

Skye Area Plan

2nd Amendment

Section 6 – Fiscals

- Culinary Water
- Pressurized Irrigation
- Storm Water
- Sewer Capital Improvements
- Power Capital Improvements
- Road Capital Improvements
- Parks Improvements

Skye Area Plan

Proposed Culinary Water Capital Improvements vs. Projected Impact Fee Income

Capital Improvements - Culinary

Item	Quantity	Units	Cost/Unit	Item Cost
First Area Plan Amendment				
Family Park Well Construction including wellhouse, permits, fees, connection	1	ls	\$ 3,270,000	\$ 3,270,000
8" Culinary Line from well to existing water lines (existing roads)	2,700	lf	\$ 228	\$ 615,600
12" Booster Pump Line	1,868	lf	\$ 395	\$ 737,860
Booster pump station at Existing Low Hills Tank	1	ls	\$ 750,000	\$ 750,000
Culinary storage tank	1,091,520	gal	\$ 2.85	\$ 3,110,832
Sub-Total				\$ 8,484,292
Second Area Plan Amendment				
Inverness Culinary storage tank	221,760	gal	\$ 2.85	\$ 632,016
Booster Pump Station @ Maple Hollow Tank	1	ls	\$ 350,000	\$ 350,000
All-weather access road through TI Property (50% included here, 50% with P.I.)	1,140	lf	\$ 1.85	\$ 2,109
Sub-Total				\$ 984,125
Sub-Total Estimated Capital Improvements				\$ 9,468,417
Contingency (Engineering, Surveying, Soft Costs)			10%	946,842
Developer Cost	1	ls	\$ (7,146,555)	\$ (7,146,555)
Total Estimated Capital Improvements				\$ 3,268,704

Impact Fee Generation - Culinary

Land Use	#ERU	Impact Fee	Total
First Area Plan Amendment			
Non-Residential			
Commercial/Civic/Clubhouse	250	\$ 1,194.07	\$ 298,518
Schools	24	\$ 30,385.55	\$ 30,386
Residential			
LD	182	\$ 1,194.07	\$ 217,321
MD	484	\$ 1,194.07	\$ 577,930
HD	228	\$ 1,194.07	\$ 272,248
VHD (Mixed Use Area)	609	\$ 1,194.07	\$ 727,189
Sub-Total	1777		\$ 2,123,590
Second Area Plan Amendment			
Non-Residential			
Clubhouse	6	\$ 1,194.07	\$ 7,164
Residential			
LD	328	\$ 1,194.07	\$ 391,655
MD	305	\$ 1,194.07	\$ 364,191
HD	320	\$ 1,194.07	\$ 382,102
Sub-Total	959		\$ 1,145,113
Total Estimated Impact Fees			\$ 3,268,703
NET:			\$ (0)

Notes:

- Facilities to be constructed by the developer with reimbursement through impact fees.
- After impact fees have been paid in the Skye Area Plan, they may be redeemed by the developer from the Lehi City Building Department. The maximum amount of impact fees that may be redeemed are the total of impact fees paid within the Skye Area Plan.
- Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
- Costs include all engineering, surveying, and contingency fees.
- Refer to the culinary utility section of the area plan for details on how many Skye ERU's can be serviced by the existing Seasons Tank.
- The developer will dedicate property without cost to the city for the required culinary storage tanks and accesses.
- Total reimbursement from Lehi City not to exceed total impact fee paid.

Skye Area Plan

Proposed Pressurized Irrigation (PI) Capital Improvements vs. Projected Fee Income

Capital Improvements - Pressurized Irrigation

Item	Quantity	Units	Cost/Unit	Item Cost
First Area Plan Amendment				
Cedar Hollow Well Construction including well house, permits, fees, connection	1	ls	\$ 3,600,000	\$ 3,600,000
Booster pump station at existing Low Hills Reservoir	1	ls	\$ 750,000	\$ 750,000
12" Booster Pump Line	2,538	lf	\$ 395	\$ 1,002,510
PI Storage Reservoir	1,273,680	gal	\$ 1.50	\$ 1,910,520
Sub-Total				\$ 7,263,030

