Appendix A for reference.
2. Where the City is expected to upsize a developer-installed pipe, only the portion attributable to the upsize is considered impact fee eligible.
3. Future costs for development within 10 years were calculated for the irrigated acres within 10 years by assigning a proportionate share of the impact fee eligible costs to the irrigated acres within 10 years. Refer to Table 3-5.

3.5 Impact Fee Unit Calculation

The impact fee unit of measure for the pressurized irrigation system is an irrigated acre. The fees per irrigated acre for the infrastructure and planning components of the impact fee are calculated as shown in this section.

Infrastructure

The total infrastructure component of the impact fee was calculated as shown in Table 3-4.

Table 3-4
Proposed Infrastructure Component of Fee

Item	Prior Expenditures[1]	Future Projects[2]	Total[3]
Impact Fee Eligible Costs	$439,092.03	$18,484,000.00	$18,923,092.03
Irrigated Acreage Served	411	535	946
Cost per Irrigated Acre	**-**	**-**	**$20,003.27**

1. See Table 3-2
2. See Table 3-3
3. Cost per irrigated acre is computed as impact fee eligible costs divided by future irrigated acreage served.

Infrastructure costs by time period are summarized in Table 3-5.

Table 3-5
Infrastructure Costs by Time Period

Time Period	Irr-ac Served	Buy-in Cost	Growth Cost	Total Cost
Existing	622	$664,513.97	$0.00	$664,513.97
Next 10 Years	242	$439,092.03	$4,401,698.96	$4,840,790.98
Beyond 10 Years	704	$0.00	$14,082,301.04	$14,082,301.04
Total	**1,568**	**$1,103,606.00**	**$18,484,000.00**	**$19,587,606.00**

Planning

Planning services are also needed to support growth. The City updates their master plans approximately every 5 years and their impact fee studies are anticipated to be updated every year. The yearly cost to update the impact fee studies is anticipated to be half the cost of the 2025 IFFP and IFA. Considering this schedule, and the cost of the most recent impact fee updates, a planning impact fee was calculated as shown in Table 3-6.

Table 3-6
Planning Component of Impact Fee

Planning Document	Cost	% Associated with Growth[1]	Cost Associated with Growth	Irr-ac Served[2]	Cost per Irr-Ac
2025 Master Plan	$80,740	60%	$48,444	121	$400.36
2025 IFFP and IFA	$13,300	100%	$13,300	24	$549.59
Total	**$94,040**	**-**	**$61,744**	**-**	**$949.95**

1. Percentages to growth for the master plan was based on a review of the scope of the plan and associated fees for tasks associated with the existing system and future growth. The IFFP and IFA are 100% associated with growth.
2. Irr-ac served was defined as the amount of irrigated acreage expected to develop during the 5-year life of the master plan and the 1-year life of the IFFP and IFA, respectively.

Table 3-7 shows expected planning costs by time period.

Table 3-7
Planning Costs by Time Period

Time Period	Irr-ac Served	Buy-in Cost	Growth Cost	Total Cost
Existing	622	$0.00	$0.00	$0.00
Next 10 Years	242	$94,040.00	$135,848.00	$229,888.00
Beyond 10 Years	704	$0.00	$0.00	$0.00
Total	**1,568**	**$94,040.00**	**$135,848.00**	**$229,888.00**

Total Impact Fee

Table 3-8 shows the proposed impact fee per irrigated acre.

Table 3-8
Total Proposed Impact Fee

Component	Per Irrigated Acre	Per Square Foot
Infrastructure	$20,003	$0.4592
Planning	$950	$0.0218
Total	**$20,953**	**$0.4810**

The impact fee for development types other than single family residential development is calculated by multiplying the impact fee per irrigated area or per square foot from Table 3-8 by the anticipated irrigated area of the development as follows:

*Impact fee = (irrigated area, acres) * ($20,953 per irrigated acre) or*
*Impact fee = (irrigated area, square feet) * ($0.4810 per irrigated square foot)*

3.6 Total Impact Fee Calculation for a Typical Single Family Residential Connection

Typical irrigated area by lot sizes in Springville are listed in Table 2-2 of the Master Plan. Table 3-9 gives the proposed impact fee for various single family residential lot sizes based on these typical irrigated areas.

