

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

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
Water Tank 1 - 525,000 gallons (550,000 gal including future area)	525,000	gal.	\$ 1.00	\$ 525,000
Water Tank 2 - 200,000 gallons (225,000 gal including future area)	200,000	gal.	\$ 1.50	\$ 300,000
10" Transmission Line from Tank 1	1,900	lf.	\$ 20.00	\$ 38,000
10" Transmission Line from Tank 2	1,500	lf.	\$ 20.00	\$ 30,000
New Well - 902 gpm (987 gpm including future area)	1	ls.	\$ 810,000	\$ 810,000
Booster Pump Station	1	ls.	\$ 90,000	\$ 90,000
10" line from Booster to Zone 3	4,100	lf.	\$ 20.00	\$ 82,000
Regional facilities	1	ls	\$ 15,000.00	\$ 15,000
<b>Total Estimated Improvements</b>				<b>\$ 1,890,000</b>

**Impact Fee Generation**

Land Use	#ERU	Culinary Impact Fee	Total
<b>Non-Residential</b>			
Office	587	\$ 1,200	\$ 704,400
Technical / Manufacturing	39	\$ 1,200	\$ 46,800
Mixed Use (Office)	55	\$ 1,200	\$ 66,000
Mixed Use (Retail)	26	\$ 1,200	\$ 31,200
Mixed Use (Restaurant)	137	\$ 1,200	\$ 164,400
Public	24	\$ 1,200	\$ 28,800
School	79	\$ 1,200	\$ 94,800
<b>Residential</b>			
Single Family	42	\$ 1,200	\$ 50,400
Townhome	146	\$ 1,200	\$ 175,200
Condo / Apartment	324	\$ 1,200	\$ 388,800
Mixed Use (Residential)	116	\$ 1,200	\$ 139,200
<b>Total Estimated Impact Fees</b>			<b>\$ 1,890,000</b>

**Notes:**

1. Costs include all engineering, surveying, and contingency fees.
2. Only the transmission lines are included in the cost analysis. No oversizing of pipe to be paid by city.
3. The facilities will be built as needed. Funds to be provided by developer with reimbursement through certificates that can only be used on Micron Development.
4. The developer will dedicate property without costs to the city for tank, booster station, and well facilities.
5. Non-residential culinary impact fee assumes a 3/4" meter
6. Tanks 1 and 2 storage includes fire flow of 550 gpm for 1 hour.

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

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
PI Reservoir 1 - 4.0 ac-ft (4.6 ac-ft includes future area)	4.0	ac-ft	\$ 130,000	\$ 520,000
PI Reservoir 2 - 1.1 ac-ft (1.7 ac-ft includes future area)	1.1	ac-ft	\$ 130,000	\$ 143,000
12" Transmission line from Reservoir 1	1,900	lf.	\$ 22.00	\$ 41,800
12" Transmission Line from Reservoir 2	1,500	lf.	\$ 22.00	\$ 33,000
New Well - 614 gpm (861 gpm includes future area)	1	ls.	\$ 175,000	\$ 175,000
Booster Pump Station from Existing Reservoir	1	ls.	\$ 150,000	\$ 150,000
10" line from Reservoir Booster to Zone 3	2,000	lf.	\$ 18.00	\$ 36,000
Regional facilities	1	ls	\$ 1,566.00	\$ 1,566
<b>Total Estimated Improvements</b>				<b>\$ 1,100,366</b>

**Impact Fee Generation**

Land Use	Estimated Irrigated Acreage	PI Impact Fee	Total
<b>Commercial</b>			
Office	59 ac	\$ 6,703.00	\$ 395,477
Technical / Manufacturing	15 ac	\$ 6,703.00	\$ 100,545
Retail / Mixed Use	10 ac	\$ 6,703.00	\$ 67,030
Public	8 ac	\$ 6,703.00	\$ 53,624
School / Park	32 ac	\$ 6,703.00	\$ 213,826
<b>Residential</b>			
Single Family	21 ac	\$ 4,270.00	\$ 90,524
Townhome	20 ac	\$ 4,270.00	\$ 85,400
Condo / Apartment	22 ac	\$ 4,270.00	\$ 93,940
<b>Total Estimated Impact Fees</b>			<b>\$ 1,100,366</b>

