
UTAH
IVINS CITY
Transportation Master Plan
Meeting | May 21, 2026

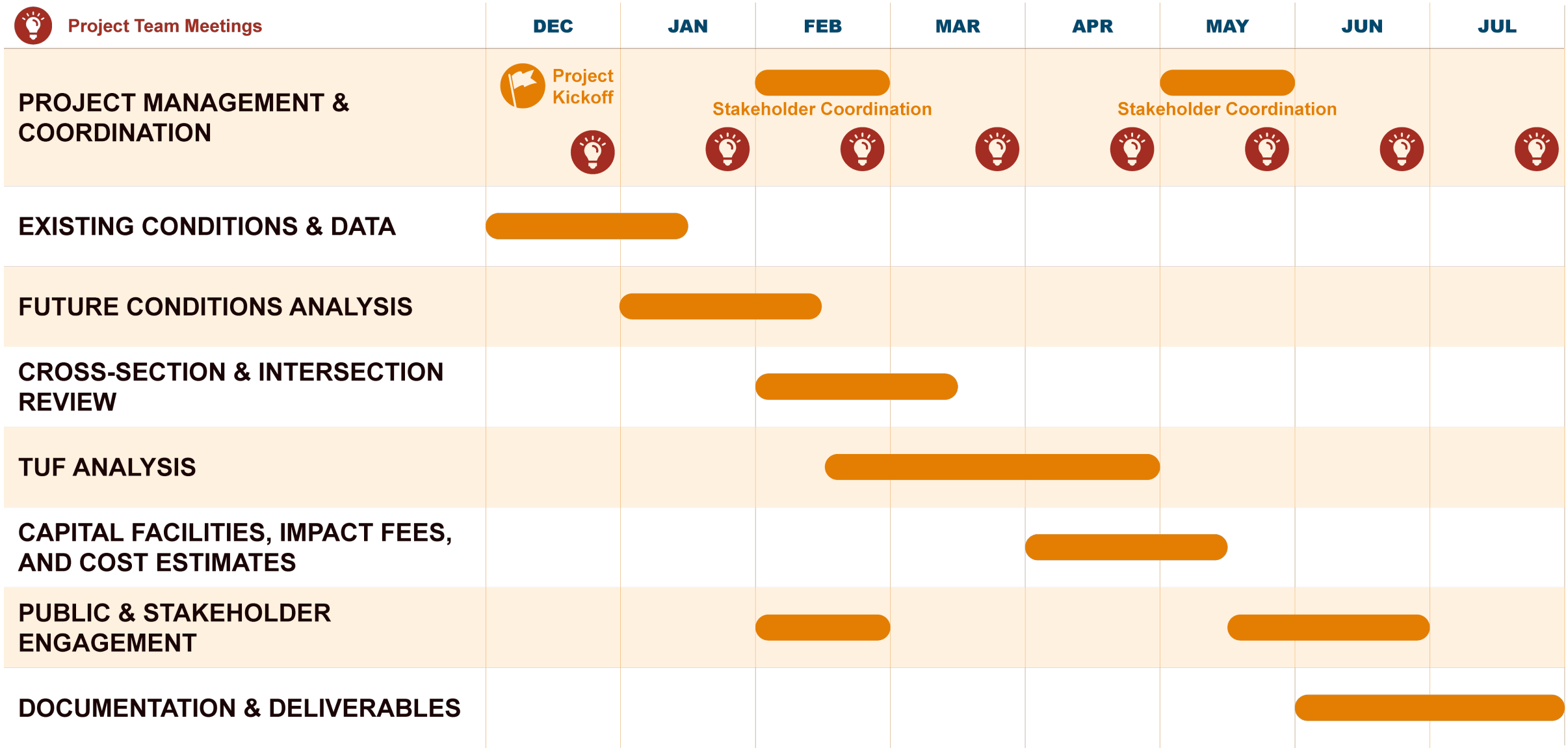


Project Goals

1. Assess current road conditions
2. Calculate maintenance costs to improve roads to industry standard
3. Determine potential fees
4. Ensure legal compliance with State code
5. Inform Council so they can make decision whether to adopt new fee

SCHEDULE

Upcoming events and tasks:





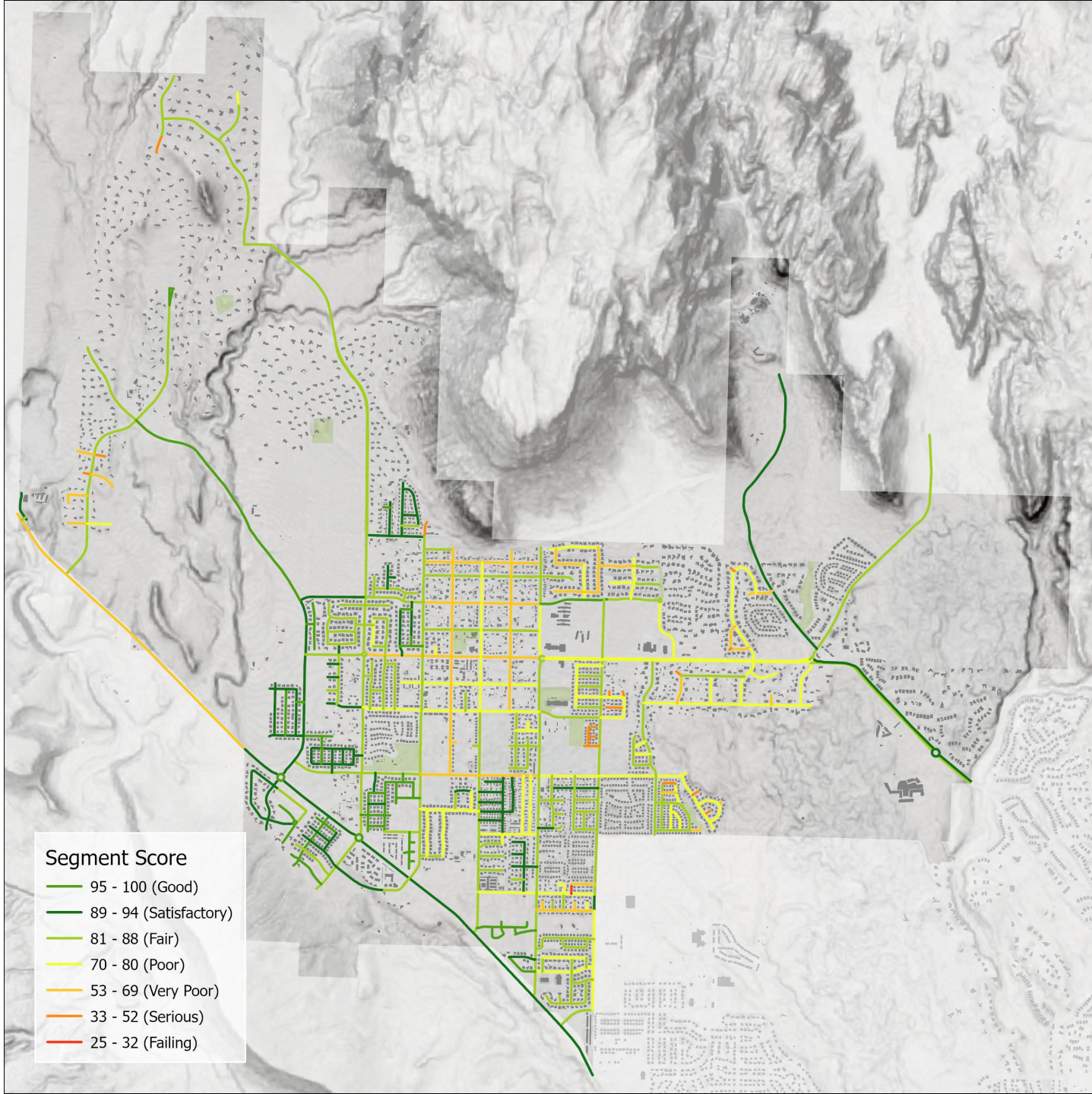
Transportation Utility Fee Analysis

TUF Overview

- **Fee vs Tax:**
  - The **Utah Supreme Court** established the test to distinguish a fee vs tax
  - Tax is for general governmental purposes
  - Fee relates usage to services provided
- **What is a transportation utility fee (TUF):**
  - Based on the type of use, the number of vehicle trips, and their impact to road conditions
  - *Larson v. Pleasant Grove City* (2023) determined TUF is a legal fee in Utah

Pavement Condition Index

Functional Type Category	Total # of Segment Miles by FC Type	Weighted Ave. PCI Score by FC Type
Major Arterial	10.3	84.2
Minor Arterial	1	70.8
Major Collector	6.8	83.3
Minor Collector	15.7	83.4
Residential Collector	2.6	78.3
Residential	31.6	82
TOTAL	**68**	**80.3**



