Final Draft 09

Storm Drain
Impact Fee Analysis

SPRINGVILLE

November 2025

HANSEN ALLEN & LUCE inc
ENGINEERS

Final Draft 09

Springville

STORM DRAIN

IMPACT FEE ANALYSIS

(HAL Project No.: 260.57.400)

February 2026

HANSEN ALLEN & LUCE inc
ENGINEERS

ACKNOWLEDGMENTS

Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

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ABBREVIATIONS, ACRONYMS, UNITS AND DEFINITIONS

ABBREVIATIONS

City	Springville City

ACRONYMS

CIP	Capital Improvement Plan
ERU	Equivalent Residential Unit
GIS	Geographic Information System
HAL	Hansen, Allen & Luce, Inc.
LOS	Level of Service
SDMP	Storm Drain Master Plan
SWMP	Storm Water Management Plan

UNITS

ac-ft	Acre Foot
cf	Cubic Foot
ft	Foot
in	Inch
sq-ft	Square Foot

DEFINITIONS

Base LOS Data Year. The first data year LOS calculations were made.

Base LOS Fiscal Year. The first fiscal year LOS calculations were implemented.

Base Year LOS. The Base Year LOS reflects the originally calculated LOS provided to the residents. It is tracked so impact fees are not used to raise the LOS to existing residents.

Buildout LOS. The Buildout LOS is the LOS for the entire City at buildout. It indicates what the Existing LOS will be raised to by buildout with non-impact fee funds.

Conveyance LOS Parameter. The Conveyance LOS Parameter was set by standard practice in the SDMP. Conveyance facilities must be designed with capacity for a 10-year Design Storm.

Conveyance Pipe. Conveyance Pipe includes pipes that convey stormwater, are owned by the City and receive water from public streets. Conveyance Pipe does not include lateral pipes from curb inlet boxes or groundwater drains.

Data Year. The Data Year is the previous full calendar year for which annual data is used for updating the IFFP and IFA.

Design LOS. The Design LOS for both conveyance and distribution are based on the Design Storm.

Design Storm. The Design Storm is based on the 3-hour modified Farmer Fletcher distribution to simulate peak runoff conditions. It is the basis for the storm drain model used to master plan future conveyance and detention projects.

Detention LOS Parameter. The Detention LOS Parameter was set by standard practice in the SDMP. Conveyance facilities must be designed with capacity for a 25-year Design Storm.

Effective Date. The date, 90 days after the Enactment Date, when the impact fees become effective.

Enactment Date. The Enactment Date is the date the City Council approves the IFFP, IFA, and Impact Fee Enactment Ordinance.

Equivalent Residential Unit (ERU). An ERU is defined by the average impervious area of an average single-family house.

Established LOS. The Established LOS is set by the City Council by the adoption of the IFFP, the IFA, and the Impact Fee Enactment Ordinance.

Existing LOS. The Existing LOS is the LOS currently provided to the existing City residents for the Data Year.

Local Conveyance System. Local Conveyance System is defined as conveyance system constructed with Minimum Size Conveyance Pipe or pipe smaller in diameter.

Minimum Size Conveyance Pipe. The Minimum Size Conveyance Pipe is defined as a pipe 15 inches in diameter. It is established by City standards according to standard practice and the City's ability to operate and maintain the storm drain system.

Project Improvements. Project Improvements are improvements required by development that the City determines not to define as System Improvements.

Proposed LOS. The Proposed LOS is the LOS recommended to the City Council by the IFFP and IFA to set as the Established LOS.

Regional Detention. Regional detention is defined as detention that receives water from public streets.

Regional Conveyance System. Regional Conveyance System is defined as the volume of conveyance system pipe above that of a local or minimum pipe size.

Required LOS for Future Development. The Required LOS for Future Development is calculated by dividing the regional volume of all future new Conveyance Pipe or Regional Detention divided by the ERUs at buildout less the current ERUs.

System Improvements. System Improvements are regional improvements determined by the City to be impact fee reimbursable. Cities are not required to define all regional facilities as System Improvements but all System Improvements must be regional.

Volume LOS. The Volume LOS for both conveyance and detention is based on the volume of Regional Pipe or Regional Detention per ERU impervious area.

