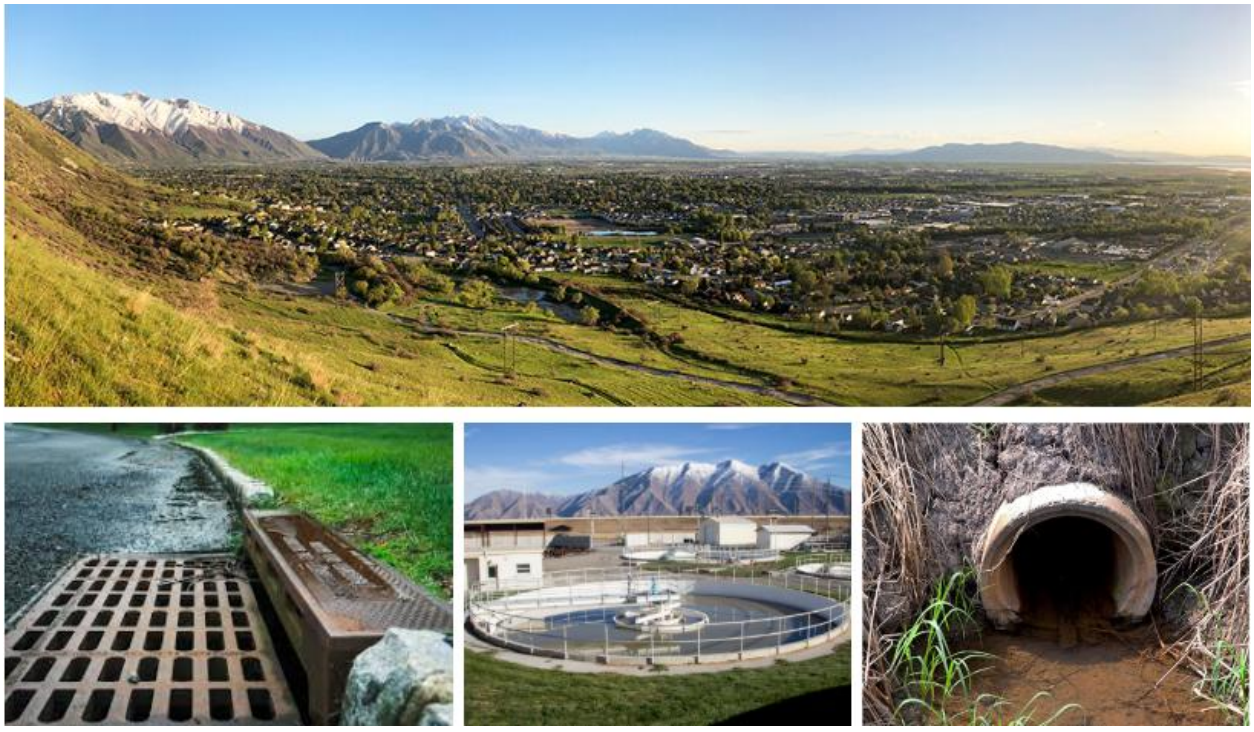
Storm Drain
Impact Fee Facilities Plan



SPRINGVILLE

March 2026

HANSEN ALLEN & LUCE inc
ENGINEERS

Springville

STORM DRAIN

IMPACT FEE FACILITY PLAN

(HAL Project No.: 260.57.400)