TUF Categorizations

Provo Utility Fee Structure	Ivins City Housing Type & Trip Generation			
Category	**Address/Units**	**Total Trips**	**Avg Trips**	**Daily Trip Share**
Residential A - Single Family	2,744	24,943	9.09	44%
Residential B - Townhome/Multi-family	501	3,476	6.95	6%
Residential C - Second Home/Timeshare	2,198*	7,789	3.54	14%
Commercial A (<100 Trip-Ends)	7	414	59.16	1%
Commercial B (100-199 Trip-Ends)	7	1,013	144.76	2%
Commercial C (200-599 Trip-Ends)	8	2,515	314.39	4%
Commercial D (600+ Trip-Ends)	12	13,311	1109.26	23%
Public Use A (<300 Trip-Ends)	5	745	148.90	1%
Public Use B (≥300 Trip Ends)	2	3,090	1545.11	5%
Total	**5,484**	**57,296**	**10.45**	

B&C ROAD FUNDS

FY 2025 Total Funds $266.5M

Distributed on road miles and population

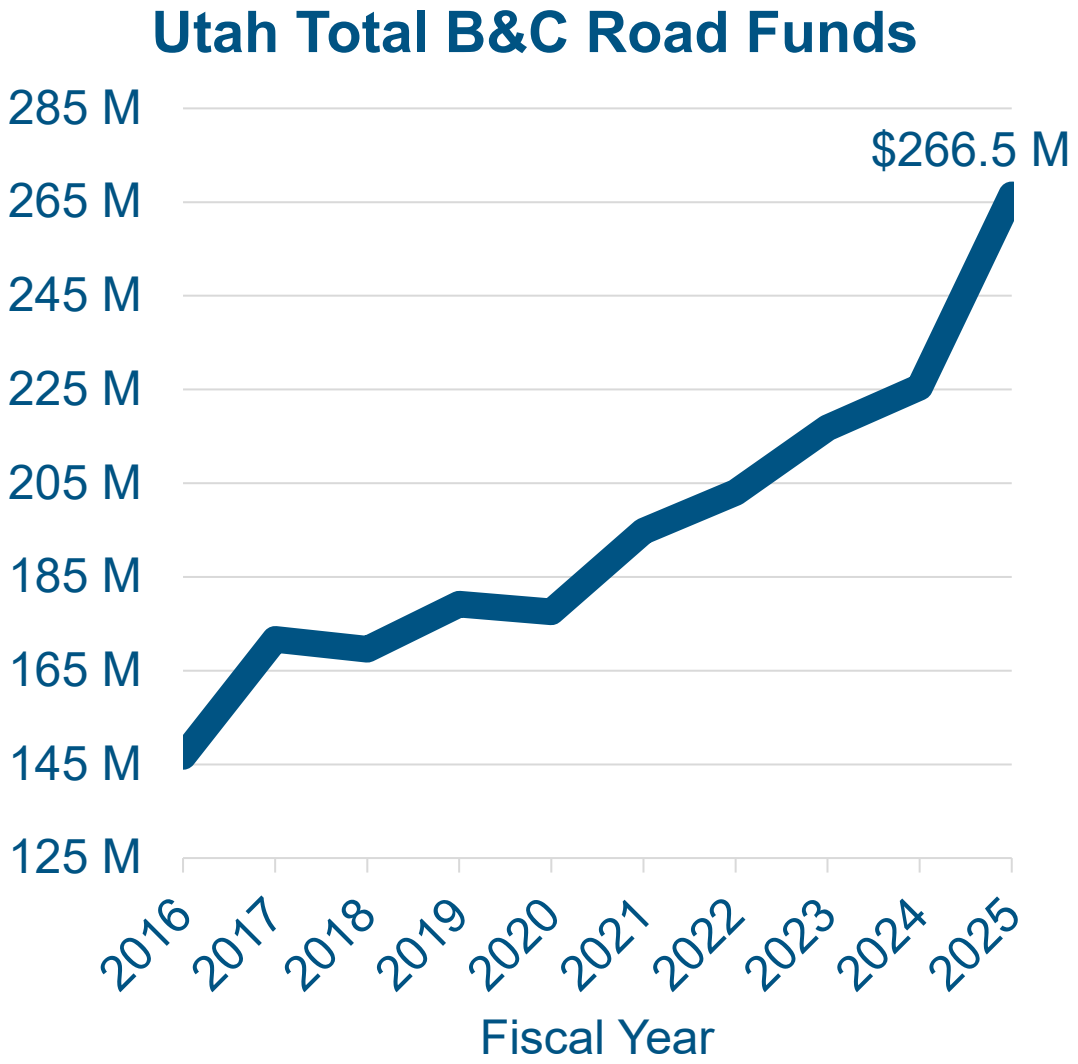
- 50% population
- 50% road miles

Road miles weighting

- 5x paved
- 2x gravel/dirt

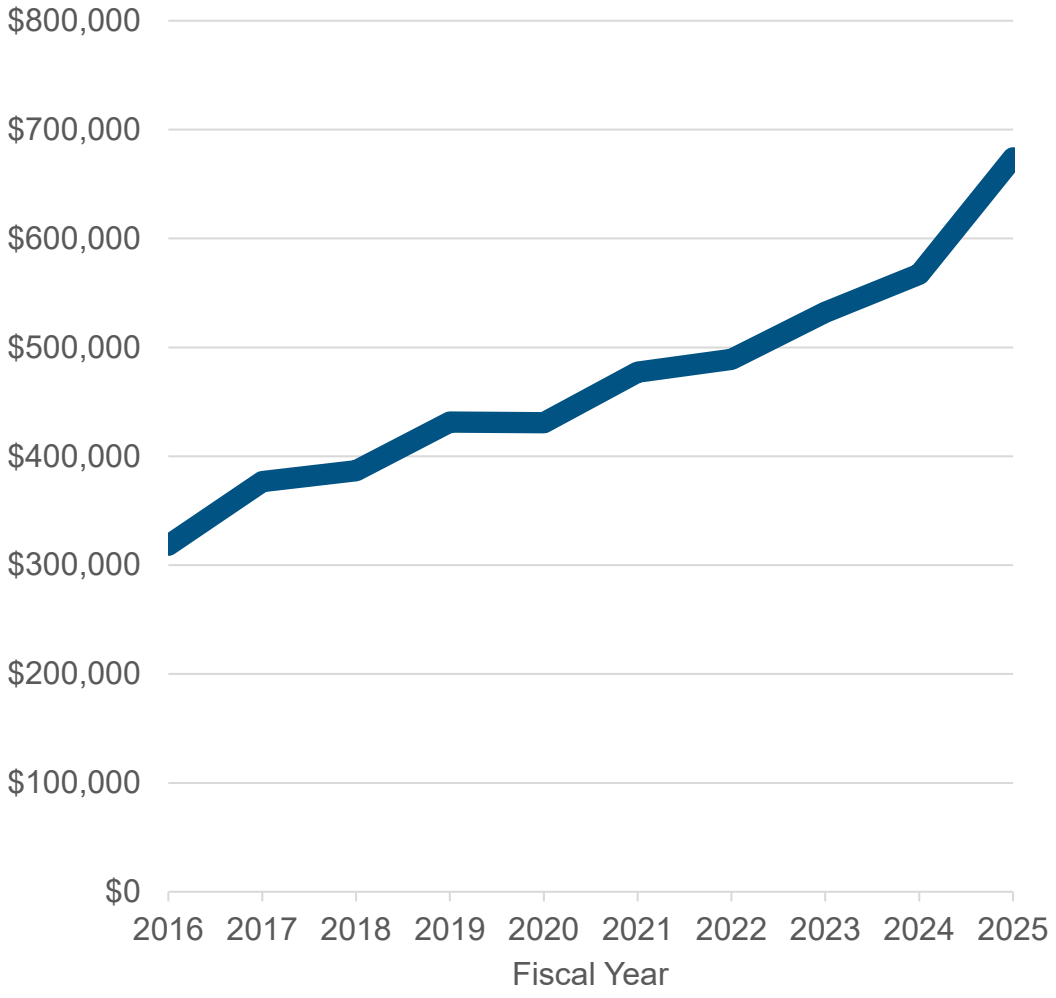
Ivins total B&C road miles

- Last updated August 2023
- 60.52 paved miles
- 306.5 weighted lane miles ~0.25% of state total

