

## Impact Fees for Non-residential Development

<u>Impact Fees</u>	<u>Amount</u>
Culinary Water <sup>1</sup>	\$3,825/ERC
Secondary Water <sup>2</sup>	\$5,782/ERC
Timpanogos Special Service District Sewer <sup>1</sup>	\$2,563/ERC
City Sewer <sup>1</sup>	
North of Pony Express	\$1,020/ERC
South of Pony Express	\$642/ERC
North Harbor Bay	\$1,987/ERC
South Harbor Bay	\$3,580/ERC
Storm Drain <sup>3</sup>	TBD
Public Safety <sup>4</sup>	\$850
Roads <sup>5</sup>	\$2,500/ERU

<sup>1</sup> Culinary water and sewer impact fees are calculated based on Equivalent Residential Connections (ERCs). One ERC is equal to one impact fee. This calculation is based on the number of water fixture supply units in the approved building plans. An ERC is equal to 40 water supply fixture unit with a minimum of 1 ERC required. A worksheet may be completed in advance to gain an estimate of this calculation. Fee includes water rights of 0.45 acre-feet for every ERC at a cost of \$3,012 per acre-foot. Therefore an ERC is \$2,470 Impact Fees + \$1,355 Water Rights = \$3,825 Total. The City has 5 Sewer Service Areas, please see attached map for location of each

<sup>2</sup> Secondary water as shown in the table above is for one Equivalent Residential Connection (ERC). An ERC is 0.24 irrigable acres for a total cost per irrigable acre of \$24,094. Fee includes water rights of 3.13 acre-feet per irrigable acre at a cost of \$3,012 per acre foot. Therefore an ERC is \$3,519 Impact Fees + \$2,263 Water Rights = \$5,782 Total and an Irrigable Acre is \$14,666 Impact Fees + \$9,428 Water Rights = \$24,094 Total. Irrigable acreage is based on the actual landscaped area as per the approved site plan.

<sup>3</sup>The storm drain impact fee is \$1,649 per acre if not already paid at plat recordation.

<sup>4</sup> The public safety impact fee is based on one ERU per 10,000 square feet of the building and rounding up to the nearest whole number.

<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