

INSERT NAME

Shell Building + Tenant Improvement

DATE:

Commercial Impact Fees & Water Rights for 1 Building at Building Permit

"SAVE AS" this file to preserve the template. This draft sheet is for applicant planning and estimating purposes only. The final fees are calculated 1 time at by the City at Building Permit after construction drawings are accepted by the Engineering Dept.

This Fee sheet is for 1 Building Only. If there are multiple buildings on the site plan, use/create a separate worksheet at the bottom for each building.

Project Data		Project is Using CUWCD Water Rights?	TRUE	Select "TRUE" or "FALSE"
		Drinking Water Lateral Diameter (Inches)	0.75	Select 0.75, 1, 1.5, 2, 3, 4, 6, or 8
		Irrigable Acreage (Acre)	0.00	Enter total landscaped area in acres
		Total Project Acreage (Acre)	0.00	
		Total Building Area (Square Feet)	0	
Drinking Water Impact Fee				
		Central Utah Water Conservancy District Water Rights		
		Drinking Water Impact Fee (1 bldg connection)	\$ 2,019.00	
		Drinking Water Fire Flow Requirement (GPM)	1,500	Select 1500, 1750, 2000, 2250, 2500, 2750, 3000, etc
		Drinking Water Impact Fee (Fire Flow)	\$ 264.00	
(221) GL # 56-3910-100		Drinking Water Impact Fee Total (1 bldg connection)	\$ 2,283.00	
Secondary Water Impact Fee				
		Total Irrigable acres	0.00	
		Cost of impact fee per irrigable acre	\$ 41,694.00	
(222) GL # 57-3910-100		City Portion of secondary impact fee	\$ -	
Sewer Impact Fee				
(213) GL # 52-2300-000		TSSD impact fee per Unit (ERC)	\$ 5,793.00	
		ERC's as per drinking water lateral size	\$ 1.00	
		TSSD Sewer Impact Fee Total	\$ 5,793.00	
		City Sewer Impact Fees per Connection Based on Water Service Size	North of Pony Express	
		North of Pony Express	\$ 1,217.18	
		South of Pony Express	\$ 1,217.18	
		North Harbor Bay	\$ 1,217.18	reverted to base fee on July 26, 2021
		South Harbor Bay	\$ 1,217.18	reverted to base fee on July 26, 2021
(218) GL # 53-3920-100 if North of Pony Express (219) GL # 53-3930-100 if South of Pony Express		City Sewer Impact Fee Total	\$ 1,217.18	
Transportation Impact Fee				
		Category (see Table 2 Transportation Impact Fee Table)	Food with Drive-Through Window	
		Units	1000 ft2 Gross Floor Area	
		Cost per Unit	\$ 16,770.00	
		Quantity of Units	0.00	
(209) GL # 33-3910-100		Road Impact Fee Subtotal	\$ -	
		Road Impact Fee Total	\$ -	
Storm Drain Impact Fee (If not already paid with plat recordation)				
		Paid with Plat Recordation	YES	
		Total Site Acreage	0.0	
		Cost of impact fee per acre	\$ 2,585.00	
(207) GL # 31-3910-100		Storm Drain Impact Fee Total	\$ -	
Public Safety Impact Fee				
		Cost of impact fee per sqft of building	\$ 0.63	
(210) GL # 34-3910-100		Public Safety Impact Fee Total	\$ -	
Total Impact Fees \$ 9,293.18				
Drinking Water Rights (Well)				
		Drinking Water Units (ERC's) Per Connection Based on Water Service Size (Table 5 and 6 of Oct 2022 IFA)	1.00	
		Water rights required per unit	0.30 Acre Feet	
		Total drinking water rights required	0.30 Acre Feet	
Other Drinking Water Rights (CUWCD)				
		Drinking Water Units (ERC's) Per Connection Based on Water Service Size (Table 5 & 6 of Oct 2022 IFA)	1.00	
		Water rights required per unit	0.30 Acre Feet	
		Total drinking water rights required	0.30 Acre Feet	
(332) GL # 58-3891-155		Capital cost of contract water per acre foot	\$ 18,274	
		Total cost of drinking water rights	\$ 5,482.20	
Secondary Water Rights				
		Water rights required per irrigable acre	3.13 Acre Feet	
		Total secondary water rights required	0.00 Acre Feet	
(229) GL # 58-3891-160		Cost of water right per acre foot	\$ 3,514.06	
		Total cost of secondary water rights	\$ -	
Total Water Rights Required 0.30 Acre Feet				
Grand Total impact Fees and Water Rights		\$ 14,775.38	This Invoice Must Accompany Payment	

Type "True" if the drinking water rights are being purchased through the City from Central Utah Water Conservancy District. Usually this cell is "True"

Enter the drinking water lateral diameter in inches

Enter the total landscaped area in acres as shown on the landscape plans (this is the irrigable area).

Enter the total area for the site in acres as shown on the plat.

Enter the total building area in square feet as shown on the plans.

Estimate the required fire flow in gallons per minute for the building. The final number comes from the City Fire Chief.

All areas of the City have the same City sewer impact fee so there's no need to change anything in the drop down menu.

These are drop down menus. Select the category that best fits the use of the building. If the building is made up of 3 different use categories then you can select each of those 3 different use categories from the 3 drop down menus.

Enter the quantity of units. Pay attention to how a unit is measured which is shown two cells above this. For example, if the building is 10,000 sqft and units are measured per 1,000 sqft, then you would enter 10 here.

Enter "Yes" or "No" if the Storm Drain Impact Fee for this site plan was paid when the plat was recorded.

At the bottom of the spreadsheet there is a separate tab for each building's fees. Sometimes one site plan has multiple buildings. If so, use a new worksheet tab for each building and adjust the "irrigable acreage" cell and the "total project acreage" cell at the top of the sheet to distribute these total values among each building otherwise your estimated fees will not be accurate (example: if 1 site is 10 acres and has 2 buildings, you could put 5 acres under 1 building and 5 acres under the other building or you could put 10 acres under 1 building and 0 acres under the other building).