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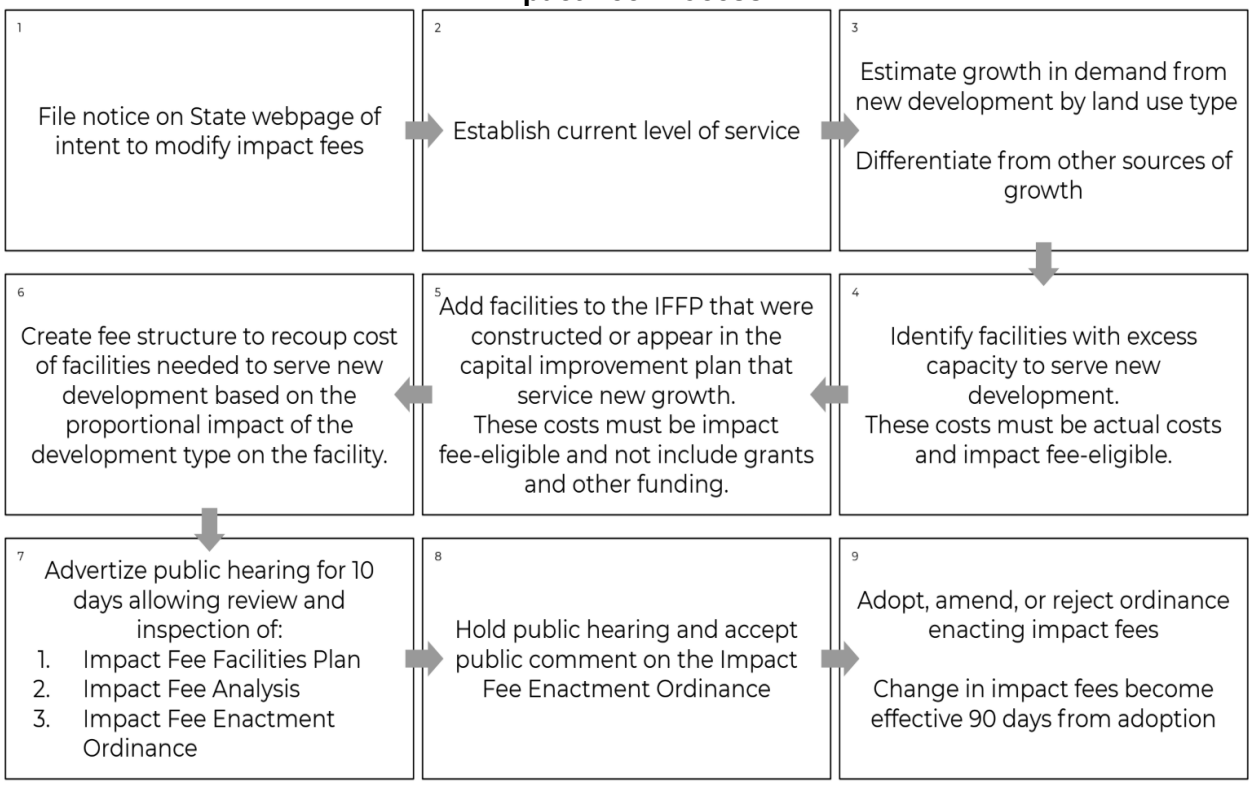
CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.

Figure 1-1
Impact Fee Process



NOTICES

In accordance with Utah Code section 11-36a-501 Notice of Intent to Prepare an Impact Fee Facilities Plan (IFFP) and 11-36a-503 Notice of Intent to Prepare an Impact Fee Analysis (IFA), Springville City (City) posted a notice of intent to prepare or amend an Impact Fee Facilities Plan and prepare an Impact Fee Analysis for the area within the City's policy boundary. It was posted on the Utah Public Notice Website and the local City website. See Appendix A, Notices.

In accordance with Utah Code section 11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-504 Notice of Intent to Adopt an Impact Fee Enactment, Springville City posted a notice of intent to prepare or amend an Impact Fee Facilities Plan and prepare an Impact Fee Analysis for the area within the City's policy boundary. It was posted on the Utah Public Notice Website and the local City website. See Appendix A, Notices.

Utah Code 11-36a-401 requires that impact fees not go into effect until 90 days after the Enactment Date. These dates are found in Table 1-1. This table also includes the Data Year for

this IFA and the IFFP it is based on. The fiscal year the Base LOS was set and the Data Year it was based on are also included in Table 1-1.

Table 1-1
Enactment and Study Dates

Data Year	Enactment Date	Effective Date	Base LOS Fiscal Year	Base LOS Data Year
2024	1/20/2026	4/20/2026	FY2026	2024

EXECUTIVE SUMMARY

Hansen Allen and Luce, Inc (HAL) completed an IFFP for the City. This IFA is based on that IFFP. The impact fees calculated in this analysis have been developed in accordance with Section 11-36A-304 of the Utah Impact Fees Act.

The impact fee calculated in this IFA is a one-time fee charged to new development to pay for the cost of infrastructure to serve that development. It was developed to ensure that the cost of that infrastructure is fairly apportioned to the different types of anticipated development.

Service Area

The service area includes the existing City boundary, and future areas anticipated to be annexed into the City by the SDMP. Buildout refers to when, at projected growth rates, all vacant land in the SDMP boundaries would be developed. It assumes no future changes to the SDMP boundaries but will be updated with each future IFFP update according to the current City SDMP.

Level of Service

Table 1-2 summarizes the City storm drain LOS calculations as indicated in the IFFP.

Table 1-2
Storm Drain Level of Service Unit Comparison

Category	Base Year LOS	Existing LOS	Buildout LOS	Proposed LOS	% Impact Fee Reimbursable
Conveyance Design LOS Parameter	10-Year Storm	10-Year Storm	10-Year Storm	10-Year Storm	85.7%
Conveyance Volume LOS/ERU	24.4 cf	24.4 cf	26.4 cf	30.8 cf	
Detention Design LOS Parameter	25-Year Storm	25-Year Storm	25-Year Storm	25-Year Storm	100.0%
Detention Volume LOS/ERU	105.0 cf	105.0 cf	102.8 cf	97.7 cf	

Source: IFFP

If the Proposed LOS is higher than the Buildout LOS, then the % Impact Fee Reimbursable amount in Table 1-2 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

Impact Fee Credits

When the Proposed LOS is higher than the Buildout LOS, impact fee credits are applied so new residents do not pay twice for future costs to raise the Existing LOS with their impact fee and user rates. Table 1-3 shows the NPV credit calculations per ERU for the conveyance and detention components of the impact fee. Facility and planning components of the impact fee are based solely on cost per ERU so they do not have a credit.

Table 1-3
Impact Fee Credits

Conveyance System			
Year	**Conveyance Credit per ERU**	**NPV**	**Maximum Fee after Credit**
2026	$9.56	$129.71	$1,941.09
2027	$9.52	$129.15	$1,941.65
2028	$9.48	$128.62	$1,942.18
2029	$9.44	$128.13	$1,942.68
2030	$9.41	$127.66	$1,943.14
2031	$9.37	$127.23	$1,943.58
Detention Basins			
Year	**Credit per ERU**	**NPV**	**Maximum Fee after Credit**
2026	$0.00	$0.00	$798.42
2027	$0.00	$0.00	$798.42
2028	$0.00	$0.00	$798.42
2029	$0.00	$0.00	$798.42
2030	$0.00	$0.00	$798.42
2031	$0.00	$0.00	$798.42
Average Mortgage Interest Rate for the Data Year			6.24%

Source: IFFP, Federal Home Loan Mortgage Corporation

Maximum Allowable Impact Fee

Table 1-4 provides the maximum allowable impact fee for the storm drain system. Where appropriate, the maximum allowable fee is adjusted to reflect the proportional infrastructure needs of different lot size and land use types.