Table 3-9
Total Proposed Impact Fee by Single Family Residential Lot Size

Minimum Lot Size (ft^2)	Maximum Lot Size (ft^2)	Irrigated Area (acres)	Infrastructure	Planning	Total
0	2,000	0.03	$600	$29	$629
2,001	4,000	0.03	$600	$29	$629
4,001	6,000	0.06	$1,200	$57	$1,257
6,001	8,000	0.09	$1,800	$86	$1,886
8,001	10,890	0.11	$2,200	$105	$2,305
10,891	21,780	0.15	$3,000	$143	$3,143
≥ 21,780		0.35	$7,001	$333	$7,334

3.7 Facility Cost by Time Period

Only those costs attributed to the new growth in the next 10 years can be included in the impact fee. Table 3-10 is a summary of the existing and future facility costs by pressurized irrigation water system component and by time period. Existing costs are those costs attributed to capacity currently being used by existing connections. Costs over the next 10 years are costs for the existing capacity or new capacity for the assumed growth in the next 10 years. Costs attributed to beyond 10 years are costs which will be incurred within 10 years, but provide capacity for growth beyond 10 years.

Table 3-10
Facility Cost by Time Period

	Existing	Next 10 Years	Beyond 10 Years	Total
Infrastructure	$664,513.97	$4,840,790.98	$14,082,301.04	$19,587,606.00
Planning	$0.00	$229,888.00	$0.00	$229,888.00
Total Cost	**$664,513.97**	**$5,070,678.98**	**$14,082,301.04**	**$19,817,494.00**

3.8 Revenue Options

Revenue options for the recommended projects include: general obligation bonds, revenue bonds, State/Federal grants and loans, user fees, and impact fees. Although this analysis focuses on impact fees, the City may need to consider a combination of these funding options. The following discussion describes each of these options.

General Obligation Bonds through Property Taxes

This form of debt enables the City to issue general obligation bonds for capital improvements and replacement. General Obligation (G.O.) Bonds would be used for items not typically financed through the Water Revenue Bonds (for example, the purchase of water source to ensure a sufficient water supply for the City in the future). G.O. bonds are debt instruments backed by the full faith and credit of the City which would be secured by an unconditional pledge of the City to levy assessments, charges or ad valorem taxes necessary to retire the bonds. G.O. bonds are the lowest-cost form of debt financing available to local governments and can be combined with other revenue sources such as specific fees, or special assessment charges to form a dual security through the City's revenue generating authority. These bonds are supported by the City as a whole, so the amount of debt issued for the water system is limited to a fixed percentage of the real market value for taxable property within the City. For growth related projects this type of revenue places an unfair burden on existing residents as they had previously paid for their level of service.

Revenue Bonds

This form of debt financing is also available to the City for utility related capital improvements. Unlike G.O. bonds, revenue bonds are not backed by the City as a whole, but constitute a lien against the water service charge revenues of a Water Utility. Revenue bonds present a greater risk to the investor than do G.O. bonds, since repayment of debt depends on an adequate revenue stream, legally defensible rate structure /and sound fiscal management by the issuing jurisdiction. Due to this increased risk, revenue bonds generally require a higher interest rate than G.O. bonds, although currently interest rates are at historic lows. This type of debt also has

very specific coverage requirements in the form of a reserve fund specifying an amount, usually expressed in terms of average or maximum debt service due in any future year. This debt service is required to be held as a cash reserve for annual debt service payment to the benefit of bondholders. Typically, voter approval is not required when issuing revenue bonds. For growth related projects this type of revenue places an unfair burden on existing residents as they had previously paid for their level of service.

State/Federal Grants and Loans

Historically, both local and county governments have experienced significant infrastructure funding support from state and federal government agencies in the form of block grants, direct grants in aid, interagency loans, and general revenue sharing. Federal expenditure pressures and virtual elimination of federal revenue sharing dollars are clear indicators that local government may be left to its own devices regarding infrastructure finance in general. However, state/federal grants and loans should be further investigated as a possible funding source for needed water system improvements.

It is also important to assess likely trends regarding federal / state assistance in infrastructure financing. Future trends indicate that grants will be replaced by loans through a public works revolving fund. Local governments can expect to access these revolving funds or public works trust funds by demonstrating both the need for and the ability to repay the borrowed monies, with interest. As with the revenue bonds discussed earlier, the ability of infrastructure programs to wisely manage their own finances will be a key element in evaluating whether many secondary funding sources, such as federal/state loans, will be available to the City.