March 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 and Luce, Inc.
IF	Impact Fee
LOS	Level of Service
MAG	Mountainland Association of Governments
MPO	Metropolitan Planning Organization
SD	Storm Drain
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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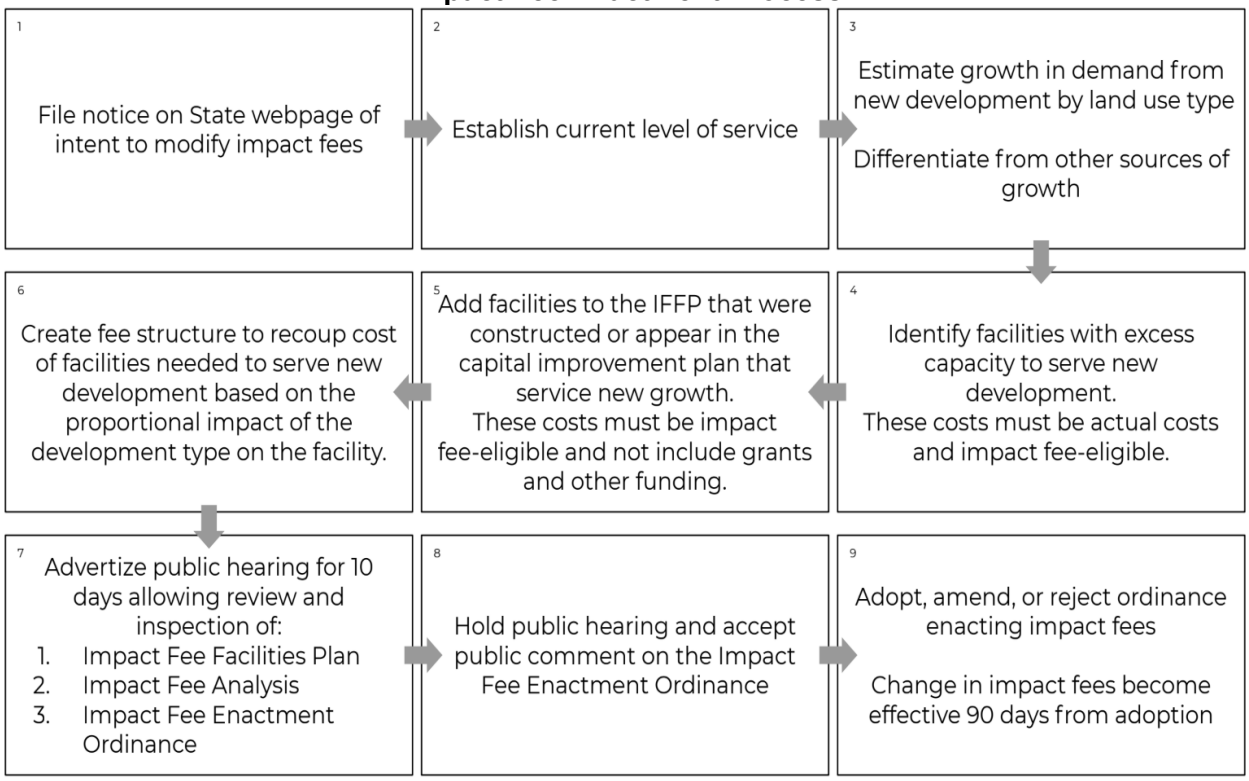
CHAPTER 1 – INTRODUCTION

IMPACT FEE ENACTMENT PROCESS

Figure 1-1 outlines the impact fee enactment process.

Figure 1-1
Impact Fee Enactment Process



NOTICES

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

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 B.

EXECUTIVE SUMMARY

HAL completed a storm drain system model and the SDMP for the City. This IFFP is based on that model and SDMP and the Data Year in Table 2-4. Recommendations for System Improvements are based on the model requirements to meet the SDMP Conveyance and Detention LOS Parameters.

The City has adopted impact fees based on the cost of capital facilities needed to meet the demand of new development according to the LOS Parameters set by the City in the SDMP and this IFFP. Impact fees are not used to increase the LOS for existing residents.

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 growth rates projected by the MPO, 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.

Impact Fee Facilities Plan

Table 1-1 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 facilities and planning are based on future ERUs served. The IF% removes the Project Improvement costs and costs of projects used to solve existing deficiencies.

Table 1-1
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	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			

Level of Service

Table 1-2 sets has the LOS Parameters and LOS calculations for the City storm drain conveyance and detention systems. Both systems have Design and Volume LOS categories defined in the Definitions.

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	

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.

CERTIFICATION

Utah Impact Fee Act requires certification for the IFFP. Hansen, Allen & Luce provides this certification with the understanding that the recommendations in the IFFP are followed by City Staff and elected officials. If all or a portion of the IFFP is 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):

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.