Table 1-4
Maximum Allowable Storm Drain Impact Fee

Item	Without Credits	With Credits
Conveyance Cost/ERU	$2,070.80/ERU	$1,941.09/ERU
Detention Cost/ERU	$798.42/ERU	$798.42/ERU
Misc Facilities Cost/ERU	$0.00/ERU	$0.00/ERU
Planning Cost/ERU	$30.63/ERU	$30.63/ERU
Maximum Allowable Impact Fee/ERU	**$2,899.85/ERU**	**$2,770.14/ERU**
ERU Residential Lot Size (acres)	0.207 acres	0.207 acres
Impervious Area % per ERU Single Family Unit	42.14%	42.14%
Impervious Area per ERU Single Family Unit (acres)	0.087 acres	0.087 acres
Impervious Area per ERU Single Family Unit (sq-ft)	3,800 sq-ft	3,800 sq-ft
Maximum Allowable Impact Fee/Impervious sq-ft	**$0.76/sq-ft**	**$0.72/sq-ft**

The proposed first year impact fee with credits for an ERU is identified in Table 1-5. It also includes the proposed cost change and percent increase per ERU.

Table 1-5
Residential Storm Drain Impact Fee First Year Fee Schedule with Credit

Maximum Allowable Impact Fee/ERU	$2,770.14/ERU
Previous Impact Fee/ERU	$2,808.28/ERU
Proposed Impact Fee/ERU	**$2,770.14/ERU**
Difference	-$38.14
% Change	-1.36%

The ERU Ratio for single-family home lot sizes is found in Table 1-6. This factor would be applied to the Proposed Impact Fee/ERU in Table 1-5 for the first year and Table 1-8 for subsequent years.

Table 1-6
Single-Family Residential Lot Impervious Area Ranges

Lot Size	Typical Impervious Area	% Impervious	ERC Ratio
2,000 sq-ft or less	1,700 sq-ft	85.0%	0.45
2,001-4,000 sq-ft	1,900 sq-ft	63.3%	0.50
4,001-6,000 sq-ft	2,650 sq-ft	53.0%	0.70
6,001-8,000 sq-ft	3,450 sq-ft	49.3%	0.91
8,001-10,000 sq-ft	**3,800 sq-ft**	**42.2%**	**1.00**
10,001-20,000 sq-ft	5,450 sq-ft	35.3%	1.43
Greater than 20,000 sq-ft	9,425 sq-ft	32.5%	2.48

Source: IFFP

The proposed first year impact fee for multi-family and non-residential development is identified in Table 1-7. It also illustrates the proposed cost change per acre of impervious surface to the current impact fee.

Table 1-7
Multi-Family and Non-Residential Storm Drain Impact Fee Schedule

Maximum Allowable Impact Fee/Impervious sq-ft	$0.72/sq-ft
New Development Impervious Area/ERU Basis	3,800 sq-ft
Previous Impact Fee/Impervious sq-ft	$0.67/sq-ft
New Development Impervious Area/ERU Basis	4,200 sq-ft
Proposed Impact Fee/Impervious sq-ft	**$0.72/sq-ft**
New Development Impervious Area/ERU Basis	3,800 sq-ft
Difference	$0.05
% Change	7.46%

Table 1-8 shows the proposed impact fees with credits for the next 6 years. These credits reduce slightly per year according to the NPV credit calculations in Table 1-3.

Table 1-8
Total Impact Fee Schedules with Credits

Year	Single Family Residential	Multi-Family & Non-Residential
2026	$2,770.14/ERU	$0.72/sq ft
2027	$2,770.70/ERU	$0.72/sq ft
2028	$2,771.23/ERU	$0.72/sq ft
2029	$2,771.72/ERU	$0.72/sq ft
2030	$2,772.19/ERU	$0.72/sq ft
2031	$2,772.62/ERU	$0.72/sq ft

The storm drain impact fee is charged at the time of building permit issuance. Storm drain impact fees are charged on a per-ERU basis. Per acre of impervious surface impact fee cost calculations are based on ERU impervious area. The Multi-Family and Non-Residential impact fee rates are rounded down to the nearest cent so it will not increase until it exceeds the next cent.

METHODOLOGY

There are four components of a storm drain impact fee:

1. Conveyance
2. Detention
3. Misc Facilities
4. Planning

The methodology for calculating the impact fee for each of these components is shown in the procedures below.

Conveyance

1. Establish Local Pipe Diameter. The City requires a minimum 15 inch diameter drainage pipe for local or Project Improvement drainage. The upsize volume of pipe larger than 15 inches in diameter is considered a System Improvement.

2. Define Regional Conveyance. The need for regional pipe primarily comes from the drainage of City streets. This drainage is undetained and has a short time of concentration. This large initial rush of this storm drain water requires pipes to be upsized from the minimum or local 15 inch pipe.

3. Define Service Area. Streets are regional facilities available for use by the general public. Since they are the overarching reason for needing regional capacity in the storm drain conveyance system, the whole city serves as a single service area for the storm drain impact fee.

4. Define ERU. The city has set the ERU for the storm drain impact fee by the average impervious area of a 0.207 acre single family lot residential lot. A multi-spectral image analysis was used to determine the average percent impervious for single family lots, see the IFFP.

