Lehi City

Storm Impact Fee Analysis

ZIONS PUBLIC FINANCE, INC.

May 12, 2016

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EXECUTIVE SUMMARY

Zions Public Finance, Inc. (Zions) is pleased to provide Lehi (the City) with a Storm Drain Impact Fee Analysis. The following pages summarize the document and tables included. The intent is to provide a concise discussion of the calculation and identification of the maximum legal impact fee.

Growth and Developed Acres

Currently the City has a total of 5,427 developed acres. The following table identifies the current and future acres to be developed in a single City-Wide Service Area. The analysis considers growth over the next ten years. Between now and 2024, the developed acres will increase by 1,493 to reach 6,920. The full growth table can be found in Appendix of the document.

Figure ES.1: Developed Acres

Storm Water		
	Current	2023
Current Developed Area	5,427	6,920

Source: Bowen Collins & Associates IFFP

Level of Service Definitions

Bowen Collins & Associates defined the City's level of service in the Storm Drain Impact Fee Facilities Plan. The plans state the following:

The requirements for the storm drain system are as follows:

- **Storm Drain Pipelines –** Storm drain pipelines are not allowed to surcharge/pressurize during the 10-year storm event. In the event that storm water discharge is greater than the 10-year event, the pipes will pressurize and eventually flood in the streets. It is important to note that roadways become the major storm water conveyance facility during storms that are larger than the 10-year design event, and should be designed to convey flows up to the 100-year event. Storm drain pipe materials and minimum sizes are defined in the "Lehi City Design Standards and Public Improvement Specifications".

- **Design Storm Parameters –** The design storm defines how much precipitation falls and at what rate for a projected precipitation event. Rainfall data for system evaluation is based on the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. This data is commonly used by professionals in the industry, and has been shown to produce accurate results in studies conducted in neighboring communities.

PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires that the impact fee analysis estimate the proportionate share of the costs for existing capacity that will be recouped and the costs of impacts on system improvements that are reasonably related to the new development activity.

Part of the proportionate share analysis is a consideration of the manner of funding existing public facilities. A City typically funds existing infrastructure through several different funding sources including:

- General Fund Revenues
- User Fees
- Grants
- Bond Proceeds
- Developer Exactions
- Impact Fees

Historically the City has funded its existing storm drain infrastructure through User Fees (rate revenues) and developer exactions and donations. All of these funding sources (with exception of developer contributions/donations) are impact fee qualifying expenses to be considered for buy–in purposes.

In consideration of future capital improvements, the City will continue using similar funding sources, plus impact fee funding as well; no grants are being considered or are available at this time. Using impact fees places a burden on future users that is equal to the burden that was borne in the past by existing users.[1]

Existing Infrastructure and Capacity to Serve New Growth (Buy-In Component)

The IFFP states that existing storm drain infrastructure in Lehi City includes conveyance pipelines and detention basins. All detention basins are project level improvements and will not be included in the calculation of impact fees. The IFFP defines that 6.4% of the existing infrastructure will serve growth over the next ten years. The assets list was provided by Lehi City. Some of the assets are not impact fee qualifying. The full schedule can be found in the appendix of this document. The analysis has determined that approximately $14M of existing infrastructure has been funded by the City. Therefore $908,718 or 6.4% of the total amount has been included in the impact fee calculation.

Future Capital Improvements

Bowen Collins & Associates provided a list of capital projects to be constructed in the next six to ten years. The engineers defined the percent of the project that will benefit growth through the next six to ten years. The total Impact Fee Facilities Plan future capital expense totals $5,924,300. 19.2% of the future value will be included into the impact fee, or $1,153,981.

Outstanding and Future Debt

Lehi has two outstanding bonds related to the storm drain utility. The 2000 Storm Drain Revenue bond has a total remaining debt service of approximately $878,015 that as paid before it was refunded by the 2010 Storm Drain Revenue and Refunding Bond. The 2010 Storm Drain Revenue and Refunding Bond has a remaining total debt service of $3.2M. These bonds were used for main line upgrades and installation of main lines. However, outstanding debt was not included in the impact fee calculation and the City does not anticipate issuing future debt for the storm drain system at this time.

CALCULATED FEE

The impact fees have been calculated with all the above considerations for the City-Wide Service Area. The fee is calculated per acre for both residential and non-residential users. The fee will be multiplied by the acreage of the lot at time of building permit issuance.