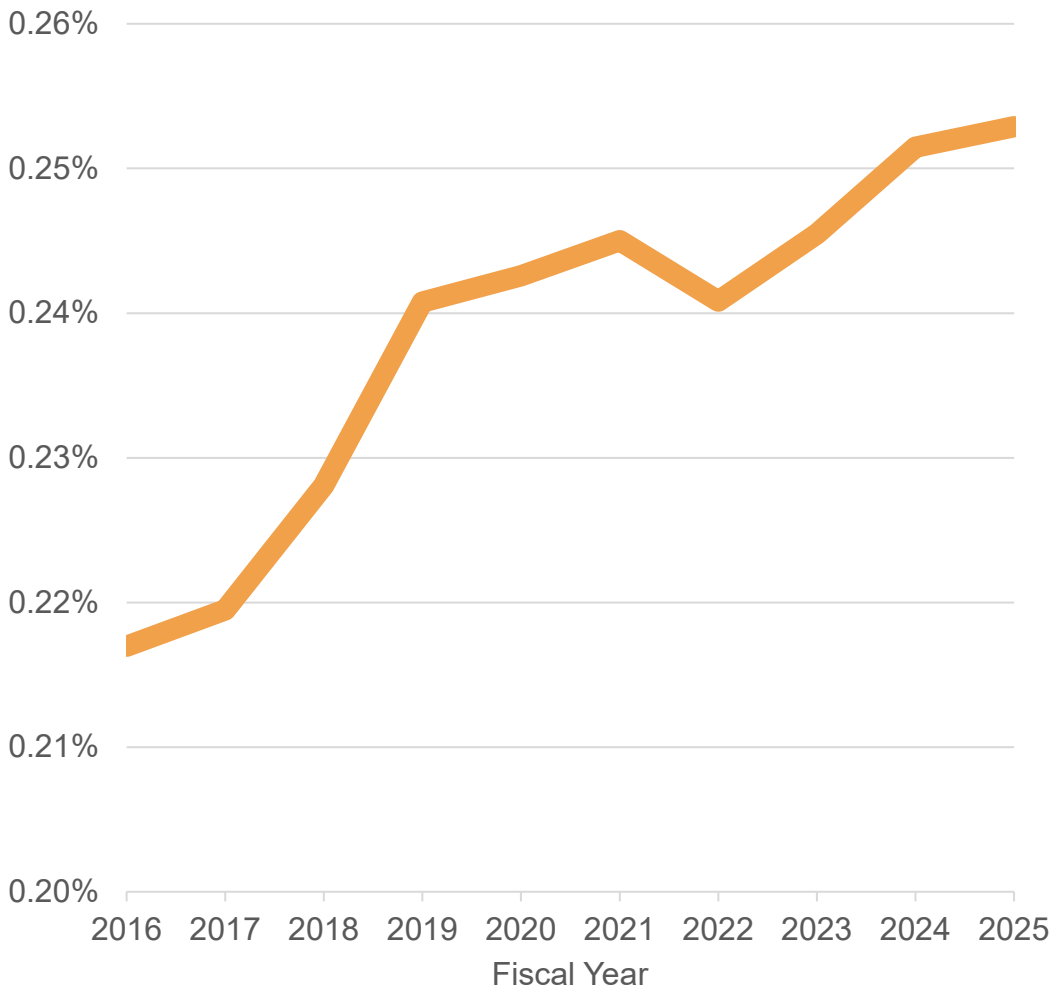


B&C Road Funds in Ivins

Ivins B&C Road Funds

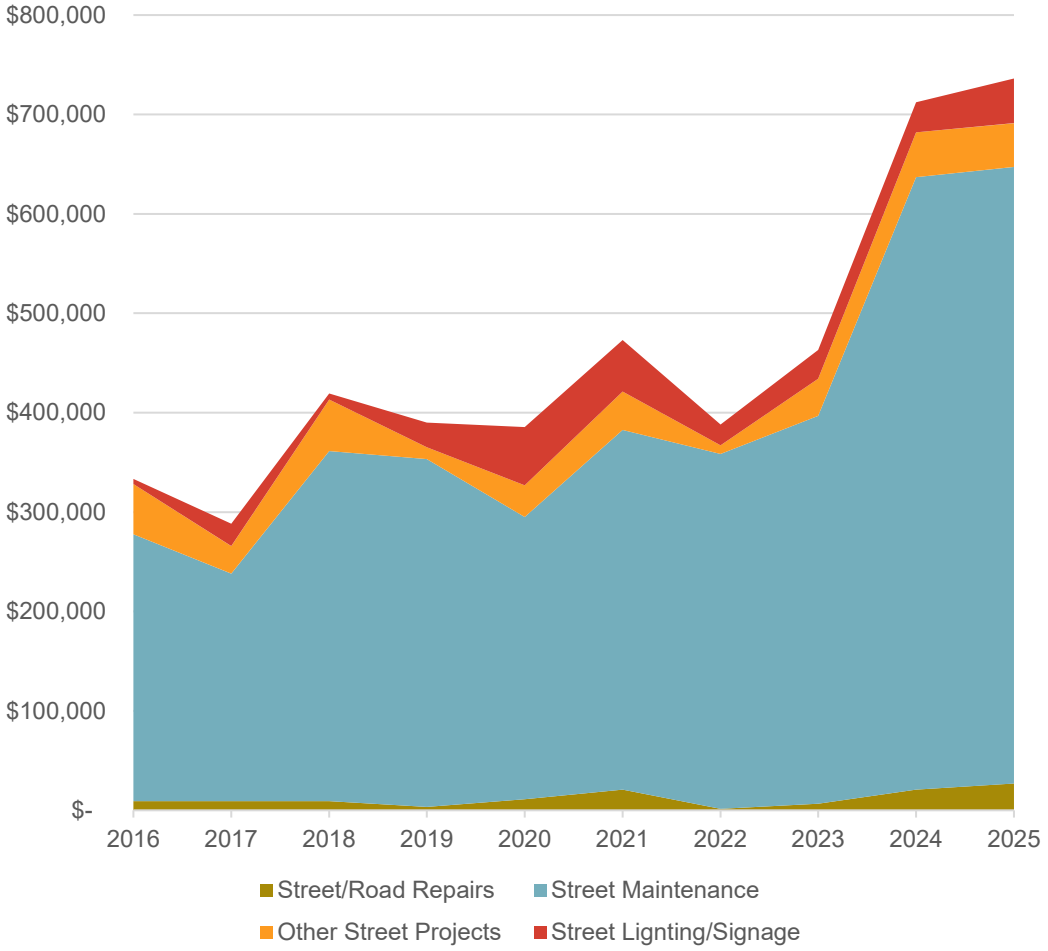


Percent of Statewide B&C Funding

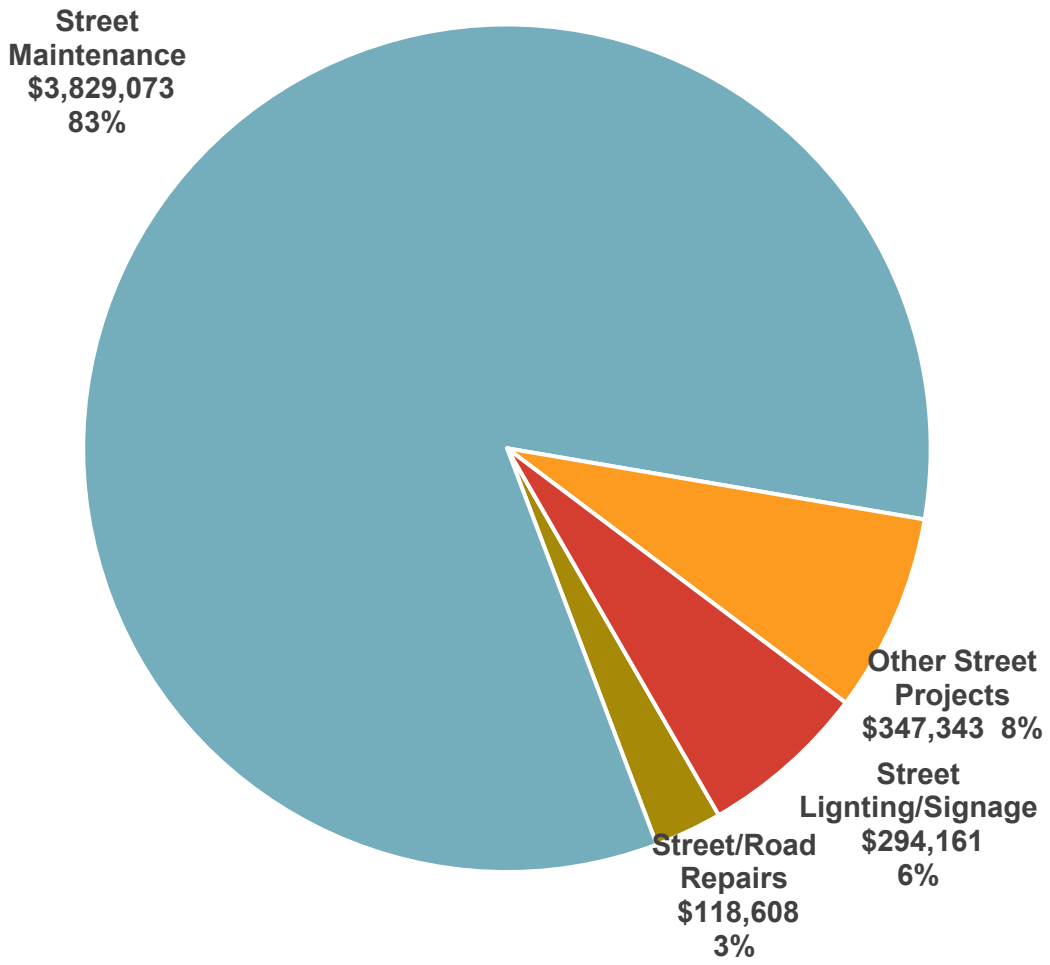


Street Expenditures