   ERU =

   ERU New Lot Size x Percent Impervious

   0.207 acres x 42.2%

   0.0874 acres or 3,800 sq-ft

5. Define Conveyance LOS Parameter. LOS Parameters were set by standard practice in the SDMP. Conveyance facilities must be designed with capacity for a 10-year Design Storm.

6. Create Buildout System Plan. The buildout system plan map is created from the master plan. It includes all the conveyance facilities shown by the storm drain model to be needed at buildout to maintain the LOS Parameters defined in Procedure 5.

7. Determine Existing LOS. This is the regional volume of existing pipes divided by the current number of existing ERUs.

   Existing LOS =

   V(existing) / ERUs(existing)

   1,008,161 cubic feet / 41,275 ERUs

   24.4 cubic feet/ERU

8. Determine the Buildout Master Plan LOS. This is the regional volume of all the pipes at buildout divided by the number of ERUs at buildout.

   Proposed Buildout LOS =

   V(buildout) / ERUs(buildout)

   1,571,666 cubic feet / 59,548 ERUs

26.4 cubic feet/ERU

9. Determine the Proposed LOS. This is the regional volume of all the future pipes to be added to the system by buildout divided by the number of ERUs at buildout less existing ERUs. This is the LOS needed to maintain the LOS Parameter in Procedure 5. It is therefore the Proposed LOS. If the Proposed LOS is higher than the Buildout LOS then the % Impact Fee Reimbursable amount in Table 1-2 needs to be applied to future System Improvement costs.

   Proposed LOS =

   V(future pipes) / [ERUs(buildout) - ERUs(existing)]

   563,506 cubic feet / (59,754 ERUs - 41,276 ERUs)

   30.5 cubic feet/ERU

10. Determine Conveyance Cost per ERU. Only actual project costs or project costs based on current-day estimates are used in the IFFP. The IFFP uses these costs to calculate the conveyance cost per cubic foot. The product of this and Proposed LOS is the conveyance cost per ERU.

    Conveyance Cost per ERU =

    Conveyance Cost per Cubic Foot x Proposed LOS

    $67.23 per cubic foot x 30.8 cubic feet per ERU

    $2,071 per ERU

    Any credits calculated in the IFA will be deducted from this cost.

When development requires a conveyance storm drain project with regional capacity the impact fee reimbursable portion of the project is calculated by the product of the upsize percentage and % Impact Fee Reimbursable. If the Buildout LOS is higher than the Proposed LOS then only the upsize percentage is used.

Impact Fee Reimbursable Percentage =

Upsize Percentage x % Impact Fee Reimbursable

52.77% x 85.7%

45.45%

Note: 52.77% is the upsize percent for a 36 inch pipe. See Table 2-1 for the upsize percentages for all regional pipe sizes. The Buildout LOS / Proposed LOS percentages is the % Impact Fee Reimbursable found in Table 2-3. If the Buildout LOS is greater than the Proposed LOS then the reimbursement percentage is 100% since the LOS for existing residents will not be increased with impact fee projects.

Detention

1. Define Regional Detention. The need for regional detention is largely because of drainage from City streets. Because of this, detention of storm drainage from City streets is considered regional.

2. Define Service Area. Streets are regional facilities available for use by the general public. This supports designating the City boundary as a single service area for the storm drain impact fee.

3. Define ERU. The ERU for detention is the same as conveyance.

4. Define Detention LOS Parameter. LOS parameters were set by standard practice in the SDMP. Detention basins must be designed with capacity for a 25-year Design Storm.

5. Create Buildout System Plan. The buildout system plan map is created from the master plan. It includes all the detention facilities shown by the storm drain model needed at buildout to maintain the LOS Parameters defined in Procedure 4.

6. Determine Existing LOS. This is the regional volume of existing pipes divided by the current number of existing ERUs.

   Existing LOS =

   V(existing) / ERUs(existing)

   4,334,220 cubic feet / 41,276 ERUs

   105.0 cubic feet/ERU

7. Determine the Buildout Master Plan LOS. The proposed Buildout LOS is the regional volume of all the detention at buildout divided by the number of ERUs at buildout.

   Proposed Buildout LOS =

   V(buildout) / ERUs(buildout)

   6,120,180 cubic feet / 59,548 ERUs

   102.8 cubic feet/ERU

8. Determine the Proposed LOS. This is the regional volume of all the future detention basins added to the system by buildout divided by the number of ERUs at buildout less existing ERUs. This is the is the LOS of needed to maintain the LOS Parameter in Procedure 4. It is therefore the Proposed LOS. If the Proposed LOS is higher than the Buildout LOS, then the % Impact Fee Reimbursable amount in Table 1-2 needs to be applied to future System Improvement costs.

   Proposed LOS =

   V(future pipes) / [ERUs(buildout) - ERUs(existing)]

1,785,960 cubic feet / (59,548 ERUs – 41,276 ERUs)

97.7 cubic feet/ERU

9. Determine Conveyance Cost per ERU. Only actual project costs or project costs based on current-day estimates are used in the IFFP. The IFFP uses these costs to calculate the cost per cubic foot. The product of this and Proposed LOS is the conveyance cost per ERU.

   Conveyance Cost per ERU =

   Conveyance Cost per Cubic Foot x Proposed LOS

   $8.17 per cubic foot x 97.7 cubic feet per ERU

   $798 per ERU

When development requires a storm drain detention project with regional capacity the impact fee reimbursable portion of the project is calculated by the product of the upsize percentage and Buildout LOS / Proposed LOS. If the Buildout LOS is higher than the Proposed LOS then only the upsize percentage is used.