Figure ES.2: Maximum Legal Fee per Acre

	Cost	% Impact Fee Qualifying	Impact Fee Qualifying Cost	Acres to be Served	Cost per Acre
Storm Drain Impact Fee Per Acre					
IFFP Projects	5,924,300	19.5%	1,153,981	1,493	773
Buy In - Existing Assets	14,198,716	6.4%	908,718	1,493	609
Debt Service - 2000 Revenue Bond	878,015	0.0%	-	1,493	-
Debt Service - 2000 Revenue Bond (Proceeds)	(560,000)	0.0%	-	1,493	-
Debt Service - 2010 Revenue Bond	3,220,457	0.0%	-	1,493	-
Debt Service - 2010 Revenue Bond (Proceeds)	(2,500,000)	0.0%	-	1,493	-
Professional Expenses	13,882	100%	13,882	1,493	9
Subtotal	21,175,370	10%	2,076,581		1,391
Total Impact Fee Per Acre					**$ 1,391**

[1] Utah Impact Fees Act, 11-36a-304(2) (c) (d)

CHAPTER 1: IMPACT FEE OVERVIEW

PROJECT OVERVIEW

Zions Public Finance, Inc. (Zions) is pleased to provide Lehi (the City) with a Storm Drain Impact Fee Analysis. Lehi realizes that facility planning is needed as well as a new impact fee assessment for the utility to create a fair means of funding a much needed storm drain system. The City is still growing rapidly and has many capital needs. The analysis is an intensive collaborative effort that meets the needs of the City and its stakeholders. The information used to create this fee analysis was provided by City staff, Zions Public Finance, Inc. and Bowen Collins & Associates.

The goal of an impact fee analysis is to calculate the maximum impact fee that may be assessed to new development and ensure the fee meets the requirements of the Impact Fees Act, Utah Code 11-36a-101 *et seq*. The sections and subsections of the impact fee analysis will directly address the following items, required by the code:

- Impact Fee Analysis Requirements (Utah Code 11-36a-304)
    - Identify Existing Capacity to serve growth
        - Proportionate Share Analysis
    - Identify the level of service
    - Identify the impact of future development on exisitng and future improvements
- Calculated Fee (Utah Code 11-36a-305)
- Certification (Utah Code 11-36a-306)

WHAT IS AN IMPACT FEE?

An impact fee is a one-time fee, not a tax, charged to new development to recover the City's cost of constructing storm drain facilities with capacity to serve new growth. The fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fees Act to ensure that the fee is equitable and fair.

This analysis shows that there is a fair comparison between the impact fee charged to new development and the impact the new development will have upon the system in terms of taking available capacity. Impact fees are charged to development according to a number of fixture units, which is a realistic measure of the potential storm drain demands that each user will add to the system.

HOW WILL NEW GROWTH AFFECT THE CITY?

According to the current master plan, the City's developed acres total 5,427 and the plan estimates that over the next ten years the City will add approximately 1,493 acres of developed land. At the end of the ten year planning window, it is anticipated that there will be 6,920 developed acres. There is a large amount of vacant land left within the City's current boundaries as well as in areas around the north side of the City.

This new growth will generally increase storm drain demands as increased density and development occurs. Pipe networks and other facilities will also need to be extended as development stretches farther away. In the case of the City, the capacity needed for new growth is found in both existing facilities that the City has built ahead of the growth and in the future capital projects that will be constructed within the next ten years. The recommended impact fee will balance the cost of capacity the future projects will provide existing residents and the percent of the new projects that are needed to serve the additional anticipated growth.

Population growth is important in the capital facilities and impact fee facilities planning as population, in addition to non-residential demands, drive project needs and timing. However, this storm drain impact fee analysis is not

population dependent as the system is sized for commercial, industrial, institutional, churches, schools, etc. The primary measurement of capacity and demand in a storm drain system is an acre of developed land according to the Impact Fee Facilities Plan. The fee is based on future projects and is not directly dependent upon population, as non-residential demands have an impact upon the storm drain system, or upon the growth rate.

Figure 1: Projected Growth in Developed Acres

Developed Area Projections	
Year	Developed Area
2012	-
2013	5,427
2014	5,576
2015	5,726
2016	5,875
2017	6,024
2018	6,174
2019	6,323
2020	6,472
2021	6,621
2022	6,771
2023	6,920

