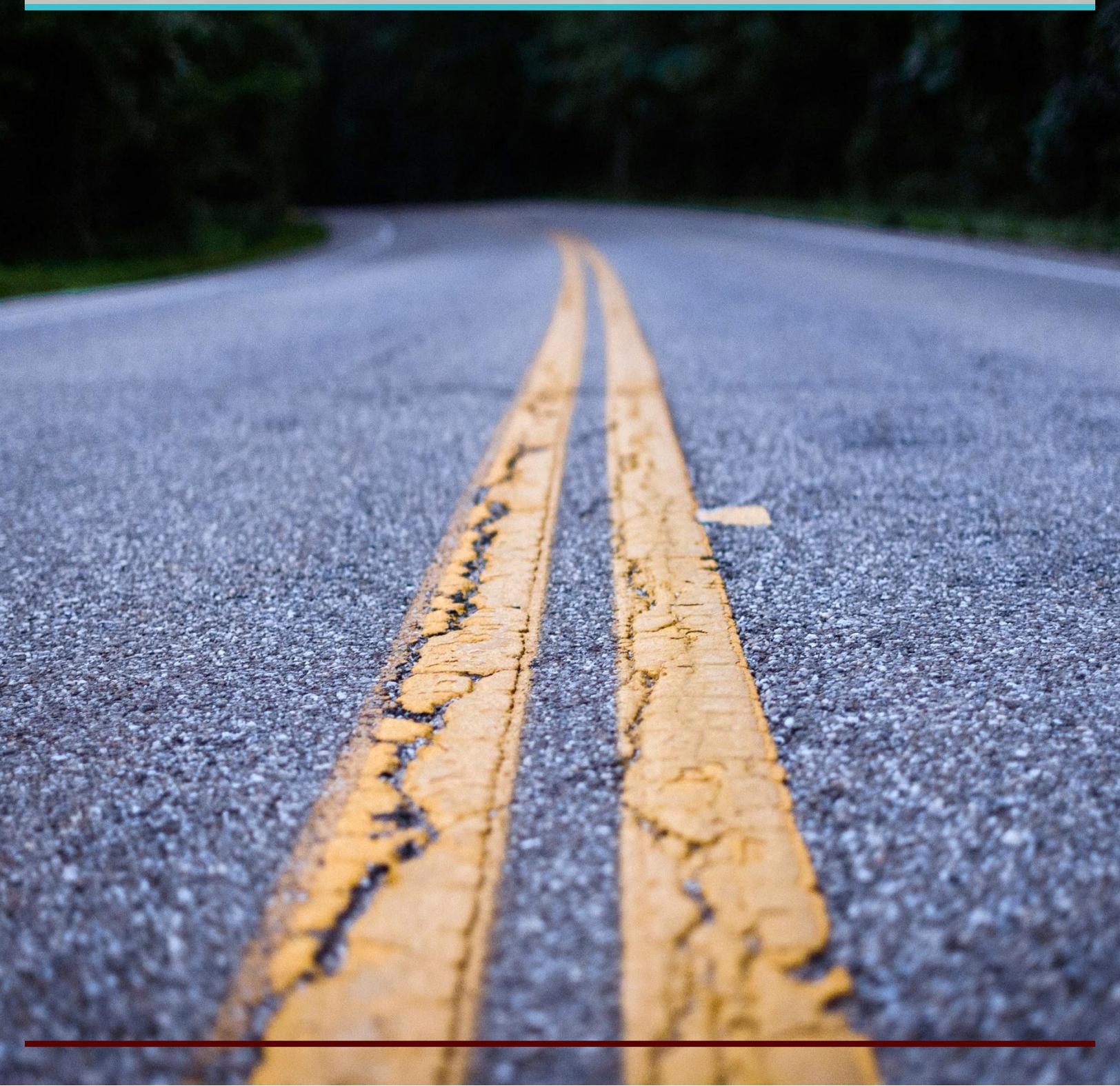




ZIONS PUBLIC FINANCE, INC.

DRAFT Transportation Impact Fee Analysis  
**Springville City**

January 2026 Update



## Transportation Impact Fee Analysis Update

### Summary

This Impact Fee Analysis (IFA) is based on the information provided in the City’s Transportation Impact Fee Facilities Plan Update (“IFFP”) updated in January 2026 by Methods Consulting.

Projected Growth. The IFFP projects that new development in Springville City will grow by 7,877 PM peak hour trips by 2036 – from 20,153 trips in 2026 to 28,030 trips in 2036.<sup>1</sup> This growth will use up excess capacity on existing roads and will require the expansion of existing roads or development of new roads in order to maintain the existing levels of service.

Service Level. The IFFP states that “LOS D was adopted by the Springville City Council with the general plan for system streets (collectors and arterials) as acceptable for future planning.”<sup>2</sup>

Service Areas. Springville City (“City”) includes one roadway service area as recommended by the City’s engineers in the IFFP.

Excess Capacity. Springville City’s IFFP identifies \$621,473 of existing excess capacity that can be used to meet some of the demands of new development during the timeframe of this study.

New Construction. Springville City’s IFFP identifies a total of 37 roadway projects at a total cost of \$199,971,700. New development within the timeframe of this study (2026-2036) is responsible for \$7,059,00 of those costs. The IFFP also identifies a total of 24 intersection projects at a total cost of \$34,789,000, of which \$20,086,000 is attributable to new development projected to occur between 2026 and 2036. Some of the projects will be funded either solely or partially by UDOT and MAG and are therefore not eligible for impact fees. Adjustments have also been made to reflect the fact that new development, for the purposes of this IFA, is not responsible for pass-through traffic and for the excess capacity remaining in these new projects after the timeframe of this study.