Impact Fee Reimbursable Percentage =

Buildout LOS / Proposed LOS

102.8 cubic feet per ERU / 97.7 cubic feet per ERU

100%

Note: If the Buildout LOS is greater than the Proposed LOS then the reimbursement percentage is 100% since the LOS for existing residents will not be increased with impact fee projects.

Misc Facilities

The cost per ERU for Misc Facilities are calculated based on the cost of the facility constructed for future growth divided by the ERU's it can service.

Planning

The planning costs for the previous 4 years and the anticipated planning costs for the next 6 years are divided by the increase of ERUs over that 10-year period.

CERTIFICATION

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Analysis (IFA):

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
    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.

CHAPTER 2 – STORM DRAIN IMPACT FEE

SERVICE AREA

The service area defined in the IFFP includes the existing City boundary, and future areas the SDMP master planned to be annexed into the City.

UPSIZE PERCENTAGE

Table 2-1 contains the upsize percentages for System Improvement conveyance projects. They are calculated according to current day estimates for conveyance projects, dividing the cost difference of a regional conveyance pipe with appurtenances and local one by the cost of the regional. Since the costs are relative, it fairly applies to all project costs whether or not they are the same as the basis costs for the percentage calculations.

Table 2-1
Storm Drain Pipe Upsize Percentage

Pipe Size	Upsize Percentage
18″ Storm Pipe	6.27%
20″ Storm Pipe	10.15%
21″ Storm Pipe	12.13%
24″ Storm Pipe	19.53%
28″ Storm Pipe	30.72%
30″ Storm Pipe	35.23%
36″ Storm Pipe	52.77%
42″ Storm Pipe	59.08%
48″ Storm Pipe	64.22%
54″ Storm Pipe	70.24%
60″ Storm Pipe	73.33%
66″ Storm Pipe	75.98%
72″ Storm Pipe	78.15%
Box Culvert	84.87%

IMPACT FEE FACILITIES PLAN

Table 2-2 identifies projects and planning studies with impact fee-eligible costs. All costs are based on actual costs or use present day cost estimates. There are 4 components to a storm drain impact fee: conveyance, detention, miscellaneous facilities, and planning. The fees charged for conveyance and detention are based on LOS. The fees charged for miscellaneous facilities and planning are based on future ERUs served. Table 2-2 calculates the costs per LOS unit. The IF% removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

Table 2-2
Storm Drain Impact Fee Facilities Plan

Conveyance	Year	Total Cost	IF %	IF Cost	Total Volume	Cost/cf	Weighted Average
C30 - Spring Canyon	FY2025	$885,245	56.40%	$499,298	8,359 cf	$105.90	$67.23
1600 S UDOT Betterment	FY2026	$2,458,178	26.81%	$659,143	41,369 cf	$59.42	
Detention	**Year**	**Total Cost**	**IF %**	**IF Cost**	**Total Volume**	**Cost/cf**	**Weighted Average**
1200 W and 400 S Basin	FY2023	$815,404	100.00%	$815,404	114,843 cf	$7.10	$8.17
Spring Canyon Basin	FY2025	$85,186	100.00%	$85,186	9,651 cf	$8.83	
SUVPS 1600 S Basin	FY2026	$1,238,123	100.00%	$1,238,123	137,214 cf	$9.02	
Misc Facilities	**Year**	**Total Cost**	**IF %**	**IF Cost**	**Begin ERUs**	**End ERUs**	**ERUs Served**
Planning	**Year**	**Total Cost**	**IF %**	**IF Cost**	**Begin ERUs**	**ERUs in 6 Yrs**	**ERUs Served**
Impact Fee Studies	FY2022	$72,925	100.00%	$72,925	22,720 ERUs	31,157 ERUs	8,437 ERUs
Master Plan Studies	FY2022	$185,498	100.00%	$185,498			

Note: Project and study costs based on actual costs or present day cost estimates.
Source: IFFP

LEVEL OF SERVICE

Table 2-3 has the LOS Parameters and LOS calculations for the City storm drain conveyance and detention systems as calculated in the IFFP. Both systems have Design and Volume LOS categories defined in the Definitions.

Table 2-3
Storm Drain Level of Service Unit Comparison

Category	Base Year LOS	Existing LOS	Buildout LOS	Proposed LOS	% Impact Fee Reimbursable
Conveyance Design LOS Parameter	10-Year Storm	10-Year Storm	10-Year Storm	10-Year Storm	85.7%
Conveyance Volume LOS/ERU	24.4 cf	24.4 cf	26.4 cf	30.8 cf	
Detention Design LOS Parameter	25-Year Storm	25-Year Storm	25-Year Storm	25-Year Storm	100.0%
Detention Volume LOS/ERU	105.0 cf	105.0 cf	102.8 cf	97.7 cf	

If the Proposed LOS is higher than the Buildout LOS, then the % Impact Fee Reimbursable amount in Table 2-3 needs to be applied to future System Improvement costs to calculate what can be paid for with or reimbursed from impact fee funds. This ensures that impact fee funds do not pay to raise the LOS of existing residents. The IFFP costs of System Improvement projects

or planning studies are based on actual costs for completed projects and present day cost estimates for future ones.

IMPACT FEE CREDITS

When the Proposed LOS is higher than the Buildout LOS impact fee credits are applied so new residents do not pay twice for future costs to raise the Existing LOS with their impact fee and user rates. Table 2-4 shows the NPV credit calculations per ERU for the conveyance and detention components of the impact fee. Facility and planning components of the impact fee are based solely on cost per ERU so they do not have a credit.