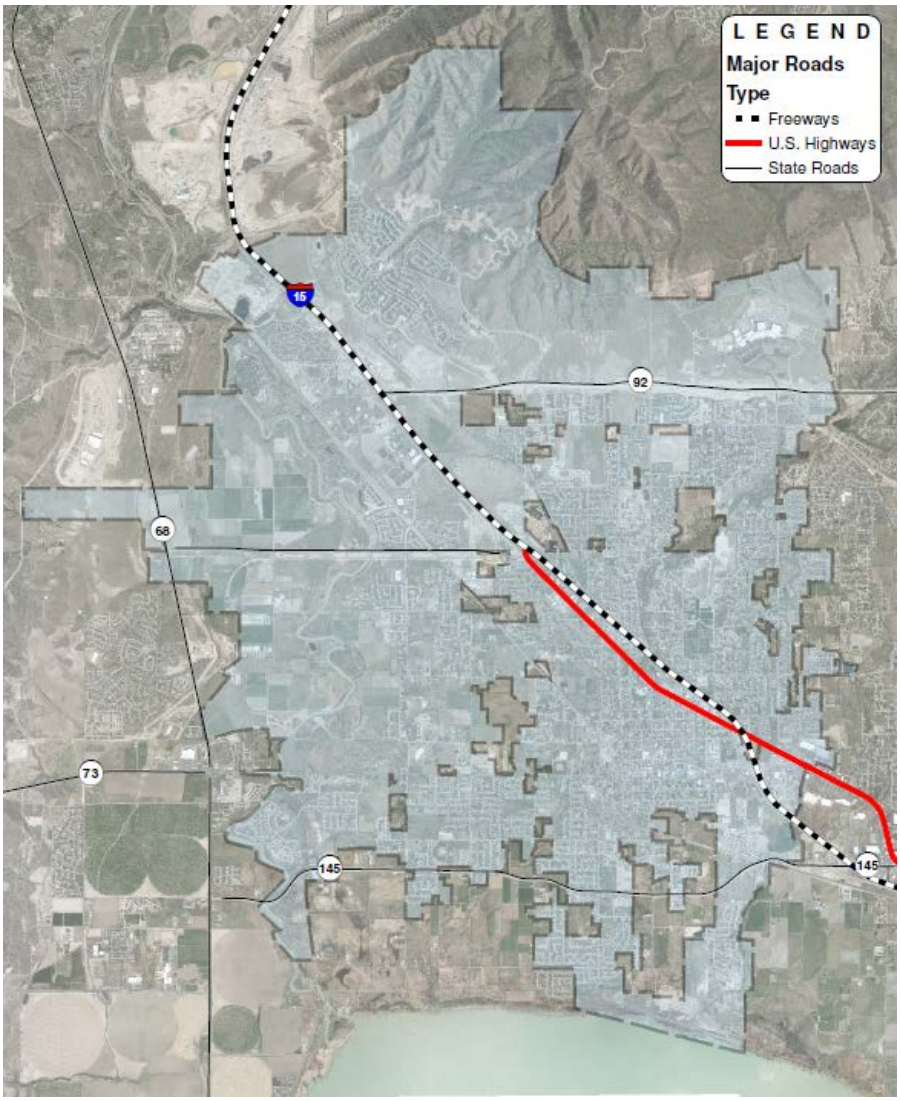
Why Are Impact Fees Necessary?

Impact fees are necessary to allocate the costs of unused storm drain system capacity (when applicable) that is reserved for new growth to the developments that will benefit from it. Impact fees help to shield existing users from shouldering the burden of paying not only for the capacity that they use but also from funding the cost of capacity needed for new development to occur.

Where Will the Impact Fees Be Assessed?

The impact fees will be assessed within the City's Storm Drain Service Area, which includes the current City boundaries and future annexation areas to which the City will provide storm drain service. A map of the Service Area is shown below. In short, if a developer is requesting a building permit and will be served by the City's storm drain system then that property is included in the Service Area.

Figure 2: Service Area Map



What Costs Are Not Included in the Impact Fee?

The costs, both direct capital and financing, that cannot be included in the impact fee are as follows:

- Projects that cure deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

What Costs are Included in the Impact Fee?

The impact fees proposed in this analysis are calculated based upon:

- Costs of replacement facilities that are needed to perpetuate unused capacity in the system that growth will require;
- New capital infrastructure that provides new capacity for growth; and
- Cost of professional services for engineering, planning services and preparation of the Impact Fee Facilities Plan and Impact Fee Analysis.

The proposed impact fees will be assessed throughout the entire Impact Fee Service Area.

How Are Impact Fees Calculated?

To calculate a fair impact fee we determine a growth related cost of existing and future facilities and divide that by the number of new units (acres) that will benefit from the unused capacity. A cost per acre is calculated by dividing impact fee qualifying cost by the amount of capacity to derive the cost per acre.

The general impact fee methodology splits the capacity in existing facilities and future capital projects between that which already benefits existing users and capacity that is available to benefit new growth. A cost is assigned to the capacity that is available for new growth based upon the historic cost of storm drain facilities and the future costs of storm drain infrastructure. A final fee per residential or non-residential land use is calculated by multiplying the cost per acre of lot size for each new unit of development.

What is the Current Level of Service?

Bowen Collins & Associates defined the City's level of service in the Impact Fee Facilities Plan. The plan states the following:

The requirements for the storm drain system are as follows:

- **Storm Drain Pipelines –** Storm drain pipelines are not allowed to surcharge/pressurize during a 10-year storm event. In the event that storm water discharge is greater than the 10-year event, the pipes will pressurize and eventually flood into the streets. It is important to note that roadways become the major storm water conveyance facility during storms that are larger than the 10-year design event, and should be designed to convey flows up to the 100-year event. Storm drain pipe materials and minimum sizes are defined in the "Lehi City Design Standards and Public Improvement Specifications".

- **Design Storm Parameters –** The design storm defines how much precipitation falls and at what rate for a projected precipitation event. Rainfall data for system evaluation is based on the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. This data is commonly used by professionals in the industry, and has been shown to produce accurate results in studies conducted in neighboring communities.

What are the Recommended City Storm Drain Impact Fees?