Not charging impact fees or significantly lowering them could be viewed negatively from the perspective of State/Federal funding agencies. Charging a proper impact fee signals to these agencies that the community is using all possible means to finances the projects required to provide vital services their residents.

User Fees

Similar to property taxes on existing residents, user fees to pay for improvements related to new growth-related projects places an unfair burden on existing residents as they had previously paid for their level of service.

Impact Fees

As discussed in Section 1, an impact fee is a one-time charge to a new development for the purpose of raising funds for the construction of improvements required by the new growth and to maintain the current level of service. Impact fees in Utah are regulated by the Impact Fee Statute and substantial case law. Impact fees are a form of a development exaction that requires a fee to offset the burdens created by the development on existing municipal services. Funding the future improvements required by growth through impact fees does not place the burden on existing residents to provide funding of these new improvements.

APPENDIX A

Information from the Pressurized Irrigation System Master Plan

Alignments and locations shown are approximate and can be adjusted to avoid difficult routes and accommodate development.

Portions of 10-2 and 10-3 have already been constructed by LGI.

Legend

- SIC Diversion
- Bartholomew Pond
- Pump Station
- PRV
- Existing Pipelines (Wet & Dry)
- Mapleton Springville Pipeline
- Hobble Creek
- SIC Ditch #1

Highline Ditch

- Highline Ditch
- 24" Pipeline to PI Pond
- City Boundary
- Service Area Boundary

10-Year Pipelines	20-Year Pipelines
24"	24"
20"	20"
18"	16"
16"	14"
12"	12"
10"	10"
8"	8"
6"	

West Dry Creek Pump Station

East Dry Creek Pump Station

Center St

400 S

1600 S

1750 W

Canyon Rd

Burt Spring

Ditch #1

Hobble Creek

Highline Ditch

Mapleton Springville Mapleton Spring Pipeline

SR 75

SR 77

SR 51

I-15

89

N

0 1,300 2,600 5,200

1 inch = 2,600 feet

Date: 1/9/2026
Document Path: H:\Projects\260 - Springville City\61-63 - 2025 Master Plans\61.100 - 2025 PI System Master Plan\GIS\ArcGIS Pro Projects\Springville PI MP GIS 2025\Springville PI MP GIS 2025.aprx

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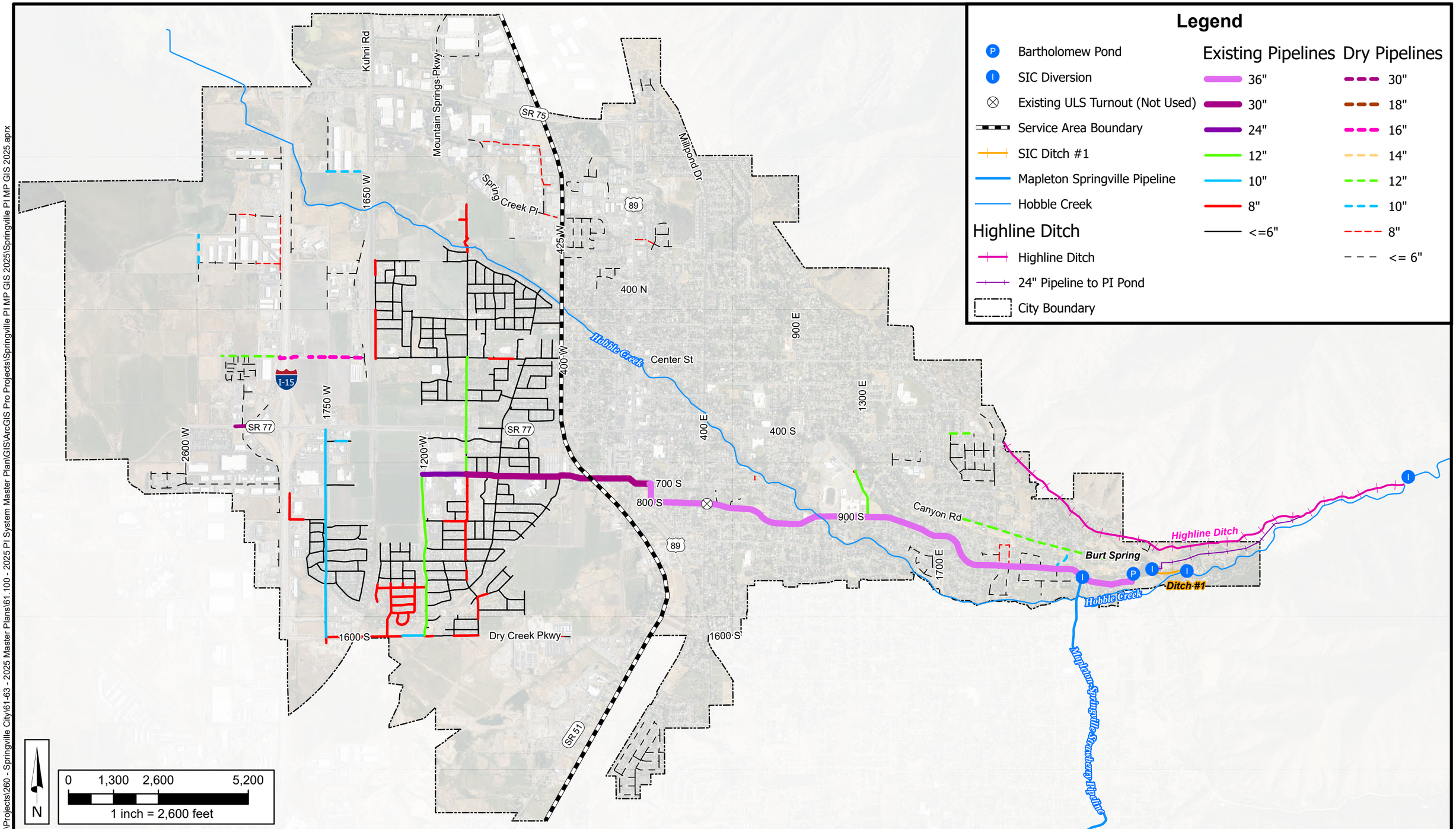
SPRINGVILLE CITY
PRESSURIZED IRRIGATION SYSTEM MASTER PLAN