**Notes:**

1. Costs include all engineering, surveying, and contingency fees.
2. Only the transmission lines are included in the cost analysis. No oversizing of pipe to be paid by city.
3. The facilities will be built as needed. Funds to be provided by developer with reimbursement through certificates that can only be used on Micron Development.
4. The developer will dedicate property without costs to the city for tank, booster station, and well facilities.
5. Reservoirs 1 includes fire flow of 3000 gpm for 3 hours.
6. Reservoir 2 includes fire flow of 1500 gpm for 2 hours.

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

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
Bull River Road Sewer Line (assume in Bull River Road)	3400	lf	\$ 100.00	\$ 340,000
Tie in at 1200 West	1	ls	\$ 25,000	\$ 25,000
Canal and SR-92 crossing @ 500 West (constructed, I.F. used)	1	ls	\$ 81,700	\$ 81,700
Lift Station Property	1	ls	\$ 100,000	\$ 100,000
East side sewer tie in	1	ls	\$ 100,000	\$ 100,000
East side SR-92 Crossing (Constructed, I.F. used)	1	ls	\$ 38,000	\$ 38,000
Regional Improvements	1	ls	\$ 39,800	\$ 39,800
<b>Total Estimated Improvements</b>				<b>\$ 724,500</b>

**Impact Fee Generation**

Land Use	#ERU	Impact Fee	\$	1,449,000.00
<b>Commercial</b>				
Office	587	\$ 460	\$	270,020
Technical / Manufacturing	39	\$ 460	\$	17,940
Mixed Use (Office)	55	\$ 460	\$	25,300
Mixed Use (Retail)	26	\$ 460	\$	11,960
Mixed Use (Restaurant)	137	\$ 460	\$	63,020
Public	24	\$ 460	\$	11,040
School	79	\$ 460	\$	36,340
<b>Residential</b>				
Single Family	42	\$ 460	\$	19,320
Townhome	146	\$ 460	\$	67,160
Condo / Apartment	324	\$ 460	\$	149,040
Mixed Use (Residential)	116	\$ 460	\$	53,360
<b>Total Estimated Impact Fees</b>			<b>\$</b>	<b>724,500</b>

Notes:

1. Costs include all engineering, surveying, and contingency fees.
2. Only the transmission lines are included in the cost analysis. No oversizing of pipe to be paid by city.
3. The facilities will be built as needed. Funds to be provided by developer with reimbursement through certificates that can only be used on Micron Development.

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

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
Westbound Commuter Lane On-Ramp at 500 West	1	ls	\$ 500,000	\$ 500,000.0
Two receiving lanes for westbound commuter lane at 500 West	1	ls	\$ 650,000	\$ 650,000.0
Eastbound Commuter Lane Off-Ramp (Center Street)	1	ls	\$ 1,500,000	\$ 1,500,000.0
Right and left turn deceleration lanes (500 W, Center and 400 E)	6	ea	\$ 55,000	\$ 330,000.0
Traffic Signal (signal north of SR92 on 500 West)	1	ls	\$ 150,000	\$ 150,000
Traffic Signals (signals north of SR92 on Center Street)	2	ls	\$ 150,000	\$ 300,000
Traffic Signals (signal north of SR92 on 400 East)	1	ls	\$ 150,000	\$ 150,000
Traffic Signals (signals north of SR92 east of IMFT)	2	ls	\$ 150,000	\$ 300,000
Regionally Significant Improvements (1200 W, 2300 W, Center Street, etc.)	1	ls	\$ 299,430	\$ 299,430
<b>Total Estimated Improvements</b>				<b>\$ 4,179,430</b>