Second Area Plan Amendment

Booster pump station at Maple Hollow Reservoir	1	ls	\$ 300,000	\$ 300,000
PI Storage Reservoir	794,880	gal	\$ 1.50	\$ 1,192,320
All weather access road through TI property (50% included here, 50% with Culinary)	1,140	lf	\$ 1.85	\$ 2,109
Sub-Total				\$ 1,494,429

Sub-Total Estimated Capital Improvements				\$ 8,757,459
Contingency (Engineering, Surveying, Soft Costs)			10%	\$ 875,746
Developer Cost	1	ls	\$ (7,687,017)	\$ (7,687,017)
Total Estimated Capital Improvements				\$ 1,946,188

Impact Fee Generation - PI

Land Use	#ERU	Acreage	Impact Fee	Total
First Area Plan Amendment				
Non-Residential				
Commercial/Civic/Clubhouse		28.19	\$ 6,736.35	\$ 189,927
Schools	24		\$ 171,130.62	\$ 171,131
Residential				
LD	182		\$ 1,094.66	\$ 199,228
MD	484		\$ 1,094.66	\$ 529,814
HD		10.36	\$ 4,378.63	\$ 45,363
VHD (Mixed Use Area)		7.28	\$ 4,378.63	\$ 31,857
Sub-Total¹⁰	690	45.83		\$ 1,167,319

Second Area Plan Amendment

Non-Residential				
Clubhouse		1.86	\$ 6,736.35	\$ 12,543
Residential				
LD	328		\$ 1,094.66	\$ 359,048
MD	305		\$ 1,094.66	\$ 333,871
HD		16.77	\$ 4,378.63	\$ 73,408
Sub-Total¹⁰	633	18.63		\$ 778,869

Total Estimated Impact Fees				\$ 1,946,188
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NET:				\$ 0
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Notes:

- Facilities to be constructed by the developer with reimbursement through impact fees.
- After impact fees have been paid in the Skye Area Plan, they may be redeemed by the developer from the Lehi City Building Department. The maximum amount of impact fees that may be redeemed are the total of impact fees paid within the Skye Area Plan.
- Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
- Costs include all engineering, surveying, and contingency fees.
- All Mixed Use, commercial, and civic sites assumed to have 25% pervious area.
- All Townhome (HD) areas assumed to have 50% pervious area.
- Refer to the PI utility section of the area plan for details on how many Skye ERU's can be serviced by the existing Seasons reservoir.
- The developer will dedicate property without cost to the city for the required pressurized irrigation reservoir and access.
- Total reimbursement from Lehi City not to exceed total impact fee paid.
- The PI impact fee is calculated using both ERU's and irrigated area. The impact fees calculated here cover all 2,736 proposed ERU's as shown in the land use plan.

Skye Area Plan

Proposed Storm Water Capital Improvements vs. Projected Fee Income

Capital Improvements - Storm Water

Item	Quantity	Units	Cost/Unit	Item Cost
36" RCP Trunkline with Manholes	3,206	lf	\$ 235	\$ 753,410
30" RCP Trunkline	1,958	lf	\$ 175	\$ 342,650
24" RCP Trunkline with Manholes	3,545	lf	\$ 115	\$ 407,675
Developer Cost	1	ls	\$ (709,018)	\$ (709,018)
Total Estimated Capital Improvements				\$ 794,717

Impact Fee Generation - Storm Water

Land Use	#ERU	Acreage	Impact Fee	Total
<i>First Area Plan Amendment</i>				
Non-Residential				
Commercial/Civic		112.78	\$ 1,391	\$ 156,873
Schools	24		\$ 59,813	\$ 59,813
Residential				
LD	182		\$ 347.75	\$ 63,291
MD	484		\$ 347.75	\$ 168,311
HD		20.72	\$ 1,391	\$ 28,822
VHD (Mixed Use Area)		29.10	\$ 1,391	\$ 40,482
Sub-Total ³	690	162.60		\$ 517,591

Second Area Plan Amendment

Non-Residential				
Clubhouse		7.45	\$ 1,391	\$ 10,360
Residential				
LD	328		\$ 347.75	\$ 114,062
MD	305		\$ 347.75	\$ 106,064
HD		33.53	\$ 1,391	\$ 46,640
Sub-Total ³	633	40.98		\$ 277,126

Total Estimated Impact Fees

\$ 794,717

NET:

\$ (0)

Notes:

1. Facilities to be constructed by the developer with reimbursement through impact fee certificates that can be redeemed on units in the Skye Area Plan.
2. Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
3. The Storm Drain impact fee is calculated using both ERU's and land area. The impact fees calculated here cover all 2,736 proposed ERU's as shown in the land use plan.