Table 2-4
Impact Fee Credits

Conveyance System			
Year	**Conveyance Credit per ERU**	**NPV**	**Maximum Fee after Credit**
2026	$9.56	$129.71	$1,941.09
2027	$9.52	$129.15	$1,941.65
2028	$9.48	$128.62	$1,942.18
2029	$9.44	$128.13	$1,942.68
2030	$9.41	$127.66	$1,943.14
2031	$9.37	$127.23	$1,943.58
Detention Basins			
Year	**Credit per ERU**	**NPV**	**Maximum Fee after Credit**
2026	$0.00	$0.00	$798.42
2027	$0.00	$0.00	$798.42
2028	$0.00	$0.00	$798.42
2029	$0.00	$0.00	$798.42
2030	$0.00	$0.00	$798.42
2031	$0.00	$0.00	$798.42
Average Mortgage Interest Rate for the Data Year			6.24%

Source: IFFP, Federal Home Loan Mortgage Corporation

The costs that new residents will pay in user rates to increase the Existing LOS to the Buildout LOS in Table 2-2 are divided over the years to buildout. All costs are converted to present day costs and deducted from the conveyance and detention components of the impact fee.

IMPACT FEE COMPONENTS

The impact fee per ERU for each component of a storm drain system is shown in Table 2-5.

Table 2-5
Storm Drain Impact Fee Per ERU

Type	Cost/cf	ERU LOS	Cost/ERU	Cost/ERU with Credit
Conveyance System	$67.23	30.8 cf	$2,070.80	$1,941.09
Detention Basins	$8.17	97.7 cf	$798.42	$798.42
Type	**Cost**	**ERUs Served**	**Cost/ERU**	**Cost/ERU with Credit**
Misc Facilities				
Planning	$258,423	8,437 ERUs	$30.63	$30.63

MAXIMUM ALLOWABLE IMPACT FEE

Table 2-6 provides the maximum allowable impact fee for the storm drain system. It is calculated by adding the costs for each component in Table 2-5.

Table 2-6
Maximum Allowable Storm Drain Impact Fee

Item	Without Credits	With Credits
Conveyance Cost/ERU	$2,070.80/ERU	$1,941.09/ERU
Detention Cost/ERU	$798.42/ERU	$798.42/ERU
Misc Facilities Cost/ERU	$0.00/ERU	$0.00/ERU
Planning Cost/ERU	$30.63/ERU	$30.63/ERU
Maximum Allowable Impact Fee/ERU	**$2,899.85/ERU**	**$2,770.14/ERU**
ERU Residential Lot Size (acres)	0.207 acres	0.207 acres
Impervious Area % per ERU Single Family Unit	42.14%	42.14%
Impervious Area per ERU Single Family Unit (acres)	0.087 acres	0.087 acres
Impervious Area per ERU Single Family Unit (sq-ft)	3,800 sq-ft	3,800 sq-ft
Maximum Allowable Impact Fee/Impervious sq-ft	**$0.76/sq-ft**	**$0.72/sq-ft**

The proposed first year impact fee with credits for an ERU is identified in Table 2-7. It also includes the proposed cost change and percent increase per ERU.

Table 2-7
Residential Storm Drain Impact Fee First Year Fee Schedule with Credit

Maximum Allowable Impact Fee/ERU	$2,770.14/ERU
Previous Impact Fee/ERU	$2,808.28/ERU
Proposed Impact Fee/ERU	**$2,770.14/ERU**
Difference	-$38.14
% Change	-1.36%

The ERU Ratio for single-family home lot sizes is found in Table 1-6. This factor would be applied to the Proposed Impact Fee/ERU in Table 1-5 for the first and Table 1-8 for subsequent years.

Table 2-8
Single-Family Residential Lot Impervious Area Ranges

Lot Size	Typical Impervious Area	% Impervious	ERC Ratio
2,000 sq-ft or less	1,700 sq-ft	85.0%	0.45
2,001-4,000 sq-ft	1,900 sq-ft	63.3%	0.50
4,001-6,000 sq-ft	2,650 sq-ft	53.0%	0.70
6,001-8,000 sq-ft	3,450 sq-ft	49.3%	0.91
8,001-10,000 sq-ft	**3,800 sq-ft**	**42.2%**	**1.00**
10,001-20,000 sq-ft	5,450 sq-ft	35.3%	1.43
Greater than 20,000 sq-ft	9,425 sq-ft	32.5%	2.48

Source: IFFP

The proposed first year impact fee for multi-family and non-residential development is identified in Table 2-9. It also illustrates the proposed cost change per acre of impervious surface to the current impact fee.

Table 2-9
Multi-Family and Non-Residential Storm Drain Impact Fee Schedule

Maximum Allowable Impact Fee/Impervious sq-ft	$0.72/sq-ft
New Development Impervious Area/ERU Basis	3,800 sq-ft
Previous Impact Fee/Impervious sq-ft	$0.67/sq-ft
New Development Impervious Area/ERU Basis	4,200 sq-ft
Proposed Impact Fee/Impervious sq-ft	**$0.72/sq-ft**
New Development Impervious Area/ERU Basis	3,800 sq-ft
Difference	**$0.05**
% Change	**7.46%**

Table 2-10 shows the proposed impact fees with credits for the next 6 years. These credits reduce slightly per year according to the NPV credit calculations in Table 2-4.

Table 2-10
Total Impact Fee Schedules with Credits

Year	Single Family Residential	Multi-Family & Non-Residential
2026	$2,770.14/ERU	$0.72/sq ft
2027	$2,770.70/ERU	$0.72/sq ft
2028	$2,771.23/ERU	$0.72/sq ft
2029	$2,771.72/ERU	$0.72/sq ft
2030	$2,772.19/ERU	$0.72/sq ft
2031	$2,772.62/ERU	$0.72/sq ft

The storm drain impact fee is charged at the time of building permit issuance. Storm drain impact fees are charged on a per-ERU basis. Per acre of impervious surface impact fee cost calculations are based on ERU impervious area.