Proportionate Share Analysis. A summary of the proportionate share analysis is as follows:

TABLE 1: PROPORTIONATE SHARE ANALYSIS

Summary of Cost per Trip	Cost per PM Peak Hour Trip
Buy-In Costs	\$78.90
New Construction Costs	\$3,446.11
Consultant Costs	\$2.54
Fund Balance Credit	(\$317.36)
<b>Total Cost per Trip</b>	<b>\$3,210.19</b>

The cost per PM peak hour trip is \$3,210.19.

<sup>1</sup> IFFP, p. 8

<sup>2</sup> IFFP, p. 5

The cost per trip is then applied to standards set by the Institute of Transportation Engineers (ITE) to evaluate the number of PM peak hour trips per development type.

The City may choose to combine many of the categories listed by ITE in order to avoid large differences in fees charged to retail developments of different types.

The following table shows groupings commonly used in Springville. Additional fee categories are available through ITE and in Appendix A if the need arises. The City may choose to enact any fee up to the maximum fees calculated.

TABLE 2: RECOMMENDED MAXIMUM TRANSPORTATION IMPACT FEES INTO MAJOR GROUPINGS

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips*	Maximum Fee PM Peak Fee
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.34	0	0.17	\$545.73
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.74	0	0.37	\$1,187.77
150	Warehouse	1000 Sq. Feet Gross Floor Area	0.18	0	0.09	\$288.92
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.15	0	0.08	\$240.76
210	Single-Family Detached Housing	Dwelling Units	0.94	0	0.47	\$1,508.79
220	Multi-Family / (Low-Rise 1-2 Levels)	Dwelling Units	0.51	0	0.26	\$818.60
221	Multi-Family (Mid-Rise 3-10 Levels)	Dwelling Units	0.39	0	0.20	\$625.99
222	Multi-Family (High-Rise >10 Levels)	Dwelling Units	0.32	0	0.16	\$513.63
240	Mobile Home / RV Park	Dwelling Units	0.58	0	0.29	\$930.95
254	Assisted Living Center	1000 Sq. Feet Gross Floor Area	0.24	0	0.12	\$385.22
310	Hotel	Rooms	0.59	0	0.30	\$947.01
445	Movie Theater	1000 Sq. Feet Gross Floor Area	6.17	0	3.09	\$9,903.43
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.45	0	1.73	\$5,537.57
520	Elementary School	Students	0.16	0	0.08	\$256.82
522	Middle School / Junior High School	Students	0.15	0	0.08	\$240.76
525	High School	Students	0.14	0	0.07	\$224.71
534	Private High School	Students	0.19	0	0.10	\$304.97
560	Church	1000 Sq. Feet Gross Floor Area	0.49	0	0.25	\$786.50
565	Day Care Center	1000 Sq. Feet Gross Floor Area	11.12	0.44	3.11	\$9,995.24
590	Library	1000 Sq. Feet Gross Floor Area	8.16	0	4.08	\$13,097.57
610	Hospital	1000 Sq. Feet Gross Floor Area	0.86	0	0.43	\$1,380.38
710	General Office Building	1000 Sq. Feet Gross Floor Area	1.44	0	0.72	\$2,311.34
720	Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	3.93	0	1.97	\$6,308.02
730	Government Office Building	1000 Sq. Feet Gross Floor Area	1.71	0	0.86	\$2,744.71
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812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	2.25	0	1.13	\$3,611.46
816	Hardware/Paint Store	1000 Sq. Feet Gross Floor Area	2.98	0.26	1.10	\$3,539.55
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	6.94	0	3.47	\$11,139.35
820	Shopping Center (>150k)	1000 Sq. Feet Gross Leasable Area	3.4	0.29	1.21	\$3,874.70
841	Automobile Sales (Used)	1000 Sq. Feet Gross Floor Area	3.75	0	1.88	\$6,019.10
848	Tire Store	1000 Sq. Feet Gross Floor Area	3.75	0.25	1.41	\$4,514.33
850	Supermarket	1000 Sq. Feet Gross Floor Area	8.95	0.24	3.40	\$10,917.85
851	Convenience Market	1000 Sq. Feet Gross Floor Area	49.11	0	24.56	\$78,826.16
880	Pharmacy/Drugstore without Drive-Through Window	1000 Sq. Feet Gross Floor Area	2.16	0.53	0.51	\$1,629.49
881	Pharmacy/Drugstore with Drive-Through Window	1000 Sq. Feet Gross Floor Area	3.74	0.49	0.95	\$3,061.56
890	Furniture Store	1000 Sq. Feet Gross Floor Area	0.52	0.53	0.12	\$392.28
911	Walk-In Bank	1000 Sq. Feet Gross Floor Area	12.13	0	6.07	\$19,469.79

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips*	Maximum Fee PM Peak Fee
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	21.01	0.35	6.83	\$21,919.97
918	Hair Salon	1000 Sq. Feet Gross Floor Area	1.45	0	0.73	\$2,327.39
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. Feet Gross Floor Area	9.05	0.43	2.58	\$8,279.88
933	Fast-Food Restaurant without Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.21	0	16.61	\$53,305.17
934	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.03	0.55	7.43	\$23,857.31
942	Auto Care Center	1000 Sq. Feet Gross Floor Area	3.11	0	1.56	\$4,991.84
944	Gasoline/Service Station	Vehicle Fueling Position	13.91	0.42	4.03	\$12,949.58
945	Gasoline/Service Station with Convenience Store	Vehicle Fueling Position	18.42	0.56	4.05	\$13,008.97
947	Self Service Car Wash	Wash Stalls	5.54	0	2.77	\$8,892.22
948	Automated Car Wash	1000 Sq. Feet Gross Floor Area	77.5	0	38.75	\$124,394.78

\*Trips are adjusted by 50% to align the model used with the ITE manual which counts trip ends. For example, ITE counts two trips as crossing the driveway if a vehicle leaves home and then returns.