CAPITAL FACILITIES PLAN

FIGURE 7-1



Date: 10/30/2025
Document Path: H:\Projects\260 - Springville City\61-63 - 2025 Master Plans\61.100 - 2025 PI System Master Plan\GIS\ArcGIS Pro Projects\Springville PI MP GIS 2025\Springville PI MP GIS 2025.aprx

HANSEN ALLEN & LUCE inc ENGINEERS

SPRINGVILLE CITY
PRESSURIZED IRRIGATION SYSTEM MASTER PLAN

EXISTING SYSTEM

FIGURE
1-2

APPENDIX B

Cost of Existing Infrastructure

Sources:

City Records

2024 Pressurized Irrigation Impact Fee Analysis
Hansen, Allen & Luce

PI Project Payment History

		FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	
GL #	DESCRIPTION	6/30/2010	6/30/2011	6/30/2012	6/30/2013	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	Total
516800033	WEST SIDE PI SYSTEM DESIGN	$ -	$ 274,876	$ 1,615	$ 35,720	$ 300,243	$ 317,552	$ 1,339	$ -	$ -	$ -	$ -	$ 931,345
516800034	PI Phase 1	$ -	$ -	$ -	$ -	$ 3,002,777	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,002,777
516190811	PI Phase 2	$ -	$ -	$ -	$ -	$ -	$ 3,352,495	$ 2,549,258	$ 43,048	$ -	$ -	$ -	$ 5,944,801
	PI Connection	$ 20,476	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,476
	6" Pipes	$ -	$ 54,999	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,999
	Pipe upsizing	$ -	$ -	$ 6,294	$ 14,212	$ -	$ -	$ -	$ 66,349	$ -	$ 62,353	$ -	$ 149,208
												Sub-Total	$ 10,103,606
												CUWCD Grant	$ 9,000,000
												City Expense	**$ 1,103,606**

NOTE:

Payment history data for accounts 516800033, 516800034, and 516190811 taken from end of year finance reports run for each GL# associated with the West Side PI project. Data was generated 2/27/2020

Other expenses are taken from City records.

APPENDIX C

Estimated Future Project Costs

Springville City Pressurized Irrigation Water Master Plan - Capital Facility Plan Project Cost Estimates
Springville City
by Hansen, Allen & Luce, Inc.

