

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"	Type "True" if the drinking water rights are being purchased through the City from Central Utah Water Conservancy District. Usually this cell is "True"
Drinking Water Lateral Diameter (Inches)	0.75	Select 0.75, 1, 1.5, 2, 3, 4, 6, or 8	Enter the drinking water lateral diameter in inches
Irrigable Acreage (Acre)	0.00	Enter total landscaped area in acres	Enter the total landscaped area in acres as shown on the landscape plans (this is the irrigable area).
Total Project Acreage (Acre)	0.00		Enter the total area for the site in acres as shown on the plat.
Total Building Area (Square Feet)	0		Enter the total building area in square feet as shown on the plans.
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	Estimate the required fire flow in gallons per minute for the building. The final number comes from the City Fire Chief.
Drinking Water Impact Fee (Fire Flow)	\$ 264.00		
(221) GL # 56-3910-100	\$ 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	\$ -		
Sewer Impact Fee			
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		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.
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	\$ 1,217.18		
(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	-		
Cost per Unit	\$ 16,770.00	\$ -	
Quantity of Units	\$ 0.00	\$ 0.00	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.
(209) GL # 33-3910-100	\$ -	\$ -	
Storm Drain Impact Fee (If not already paid with plat recordation)			
Paid with Plat Recordation	YES		Enter "Yes" or "No" if the Storm Drain Impact Fee for this site plan was paid when the plat was recorded.
Total Site Acreage	0.0		
Cost of impact fee per acre	\$ 2,585.00		
(207) GL # 31-3910-100	\$ -		
Public Safety Impact Fee			
Cost of impact fee per sqft of building	\$ 0.63		
(210) GL # 34-3910-100	\$ -		
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	\$ 18,274		
Capital cost of contract water per acre foot	\$ 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	\$ 3,514.06		
Cost of water right per acre foot	\$ -		
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

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).