## Utah Code Legal Requirements

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

### 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 Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

### Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis as follows:

- (1) An impact fee analysis shall:
  - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
  - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
  - (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
  - (d) estimate the proportionate share of:
    - (i) the costs for existing capacity that will be recouped; and

- (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
  - (e) identify how the impact fee was calculated.
- (2) 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:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
  - (b) the cost of system improvements for each public facility;
  - (c) 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;
  - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
  - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
  - (f) 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;
  - (g) extraordinary costs, if any, in servicing the newly-developed properties; and
  - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

#### Certification of Impact Fee Analysis

Utah Code 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.

## Anticipated Impact on or Consumption of Any Existing Capacity of a Public Facility by the Anticipated Development Activity

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

### Consumption of Existing Capacity

Development activity in Springville is based on both residential and nonresidential growth. Growth projections are then used by the City's engineers as inputs in the MAG Travel Demand Model to forecast trip generation. Growth projections are as follows:

TABLE 3: PM PEAK HOUR TRIP GROWTH PROJECTIONS

PM Peak Hour Trips	PM Peak Hour Trips
PM Peak Hour Trips 2026	20,153
PM Peak Hour Trips 2036	28,030
PM Peak Hour Trip Growth 2026-2036	<b>7,877</b>

Excess capacity has been identified in nine roadway improvements. New development can be charged for buy-in costs to this excess capacity.

TABLE 4: PROJECTS WITH EXISTING EXCESS CAPACITY

Road Name	Project Cost	% to New Development	Amt to New Development
1200 West	\$477,454.19	69%	\$328,977.58
900 South	\$119,858.79	3%	\$3,367.93
Matte Ln/750 W	\$101,896.12	26%	\$26,947.73
100 West & 600 S	\$40,260.08	3%	\$1,291.93
1400 North	\$0.00	31%	\$0.00
2600 West	\$405,750.20	40%	\$163,511.27
400 S: 1850 E to 1950 E	\$70,164.70	47%	\$32,987.88
950 West: 400 South to 1000 South	\$135,000.00	7%	\$10,041.32
Red Devil Drive / 620 South	\$548,000.00	10%	\$54,347.11
<b>TOTAL</b>	<b>\$1,898,384.08</b>		<b>\$621,472.76</b>

## Identify the Anticipated Impact on System Improvements Required by the Anticipated Development Activity to Maintain the Established Level of Service for Each Public Facility and Demonstrate How the Anticipated Impacts are Reasonably Related to the New Development Activity

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

Springville City's IFFP identifies a total of 23 projects necessitated by new development at a cost of \$7,059,000.<sup>3</sup> However, several of the projects will be funded solely or partially by UDOT and MAG and a reduction in Springville City's costs has been made accordingly.

TABLE 5: SPRINGVILLE CITY PORTION OF NEW CONSTRUCTION COSTS – ROADWAY IMPROVEMENTS

#	Project	2026 Inflated Cost	Springville City Total	% Impact Fee Eligible	Impact Fee Eligible Cost
7B	1200 West: 400 South to 550 North	\$6,472,000	\$438,000	83%	\$364,000
7C	1200 West: 550 North to SR-75	\$7,998,000	\$541,000	83%	\$449,000
7D	1200 West: 1600 South to Canyon Creek Parkway	\$2,616,000	\$177,000	40%	\$71,000
11A	2600 West: 400 South to 500 North	\$5,698,000	\$2,849,000	65%	\$1,859,000
15	900 South: Spring Canyon Way to SR-51	\$7,323,000	\$1,245,000	10%	\$123,000
17	Connection of Wood Springs Drive and 1000 North	\$1,294,000	\$220,000	20%	\$44,000
19	Center Street: Spring Oaks Drive to 2080 East	\$593,000	\$593,000	2%	\$10,000
45	1500 West: 400 South to 900 South	\$7,173,000	\$1,219,000	14%	\$169,000
46	New Road: Mapleton to Spanish Fork	\$8,557,000	\$1,455,000	15%	\$214,000
49	550 West: 550 West to 450 West	\$4,732,000	\$804,000	10%	\$80,000
51	700 South: 1500 West to 1250 West	\$2,125,000	\$361,000	16%	\$57,000
52A	Frontage Road: 1000 North to Center Street (excluding culvert)	\$8,136,000	\$1,383,000	50%	\$697,000
53	2600 West: 550 North to SR-75	\$11,153,700	\$755,000	24%	\$184,000
60	900 South: 1750 West to 1500 West	\$2,314,000	\$393,000	24%	\$95,000
66	1500 West: Center St to 400 S	\$5,142,000	\$1,271,000	9%	\$116,000
67	900 South: 1500 West to 1200 West	\$2,690,000	\$457,000	24%	\$110,000
70	450 West: 700 South to 1600 South	\$9,265,000	\$1,575,000	9%	\$145,000
71	1600 South to Project 46	\$7,786,000	\$7,786,000	11%	\$847,000
77a	1200 East: Canyon Road to 900 South (with signal)	\$4,614,000	\$2,307,000	31%	\$705,000
81	Spanish Fork Main Street: 400 South to South Border	\$3,478,000	\$3,478,000	0%	\$0
106	Center Street/2080 East: Spring Oaks Drive to New Road	\$513,000	\$513,000	2%	\$8,000
111	Evergreen Road: State Street to 1200 West	\$11,025,000	\$1,874,000	32%	\$604,000
112	950 West: 1600 South to south border	\$11,025,000	\$1,874,000	6%	\$108,000
<b>TOTAL</b>					<b>\$7,059,000</b>

In addition, new development will require intersection improvements in the amount of \$20,086,000. While the City needs 24 new intersection improvements, only the 13 new projects necessitated by new development are included in Table 6.