Skye Area Plan

Proposed Sewer Capital Improvements vs. Projected Fee Income

Capital Improvements - Sewer

Item	Quantity	Units	Cost/Unit	Item Cost
<i>First Area Plan Amendment</i>				
Upsize 12" Sewer Main to 18" Sewer Main with Manholes (Located between Center Street and 500 W)	2,083	lf	\$ 60	\$ 124,980
Metering Station, vault, power extension, site prep ³	1	ls	\$ 200,000	\$ 200,000
Regional Improvements	1	ls	\$ 1,781,616	\$ 1,781,616
Total Estimated Capital Improvements				\$ 2,106,596

Impact Fee Generation - Sewer

Land Use	#ERU	Impact Fee	Total
<i>First Area Plan Amendment</i>			
Non-Residential			
Commercial/Civic/Clubhouse	250	\$ 761.43	\$ 190,358
Schools	24	\$ 41,597.95	\$ 41,598
Residential			
LD	182	\$ 761.43	\$ 138,580
MD	484	\$ 761.43	\$ 368,532
HD	228	\$ 761.43	\$ 173,606
VHD (Mixed Use Area)	609	\$ 761.43	\$ 463,711
Sub-Total	1777		\$ 1,376,385

Second Area Plan Amendment

Non-Residential			
Clubhouse	6	\$ 761.43	\$ 4,569
Residential			
LD	328	\$ 761.43	\$ 249,749
MD	305	\$ 761.43	\$ 232,236
HD	320	\$ 761.43	\$ 243,658
Sub-Total	959		\$ 730,211

Total Estimated Impact Fees **\$ 2,106,596**

NET: **\$ 0**

Notes:

- Facilities to be constructed by the developer with reimbursement through impact fee certificates that can be redeemed on units in the Skye Area Plan.
- Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
- The Timpanogos Special Service District (TSSD) has agreed to service the east side of the Skye Area Plan per the agreement made between Lehi City and TSSD approved on July 21, 2022. TSSD wants additional coordination with Texas Instruments before the east side sewer line is constructed.

Skye Area Plan

Proposed Power Capital Improvements vs. Projected Fee Income

Capital Improvements - Power

Item	Quantity	Units	Cost/Unit	Item Cost
<i>First Area Plan Amendment</i>				
Substation site geotechnical, engineering, grading, access roads design & construction, erosion control	1	ls	\$ 1,300,000	\$ 1,300,000
Regional Improvements	1	ls	\$ 1,858,967	\$ 1,858,967
Sub-Total				\$ 3,158,967
<i>Second Area Plan Amendment</i>				
Regional Improvements	1	ls	\$ 1,882,638	\$ 1,882,638
Sub-Total				\$ 1,882,638
Total Estimated Capital Improvements				\$ 5,041,605

Impact Fee Generation - Power

Land Use	Units	Approx. KVA	Impact Fee per Unit or KVA	Total
<i>First Area Plan Amendment</i>				
Non-Residential				
Commercial/Civic/Clubhouse	250	7938	\$ 53.62	\$ 425,655
Schools	24		\$ 319,154.44	\$ 319,154
Residential				
LD	182	1456	\$ 1,979.52	\$ 360,273
MD	484	3872	\$ 1,979.52	\$ 958,088
HD	228	1368	\$ 1,484.64	\$ 338,498
VHD (Mixed Use Area)	609	3654	\$ 1,484.64	\$ 904,146
Sub-Total	1777			\$ 3,305,814
<i>Second Area Plan Amendment</i>				
Non-Residential				
Clubhouse	6	83	\$ 92.42	\$ 7,671
Residential				
LD	328	2624	\$ 1,979.52	\$ 649,283
MD	305	2440	\$ 1,979.52	\$ 603,754
HD	320	1920	\$ 1,484.64	\$ 475,085
Sub-Total	959			\$ 1,735,792
Total Estimated Impact Fees				\$ 5,041,605