Figure 3: Maximum Legal Storm Drain Impact Fee

	Cost	% Impact Fee Qualifying	Impact Fee Qualifying Cost	Acres to be Served	Cost per Acre
Storm Drain Impact Fee Per Acre					
IFFP Projects	5,924,300	19.5%	1,153,981	1,493	773
Buy In - Existing Assets	14,198,716	6.4%	908,718	1,493	609
Debt Service - 2000 Revenue Bond	878,015	0.0%	-	1,493	-
Debt Service - 2000 Revenue Bond (Proceeds)	(560,000)	0.0%	-	1,493	-
Debt Service - 2010 Revenue Bond	3,220,457	0.0%	-	1,493	-
Debt Service - 2010 Revenue Bond (Proceeds)	(2,500,000)	0.0%	-	1,493	-
Professional Expenses	13,882	100%	13,882	1,493	9
Subtotal	21,175,370	10%	2,076,581		1,391
Total Impact Fee Per Acre					**$ 1,391**

The Lehi City Council has the discretion to set the actual impact fees to be assessed, but they may not exceed the maximum allowable fee calculated. The City may, on a case by case basis, work directly with a developer to adjust the standard impact fee to respond to unusual circumstances and ensure that impact fees are imposed fairly. This adjusted impact fee calculation will be based on the cost per acre as defined above.

CHAPTER 2: FUTURE CAPITAL PROJECTS AND LEVEL OF SERVICE

IMPACT FEE ANALYSIS REQUIREMENTS

Growth and Land Development Projections

According to the Impact Fee Facilities Plan and the growth projections completed in a technical memo, the 2010 population was 47,407[2]. Population is important in the Capital Facilities and Impact Fee Facilities planning as population, and other factors, drive project need and timing. However, this impact fee analysis is not population dependent. The driving force is the land use and developed acres. The Impact Fee Facilities Plan defines currently the City has 5,427 developed acres[3]. In the next six to ten years it is anticipated that the City will grow to 6,920 developed acres (an increase of 1,493 acres). The increase in acres is displayed below.

Figure 4: Developed Acres

Developed Area Projections	
Year	Developed Area
2012	-
2013	5,427
2014	5,576
2015	5,726
2016	5,875
2017	6,024
2018	6,174
2019	6,323
2020	6,472
2021	6,621
2022	6,771
2023	6,920

There will be significant growth expected within the City's boundaries and increased demand on the City's collection facilities which will require new projects to meet further demand. The area is growing at a very rapid pace. The growth projections in developed acres are found in the Appendix of this document.

Existing Infrastructure and Capacity to Serve New Growth (Buy-In Component)

The IFFP states that existing storm drain infrastructure in Lehi City includes conveyance pipelines and detention basins. All detention basins are project level improvements and will not be included in the calculation of impact fees. The IFFP defines that 6.4% of the existing infrastructure will serve growth over the next ten years. The assets list was provided by Lehi City. Some of the assets are not impact fee qualifying. The full schedule can be found in the appendix of this document. The analysis has determined that approximately $14M of existing infrastructure has been funded by the City. Therefore $908,718 of the total amount has been included in the impact fee calculation.

Impact Fee Facilities Plan – Future Capital Projects

The Impact Fee Facilities Plan developed the following capital projects, helped determine the timing and identified what was growth related, and of that amount, how much of the total capacity will be realized in the next ten years (percentage Impact Fee Qualifying & Impact Fee Qualifying Cost).

Figure 5: Capital Projects

[2] 2010 Census Data
[3] Bowen Collins & Associates Lehi Impact Fee Facilities Plan

Project Name	Year to be Constructed	Construction Cost	% to 10 Year Growth	Impact Fee Qualifying Cost
SD1A Chapel Ridge Bypass	2015	$ 167,900	11.2%	$ 18,805
SD2 Cabela's Blvd	2015	787,700	21.6%	170,143
SD3 1500 North 3600 West	2016	616,100	50.7%	312,363
SD4 1350 West 300 North	2016	88,700	1.3%	1,153
SD1B Traverse Mountain Blvd	2017	1,990,800	11.2%	222,970
SD5 N. Frontage Road (Fox Ditch)	2017	216,500	35.7%	77,291
SD6 N. Frontage Road (Industrial)	2019	98,300	7.6%	7,471
SD 7 Hwy 85 (2100 North)	2020	1,476,300	21.5%	317,405
SD 8 1500 North 1200 West	2022	254,900	0.4%	1,020
SD9 West 1400 North	2023	98,600	0.7%	690
SD10 South 850 East	2024	128,500	19.2%	24,672
Ten Year Capital Project Total		**$ 5,924,300**	**19.5%**	**$ 1,153,981**

CHAPTER 3: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires that the Impact Fee Analysis estimate the proportionate share of the costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity.

Lehi continues to grow and expects further expansion in the area. It has been clearly defined which projects are growth related, repair and replacement, or pipe upsizing (the upsizing may include some element of growth). The projects are detailed later in the Future Capital Projects section.