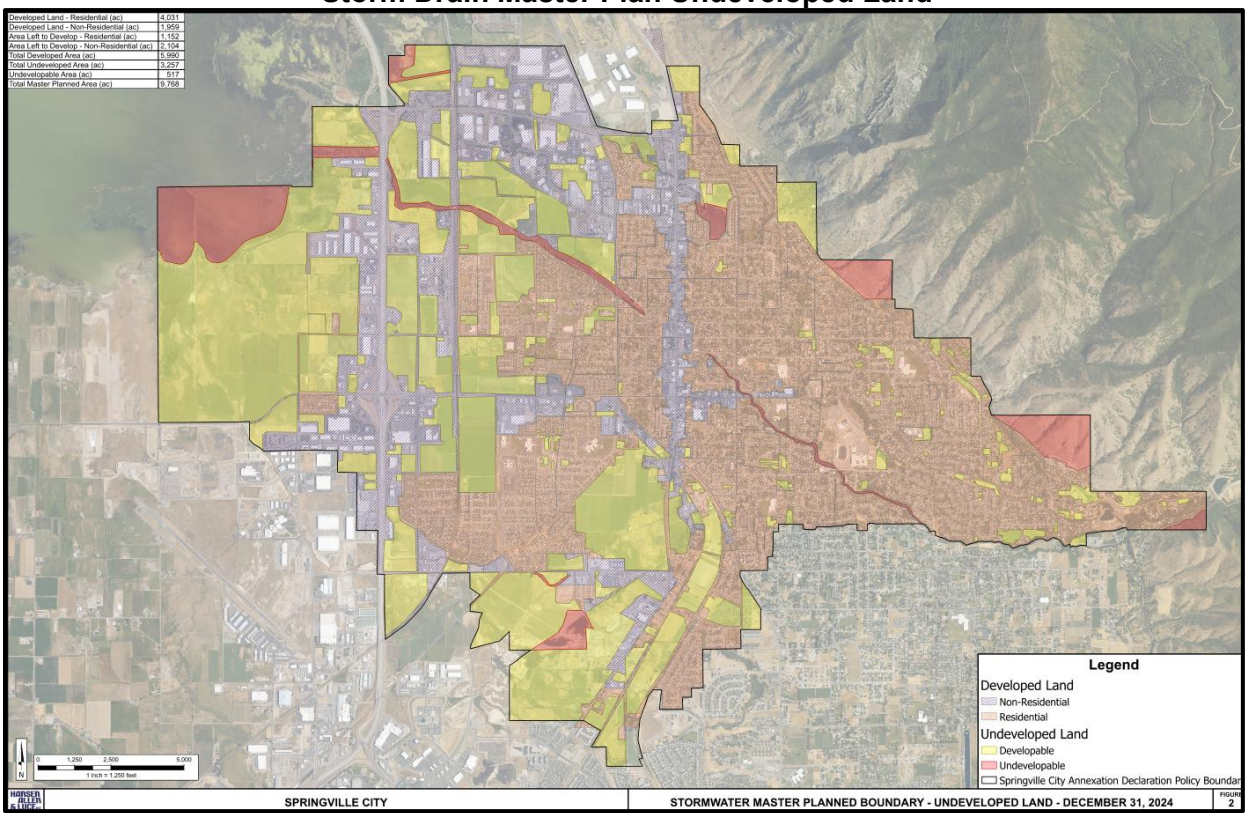
CHAPTER 2 – DEMOGRAPHICS AND GROWTH

UNDEVELOPED LAND

Springville was originally settled in 1850. It is located in central Utah County and has an area of approximately 15 square miles. As a result of its location along the I-15 corridor and in the rapidly growing Provo-Orem metropolitan area, Springville is experiencing rapid growth and is expected to grow into the future.

The City GIS was used to find undeveloped and undevelopable land within the SDMP boundary. Developed land includes parks and existing roads. Undevelopable land includes, but is not limited to, land that cannot be developed because of wetlands, steep terrains and development restrictions. These areas are shown in Figure 2-1.

Figure 2-1
Storm Drain Master Plan Undeveloped Land



POPULATION

In Table 2-1 growth projections from the City and the Mountainland Association of Governments (MAG) Metropolitan Planning Organization (MPO) were used to estimate growth by Census. These projections were used to estimate annual growth for this study.

Table 2-1
Census Population Projections

Population Criteria	1990	2000	2010	2020	2030	2040	2050	2060
Springville	13,950	20,424	29,466	35,268	46,362	55,974	61,969	66,011
10-Year Growth Rate	3.57%	3.89%	3.73%	1.81%	2.77%	1.90%	1.02%	0.63%
Utah County	263,590	368,536	518,872	679,188	861,852	1,080,082	1,297,515	1,504,433
Growth Rate	1.91%	3.41%	3.48%	2.73%	2.41%	2.28%	1.85%	1.49%
Springville as % of Utah County	5.3%	5.54%	5.68%	5.19%	5.38%	5.18%	4.78%	4.39%
Springville Yearly Growth Rate	4.6%	4.4%	2.0%	3.1%	4.4%	1.7%	1.0%	0.6%

Source: Census, MAG MPO, City

DATA YEAR AND BUILDOUT

Table 2-2 summarizes development information for the land area master planned in the SDMP for the IFFP Data Year. The buildout year is estimated by applying the MPO growth rates to the Developed Area until the Area Left to Develop is gone.