AACE Class: 5

Project 10-2 and 10-3 have been or are currently under construction. The costs shown for these projects reflect the bid or reimbursement agreement amounts provided by the City.
10-2: Bid document - Lakeside-Landing Offsite PI Improvements by Landmark Excavating
10-3: Reimbursement agreement - Center Street pressurized irrigation water system improvements

Scenario	Project ID	Item Type	Location/Description	Diameter	Quantity	Rounded Quantity	Unit	Unit Cost	Base Cost	Contingency (20%)	Engineering (10%)	Project Total Cost	Project Total Cost *Rounded*	Impact Fee Eligible Cost	Impact Fee Eligible Cost *Rounded*	% Impact Fee Eligible
PI Project 10-1																
10-Year	10-1	Pipe	20-inch diameter pipe	20	4507	4510	LF	$ 440	$ 1,984,400	$ 396,880	$ 198,440	$ 2,579,720	$ 2,580,000	$ 2,579,720	$ 2,580,000	100%
10-Year	10-1	Pipe	24-inch diameter pipe	24	241	250	LF	$ 510	$ 127,500	$ 25,500	$ 12,750	$ 165,750	$ 166,000	$ 165,750	$ 166,000	100%
10-Year	10-1	Bore-20	Bore 20-inch diameter pipe across SR77/400 S (180')	20	180	180	LF	$ 4,800	$ 864,000	$ 172,800	$ 86,400	$ 1,123,200	$ 1,124,000	$ 1,123,200	$ 1,124,000	100%
10-Year	10-1	Bore-20	Bore 20-inch diameter pipe across (2) canals (40')	20	80	80	LF	$ 4,800	$ 384,000	$ 76,800	$ 38,400	$ 499,200	$ 500,000	$ 499,200	$ 500,000	100%
												PI Project 10-1 Total	**$ 4,370,000**	**10-1 Total**	**$ 4,370,000**	**100%**
PI Project 10-2 ***(Lakeside Offsite PI, under construction)***									**Bid Cost**	**Contingency (10%)**	**Engineering (5%)**	**Total**	**Rounded**			
10-Year	10-2	Pipe	16-inch along Center St from 1500 W to 2000 W	16	(-)	(-)	(-)	(-)	$ 1,973,978	$ 197,398	$ 98,699	$ 2,270,075	$ 2,271,000	$ 2,271,000	$ 2,271,000	100%
												PI Project 10-2 Total	**$ 2,271,000**	**10-2 Total**	**$ 2,271,000**	**100%**
PI Project 10-3 ***(LGI Center Street Offsite PI, West of I-15, portion constructed)***												**Total**	**Rounded**			
10-Year	10-3	Pipe	12-inch along Center St (constructed)	12	1160	1160	LF	(-)	(-)	(-)	(-)	$ 72,945	$ 73,000	$ 72,945	$ 73,000	100%
												PI Project 10-3 Subtotal	**$ 73,000**	**10-3 Subtotal**	**$ 73,000**	**100%**
10-Year	10-3	Pipe	12-inch diameter pipe	12	1916	1920	LF	$ 320	$ 614,400	$ 122,880	$ 61,440	$ 798,720	$ 799,000	$ 174,720	$ 175,000	22%
10-Year	10-3	Bore-12	Bore 12-inch diameter pipe across (2) canals (40')	12	80	80	LF	$ 3,000	$ 240,000	$ 48,000	$ 24,000	$ 312,000	$ 312,000	$ 104,000	$ 104,000	33%
												PI Project 10-3 Subtotal	**$ 1,120,000**	**10-3 Subtotal**	**$ 280,000**	**25%**
PI Project 10-4												**PI Project 10-3 Total**	**$ 1,193,000**		**$ 353,000**	
10-Year	10-4	Pipe	10-inch diameter pipe	10	2049	2050	LF	$ 290	$ 594,500	$ 118,900	$ 59,450	$ 772,850	$ 773,000	$ 106,600	$ 107,000	14%
10-Year	10-4	Bore-10	Bore 10-inch diameter pipe across SR77 (180')	10	180	180	LF	$ 2,400	$ 432,000	$ 86,400	$ 43,200	$ 561,600	$ 562,000	$ 93,600	$ 94,000	17%