Part of the proportionate share analysis is a consideration of the manner of funding existing public facilities. Historically the City has funded existing infrastructure through several different funding sources including:

- General Fund Revenues
- User Rates
- Grants
- Bond Proceeds
- Developer Exactions
- Impact Fees

In calculating the buy-in component (for existing infrastructure capacity) of this analysis, no grant funded infrastructure has been included. Once the grant funded projects have been removed, all remaining infrastructure has been funded by existing residents. In order to ensure fairness to existing users, impact fees are an appropriate means of funding future capital infrastructure. Using impact fees places a burden on future users that is equal to the burden that was borne in the past by existing users. (Utah Impact Fees Act, 11-36a-304(2)(c)(d))

Just as existing infrastructure has been funded through different means; it is required by the Impact Fees Act to evaluate all means of funding future capital. There are positives and negative aspects to the various forms of funding. It is important to evaluate each.

General Fund/User Rates
The general fund and user rates have both been funded in one form or another by existing users. It would be an additional burden to existing users to utilize this revenue source to fund capital to meet the needs of future users. This is not an equitable policy and can place too much stress on the tight budgets of the general fund and other user rate funds. The storm drain rates in Lehi are dedicated to operation and maintenance, repair and replacement and ensuring a stable reserve for maintaining a good credit rating. If rate revenues are required to supplement the capital required by growth, the City will reimburse the user rate fund with impact fees as they are collected and act as a loan to the impact fee fund to be repaid.

Property Taxes
It is true that property taxes may be a stable source of income. However, property taxes are not assessed based on impact placed upon a system. Property taxes are based upon property valuation. Using property taxes to fund future capital again places too much burden on existing users and subsidizes growth. The financial audits for the City do not show a line item for property taxes as a revenue stream for storm drain, thus any property taxes collected on the property being developed is not being used to fund infrastructure or operation and maintenance of the storm drain system.

Impact Fees
Impact fees are a fair and equitable means of providing infrastructure for future development. They provide a rational nexus between the costs borne in the past and the costs required in the future. The Impact Fees Act ensures that future development is not paying any more than what future growth will demand. Existing users and future users receive equal treatment; therefore, impact fees are the optimal funding mechanism for future growth related capital needs.

Developer Credits

If a project included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) is constructed by a developer, that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f))

CALCULATED FEE

The impact fees have been calculated with all the above considerations for the City-wide Service Area. A unique fee is calculated for each property based on acreage. The fee is assessed as shown in Figure 6 whether the property is a residential or non-residential land use.

Figure 6: Impact Fee Calculation

	Cost	% Impact Fee Qualifying	Impact Fee Qualifying Cost	Acres to be Served	Cost per Acre
Storm Drain Impact Fee Per Acre					
IFFP Projects	5,924,300	19.5%	1,153,981	1,493	773
Buy In - Existing Assets	14,198,716	6.4%	908,718	1,493	609
Debt Service - 2000 Revenue Bond	878,015	0.0%	-	1,493	-
Debt Service - 2000 Revenue Bond (Proceeds)	(560,000)	0.0%	-	1,493	-
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Debt Service - 2010 Revenue Bond (Proceeds)	(2,500,000)	0.0%	-	1,493	-
Professional Expenses	13,882	100%	13,882	1,493	9
Subtotal	21,175,370	10%	2,076,581		1,391
Total Impact Fee Per Acre					**$ 1,391**

In certain circumstances, properties with large pervious area which will release significantly less than average flow per acre can be assessed an adjusted impact fee. In these rare cases, the portion of the property with exclusively pervious land uses (such as schools with playing fields) can be removed before calculating the effective lot size. This reduced lot size can then be used to calculate the fee on a per acre basis as shown above.

CHAPTER 4: CERTIFICATION AND APPENDICES

In accordance with Utah Code Annotated, 11-36a-306(2), behalf of Zions Public Finance, Inc., makes the following certification:

Zions certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
   a. allowed under the Impact Fees Act; and
   b. actually incurred; or
   c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
   a. costs of operation and maintenance of public facilities;
   b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
   c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plans ("IFFPs") made in the IFFP documents or in the impact fee analysis documents are followed in their entirety by Lehi staff and elected officials.
2. If all or a portion of the IFFPs or impact fee analyses are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Lehi and outside sources. Copies of letters requesting data are included as appendices to the IFFPs and the impact fee analysis.

Dated: May 12, 2016

ZIONS PUBLIC FINANCE, INC.

APPENDICES

Entity: Lehi
Public Body: City Council
Subject: Other
Notice Title: Lehi City Public Notice
Meeting Location: 153 N. 100 E.