TABLE 6: SPRINGVILLE CITY PORTION OF NEW CONSTRUCTION COSTS – INTERSECTION IMPROVEMENTS

#	Intersection	2026 Inflated Cost	Springville City Total	% Impact Fee Eligible	Impact Fee Eligible Cost
11 B	2600 West / Center Street and 2600 West / 300 North	\$2,413,000	\$1,207,000	100%	\$1,207,000
11 C	2600 West (between 400 South and 500 North)	\$560,000	\$280,000	100%	\$280,000
13	1750 West / 1000 North	\$1,207,000	\$1,207,000	100%	\$1,207,000

<sup>3</sup> The IFFP identifies a total of 37 new projects; however, only the 23 projects necessitated by new development are included in Table 5.

#	Intersection	2026 Inflated Cost	Springville City Total	% Impact Fee Eligible	Impact Fee Eligible Cost
22	1200 West / 400 South	\$280,000	\$19,000	100%	\$19,000
35	400 North / 450 West	\$4,300,000	\$4,300,000	100%	\$4,300,000
38	900 South / 600 West	\$777,000	\$777,000	94%	\$730,000
52 B	1000 North / Frontage Road	\$2,750,000	\$2,750,000	100%	\$2,750,000
59	Canyon Road / 620 South	\$1,207,000	\$1,207,000	95%	\$1,147,000
63	900 South / 800 East	\$876,000	\$59,000	100%	\$59,000
72	500 North / 1200 West and Center Street / 1200 West	\$4,826,000	\$4,826,000	100%	\$4,826,000
73	1000 North / 1200 West	\$1,207,000	\$1,207,000	100%	\$1,207,000
116	1700 East / Canyon Road	\$1,207,000	\$1,207,000	95%	\$1,147,000
117	400 East / Center Street	\$1,207,000	\$1,207,000	100%	\$1,207,000
<b>TOTAL</b>		<b>\$34,789,000</b>	<b>\$20,253,000</b>		<b>\$20,086,000</b>

As stated above, adjustments have been made to the total cost of projects to account for developer contributions, UDOT and MAG payments, pass-thru trips and any other factors which would reduce the cost obligations of new development.

## Estimate the Proportionate Share of (i) the Costs for Existing Capacity That Will Be Recouped; and (ii) The Costs of Impacts on System Improvements That Are Reasonably Related to the New Development Activity; and Identify How the Impact Fee was Calculated

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

The proportionate share analysis can legally include the proportionate share of any buy-in costs associated with the excess capacity in the existing system that will be consumed as a result of new development activity, as well as the proportionate share of new construction costs necessitated by new development.

### Buy-In Calculation for Excess Capacity

The IFFP identifies nine roads with excess capacity. The actual cost of the roads was \$1,898,384. Based on the IFFP, new development will consume \$621,473 of the cost of the excess capacity by 2036. Therefore, the buy-in cost per trip is \$78.90.

TABLE 7: PROPORTIONATE SHARE CALCULATION – EXISTING EXCESS CAPACITY

Existing Excess Capacity	Amount
Total Cost of Existing System	\$1,898,384
Amount to New Development in 10 Yrs	\$621,473
Growth in Trips, 2026-2036	7,877
<b>Cost per Trip</b>	<b>\$78.90</b>

### New Construction Cost Calculation

To maintain its LOS D, Springville City will need to construct additional facilities, as identified previously. New construction costs are calculated as follows:

TABLE 8: PROPORTIONATE SHARE CALCULATION – NEW CONSTRUCTION COST

<b>New Construction</b>	<b>Amount</b>
Cost of New Construction, Roadways, 2026-2036	\$7,059,000
Cost of New Construction, Intersections, 2026-2036	\$20,086,000
Growth in Trips, 2026-2036	7,877
<b>Cost per Trip</b>	<b>\$3,446.11</b>

## Other Cost Calculations

Utah law allows for the cost of developing the Impact Fee Facility Plan and Impact Fee Analysis to be included in the calculation of impact fees. These costs are then shared proportionately among the additional trips generated between 2026 and 2036.

TABLE 9: PROPORTIONATE SHARE CALCULATION – CONSULTING COSTS

<b>Consulting Costs</b>	<b>Amount</b>
Total Consultant Costs	\$20,000
Growth in Trips, 2026-2036	7,877
<b>Cost per Trip</b>	<b>\$2.54</b>

## Summary of Impact Fees

TABLE 10: SUMMARY OF COST PER TRIP

<b>Summary</b>	<b>Amount</b>
Buy-In Costs	\$78.90
New Construction Costs	\$3,446.11
Consultant Costs	\$2.54
Fund Balance Credit	(\$317.36)
<b>Total Cost per Trip</b>	<b>\$3,210.19</b>

The total cost per trip (is then applied to the daily PM peak hour trips generated by various land use types. The more trips that are associated with a particular land use or development, the greater its impact on the street system.