10-Year	10-4	Bore-10	Bore 10-inch diameter pipe across canal (40')	10	40	40	LF	$ 2,400	$ 96,000	$ 19,200	$ 9,600	$ 124,800	$ 125,000	$ 20,800	$ 21,000	17%
												PI Project 10-4 Total	**$ 1,460,000**	**10-4 Total**	**$ 230,000**	**15%**
PI Project 10-5																
10-Year	10-5	Pipe	18-inch diameter pipe	18	1971	1980	LF	$ 400	$ 792,000	$ 158,400	$ 79,200	$ 1,029,600	$ 1,030,000	$ 1,029,600	$ 1,030,000	100%
10-Year	10-5	PRV-18	PRV to 18" pipe on 1000 S State St.	18	1	1	Each	$ 400,000	$ 400,000	$ 80,000	$ 40,000	$ 520,000	$ 520,000	$ 520,000	$ 520,000	100%
10-Year	10-5	Bore-18	Bore 18-inch diameter pipe across US 89 (300')	18	300	300	LF	$ 4,200	$ 1,260,000	$ 252,000	$ 126,000	$ 1,638,000	$ 1,638,000	$ 1,638,000	$ 1,638,000	100%
10-Year	10-5	Bore-18	Bore 18-inch diameter pipe across railroad (50')	18	50	50	LF	$ 4,200	$ 210,000	$ 42,000	$ 21,000	$ 273,000	$ 273,000	$ 273,000	$ 273,000	100%
												PI Project 10-5 Total	**$ 3,470,000**	**10-5 Total**	**$ 3,470,000**	**100%**
PI Project 10-6																
10-Year	10-6	Pipe	16-inch diameter pipe	16	2516	2520	LF	$ 370	$ 932,400	$ 186,480	$ 93,240	$ 1,212,120	$ 1,213,000	$ 1,212,120	$ 1,213,000	100%
10-Year	10-6	Bore-16	Bore 16-inch diameter pipe across Dry Creek (40')	16	40	40	LF	$ 4,200	$ 168,000	$ 33,600	$ 16,800	$ 218,400	$ 219,000	$ 218,400	$ 219,000	100%
												PI Project 10-6 Total	**$ 1,440,000**	**10-6 Total**	**$ 1,440,000**	**100%**
PI Project 10-7																
10-Year	10-7	Pipe	8-inch diameter pipe	8	4245	4250	LF	$ 270	$ 1,147,500	$ 229,500	$ 114,750	$ 1,491,750	$ 1,492,000	$ 1,491,750	$ 1,492,000	100%
10-Year	10-7	Bore-8	Bore 8-inch diameter pipe across SR51 (150')	8	150	150	LF	$ 2,000	$ 300,000	$ 60,000	$ 30,000	$ 390,000	$ 390,000	$ 390,000	$ 390,000	100%
												PI Project 10-7 Total	**$ 1,890,000**	**10-7 Total**	**$ 1,890,000**	**100%**
PI Project 10-8																
10-Year	10-8	Pipe	8-inch diameter pipe	8	2464	2470	LF	$ 270	$ 666,900	$ 133,380	$ 66,690	$ 866,970	$ 867,000	$ 64,220	$ 65,000	7%
10-Year	10-8	Pipe	10-inch diameter pipe	10	1006	1010	LF	$ 290	$ 292,900	$ 58,580	$ 29,290	$ 380,770	$ 381,000	$ 52,520	$ 53,000	14%
10-Year	10-8	Pipe	12-inch diameter pipe	12	361	370	LF	$ 320	$ 118,400	$ 23,680	$ 11,840	$ 153,920	$ 154,000	$ 33,670	$ 34,000	22%
10-Year	10-8	Bore-12	Bore 12-inch diameter pipe across canal (40')		40	40	LF	$ 3,000	$ 120,000	$ 24,000	$ 12,000	$ 156,000	$ 156,000	$ 52,000	$ 52,000	33%
												PI Project 10-8 Total	**$ 1,560,000**	**10-8 Total**	**$ 210,000**	**13%**
PI Project 10-9																
10-Year	10-9	Pipe	10-inch diameter pipe	10	1375	1380	LF	$ 290	$ 400,200	$ 80,040	$ 40,020	$ 520,260	$ 521,000	$ 71,760	$ 72,000	14%
												PI Project 10-9 Total	**$ 530,000**	**10-9 Total**	**$ 80,000**	**14%**
PI Project 10-10																
10-Year	10-10	Pipe	12-inch diameter pipe	12	1435	1440	LF	$ 320	$ 460,800	$ 92,160	$ 46,080	$ 599,040	$ 600,000	$ 131,040	$ 132,000	22%