Lehi

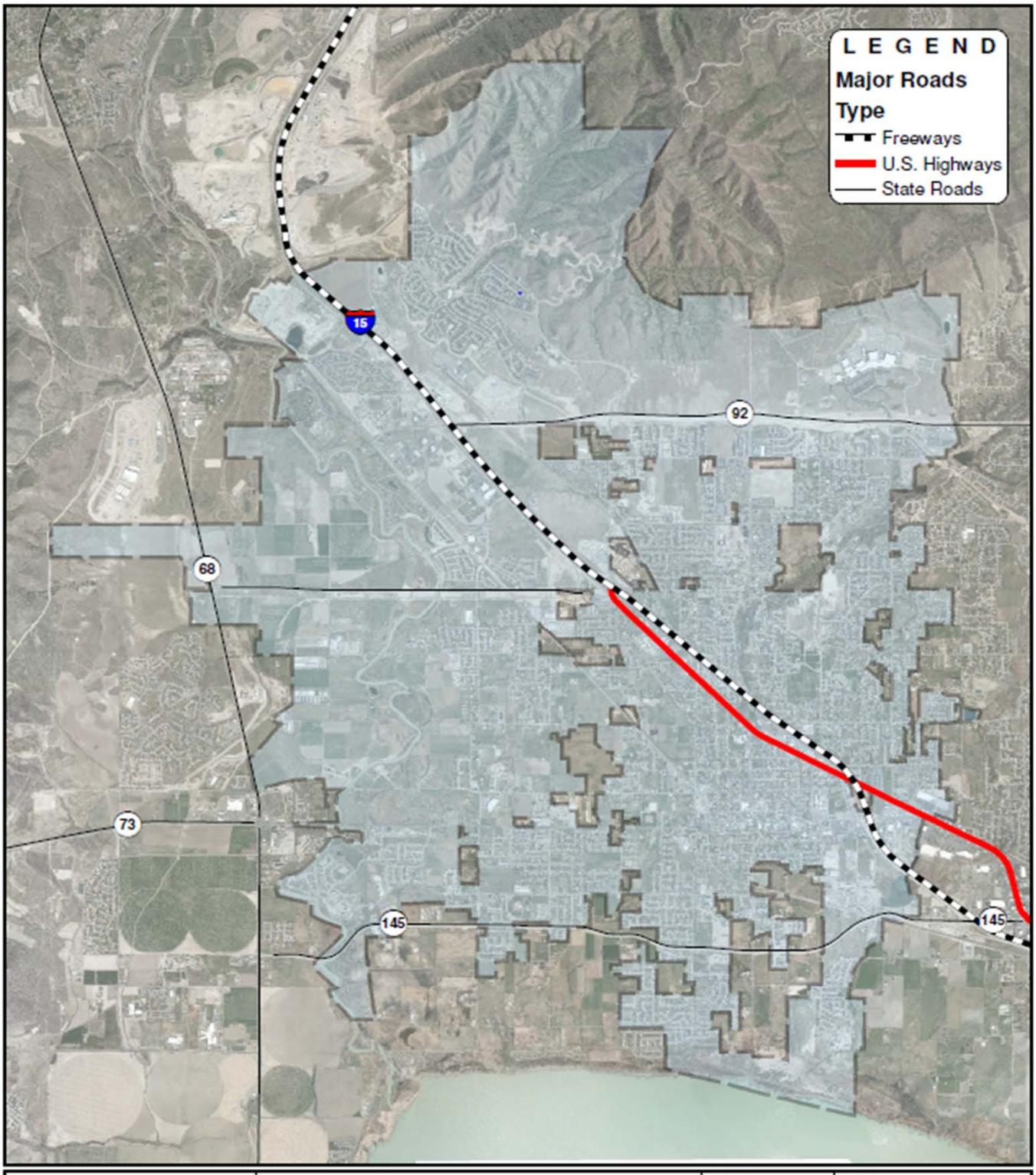
Notice Date & Time: July 16, 2013
4:37 PM - 4:37 PM
Description/Agenda:
Subject: Impact Fee Facilities Plans and Impact Fee Analyses
Notice Title: Notice of Intent
Notice Type: Notice
Notice Date & Time: July 16, 2013

NOTICE OF INTENT TO CREATE IMPACT FEE FACILITIES PLANS AND AN AMENDED IMPACT FEE WRITTEN ANALYSES

Lehi City, a local district located in Utah County, Utah, intends to commence the preparation of an independent and comprehensive Impact Fee Facilities Plans and Written Impact Fee Analyses and therefore, pursuant to the provisions of 11-36a-501 and 503 of the Utah Code, as amended 2011, notice is hereby provided to you of the intent of Lehi City to create Impact Fee Facilities Plans and amend the City's Impact Fee Written Analyses. The proposed capital facilities will be located in the City's boundaries. The impact fees to be considered will be charged to new development and used to offset the cost of capital facilities to serve new development. Those receiving this Notice are invited to provide information to be considered in adopting the impact fee facilities plans or written analyses of proposed impact fees. For information about the Impact Fee Facilities Plans, analyses, or proposed Impact Fees, please contact Brenn Bybee at 801 768-7100 x 2258 or e-mail bbybee@lehi-ut.gov. Any information received should be provided in writing.