The IFFP explains that trips generated need to be divided by two in order to avoid double-counting such as when a person leaves home and goes to work.

“There is a minor discrepancy in the way ITE calculates trips and the way trips or roadway volumes are calculated in the travel demand modeling used in the Springville TMP. This discrepancy is explained by the model roadway volumes and capacities being calculated using daily traffic volumes rather than trips on the roadway. Essentially this means that a travel demand model “trip” or unit of volume is counted once as a vehicle leaves home, travels on the road network and then arrives at work. This vehicle will only be counted as it travels on the roadway network. The ITE Trip Generation method uses driveway counts as its measure of a trip. Therefore, a vehicle making the

same journey will be counted once as it leaves home and once again as it arrives at work for a total of two trips. This can be rectified simply by adjusting the ITE Trip Generation rates by one-half; this calculation will be evident in the IFA.”<sup>4</sup>

This adjustment by 50 percent has been made in the calculation of impact fees shown below, as well as adjustments for pass-thru traffic.

TABLE 11: SUMMARY OF IMPACT FEES

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.34	0	0.17	\$545.73
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.74	0	0.37	\$1,187.77
150	Warehouse	1000 Sq. Feet Gross Floor Area	0.18	0	0.09	\$288.92
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.15	0	0.08	\$240.76
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534	Private High School	Students	0.19	0	0.10	\$304.97
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565	Day Care Center	1000 Sq. Feet Gross Floor Area	11.12	0.44	3.11	\$9,995.24
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881	Pharmacy/Drugstore with Drive-Through Window	1000 Sq. Feet Gross Floor Area	3.74	0.49	0.95	\$3,061.56
890	Furniture Store	1000 Sq. Feet Gross Floor Area	0.52	0.53	0.12	\$392.28
911	Walk-In Bank	1000 Sq. Feet Gross Floor Area	12.13	0	6.07	\$19,469.79
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	21.01	0.35	6.83	\$21,919.97

<sup>4</sup> IFFP, p. 5

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee
918	Hair Salon	1000 Sq. Feet Gross Floor Area	1.45	0	0.73	\$2,327.39
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. Feet Gross Floor Area	9.05	0.43	2.58	\$8,279.88
933	Fast-Food Restaurant without Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.21	0	16.61	\$53,305.17
934	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.03	0.55	7.43	\$23,857.31
942	Auto Care Center	1000 Sq. Feet Gross Floor Area	3.11	0	1.56	\$4,991.84
944	Gasoline/Service Station	Vehicle Fueling Position	13.91	0.42	4.03	\$12,949.58
945	Gasoline/Service Station with Convenience Store	Vehicle Fueling Position	18.42	0.56	4.05	\$13,008.97
947	Self Service Car Wash	Wash Stalls	5.54	0	2.77	\$8,892.22
948	Automated Car Wash	1000 Sq. Feet Gross Floor Area	77.5	0	38.75	\$124,394.78

## Calculation of Credits

The City has no roadway bonds outstanding and the IFFP does not identify any new projects needed to cure existing deficiencies. Therefore, no credits have been made.

The City may choose to credit certain development types, including affordable housing, but these credits are at the discretion of the City. Further, a City may choose to allow a developer to put in a transportation facility listed in the IFFP and reduce impact fees accordingly. Again, this is at the discretion of the City.

## 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; or
  - 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;
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.