**Impact Fee Generation**

Land Use	Building Area (SF)	ERU	Impact Fee per Unit/SF	\$ 4,179,430.00
<b>Commercial</b>				
Office	4955000		\$ 0.47	\$ 2,328,850
Technical / Manufacturing	742400		\$ 0.47	\$ 348,928
Mixed Use	894000		\$ 0.47	\$ 420,180
Public	213600		\$ 0.47	\$ 100,392
School	170000		\$ 0.47	\$ 79,900
<b>Residential</b>				
Single Family		42	\$ 1,435	\$ 60,270
Townhome		146	\$ 1,435	\$ 209,510
Condo / Apartment		324	\$ 1,435	\$ 464,940
Mixed Use (Residential)		116	\$ 1,435	\$ 166,460
<b>Total Estimated Impact Fees</b>				<b>\$ 4,179,430</b>

Notes:

1. Costs include all engineering, surveying, and contingency fees.
2. The facilities will be built as needed. It is assumed that the above improvements can be built as development occurs.
3. Costs do not include right of way. (no on site right of way to be paid for by Lehi City)
4. There is no oversizing reimbursement to be paid by Lehi City.

**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	\$ 243,360	\$ 243,360
<b>Total Estimated Improvements</b>				<b>\$ 243,360</b>

**Impact Fee Generation**

Land Use	Acres	Impact Fee	Total
<b>Commercial</b>			
Office	59	\$ 1,300	\$ 76,700
Technical / Manufacturing	15	\$ 1,300	\$ 19,500
Mixed Use / Retail	10	\$ 1,300	\$ 13,000
Public	8	\$ 1,300	\$ 10,400
School/Park	32	\$ 1,300	\$ 41,600
<b>Residential</b>			
Single Family	21	\$ 1,300	\$ 27,560
Townhome	20	\$ 1,300	\$ 26,000
Condo / Apartment	22	\$ 1,300	\$ 28,600
<b>Total Estimated Impact Fees</b>			<b>\$ 243,360</b>

Notes:

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

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

**Capital Improvements**

Item	Quantity	Units	Cost / Unit	Item Cost
West Park Parking (65 stalls)	1	ls	\$ 71,500	\$ 71,500
West Park Sport Court	1	ls	\$ 40,000	\$ 40,000
West Park Pavillion with Restrooms	1	ls	\$ 100,000	\$ 100,000
West Park Grading	410,000	sf	\$ 1.00	\$ 410,000
West Park Landsacping / Irrigation	270,000	sf	\$ 2.00	\$ 540,000
Trail #1	5,500	lf	\$ 30.00	\$ 165,000
Trail #2	3,500	lf	\$ 30.00	\$ 105,000
Trail #3	7,000	lf	\$ 30.00	\$ 210,000
Trail #4	2,500	lf	\$ 30.00	\$ 75,000
Trail #5	5,500	lf	\$ 30.00	\$ 165,000
Regional Park	1	ls	\$ 152,926	\$ 152,926
<b>Total Estimated Improvements</b>				<b>\$ 2,034,426</b>

**Impact Fee Generation**

Land Use	#ERU	Impact Fee	Item Cost
<b>Residential</b>			
Single Family	42	\$ 3,819	\$ 160,398
Townhome	146	\$ 3,198	\$ 466,908
Condo / Apartment	324	\$ 3,198	\$ 1,036,152
Mixed Use (Residential)	116	\$ 3,198	\$ 370,968
<b>Total Estimated Impact Fees</b>			<b>\$ 2,034,426</b>

Notes:

1. Costs include all engineering, surveying, and contingency fees.
2. The facilities will be built as needed. Funds to be provided by developer with reimbursement through certificates that can only be used
3. The developer will dedicate property without costs to the city for the parks.
4. East park is not included in fiscal calculations because it lies within the future area.