

**MICRON AREA PLAN**  
**Proposed Storm Drain Capital Improvements**  
**vs.**  
**Projected Impact Fee Income**

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
Jordan Narrow Regional Interceptor and Drainage Facility	1	ls	\$ 581,757	\$ 581,757
Total Estimated Improvements				\$ 581,757

**Impact Fee Generation**

Land Use	Acres	Impact Fee	Total
<b>Commercial</b>			
Office	235 ac	\$ 1,300	\$ 305,500
Technical / Manufacturing	60 ac	\$ 1,300	\$ 78,000
Mixed Use / Retail	38.4 ac	\$ 1,300	\$ 49,920
Public	9.5 ac	\$ 1,300	\$ 12,350
School/Park	32 ac	\$ 1,300	\$ 41,600
<b>Residential</b>			
Single Family	21.2 ac	\$ 1,300	\$ 27,560
Townhome	24.5 ac	\$ 1,300	\$ 31,850
Condo / Apartment	26.9 ac	\$ 1,300	\$ 34,977
Total Estimated Impact Fees			\$ 581,757

**Notes:**

1. Costs include all engineering, surveying, and contingency fees.

**MICRON AREA PLAN**  
**Proposed Power Capital Improvements**  
**vs.**  
**Projected Impact Fee Income**

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
600 Amp feeder line(s)	1	ls	\$ 1,000,000	\$ 1,000,000
Participation in New Sub-Station	1	ls	\$ 1,779,190	\$ 1,779,190
<b>Total Estimated Improvements</b>				<b>\$ 2,779,190</b>

**Impact Fee Generation**

Land Use	Units	Approx. KVA	Impact Fee per Unit or KVA	Total
<b>Commercial</b>				
Office	235 ac	21031	\$ 54	\$ 1,127,262
Technical / Manufacturing	60 ac	12187	\$ 54	\$ 653,223
Mixed Use / Retail	38.4 ac	840	\$ 54	\$ 45,024
Public	9.5 ac	1169	\$ 54	\$ 62,658
School/Park	32 ac	348	\$ 54	\$ 18,653
<b>Residential</b>				
Single Family	42 units	336	\$ 1,800	\$ 75,600
Townhome	146 units	876	\$ 1,362	\$ 198,852
Condo / Apartment	324 units	1944	\$ 1,362	\$ 441,288
Mix Use Residential	115 units	575	\$ 1,362	\$ 156,630
<b>Total Estimated Impact Fees</b>				<b>\$ 2,779,190</b>

**Notes:**

1. Single family panel size assumed to be 200 A
2. Multi family panel size assumed to be 125 A
3. Since number of buildings and panel size is unknown, an average panel size and average cost per KVA based on Lehi City Power impact fee table was used to determine estimated impact fee for commercial areas.