Notice of Special Accommodations: In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
Notice of Electronic or telephone participation: N/A
Other information:
Contact Information: Marilyn Banasky
8017687100
mbanasky@lehi-ut.gov
Posted on: July 16, 2013 04:39 PM
Last edited on: July 16, 2013 04:39 PM

APPENDIX A: MAP OF IMPACT FEE SERVICE AREA



Bowen Collins & Associates, Inc.
CONSULTING ENGINEERS

IMPACT FEE SERVICE AREA

LEHI CITY
LEHI IMPACT FEES

NORTH:

SCALE: 0 2,500 5,000 Feet

FIGURE NO. X

P:\Lehi\2013 Impact Fee Study\4.0 GIS\4.1 Projects\Lehi Service Area.mxd dsteker 12/19/2014

APPENDIX B: CURRENT AND FUTURE ACRES

Storm Water		
	Current	**2023**
Current Developed Area	5,427	6,920

Source: Bowen Collins & Associates IFFP

Area Added Per Year	
2013	-
2014	149
2015	149
2016	149
2017	149
2018	149
2019	149
2020	149
2021	149
2022	149
2023	149
Total	**1,493**

Developed Area Projections	
Year	**Developed Area**
2012	-
2013	5,427
2014	5,576
2015	5,726
2016	5,875
2017	6,024
2018	6,174
2019	6,323
2020	6,472
2021	6,621
2022	6,771
2023	6,920

APPENDIX C: CAPITAL PROJECTS - IMPACT FEE FACILITIES PLAN

	A	B	C	D	E	
1	**Project Name**	**Year to be Constructed**	**Construction Cost**	**% to 10 Year Growth**	**Impact Fee Qualifying Cost**	1
2						2
3	SD1A Chapel Ridge Bypass	2015	$ 167,900	11.2%	$ 18,805	3
4	SD2 Cabela's Blvd	2015	787,700	21.6%	170,143	4
5	SD3 1500 North 3600 West	2016	616,100	50.7%	312,363	5
6	SD4 1350 West 300 North	2016	88,700	1.3%	1,153	6
7	SD1B Traverse Mountain Blvd	2017	1,990,800	11.2%	222,970	7
8	SD5 N. Frontage Road (Fox Ditch)	2017	216,500	35.7%	77,291	8
9	SD6 N. Frontage Road (Industrial)	2019	98,300	7.6%	7,471	9
10	SD 7 Hwy 85 (2100 North)	2020	1,476,300	21.5%	317,405	10
11	SD 8 1500 North 1200 West	2022	254,900	0.4%	1,020	11
12	SD9 West 1400 North	2023	98,600	0.7%	690	12
13	SD10 South 850 East	2024	128,500	19.2%	24,672	13
14	**Ten Year Capital Project Total**		**$ 5,924,300**	**19.5%**	**$ 1,153,981**	14
15						15
	A	B	C	D	E	

APPENDIX D: EXISTING STORM WATER ASSETS

	A	B	C		
1	**Useful Life**	**Description**	**Historic Cost**	**Impact Fee Qualifying**	1
2		Land/Easements	$ 88,583	Yes	2
3		Land (Alpine School District)	25,047	No	3
4		1700 W Easement	8,075	No	4
5	5	Mini Excavator	20,519	No	5
6	30	1999-2000 System Improvements	216,455	Yes	6
7	30	2000-2001 System Improvements	1,750,641	Yes	7
8	30	Drains Project '01	482,564	No	8
9	30	Detention Basin	63,428	Yes	9
10	50	1996 Drainage Project	429,200	Yes	10
11	50	1997 Drainage Project	355,200	Yes	11
12	50	1998 Drainage Project	814,000	Yes	12
13	50	1999 Drainage Project	1,258,000	Yes	13
14	50	2000 Drainage Project	1,361,600	Yes	14
15	50	2001 Drainage Project	1,346,800	Yes	15
16	50	2002 Drainage Project	1,480,000	Yes	16
17	50	2003 Contributions from Developers	2,591,494	No	17
18	30	2004 Improvements	251,606	Yes	18
19	30	Infrastructure from Subd	434,333	No	19
20	50	Remedial Drainage, Peters Dete	5,940	No	20
21	50	Developer Contributions	1,706,661	No	21
22	50	Drainage Improvements	216,869	Yes	22
23	50	2006 Developer Contributions	3,583,081	No	23
24	50	Addt'l 2006 Developer Contributions	147,280	No	24
25	50	2007 Drainage Improvements	693,419	Yes	25
26	50	2007 Developer Contributions	3,846,304	No	26
27	30	Pilgrims Landing Storm Drain	71,227	Yes	27
28	30	Project Design & Engineering	57,168	Yes	28
29	30	Drainage Construction	179,847	Yes	29
30	30	2008 Developer Contribution	2,254,489	No	30
31	30	200 S Drainage Project	63,121	Yes	31
32	30	Drainage Improvements	78,133	Yes	32
33	30	Development Oversizing	174,829	Yes	33
34	30	Developer Contributions	1,642,638	No	34
35	30	400 E Drain Extension	2,435	No	35
36	30	1200 W Regional Basin	336,419	Yes	36
37	30	1100 W Drain	6,796	No	37
38	30	UPDES	15,222	No	38
39	30	600 N 100 W	34,024	Yes	39
40	30	Development Oversizing	10,144	Yes	40
41	30	Mainline Oversizing	9,545	No	41
42	30	2010 Developer Contribution	309,419	No	42
43	30	400 E RR Culvert	85,727	Yes	43
44	30	2200 N Center Street	26,019	Yes	44
45	30	Snow Property	11,512	Yes	45
46	30	UPDES	37,664	No	46
47	30	Mainline Upsizing	53,536	Yes	47
48	30	Developers Contribution	183,655	No	48
49	30	Developers Contribution	58,300	No	49
50	30	West Low Hills Drive	1,144,848	Yes	50
51	30	Master Plan and Impact Fees	56,141	Yes	51
52	30	Millpond Drain Project	373,710	Yes	52
53	30	Jordan Narrows Detention	801,280	Yes	53
54	30	Center & 1100 W	289,700	Yes	54
55	30	Developers Contribution	791,826	No	55
56	30	Developers Contribution	41,957	No	56
57	30	Murdock Canal Enclosure	25,529	Yes	57
58	30	Lamert Drainage Basin	42,932	No	58
59	20	Master Plan and Impact Fees	39,916	No	59
60		2013 Developer Contribution	852,170	No	60
61		2013 Developer Contribution	36,108	No	61
62	**Total**		**$ 33,375,084**		62
63	**Impact Fee Qualifying**		**$ 14,198,716**		63
64	**Source: Lehi City*				64
	A	B	C		

