

## Impact Fees for Non-residential Development

<u>Impact Fees</u>	<u>Amount</u>
Culinary Water <sup>1</sup>	\$3,000
Secondary Water <sup>2</sup>	\$1,800
Timpanogos Special Service District Sewer <sup>1</sup>	\$3,812
City Sewer <sup>1</sup>	\$1,200
Storm Drain <sup>3</sup>	\$559
Public Safety <sup>4</sup>	\$850
Roads <sup>5</sup>	\$2,500

<sup>1</sup> Culinary water and sewer impact fees are calculated based on Equivalent Residential Units (ERUs). One ERU is equal to one impact fee. This calculation is based on the number of fixtures in the building as contained in the plans submitted to the Building Department. A worksheet may be completed in advance to gain an estimate of this calculation. In addition, 0.5 acre feet of water rights are required for every ERU. These water rights may be provided to or purchased from the City in the amount of \$4,000 per acre foot.

<sup>2</sup> Secondary water is calculated based on four (4) impact fees per acre of landscaped area in the development. Water rights are also required for secondary water at 2 acre feet per net irrigable acre at the above indicated price. If secondary water is not available, and culinary water is to be used, seven (7) impact fees per acre of landscaped area are used instead of four and the Culinary water impact fee would be charged.

<sup>3</sup> The storm drain ERUs are calculated by multiplying the total acreage of the site by 4.3 and rounding up to the nearest whole number. This calculation represents the number of ERUs and the impact fee is charged at one impact fee per ERU.

<sup>4</sup> The public safety impact fee is based on one ERU per 10,000 square feet of the building.

<sup>5</sup> Road impact fee ERUs are calculated using the table below. The City currently offers an 80% discount on road impact fees to commercial development.

Land-use	Unit	Equivalent Residential Units (ERU)
Single-family Housing	dwelling unit	1.0
Multi-Family Housing	dwelling unit	0.7
Convenience Store/ Gas Station/ Fast Food	1,000 Sq. Ft.	7.0
Pharmacy	1,000 Sq. Ft.	3.0
Specialty Retail	1,000 Sq. Ft.	2.2
Grocery Store	1,000 Sq. Ft.	3.7
Church	1,000 Sq. Ft.	0.2
Office Building/ Research Park	1,000 Sq. Ft.	0.6
Schools & Recreational Facilities	1,000 Sq. Ft.	0.6
Mini Warehouse Storage	1,000 Sq. Ft.	0.3
Industrial/ Manufacturing Warehouse	1,000 Sq. Ft.	0.4
Restaurant	1,000 Sq. Ft.	5.5
Bank	1,000 Sq. Ft.	8.8
Other Retail	1,000 Sq. Ft.	1.7