Table 2-2
Projected Development at Buildout

Land Use		% Total
Developed Area	9,224 acres	94.47%
Undevelopable Area	517 acres	5.30%
Total Master Plan Land Area	9,764 acres	100.00%
Data Year	2024	
Estimated Households at Buildout	18,151	
Estimated Buildout Year	**2057**	

Source: City GIS and SDMP

MPO growth projections were used to estimate the end of Data Year and Buildout Year population in Table 2-3 and Table 2-4. Statistics were calculated using data from the City GIS, Census and the MPO MAG.

Table 2-3
End of Data Year Developed Land and Population Summary

Data Year	2024
Population	36,302
Households	10,169
Single-Family Home Persons per Household	3.75
Multi-Family Household Persons per Household	3.47
Average Household Size	3.57
Average Single-Family Home Lot Size	0.207 acres
Developed Area	5,990 acres
Undevelopable Area	517 acres
Area Left to Develop	2,104 acres
Total Master Plan Land Area	9,764 acres

Sources: City GIS, Census and MAG MPO

Table 2-4
Population - End of Data Year and Buildout

	2024	2057
Springville	36,302	64,798
Growth Rate	0.55%	1.74%
Utah County	752,254	1,442,358
Growth Rate	2.49%	2.01%
Springville as % of Utah County	4.83%	4.49%

Sources: City GIS, Census, MAG MPO

IMPERVIOUS AREA

Storm runoff in urban areas is primarily generated by rain falling on impervious area. The units used for the storm drain impact fee is per Equivalent Residential Unit or ERU. The ERU was determined by calculating the typical impervious area within a residential parcel and applying that to the average residential parcel size. Multispectral imagery analysis was used to determine the impervious and pervious areas within the City for residential parcels.

Figure 2-2
Example of Residential Area Impervious Surface Delineation

Residential parcels were determined by joining the City parcel data with the land use map for the City developed by HAL. Figure 2-2 shows an example of residential parcels along with the result of impervious area produced by the multispectral imagery analysis. Once a distribution of parcel size and parcel impervious area was produced, HAL was able to determine a range of ERUs based on parcel size ranges, median, and average.

Table 2-5 shows the impervious area by lot size range calculated from this study.

Table 2-5
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

Average percent impervious area and typical impervious area are usually correlated to lot size. In general, as lot size increases the typical impervious area also increases but the percentage of impervious area per lot decreases.

Table 2-6 shows the calculations for an ERU. To simplify calculations, an ERU ratio to the average lot was calculated to apply to calculate ERUs. These ratios are found in Table 2-5 for single family residential units and 2-6 for multi-family residential and non-residential development.

Table 2-6
Equivalent Residential Unit Lot

ERU Single-Family Home Lot Size (acres)	0.207 acres
ERU Single-Family Home Lot Size (sq-ft)	9,017 sq-ft
% Impervious Area	42.2%
ERU Impervious Area	3,800 sq-ft
ERU Ratio per Acre of Impervious Area for Mult-Family and Non-Residential Development	11.46

Source: City GIS

Residential units will be assessed based on the average impervious surface found throughout the City for similar sized lots. While roadways are not part of this ERU definition, their impervious surfaces are included in the runoff calculations. As a result, future storm drain facilities are designed to accommodate all anticipated impervious areas, including roads. The cost impact of the stormwater drainage of these future roads will be distributed evenly across future developments.

The assessment of the impact fee and future monthly storm drain utility fees will be guided by the following principles:

Single-Family Residential Units. Single-Family Residential units will be assessed according to ERU ratios in Table 2-5.