NET:

\$ 0

Notes:

- Facilities to be constructed by the developer with reimbursement through impact fee certificates that can be redeemed on units in the Skye Area Plan.
- Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
- Single family panel size assumed to be 200 A
- Multi family panel size assumed to be 125 A
- KVA of overall commercial area was found from the equation $kVA = (kW) * (\text{Power Factor})$. Power Factor is assumed to be 60% and kW is assumed to be 13,230 kW per the master plan.
- Impact fee per kVA for Commercial/Civic area was calculated by averaging the costs per kVA from the city's impact fee table.
- Impact fee for the clubhouse assumes a 200 A 3-phase commercial panel.
- Some of the improvements, including the transformer and the metal-clad switchgear, will need to be pre-ordered. This will be done by the city, after which the developer will reimburse the city in installments as mutually agreed upon. The developer will then be re-imbursed for these payments through impact fees.

Skye Area Plan

Proposed Roads Capital Improvements vs. Projected Fee Income

Capital Improvements - Roads					
	Item	Quantity	Units	Cost/Unit	Item Cost
<i>First Area Plan Amendment</i>					
4330 N					
	Additional ROW dedication required beyond standard cross section	0.23	ac	\$ 160,000	\$ 36,217
Upper 500 W					
	Additional ROW dedication required beyond standard cross section	0.19	ac	\$ 160,000	\$ 30,817
East Side Roads					
	Additional ROW dedication required beyond standard cross section	0.69	ac	\$ 160,000	\$ 109,826
Upper Center St					
	Additional 3" Asphalt, 6" Base, 8" Subbase	3,810	sf	\$ 4.25	\$ 16,193
	Additional ROW dedication required beyond standard cross section	0.31	ac	\$ 160,000	\$ 48,981
3950 N					
	Additional 3" Asphalt, 8" Base, 15" Subbase	2,148	sf	\$ 4.25	\$ 9,129
	Additional ROW dedication required beyond standard cross section	0.07	ac	\$ 160,000	\$ 11,835
Middle Center Street					
	Additional 3" Asphalt, 8" Base, 15" Subbase	1,756	sf	\$ 4.25	\$ 7,463
	Additional ROW dedication required beyond standard cross section	0.16	ac	\$ 160,000	\$ 25,800
Traverse Terrace Dr					
	Additional 3" Asphalt, 8" Base, 15" Subbase	4,138	sf	\$ 4.25	\$ 17,587
Lower Center Street					
	Additional 3" Asphalt, 8" Base, 15" Subbase	10,460	sf	\$ 4.25	\$ 44,455
	Additional ROW dedication required beyond standard cross section	0.77	ac	\$ 160,000	\$ 122,946
Intersection Improvements					
	Traffic Signal at Highland Blvd/Grant Blvd	1	ls	\$ 350,000	\$ 350,000
	Intersection Improvements at Highland Blvd/Grant Blvd	1	ls	\$ 120,000	\$ 120,000
	Traffic Signal at Highland Blvd/11800 N ¹	1	ls	\$ 116,667	\$ 116,667
	Intersection Improvements at Highland Blvd/11800 N	1	ls	\$ 120,000	\$ 120,000
	Traffic Signal at Center Street/SR92	1	ls	\$ 500,000	\$ 500,000
	Intersection Improvements at Center Street/SR92 ²	1	ls	\$ 600,000	\$ 600,000
	Regional Improvements	1	ls	\$ 184,239	\$ 184,239
	Sub-Total				\$ 2,472,152
<i>Second Area Plan Amendment</i>					
Upper Center Street					
	Additional ROW dedication required beyond standard cross section	1.08	ac	\$ 160,000	\$ 173,370
	Regional Improvements	1	ac	\$ 820,845	\$ 820,845
	Sub-Total				\$ 994,215
Total Estimated Capital Improvements					\$ 3,466,367
Impact Fee Generation - Roads					
	Land Use	Building Area (SF)	ERU's	Impact Fee PER Unit/SF	Total
<i>First Area Plan Amendment</i>					
Non-Residential					
	Commercial/Civic/Clubhouse	1240000	250	\$ 0.88	\$ 1,091,200
	Schools		24	\$ 39,994.46	\$ 39,994
Residential					
	LD		182	\$ 1,163	\$ 211,666
	MD		484	\$ 1,163	\$ 562,892
	HD		228	\$ 708	\$ 161,424
	VHD (Mixed Use Area)		609	\$ 708	\$ 431,172
	Sub-Total		1777		\$ 2,498,348
<i>Second Area Plan Amendment</i>					
Non-Residential					
	Clubhouse	6000	6	\$ 0.88	\$ 5,280
Residential					
	LD		328	\$ 1,163	\$ 381,464
	MD		305	\$ 1,163	\$ 354,715
	HD		320	\$ 708	\$ 226,560
	Sub-Total		959		\$ 968,019
Total Estimated Impact Fees					\$ 3,466,367
NET:					\$ 0