## Appendix A

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee 2024
22	General Aviation Airport	Employees	1.57		0.785	\$2,520.00
30	Intermodal Truck Terminal	1000 Sq. Feet Gross Floor Area	1.87		0.935	\$3,001.53
90	Park-and-Ride Lot with bus or Light Rail	Occupied Parking Spaces	0.55		0.275	\$882.80
110	General Light Industrial	1000 Sq. Feet Gross Floor Area	0.65		0.325	\$1,043.31
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.34		0.17	\$545.73
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.74		0.37	\$1,187.77
150	Warehouse	1000 Sq. Feet Gross Floor Area	0.18		0.09	\$288.92
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.15		0.075	\$240.76
154	High-Cube Transload and Short-Term Storage Warehouse	1000 Sq. Feet Gross Floor Area	0.10		0.05	\$160.51
155	High-Cube Fulfillment Center Warehouse	1000 Sq. Feet Gross Floor Area	0.16		0.08	\$256.82
156	High- Cube Parcel Hub Warehouse	1000 Sq. Feet Gross Floor Area	0.64		0.32	\$1,027.26
157	High-Cube Cold Storage Warehouse	1000 Sq. Feet Gross Floor Area	0.12		0.06	\$192.61
160	Data Center	1000 Sq. Feet Gross Floor Area	0.09		0.045	\$144.46
170	Utility	1000 Sq. Feet Gross Floor Area	2.16		1.08	\$3,467.00
180	Specialty Trade Contractor	1000 Sq. Feet Gross Floor Area	1.93		0.965	\$3,097.83
190	Marijuana Cultivation and Processing Facility	1000 Sq. Feet Gross Floor Area	0.64		0.32	\$1,027.26
210	Single-Family Detached Housing	Dwelling Units	0.94		0.47	\$1,508.79
215	Single-Family Attached Housing	Dwelling Units	0.57		0.285	\$914.90
220	Multi-Family / (Low-Rise 1-2 Levels)	Dwelling Units	0.51		0.255	\$818.60
221	Multi-Family (Mid-Rise 3-10 Levels)	Dwelling Units	0.39		0.195	\$625.99
222	Multi-Family (High-Rise >10 Levels)	Dwelling Units	0.32		0.16	\$513.63
223	Affordable Housing	Dwelling Units	0.46		0.23	\$738.34
225	Off-Campus Student Apartment (Low-Rise)	Bedrooms	0.24		0.12	\$385.22
226	Off-Campus Student Apartment (Mid-Rise)	Bedrooms	0.21		0.105	\$337.07
227	Off-Campus Student Apartment (High-Rise)	Bedrooms	0.04		0.02	\$64.20
230	Low-Rise Residential with Ground-Floor Commercial (GFA 1-25K)	Dwelling Units	0.36		0.18	\$577.83
230	Low-Rise Residential with Ground-Floor Commercial (GFA 25-65K)	Dwelling Units	0.46		0.23	\$738.34
231	Mid-Rise Residential with Ground-Floor Commercial (GFA 1-25K)	Dwelling Units	0.17		0.085	\$272.87
231	Mid-Rise Residential with Ground-Floor Commercial (GFA 25-65K)	Dwelling Units	0.75		0.375	\$1,203.82
232	High-Rise Residential with Ground-Floor Commercial (GFA 1-25K)	Dwelling Units	0.21		0.105	\$337.07
240	Mobile Home / RV Park	Dwelling Units	0.58		0.29	\$930.95
251	Senior Adult Housing-Single-Family	Dwelling Units	0.30		0.15	\$481.53
252	Senior Adult Housing-Multifamily	Dwelling Units	0.25		0.125	\$401.27
253	Congregate Care Facility	Dwelling Units	0.18		0.09	\$288.92
254	Assisted Living Center	1000 Sq. Feet Gross Floor Area	0.24		0.12	\$385.22
255	Continuing Care Retirement Community	Units	0.19		0.095	\$304.97
260	Recreational Home	Dwelling Units	0.29		0.145	\$465.48
265	Timeshare	Dwelling Units	0.63		0.315	\$1,011.21
270	Residential Planned Unit Development	Dwelling Units	0.69		0.345	\$1,107.51
310	Hotel	Rooms	0.59		0.295	\$947.01
311	All Suites Hotel	Rooms	0.36		0.18	\$577.83
312	Business Hotel	Rooms	0.31		0.155	\$497.58
320	Motel	Rooms	0.36		0.18	\$577.83
330	Resort Hotel	Rooms	0.41		0.205	\$658.09

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee 2024
411	Public Park	Employees	7.41		3.705	\$11,893.75
416	Campground/Recreational Vehicle Park	Occupied Campsites	0.27		0.135	\$433.38
420	Marina	Berths	0.21		0.105	\$337.07
430	Golf Course	Holes	2.91		1.455	\$4,670.82
431	Miniature Golf Course	Holes	0.33		0.165	\$529.68
432	Gold Driving Range	Tees/Driving Positions	1.25		0.625	\$2,006.37
433	Batting Cages	Cages	2.22		1.11	\$3,563.31
434	Rock Climbing Gym	1000 Sq. Feet Gross Floor Area	1.64		0.82	\$2,632.35
435	Multipurpose Recreational Facility	1000 Sq. Feet Gross Floor Area	3.58		1.79	\$5,746.24
436	Trampoline Park	1000 Sq. Feet Gross Floor Area	1.50		0.75	\$2,407.64
437	Bowling Alley	Bowling Lanes	1.30		0.65	\$2,086.62
440	Adult Cabaret	1000 Sq. Feet Gross Floor Area	2.93		1.465	\$4,702.93
445	Movie Theater	1000 Sq. Feet Gross Floor Area	6.17		3.085	\$9,903.43
452	Horse Racetrack	Seats	0.06		0.03	\$96.31
453	Automobile Racetrack	Attendees	0.00		0	\$0.00
454	Dog Racetrack	Attendees	0.15		0.075	\$240.76
462	Professional Baseball Stadium	Attendees	0.15		0.075	\$240.76
465	Ice Skating Rink	Rinks	45.17		22.585	\$72,502.09
466	Snow Ski Area	Lifts	33.77		16.885	\$54,204.02
470	Bingo Hall	Seats	0.48		0.24	\$770.45
473	Casino	1000 Sq. Feet Gross Floor Area	22.61		11.305	\$36,291.17
480	Amusement Park	Employees	0.50		0.25	\$802.55
482	Water Slide Park	Employees	0.00		0	\$0.00
488	Soccer Complex	Fields	16.43		8.215	\$26,371.69
490	Tennis Courts	Tennis Courts	4.21		2.105	\$6,757.45
491	Racquet/Tennis Club	Tennis Courts	3.82		1.91	\$6,131.46
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.45		1.725	\$5,537.57
493	Athletic Club	1000 Sq. Feet Gross Floor Area	6.29		3.145	\$10,096.04
495	Recreational Community Center	1000 Sq. Feet Gross Floor Area	2.50		1.25	\$4,012.73
501	Military Base	Employees	0.39		0.195	\$625.99
520	Elementary School	Students	0.16		0.08	\$256.82
522	Middle School / Junior High School	Students	0.15		0.075	\$240.76
525	High School	Students	0.14		0.07	\$224.71
528	School District Office	1000 Sq. Feet Gross Floor Area	2.04		1.02	\$3,274.39
530	Private School (K-8)	Students	0.26		0.13	\$417.32
532	Private School (K-12)	Students	0.17		0.085	\$272.87
534	Private High School	Students	0.19		0.095	\$304.97
536	Charter Elementary School	Students	0.16		0.08	\$256.82
538	Charter School (K-12)	Students	0.73		0.365	\$1,171.72
540	Junior/Community College	Students	0.11		0.055	\$176.56
550	University/College	Students	0.15		0.075	\$240.76
560	Church	1000 Sq. Feet Gross Floor Area	0.49		0.245	\$786.50
565	Day Care Center	1000 Sq. Feet Gross Floor Area	11.12	44%	3.1136	\$9,995.24
566	Cemetery	Employees	3.81		1.905	\$6,115.41
571	Adult Detention Facility	Beds	0.08		0.04	\$128.41
575	Fire and Rescue Station	1000 Sq. Feet Gross Floor Area	0.48		0.24	\$770.45
580	Museum	1000 Sq. Feet Gross Floor Area	0.18		0.09	\$288.92
590	Library	1000 Sq. Feet Gross Floor Area	8.16		4.08	\$13,097.57
610	Hospital	1000 Sq. Feet Gross Floor Area	0.86		0.43	\$1,380.38
620	Nursing Home	1000 Sq. Feet Gross Floor Area	0.59		0.295	\$947.01
630	Clinic	1000 Sq. Feet Gross Floor Area	3.69		1.845	\$5,922.80
640	Animal Hospital/Veterinary Clinic	1000 Sq. Feet Gross Floor Area	3.53		1.765	\$5,665.98
650	Free-Standing Emergency Room	1000 Sq. Feet Gross Floor Area	1.52		0.76	\$2,439.74
710	General Office Building	1000 Sq. Feet Gross Floor Area	1.44		0.72	\$2,311.34
712	Small Office Building	1000 Sq. Feet Gross Floor Area	2.16		1.08	\$3,467.00
714	Corporate Headquarters Building	1000 Sq. Feet Gross Floor Area	1.30		0.65	\$2,086.62
715	Single Tenant Office Building	1000 Sq. Feet Gross Floor Area	1.76		0.88	\$2,824.97
720	Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	3.93		1.965	\$6,308.02
730	Government Office Building	1000 Sq. Feet Gross Floor Area	1.71		0.855	\$2,744.71