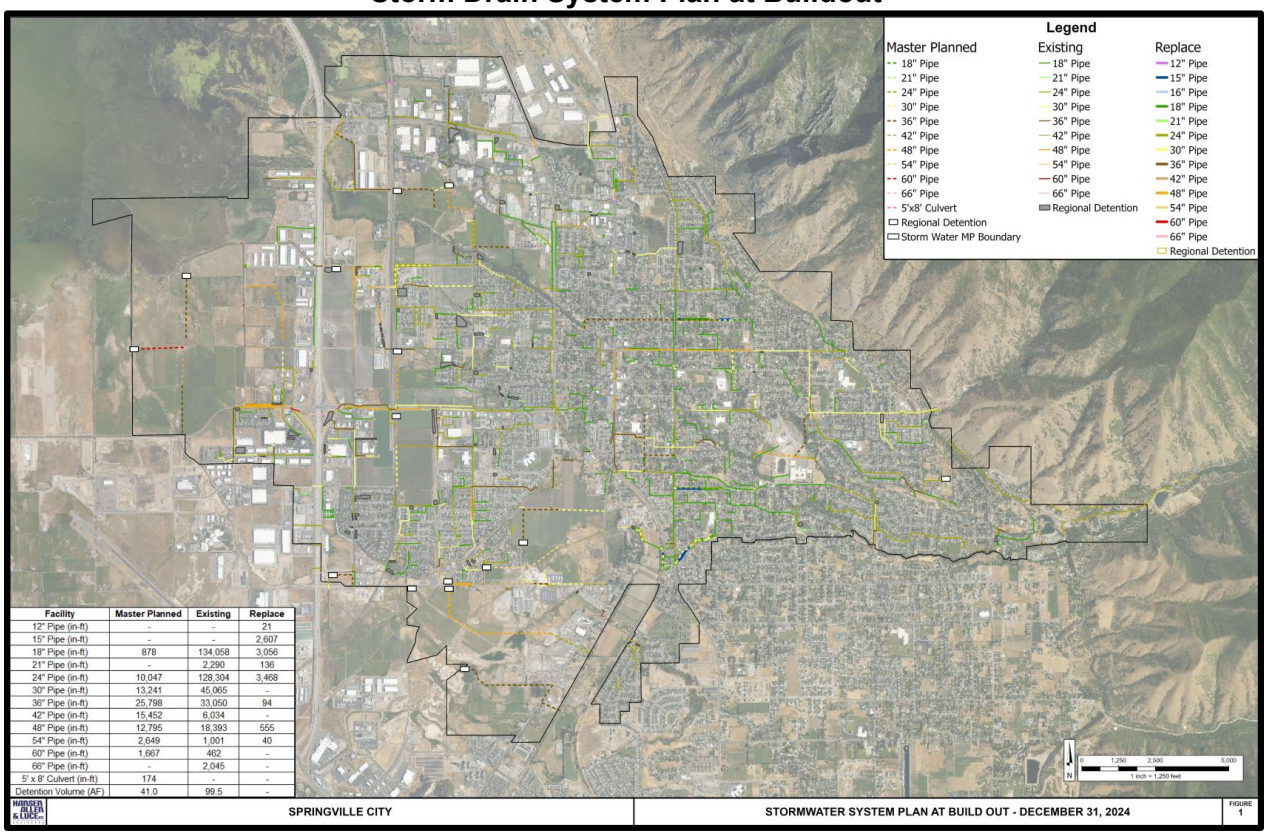
Multi-Family and Non-Residential Units. Multi-Family and Non-Residential Units will be assessed based on actual impervious surface within their development times the ERU Ratio per Acre of Impervious Area for Multi-Family and Non-Residential Development in Table 2-6.

CHAPTER 3 – IMPACT FEE FACILITIES PLAN

OVERVIEW

HAL completed a system model and SWMP for the City. Master planned future system improvements are based on the model requirements to meet the LOS Parameters established in the SDMP according to industry standards. These improvements and existing regional improvements are shown in Figure 3-1.

Figure 3-1
Storm Drain System Plan at Buildout



The following projects found in Table 3-1 and Table 3-2 are identified in the SDMP to be needed for future growth. They are also shown graphically on Figure 3-1. For more detail on each project, see the SDMP.

Table 3-1
Conveyance CIP Projects

Project ID	Length (ft)	Diameter (in)	Estimated Capacity (cfs)	Total with Eng & Cont.
C01	2,321	36	55	$1,178,000
C02	1,562	30	27	$606,000
C03	4,713	36	95	$2,391,000
C04	2,085	48	154	$1,514,000
C05	2,527	48	137	$1,835,000
C06	1,535	24	42	$453,000
C07	2,469	36	59	$1,253,000
C08	2,433	24	31	$719,000
C09	2,649	54	113	$2,080,000
C10	1,601	42	66	$972,000
C11	1,788	30	25	$693,000
C12	992	42	45	$602,000
C13	1,365	30	17	$529,000
C14	1,250	24	14	$369,000
C15	1,252	42	70	$760,000
C16	1,614	36	30	$819,000
C17	3,325	48	69	$2,414,000
C18	1,000	30	34	$388,000
C19	3,241	42	54	$1,968,000
C21	1,938	30	26	$900,000
C22	2,517	24	12	$743,000
C23	3,457	36	37	$2,234,000
C25	1,692	48	52	$1,228,000
C26	2,129	36	25	$1,080,000
C27	1,667	60	101	$1,557,000
C28	1,128	42	73	$685,000
C29	1,489	30	39	$578,000
C30	1,277	24	10	$885,245
C31	341	30	13	$133,000
C32	996	36	40	$506,000
C33	1,200	36	42	$776,000
C34	1,283	42	56	$958,000
C35	828	42	76	$618,000
C36	797	48	72	$579,000
C37	653	30	42	$254,000
C38	1,793	36	35	$1,159,000
C39	1,017	36	52	$195,000
C40	663	24	10	$246,000
Springville City Projects Subtotal			**$36,349,000**	