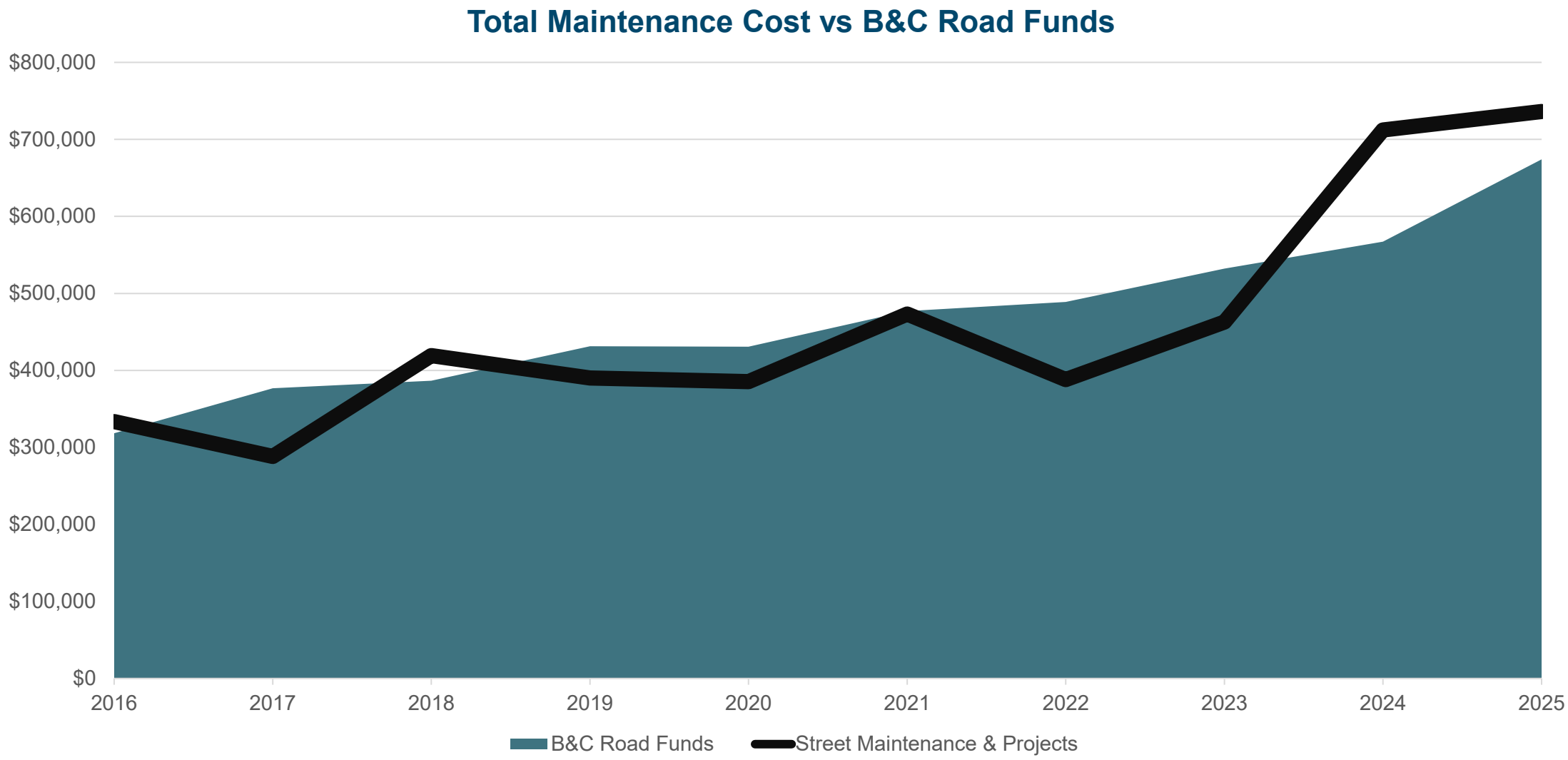
10-year Street Maintenance & Project Expenditures



10-year Expenditures by Type



Street Expenditure / B&C Funds



Annual Maintenance Expenditure



HB 425 Changes

10-6-134.5 Transportation utility fee.

- (7)(d)(i) Revenue from a transportation utility fee may not supplant existing general fund appropriations that the city has budgeted for transportation facilities as of the date the transportation utility fee becomes effective.