CHAPTER 3 – ADOPTION, ACCOUNTING, EXPENDITURE, AND REFUNDS

ADOPTION

The Utah Impact Fees Act requires the preparation of an IFFP, impact fee analysis and impact fee enactment prior to adoption of an ordinance adopting or amending impact fees. The IFFP for storm drain was prepared to identify existing excess capacity, existing deficiencies, Existing LOS, Proposed LOS and newly constructed facilities that were required to serve new development in the City.

The written impact fee analysis, using the analysis from the IFFP, identifies the impacts placed on facilities by development activity and how the impacts are related to new development. The analysis also calculates the roughly proportional share of costs of each facility identified in the IFFP attributable to new development and establishes the relative benefit each group will receive from the improvement. The analysis also includes an executive summary of the impact fee analysis providing a brief overview of the impact fee structure, methodology and cost basis used.

The impact fee enactment must be adopted by the City Council to enact the proposed fees. The ordinance may not impose a fee higher than the maximum legal fee defined in the written analysis, but may adopt a fee that is lower than the maximum fee. In addition, the ordinance must:

- establish one or more service areas
- include a schedule of the impact fees or the formula by which the fee is derived
- include provisions allowing the City to adjust or modify the fee to take into account any changes or unusual circumstances to ensure that the fee is administered fairly
- include provisions to adjust the fee if independent research or studies determine that it should be different
- include a provision allowing charter and public schools to request the inclusion of facilities on the IFFP and in the calculation of the impact fee

By Utah Code 11-36a-504, the Ordinance may be adopted following a ten (10) day notice period and public hearing. Copies of the proposed Ordinance, written IFFP and Impact Fee Analysis must be made available to the public during the 10-day notice period for public review and inspection in designated public places including the City offices and any public libraries within the jurisdiction. A public hearing shall be held at the end of the 10-day notice period, at which point the Council may adopt, amend and adopt, or reject the Impact Fee Ordinance and proposed fee schedule.

ACCOUNTING

The Impact Fees Act requires that any entity imposing impact fees establish an interest bearing ledger account for each type of public facility for which an impact fee is collected. All impact fee receipts must be deposited into the appropriate account. Any interest earned in each account must remain in the corresponding account. At the end of each fiscal year, the City must prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by each account and each expenditure made from each account.

EXPENDITURE

The City may only expend impact fees for System Improvements identified in the IFFP. All funds collected must be spent or encumbered within six years of collection or the City must provide an extraordinary or compelling reason why the fees must be held longer and provide an ultimate date by which the impact fees collected will be expended. Any fees retained beyond the six years without an extraordinary or compelling reason must be refunded. The improvements financed by impact fees must be owned and operated by the City or another local public entity with which the City has contracted or will contract for services and improvements that will be operated on the City's behalf.

REFUNDS

By Utah Code 11-36a-603, the City is required to refund any impact fees collected, plus interest earned since collection if:

1. A developer who has paid impact fees does not proceed with the development and has filed a written request for a refund,
2. The fees have not been spent or encumbered within six years, or
3. The new development which has paid impact fees has not created an impact upon the system.