Table 3-2
Detention CIP Projects

Project ID	Contributing Area (acres)	Contributing Area ID	Volume (AF)	Allowable Discharge (cfs)	Total with Eng & Cont.
RD01	190	DA-RD01	1.5	29	$366,000
RD02	100	DA-RD02	1.5	15	$366,000
RD03	105	DA-RD03	2.1	16	$499,000
RD04	213	DA-RD04	2.3	32	$533,000
RD05	150	DA-RD05	3.0	23	$699,000
RD06	167	DA-RD06	7.5	25	$1,698,000
RD07	139	DA-RD07	3.3	21	$766,000
RD08[1]	88	DA-RD08	1.5	13	$366,000
RD10	150	DA-RD10	3.0	23	$699,000
RD12	189	DA-RD12	3.8	28	$866,000
RD13	219	DA-RD13	3.8	33	$866,000
RD14	46	DA-RD14	1.1	7	$266,000
RD15	442	DA-RD15	9.0	66	$2,031,000
RD16	124	DA-RD16	0.2	19	$66,000
RD17	118	DA-RD17	3.0	18	$699,000
RD18	20	DA-RD18	0.4	3	$120,000
Springville City Projects Subtotal			**$10,906,000**		

[1]Detention pond sized based on limited downstream conveyance capacity under the railroad.

The following sections give detail on the impact fee calculations for each of the four components of a storm drain impact fee:

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

All IFFP projects and costs are summarized into these components.

CONVEYANCE

The City storm drain conveyance system includes but is not limited to inlets, laterals, minor trunk lines, gutters, and roadside ditches. The 3-hour modified Farmer Fletcher distribution is used for the 10-year storm to calculate peak flows. This design standard has been applied to the storm drain model and the results have been used to develop the CIP illustrated in Figure 3-1. A list of CIP projects and the design flows and volumes can be found in the City SDMP.

The Minimum Size Conveyance Pipe or local/Project Improvement pipe size is defined in Table 3-3. Only the upsize cost from this may be paid for with impact fee funds. Table 3-3 also contains the calculation parameters and calculations for the conveyance Proposed LOS per ERU.

Table 3-3
Regional Conveyance ERU LOS

Local/Minimum Conveyance Pipe Size	15 inch
Existing Regional Conveyance Volume	1,008,161 cf
Future Master Planned Regional Conveyance Volume	563,506 cf
Buildout Regional Conveyance Volume	**1,571,666 cf**
Existing Storm Drain Impact Fee ERUs	41,276 ERUs
Estimated Buildout Storm Drain Impact Fee ERUs	59,548 ERUs
Existing Storm Drain Billing ERUs	23,541 ERUs
Estimated Buildout Storm Drain Billing ERUs	41,814 ERUs
Additional ERUs at Buildout	**18,273 ERUs**
Base LOS - Volume of Regional Conveyance per ERU (cf)	24.4 cf
Existing LOS - Volume of Regional Conveyance per ERU (cf)	24.4 cf
Required LOS at Buildout – Master Plan Volume of Regional Conveyance per ERU (cf)	26.4 cf
Required LOS - Volume of Regional Conveyance per ERU (cf)	30.8 cf
Proposed LOS - Volume of Regional Conveyance per ERU (cf)	**30.8 cf**
% Impact Fee Reimbursable	**85.7%**

DETENTION

The City detention system includes above ground and subsurface detention. Detention facilities are designed to attenuate peak runoff rates from tributary areas associated with the Design Storm established in the SDMP. The 3-hour modified Farmer Fletcher distribution is used for the 25-year storm to calculate peak flows. This design standard has been applied to the storm drain model and the results have been used to develop the CIP illustrated in Figure 3-1. A list of CIP projects and the design flows and volumes can be found in the City SDMP.

Multi-family and non-residential development must provide site or Project Improvement detention facilities that will reduce peak runoff rates from associated development to 0.15 cfs per acre unless otherwise specified in the SDMP or a localized study.

Public roads typically freely discharge into the storm drain system where they may enter into regional storm drain detention. Only detention basins that receive water from public roads are considered regional detention basins. Table 3-4 the calculation parameters and calculations for the detention Proposed LOS per ERU.