10-Year	10-10	Bore-12	Bore 12-inch diameter pipe across railroad (70')		70	70	LF	$ 3,000	$ 210,000	$ 42,000	$ 21,000	$ 273,000	$ 273,000	$ 91,000	$ 91,000	33%
												PI Project 10-10 Total	**$ 880,000**	**10-10 Total**	**$ 230,000**	**25%**
PI Project 10-11																
10-Year	10-11	Pipe	8-inch diameter pipe	8	4403	4410	LF	$ 270	$ 1,190,700	$ 238,140	$ 119,070	$ 1,547,910	$ 1,548,000	$ 1,547,910	$ 1,548,000	100%
10-Year	10-11	Bore-8	Bore 8-inch diameter pipe across canal structure (20')		1	1	LF	$ 2,000	$ 2,000	$ 400	$ 200	$ 2,600	$ 3,000	$ 2,600	$ 3,000	100%
												PI Project 10-11 Total	**$ 1,560,000**	**10-11 Total**	**$ 1,560,000**	**100%**
PI Project 10-12																
10-Year	10-12	Pipe	12-inch diameter pipe	12	1365	1370	LF	$ 320	$ 438,400	$ 87,680	$ 43,840	$ 569,920	$ 570,000	$ 569,920	$ 570,000	100%
												PI Project 10-12 Total	**$ 570,000**	**10-12 Total**	**$ 570,000**	**100%**
PI Project 10-13																
10-Year	10-13	Pipe	8-inch diameter pipe	8	502	510	LF	$ 270	$ 137,700	$ 27,540	$ 13,770	$ 179,010	$ 180,000	$ 179,010	$ 180,000	100%
10-Year	10-13	Pipe	6-inch diameter pipe	6	73	80	LF	$ 250	$ 20,000	$ 4,000	$ 2,000	$ 26,000	$ 26,000	$ 26,000	$ 26,000	100%
10-Year	10-13	Bore-8	Bore 8-inch diameter pipe across I-15 (300')		300	300	LF	$ 2,000	$ 600,000	$ 120,000	$ 60,000	$ 780,000	$ 780,000	$ 780,000	$ 780,000	100%
												PI Project 10-13 Total	**$ 990,000**	**10-13 Total**	**$ 990,000**	**100%**
PI Project 10-14																
10-Year	10-14	Pipe	8-inch diameter pipe	8	1793	1800	Each	$ 270	$ 486,000	$ 97,200	$ 48,600	$ 631,800	$ 632,000	$ 46,800	$ 47,000	7%
												PI Project 10-14 Total	**$ 640,000**	**10-14 Total**	**$ 50,000**	**7%**
PI Project 10-15																
10-Year	10-15	Pipe	10-inch diameter pipe	10	62	70	LF	$ 290	$ 20,300	$ 4,060	$ 2,030	$ 26,390	$ 27,000	$ 26,390	$ 27,000	100%
10-Year	10-15	PRV-30	PRV to 30" pipe on 400 W 700 S	30	1	1	Each	$ 400,000	$ 400,000	$ 80,000	$ 40,000	$ 520,000	$ 520,000	$ 520,000	$ 520,000	100%
												PI Project 10-15 Total	**$ 550,000**	**10-15 Total**	**$ 550,000**	**100%**
PI Project 10-16																
10-Year	10-16	Pipe	12-inch diameter pipe	12	1323	1330	LF	$ 320	$ 425,600	$ 85,120	$ 42,560	$ 553,280	$ 554,000	$ 121,030	$ 122,000	22%
10-Year	10-16	Bore-12	Bore 12-inch diameter pipe across canal (40')	12	40	40	LF	$ 3,000	$ 120,000	$ 24,000	$ 12,000	$ 156,000	$ 156,000	$ 52,000	$ 52,000	33%
												PI Project 10-16 Total	**$ 710,000**	**10-16 Total**	**$ 180,000**	**24%**
PI Project 10-17																
10-Year	10-17	Pipe	8-inch diameter pipe	8	1327	1330	LF	$ 270	$ 359,100	$ 71,820	$ 35,910	$ 466,830	$ 467,000	$ 34,580	$ 35,000	7%
10-Year	10-17	Bore-8	Bore 8-inch diameter pipe across canal (40')	8	40	40	LF	$ 2,000	$ 80,000	$ 16,000	$ 8,000	$ 104,000	$ 104,000	$ -	$ -	0%
												PI Project 10-17 Total	**$ 580,000**	**10-17 Total**	**$ 40,000**	**6%**