GENERAL FUND		
		2026 Budget
EXPENDITURES		
Streets		
10-60-500	Street/Road Repairs	$25,000
10-60-515	Street Maintenance	$650,000
Total		**$675,000**

Annual Fee Estimates

	21-25 Avg. Maintenance & Repair	25-27 Avg. Pavement Management Plan	Pavement Management Plan Estimates 10-year Treatment Plan ($0.07 sf)	7-year Treatment Plan ($0.10 sf)
Maintenance Need	$484,000	$607,000	$860,000	$1,230,000
General Plan 2026 Budget	$675,000	$675,000	$675,000	$675,000
Potential Utility Fee	**-$191,000**	**-$68,000**	**$185,000**	**$555,000**

Utility Fee Estimate Example (2026$s)

Fee per Unit

Category	Address/Units	Annual Fee		Monthly Fee	
		10-year Plan	7-year Plan	10-year Plan	7-year Plan
Residential*/Commercial/Public	5,484	$33.70 -	$101.20	$2.80 -	$8.40

User classifications must include, at a minimum, residential, commercial, and other users (5)(a)(b)

Condensed Use Categories

Category	Address/Units	Annual Fee		Monthly Fee	
		10-year Plan	7-year Plan	10-year Plan	7-year Plan
Residential*	5,443	$24.70 -	$74.20	$2.10 -	$6.20
Commercial	34	$1,334.10 -	$4,002.30	$111.20 -	$333.50
Public Use	7	$717.00 -	$2,151.10	$59.80 -	$179.30

Utility Fee Estimate Examples (2026$s)

Provo Utility Fee Structure

Category	Address/Units	Annual Fee			Monthly Fee		
		10-year Plan		7-year Plan	10-year Plan		7-year Plan
Residential A - Single Family	2,744	$33.80	-	$101.40	$2.80	-	$8.40
Residential B - Townhome/Multi-family	501	$25.80	-	$77.50	$2.20	-	$6.50
Residential C - Second Home/Timeshare	2,198	$13.20	-	$39.50	$1.10	-	$3.30
Commercial A (<100 Trip-Ends)	7	$185.90	-	$557.70	$15.50	-	$46.50
Commercial B (100-199 Trip-Ends)	7	$557.70	-	$1,673.10	$46.50	-	$139.40
Commercial C (200-599 Trip-Ends)	8	$1,673.10	-	$5,019.30	$139.40	-	$418.30
Commercial D (600+ Trip-Ends)	12	$2,230.80	-	$6,692.40	$185.90	-	$557.70
Public Use A (<300 Trip-Ends)	5	$557.70	-	$1,673.10	$46.50	-	$139.40
Public Use B (≥300 Trip Ends)	2	$1,115.40	-	$3,346.20	$93.00	-	$278.90

Rate Example from other Utah Cities

City	Type	Residential Fee	Commercial Fee	Notes
Provo	Variable	$2.52 to $4.20	$11.38 to $269.93	Fee varies by trip generation rates, these are new rates for Sept 1st 2025
Fruit Heights	Fixed	$7.50	$7.50	Flat fee for all utility accounts
Vineyard	Variable	$3.50	$3.50 per ERU	ERUs based on land use and ITE trip generation manual
Pleasant View	Fixed	$4.00	$6 per commercial, $8 per industrial	Flat fee for all utility accounts
Mapleton	Fixed	$8.00	$8.00	Flat fee for all utility accounts
Highland	Fixed	$18.50	$18.50	Flat fee for all utility accounts, through 2028 bond payoff
South Weber	Variable	$15.00	$15.00 per ERU	ERUs based on land use and ITE trip generation manual
South Ogden	Fixed for residential, tiered for commercial	$5.52	$6.31 to $106.35	6 tiers for commercial, public category, mixed-use category
Pleasant Grove	Fixed for residential, tiered for commercial	$6.76, $5.41 abatement rate	$33.02 Tier 1, $188.84 Tier 2	Abatement or discount rate for residential
Farmington	Variable	$3.60 per ERU	$1.84 per ERU	ERUs based on land use and ITE trip generation manual



Public Engagement Meeting

Public Engagement Meeting

- What desired outcome are we looking for?
- What education material (graphics, maps and other content) would be preferable to present?
- What preferred outlet is desired for gathering public input?
- When would be the best date/time for this meeting?




PAY
FOR
THIS
WITH
A
TAX
ON
FUEL
{ less gas }



NEXT STEPS

- Finalize TUF Analysis
- Capital Facilities Projects
- Public Engagement Meeting