Table 3-4
Regional Detention Volume Per ERU

Existing Regional Detention Volume	4,334,220 cf
Future Master Planned Regional Conveyance Volume	1,785,960 cf
Buildout Regional Conveyance Volume	**6,120,180 cf**
Existing Storm Drain Impact Fee ERUs	41,276 ERUs
Estimated Buildout Storm Drain Impact Fee ERUs	59,548 ERUs
Existing Storm Drain Billing ERUs	23,541 ERUs
Estimated Buildout Storm Drain Billing ERUs	41,814 ERUs
Additional ERUs at Buildout	**18,273 ERUs**
Base LOS - Volume of Regional Detention per ERU (cf)	105.0 cf
Existing LOS - Volume of Regional Detention per ERU (cf)	105.0 cf
Required LOS at Buildout – Master Plan Volume of Regional Detention per ERU (cf)	102.8 cf
Required LOS - Volume of Regional Detention per ERU (cf)	97.7 cf
Proposed LOS - Volume of Regional Detention per ERU (cf)	**97.7 cf**
% Impact Fee Reimbursable	**100.0%**

MISC FACILITIES

Misc facilities include storm drain related projects that are not for conveyance or detention. They may include but are not limited to buildings, storage yards, pump stations, or public works buildings. The growth related portion of these miscellaneous facilities attributed to the storm drain system can be paid for or reimbursed by impact fees. Individual analysis of cost per ERU is conducted for each facility project. Present day facility cost estimates are used to estimate future facility costs.

PLANNING

Master plan, IFFP, and IFA consultant planning work can be paid for or reimbursed with impact fees. These planning costs from 4 years previous to 6 years in the future are divided by the ERU increase over the 10-year period to calculate the planning component of the impact fee per ERU. Present day planning costs are used to estimate future planning expenses.

SERVICE AREA

The need for regional conveyance is primarily caused by the fact that drainage from streets is undetained and has a short time of concentration. This large initial rush of water requires pipes to be upsized from the Minimum Size Conveyance Pipe which is a 15 inch pipe.

Streets are regional facilities available for use by the general public. Since they are the overarching reason for needing regional capacity in storm drain conveyance systems, they are also the primary reason for regional detention basins which reduce the size of these conveyance systems.

A regional detention basin is defined as a basin that receives stormwater from streets. The service area therefore includes the existing City boundary containing all City streets. Future areas anticipated to be annexed into the City by the SDMP are also included in the service area as they are annexed until the buildout planned for in the SDMP.

Buildout refers to when, at growth rates projected by the MPO, all vacant land in the SDMP boundaries will be developed. It assumes no future changes to the SDMP boundaries but will be updated with each IFFP according to the current City SDMP.

IMPACT FEE FACILITIES PLAN

Figure 3-1 shows the storm drain facilities needed to maintain the Proposed LOS as the City builds out. These facilities are determined from the CIPs in the SDMP and the SWMP, and specific localized studies completed as development progresses or is proposed. Many of these projects will be constructed in phases as development occurs.

Using the storm drain CIPs and recent development needs, specific capital projects which have impact fee-eligible costs are identified in Table 3-5. These are projects that have been completed or are planned for construction in the next 6 years. All costs are actual or based on present day estimates.

If development requires any System Improvement projects before existing budgets can construct them, then developers may, if approved by the City, front the cost of the project and be reimbursed through impact fees or receive an impact fee credit. If development occurs in areas that trigger projects beyond the planning horizon of this IFFP then the City plans to add these projects once they are bonded.