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee 2024
731	State Motor Vehicles	1000 Sq. Feet Gross Floor Area	0.20		0.1	\$321.02
732	United States Post Office	1000 Sq. Feet Gross Floor Area	11.21		5.605	\$17,993.10
750	Office Park	1000 Sq. Feet Gross Floor Area	1.30		0.65	\$2,086.62
760	Research and Development Center	1000 Sq. Feet Gross Floor Area	0.98		0.49	\$1,572.99
770	Business Park	1000 Sq. Feet Gross Floor Area	1.22		0.61	\$1,958.21
810	Tractor Supply Store	1000 Sq. Feet Gross Floor Area	1.40		0.7	\$2,247.13
811	Construction Equipment Rental Store	1000 Sq. Feet Gross Floor Area	0.99		0.495	\$1,589.04
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	2.25		1.125	\$3,611.46
813	Free-Standing Discount Superstore	1000 Sq. Feet Gross Floor Area	4.33	29%	1.53715	\$4,934.54
814	Variety Store	1000 Sq. Feet Gross Floor Area	6.70	34%	2.211	\$7,097.73
815	Free-Standing Discount Sore	1000 Sq. Feet Gross Floor Area	4.86	20%	1.944	\$6,240.61
816	Hardware/Paint Store	1000 Sq. Feet Gross Floor Area	2.98	26%	1.1026	\$3,539.55
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	6.94		3.47	\$11,139.35
818	Nursery (Wholesale)	1000 Sq. Feet Gross Floor Area	5.24		2.62	\$8,410.69
820	Shopping Center (>150k)	1000 Sq. Feet Gross Leasable Area	3.40	29%	1.207	\$3,874.70
821	Shopping Plaza	1000 Sq. Feet Gross Leasable Area	9.03	40%	2.709	\$8,696.40
822	Strip Retail Plaza (<40k)	1000 Sq. Feet Gross Leasable Area	6.59		3.295	\$10,577.57
823	Factory Outlet Center	1000 Sq. Feet Gross Floor Area	2.29		1.145	\$3,675.67
840	Automobile Sales (New)	1000 Sq. Feet Gross Floor Area	2.42		1.21	\$3,884.33
841	Automobile Sales (Used)	1000 Sq. Feet Gross Floor Area	3.75		1.875	\$6,019.10
842	Recreational Vehicle Sales	1000 Sq. Feet Gross Floor Area	0.77		0.385	\$1,235.92
843	Automotive Parts Sales	1000 Sq. Feet Gross Floor Area	4.90	43%	1.3965	\$4,483.03
848	Tire Store	1000 Sq. Feet Gross Floor Area	3.75	25%	1.40625	\$4,514.33
849	Tire Superstore	1000 Sq. Feet Gross Floor Area	2.11		1.055	\$3,386.75
850	Supermarket	1000 Sq. Feet Gross Floor Area	8.95	24%	3.401	\$10,917.85
851	Convenience Market	1000 Sq. Feet Gross Floor Area	49.11		24.555	\$78,826.16
857	Discount Club	1000 Sq. Feet Gross Floor Area	4.19	34%	1.3827	\$4,438.73
858	Farmers Market	Acres	179.84		89.92	\$288,660.09
860	Wholesale Market	1000 Sq. Feet Gross Floor Area	1.76		0.88	\$2,824.97
861	Sporting Goods Superstore	1000 Sq. Feet Gross Floor Area	2.14		1.07	\$3,434.90
862	Home Improvement Superstore	1000 Sq. Feet Gross Floor Area	2.29	42%	0.6641	\$2,131.89
863	Electronic Superstore	1000 Sq. Feet Gross Floor Area	4.25	40%	1.275	\$4,092.99
864	Toy/Children's Superstore	1000 Sq. Feet Gross Floor Area	5.00		2.5	\$8,025.47
865	Baby Superstore	1000 Sq. Feet Gross Floor Area	1.82		0.91	\$2,921.27
866	Pet Supply Superstore	1000 Sq. Feet Gross Floor Area	3.55		1.775	\$5,698.08
867	Office Supply Superstore	1000 Sq. Feet Gross Floor Area	2.77		1.385	\$4,446.11
868	Book Superstore	1000 Sq. Feet Gross Floor Area	15.83		7.915	\$25,408.64
869	Discount Home Furnishing Superstore	1000 Sq. Feet Gross Floor Area	1.57		0.785	\$2,520.00
872	Bed and Linen Superstore	1000 Sq. Feet Gross Floor Area	2.22		1.11	\$3,563.31
875	Department Store	1000 Sq. Feet Gross Floor Area	1.95		0.975	\$3,129.93
876	Apparel Store	1000 Sq. Feet Gross Floor Area	4.12		2.06	\$6,612.99
879	Arts and Crafts Store	1000 Sq. Feet Gross Floor Area	6.21		3.105	\$9,967.63
880	Pharmacy/Drugstore without Drive-Through Window	1000 Sq. Feet Gross Floor Area	2.16	53%	0.5076	\$1,629.49
881	Pharmacy/Drugstore with Drive-Through Window	1000 Sq. Feet Gross Floor Area	3.74	49%	0.9537	\$3,061.56
882	Marijuana Dispensary	1000 Sq. Feet Gross Floor Area	18.92		9.46	\$30,368.38
890	Furniture Store	1000 Sq. Feet Gross Floor Area	0.52	53%	0.1222	\$392.28
895	Beverage Container Recycling Depot	1000 Sq. Feet Gross Floor Area	10.10		5.05	\$16,211.45
897	Medical Equipment Store	1000 Sq. Feet Gross Floor Area	1.24		0.62	\$1,990.32
899	Liquor Store	1000 Sq. Feet Gross Floor Area	16.62		8.31	\$26,676.66
911	Walk-In Bank	1000 Sq. Feet Gross Floor Area	12.13		6.065	\$19,469.79
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	21.01	35%	6.82825	\$21,919.97
918	Hair Salon	1000 Sq. Feet Gross Floor Area	1.45		0.725	\$2,327.39
920	Copy, Print, and Express Ship Store	1000 Sq. Feet Gross Floor Area	7.42		3.71	\$11,909.80
926	Food Cart Pod	Food Carts	6.16		3.08	\$9,887.38