Notes:

1. A tri-party agreement between Lehi City, Draper City, and the developer requires that each party participates in 1/3 of the cost of this traffic signal.
2. Any modifications requested by the city to any of the existing roadway improvements in 500 West, Traverse Terrace Blvd, 3950 N, Center Street (including south of SR 92), & Maple Hollow Blvd shall be reimbursed by the city through funds not generated by impact fees from this development.

Skye Area Plan

Proposed Parks Improvements vs. Projected Fee Income

Capital Improvements - Parks

Item	Quantity	Units	Cost/Unit	Item Cost
<i>First & Second Area Plan Amendment</i>				
10' asphalt trail w/3" asphalt and 6" roadbase (within Residential Areas)	19,479	lf	\$ 50	\$ 973,950
10' asphalt trail w/ 3" asphalt and 6" roadbase (within Technical Manufacturing Buffer)	7,513	lf	\$ 50	\$ 375,650
Multi-use natural surface trail (See Sheets OS 4.1-OS 4.2 for details) ¹	10,227	lf	\$ 12	\$ 122,724
Trailhead with Parking Lot	1	ls	\$ 300,000	\$ 300,000
Improved Public Open Space (Open Space 4) ⁴	404,199	sf	\$ 5	\$ 2,020,995
Trailhead Bathroom	2	ls	\$ 125,000	\$ 250,000
Regional park improvements ³	1	ls	\$ 2,353,411	\$ 2,353,411
Total Estimated Capital Improvements				\$ 6,396,730

Impact Fee Generation - Parks

Land Use			Total
<i>First Area Plan Amendment</i>			
Residential			
LD	182	\$ 2,772.98	\$ 504,682
MD	484	\$ 2,772.98	\$ 1,342,122
HD	228	\$ 2,415.41	\$ 550,713
VHD (Mixed Use Area)	609	\$ 2,415.41	\$ 1,470,985
Sub-Total	1503		\$ 3,868,503
<i>Second Area Plan Amendment</i>			
Residential			
LD	328	\$ 2,772.98	\$ 909,537
MD	305	\$ 2,772.98	\$ 845,759
HD	320	\$ 2,415.41	\$ 772,931
Sub-Total	953		\$ 2,528,228

Total Estimated Impact Fees

\$ 6,396,730

NET:

\$ 0

Notes:

- Any natural surface trails are to be constructed by a professional trail builder as approved by the city.
- All capital improvements shown here are public improvements. Additional private parks improvements shall be installed by the developer at their expense.
- The intended regional park improvements will be built at some future time and may include the following: trailheads, parkings lots, bike maintenance facilities, trails, and any additional onsite or offsite city facilities/parks or amenities as necessary. The improvements may be constructed by Lehi City or the developer as mutually agreed upon.
- The funds for the improvements of Open Space 4 can be used in other areas of the Skye Area Plan if desired and as mutually agreed upon by the developer and Lehi City.