APPENDICES

APPENDIX A - NOTICE OF INTENT TO AMEND THE STORM DRAIN IFFP AND IFA

Figure A-1
City Website

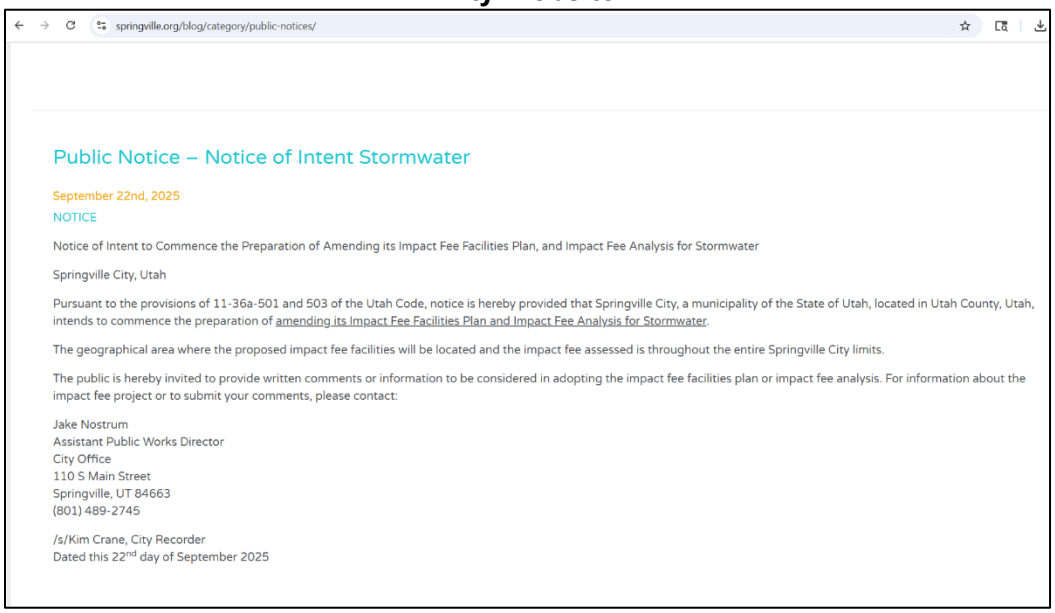
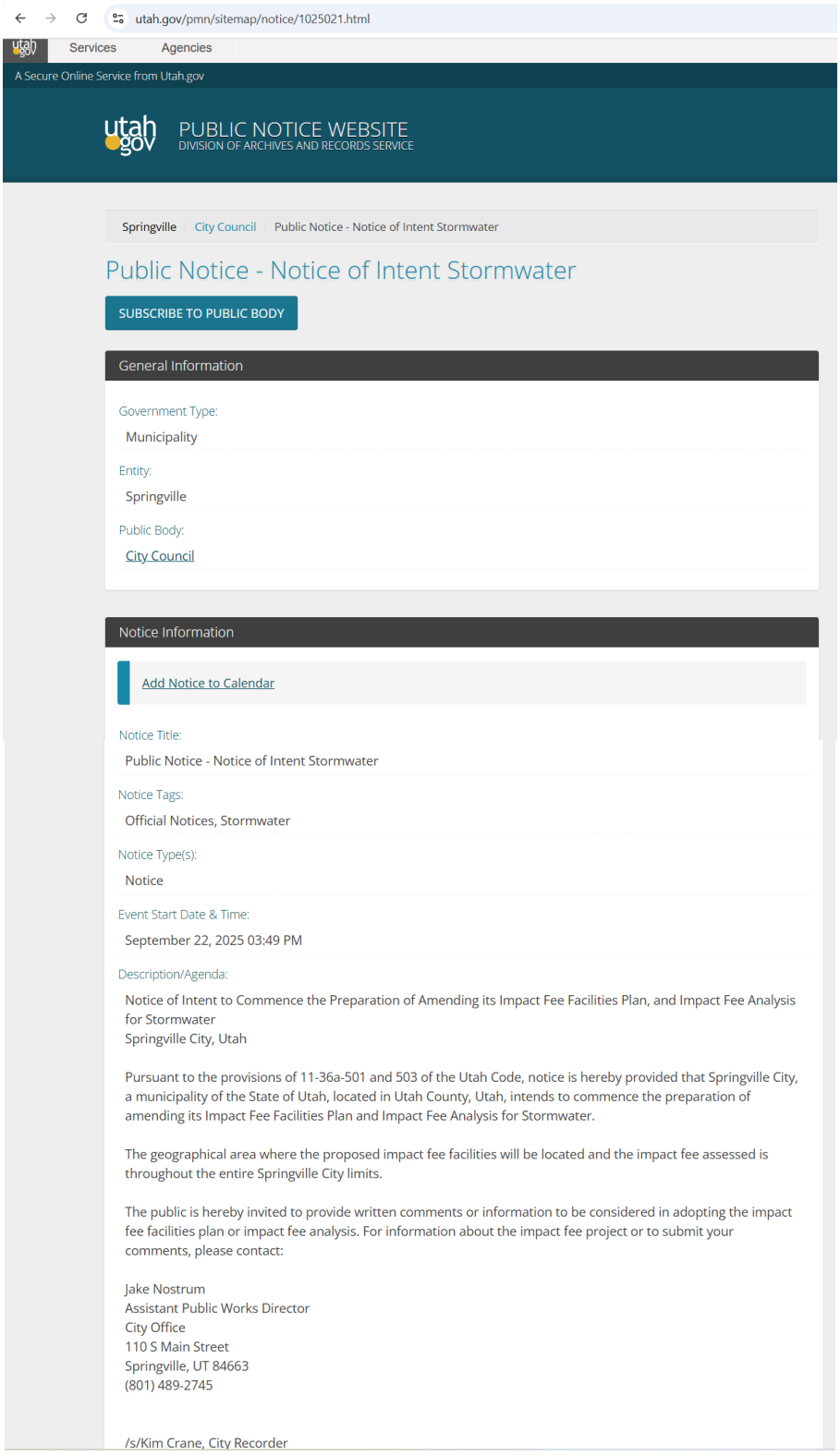


Figure A-2
Utah Public Notice Website



utah.gov/pmn/sitemap/notice/1025021.html

Services Agencies

A Secure Online Service from Utah.gov

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Springville / City Council / Public Notice - Notice of Intent Stormwater

Public Notice - Notice of Intent Stormwater

SUBSCRIBE TO PUBLIC BODY

General Information

Government Type:
Municipality

Entity:
Springville

Public Body:
City Council

Notice Information

Add Notice to Calendar

Notice Title:
Public Notice - Notice of Intent Stormwater

Notice Tags:
Official Notices, Stormwater

Notice Type(s):
Notice

Event Start Date & Time:
September 22, 2025 03:49 PM

Description/Agenda:

Notice of Intent to Commence the Preparation of Amending its Impact Fee Facilities Plan, and Impact Fee Analysis for Stormwater
Springville City, Utah

Pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided that Springville City, a municipality of the State of Utah, located in Utah County, Utah, intends to commence the preparation of amending its Impact Fee Facilities Plan and Impact Fee Analysis for Stormwater.

The geographical area where the proposed impact fee facilities will be located and the impact fee assessed is throughout the entire Springville City limits.

The public is hereby invited to provide written comments or information to be considered in adopting the impact fee facilities plan or impact fee analysis. For information about the impact fee project or to submit your comments, please contact:

Jake Nostrum
Assistant Public Works Director
City Office
110 S Main Street
Springville, UT 84663
(801) 489-2745

/s/Kim Crane, City Recorder

Dated this 22nd day of September 2025

Notice of Special Accommodations (ADA):

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 City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Notice of Electronic or Telephone Participation:

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207 and Springville City Code 2-4-102(4)

Other Information:

This meeting was noticed in compliance with Utah Code 52-4-202. Copies of the agenda were posted at the Civic Center on the City website at www.springville.org/agendasminutes, and delivered to the Mayor, City Council members, City Attorney, required news

Meeting Information

Meeting Location:

110 South Main Street
Springville, UT 84663
Show in Apple Maps Show in Google Maps

Contact Name:

Kimberly Crane

Contact Email:

kcrane@springville.org

Contact Phone:

(801)491-2727

APPENDIX B - NOTICE TO ADOPT OR AMEND AN IFFP AND IF ENACTMENT