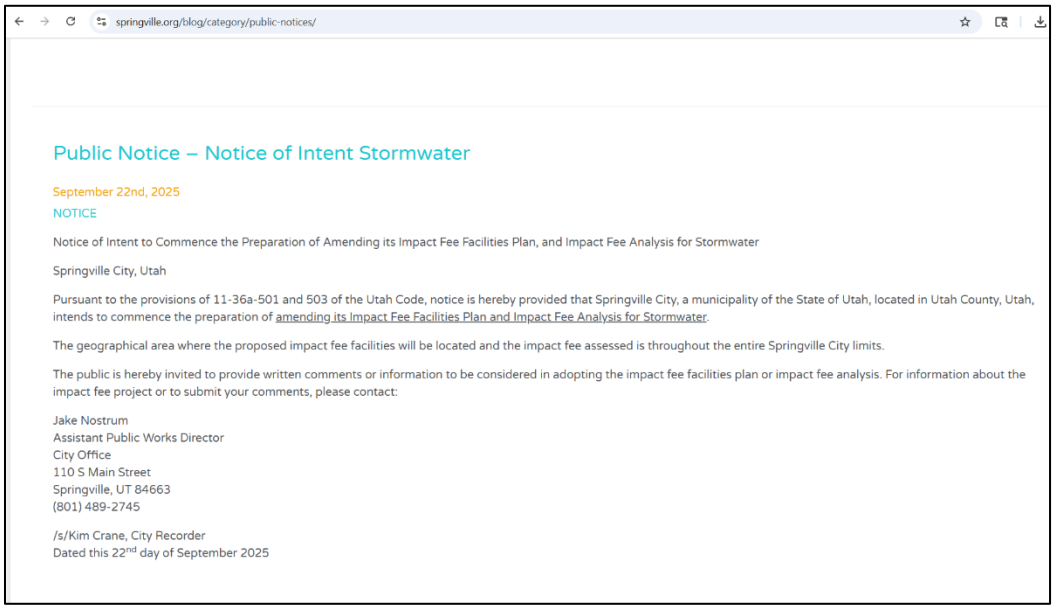
Table 3-5 lists the IFFP projects. It includes the percentage of each project required to solve existing system deficiencies and increased utilization if appropriate. These percentages are applied to the total cost of the project to determine the cost reimbursable by impact fees. The cost/ERU is determined by the product of the cost per capacity times the Proposed LOS required capacity. The total capacity and total cost are used to determine the cost per capacity unit.

Table 3-5
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			

APPENDICES

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



springville.org/blog/category/public-notices/

Public Notice – Notice of Intent Stormwater

September 22nd, 2025

NOTICE

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

Springville City, Utah

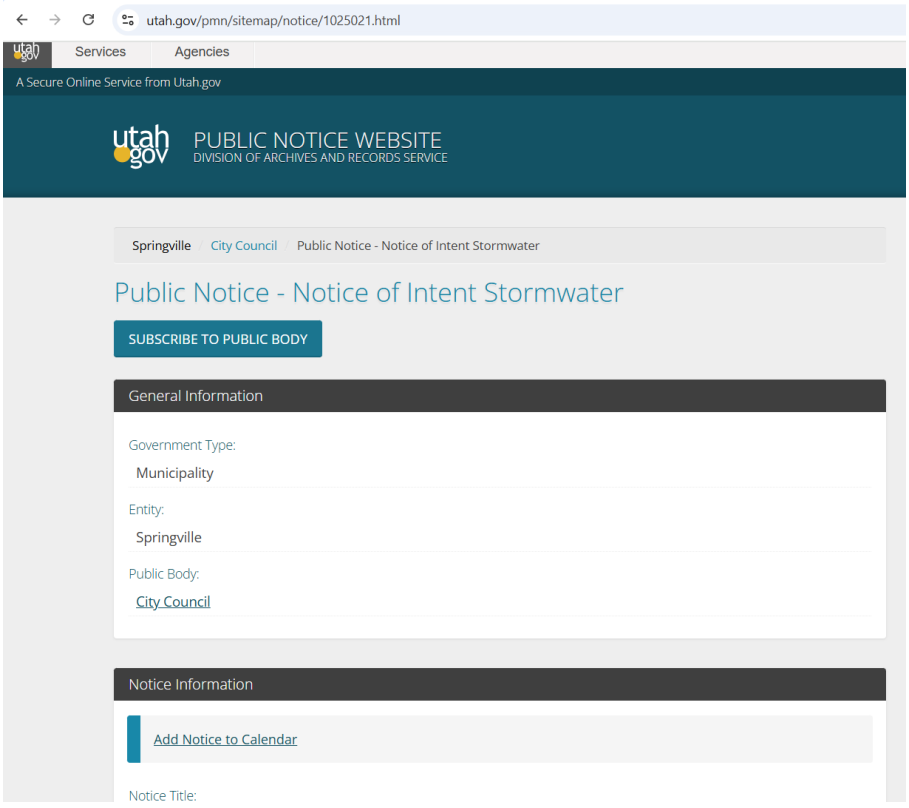
Pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, notice is hereby provided that Springville City, a municipality of the State of Utah, located in Utah County, Utah, intends to commence the preparation of amending its Impact Fee Facilities Plan and Impact Fee Analysis for Stormwater.

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



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

Services Agencies

A Secure Online Service from Utah.gov

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

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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

11-36a-502 Notice to Adopt or Amend an Impact Fee Facilities Plan and 11-36a-503 Notice of Intent to Adopt an Impact Fee Enactment

Figure B-1
City Website

Figure B-1
Utah Public Notice Website