



# Transportation Utility Fees

April 2026



Zions Public Finance, Inc.

# Putting a TUF in Place

## Study Requirements

- Estimate the need for a new transportation facility or for repairing and maintaining the roads
- Identify existing funding sources and how they are inadequate
- Calculate utility fee – explain how reasonably related to the services, benefits or need of those who pay
- Show a reasonable basis for different rates (i.e., tiers)

# Calculation

## Step 1 – “Cityville”

Demand Units	Addresses	Trips per Unit	Trips
Residential A - Single Family	5,000	9.09	45,450
Residential B - Multifamily	3,000	6.21	18,630
Commercial A (<100 Trip Ends)	50	50	2,500
Commercial B (100-199 Trip Ends)	35	150	5,250
Commercial C (200-599 Trip Ends)	25	400	10,000
Commercial D (600+ Trip Ends)	10	600	6,000
Public Use A (<300 Trip Ends)	25	100	2,500
Public Use B (>= 300 Trip Ends)	10	300	3,000
<b>TOTAL</b>	<b>8,155</b>		<b>93,330</b>

# Where Do Trips Come From?

In developing a fee calculation for a transportation utility fee, a city shall:

- (i) use methodologies based on trip generation, vehicle types, and traffic counts, including local data or standard civil engineering manuals;
- (ii) exclude traffic counts from whichever day of the week generates the lowest amount of traffic, on average and . . . for the transportation facility or transportation facility **system**;

Utah Code 10-6-134.5 (4)(a)

# Shopping Center Trips

## WEEKDAY

### DATA STATISTICS

**Land Use:**

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

**Independent Variable:**

1000 Sq. Ft. GLA

**Time Period:**

Weekday

**Setting/Location:**

General Urban/Suburban

**Trip Type:**

Vehicle

**Number of Studies:**

108

**Avg. 1000 Sq. Ft. GLA:**

538

**Average Rate:**

37.01

## SATURDAY

### DATA STATISTICS

**Land Use:**

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

**Independent Variable:**

1000 Sq. Ft. GLA

**Time Period:**

Saturday

**Setting/Location:**

General Urban/Suburban

**Trip Type:**

Vehicle

**Number of Studies:**

48

**Avg. 1000 Sq. Ft. GLA:**

647

**Average Rate:**

46.60

## SUNDAY

### DATA STATISTICS

**Land Use:**

Shopping Center (>150k) (820) [Click for Description and Data Plots](#)

**Independent Variable:**

1000 Sq. Ft. GLA

**Time Period:**

Sunday

**Setting/Location:**

General Urban/Suburban

**Trip Type:**

Vehicle

**Number of Studies:**

20

**Avg. 1000 Sq. Ft. GLA:**

612

**Average Rate:**

18.97

ITE Manual, 11<sup>th</sup> ed.

# Shopping Center Trips

Weekday	37.01 trips
Saturday	46.60 trips
Sunday	18.97 trips



ITE Manual, 11<sup>th</sup> ed.

# Church Trips

Weekday	7.60 trips
Saturday	4.90 trips
Sunday	31.46 trips



ITE Manual, 11<sup>th</sup> ed.

# Other Details to Determine Trip Count

“A city may utilize a fee study or fee calculation that takes the size of a property owned by a user into account to the extent that size is only used to determine trip generation, vehicle types, or traffic counts, based on objective data”

Utah Code 10-6-134.5 (4)(c)

# Tiers

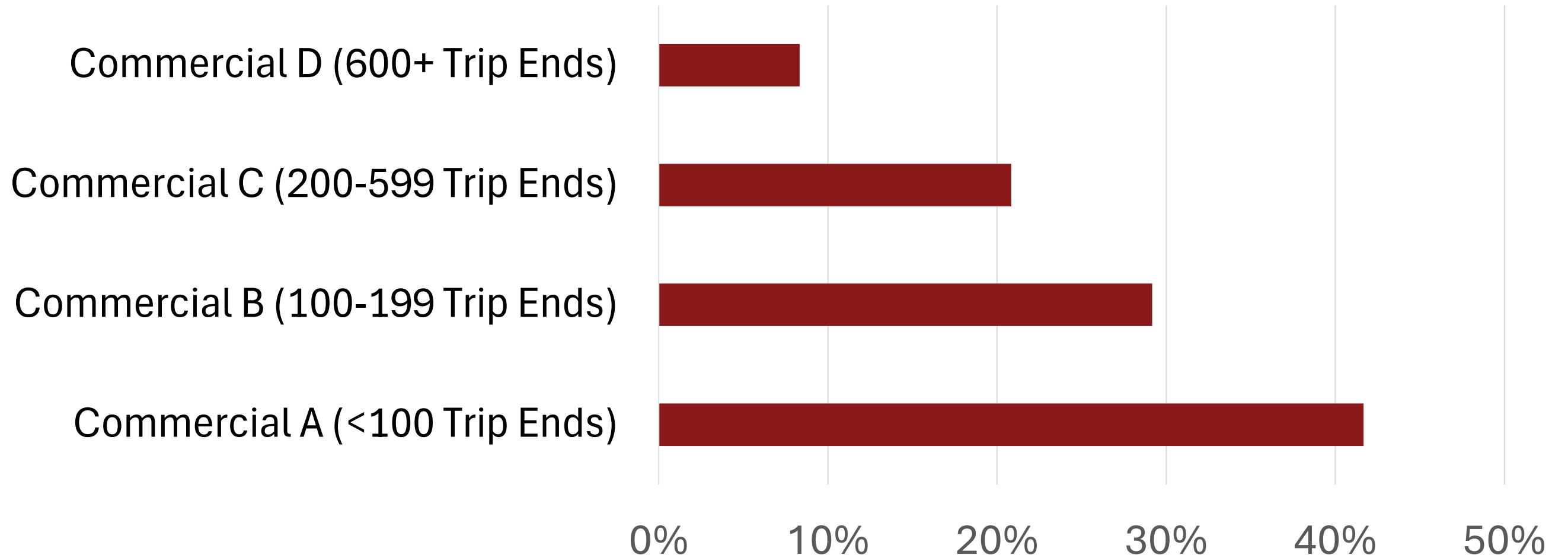
A city shall establish different rates within a transportation utility fee for different classifications of users of a transportation facility if the rates and classifications have a reasonable basis. The different types of classifications of users of a transportation facility . . . shall include, at a minimum:

- (i) residential users;
- (ii) commercial users; and
- (iii) other users.

Utah Code 10-6-134.5 (5)(a) and (b)

# Calculation – Step 1

## % of Total Commercial Trips



# Tier Guidelines

- i. Different benefit levels
- ii. Different impacts
- iii. Different costs in service provision
- iv. Different operating risk levels
- v. Different contributions to the cost of constructing or maintaining facilities

Utah Code 10-6-134.5 (5)(a) and (b)

# Calculation – Step 2

*Amount eligible for road fees: \$1,000,000*

<b>Cost Allocation</b>	<b>% of Trips</b>	<b>Cost Allocation</b>
Residential A - Single Family	49%	\$486,982
Residential B - Multifamily	20%	\$199,614
Commercial A (<100 Trip Ends)	3%	\$26,787
Commercial B (100-199 Trip Ends)	6%	\$56,252
Commercial C (200-599 Trip Ends)	11%	\$107,147
Commercial D (600+ Trip Ends)	6%	\$64,288
Public Use A (<300 Trip Ends)	3%	\$26,787
Public Use B (>= 300 Trip Ends)	3%	\$32,144
<b>TOTAL</b>	<b>100%</b>	<b>\$1,000,000</b>

# BRIDGE MIX BREAK



# Calculation – Step 3

<b>Fee Calcs</b>	<b>Cost Allocation</b>	<b>Customer Units</b>	<b>Annually</b>	<b>Monthly</b>
Residential A - Single Family	\$486,982	5,000	\$97.40	\$8.12
Residential B - Multifamily	\$199,614	3,000	\$66.54	\$5.54
Commercial A (<100 Trip Ends)	\$26,787	50	\$535.73	\$44.64
Commercial B (100-199 Trip Ends)	\$56,252	35	\$1,607.20	\$133.93
Commercial C (200-599 Trip Ends)	\$107,147	25	\$4,285.87	\$357.16
Commercial D (600+ Trip Ends)	\$64,288	10	\$6,428.80	\$535.73
Public Use A (<300 Trip Ends)	\$26,787	25	\$1,071.47	\$89.29
Public Use B (>= 300 Trip Ends)	\$32,144	10	\$3,214.40	\$267.87

# Identify your Needs



# What Costs Are Allowed?

**"Transportation utility fee"** means a fee imposed to generate revenue to pay for costs associated with developing, constructing, maintaining, operating, repairing, upgrading, or replacing a transportation facility

Utah Code 10-6-134.5(1)(c)

# Best Practice

***April 2026***

*“The fees are used **primarily** by local governments to fund roadway maintenance.”*

US Department of Transportation, Federal Highway Administration, **April 2026**

# Where Do The Costs Come From?

Must identify all existing funding sources and show the need for additional funding

## WHAT ARE SOME SOURCES?

Demonstrate that B&C road funds are insufficient

Population and road mile growth in a community

Rising road costs

Deferred maintenance

Pavement Management Plan



# What Can We Expect from Class B&C Road Funds?

	Distribution	Population	Weighted Miles	Per Capita	Per Weighted Mile
2010	\$118,888,804	2,736,424	107,787	\$21.72	\$551.50
2015	\$131,136,765	2,817,222	111,760	\$23.27	\$586.69
2020	\$177,662,815	3,205,958	122,842	\$27.71	\$723.14
2025	\$266,548,927	3,506,840	128,252	\$38.00	\$1,039.16
<b>Increase 2010-2025:</b>				<b>75%</b>	<b>88%</b>

# Other Details

- Separate utility fund for transportation
  - No co-mingling with general fund
- Must establish an appeals process
  - Provide evidence of different trip generation or classification
- Prepare annual review and written report – submit to State Auditor

# BRIDGE MIX BREAK



**QUESTIONS?**

**THANK YOU**