ITE Code	Category	Units; Per	ITE Trips	Pass-By Trips	Adjusted Trips	Maximum Fee PM Peak Fee 2024
930	Fast Casual Restaurant	1000 Sq. Feet Gross Floor Area	12.55		6.275	\$20,143.93
931	Fine Dining Restaurant	1000 Sq. Feet Gross Floor Area	7.80	44%	2.184	\$7,011.05
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. Feet Gross Floor Area	9.05	43%	2.57925	\$8,279.88
933	Fast-Food Restaurant without Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.21		16.605	\$53,305.17
934	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	33.03	55%	7.43175	\$23,857.31
935	Fast-Food Restaurant with Drive-Through Window and no Indoor Seating	Drive-Through Lanes	59.50	31%	20.5275	\$65,897.13
936	Coffee/Donut Shop without Drive-Through Window	1000 Sq. Feet Gross Floor Area	32.29		16.145	\$51,828.48
937	Coffee/Donut Shop with Drive-Through Window	1000 Sq. Feet Gross Floor Area	38.99		19.495	\$62,582.61
938	Coffee/Donut Shop with Drive-Through Window and no Indoor Seating	Drive-Through Lanes	15.08	98%	0.1508	\$484.10
941	Quick Lubrication Vehicle Shop	1000 Sq. Feet Gross Floor Area	8.70		4.35	\$13,964.32
942	Auto Care Center	1000 Sq. Feet Gross Floor Area	3.11		1.555	\$4,991.84
943	Automobile Parts and Service Center	1000 Sq. Feet Gross Floor Area	2.06		1.03	\$3,306.49
944	Gasoline/Service Station	Vehicle Fueling Position	13.91	42%	4.0339	\$12,949.58
945	Gasoline/Service Station with Convenience Store	Vehicle Fueling Position	18.42	56%	4.0524	\$13,008.97
947	Self Service Car Wash	Wash Stalls	5.54		2.77	\$8,892.22
948	Automated Car Wash	1000 Sq. Feet Gross Floor Area	77.50		38.75	\$124,394.78
949	Car Wash and Detail Center	Wash Stalls	13.60		6.8	\$21,829.28
950	Truck Stop	Vehicle Fueling Position	15.42		7.71	\$24,750.55
970	Wine Tasting Station	1000 Sq. Feet Gross Floor Area	7.31		3.655	\$11,733.24
971	Brewery Tap Room	1000 Sq. Feet Gross Floor Area	9.83		4.915	\$15,778.07
975	Drinking Place	1000 Sq. Feet Gross Floor Area	11.36		5.68	\$18,233.87