APPENDIX E: OUTSTANDING STORM DEBT

Series 2000 Storm Drain Revenue Bonds $2,200,000

Date	Principal	Interest	Total P&I
2000	$ -	$ -	$ -
2001	-	-	-
2002	-	-	-
2003	-	-	-
2004	-	-	-
2005	-	-	-
2006	130,000	89,838	219,838
2007	135,000	83,208	218,208
2008	145,000	76,255	221,255
2009	150,000	68,715	218,715
Total	**$ 560,000**	**$ 318,015**	**$ 878,015**

Source Lehi City

Used For: Main Line upgrades, installing main lines

Series 2010 Storm Drain Revenue & Refunding Bonds $2,500,000

Date	Principal	Interest	Total P&I
2010	$ -	$ -	$ -
2011	145,000	62,156	207,156
2012	140,000	82,661	222,661
2013	145,000	77,747	222,747
2014	150,000	72,657	222,657
2015	160,000	67,392	227,392
2016	150,000	61,776	211,776
2017	155,000	56,511	211,511
2018	160,000	51,071	211,071
2019	165,000	45,455	210,455
2020	170,000	39,663	209,663
2021	180,000	33,696	213,696
2022	185,000	27,378	212,378
2023	190,000	20,885	210,885
2024	200,000	14,216	214,216
2025	205,000	7,196	212,196
Total	**$ 2,500,000**	**$ 720,457**	**$ 3,220,457**

Source Lehi City

Refunded the remainder of the 2000 Storm Drain Revenue Bonds

APPENDIX F: BASE FEE PER ACRE

	A	B	C	D	E	F	
1		**Cost**	**% Impact Fee Qualifying**	**Impact Fee Qualifying Cost**	**Acres to be Served**	**Cost per Acre**	1
2	**Storm Drain Impact Fee Per Acre**						2
3	IFFP Projects	5,924,300	19.5%	1,153,981	1,493	773	3
4	Buy In - Existing Assets	14,198,716	6.4%	908,718	1,493	609	4
5	Debt Service - 2000 Revenue Bond	878,015	0.0%	-	1,493	-	5
6	Debt Service - 2000 Revenue Bond (Proceeds)	(560,000)	0.0%	-	1,493	-	6
7	Debt Service - 2010 Revenue Bond	3,220,457	0.0%	-	1,493	-	7
8	Debt Service - 2010 Revenue Bond (Proceeds)	(2,500,000)	0.0%	-	1,493	-	8
9	Professional Expenses	13,882	100%	13,882	1,493	9	9
10	Subtotal	21,175,370	10%	2,076,581		1,391	10
11	**Total Impact Fee Per Acre**					**$ 1,391**	11
12							12
	A	B	C	D	E	F	

Lehi City Storm Drain Fee Facilities

Project Name	Construction Cost	Cost to New Growth	Updated Capital List FY2026
Chapel Ridge Bypass	$ 167,900	$ 105,441	$ 105,441
Cabela's Blvd	787,700	429,297	429,297
1500 North 3600 West	616,100	537,239	537,239
1350 West 300 North	88,700	69,275	69,275
Traverse Mountain Blvd	1,990,800	1,250,222	1,250,222
N Frontage Rd (Fox Ditch)	216,500	213,469	213,469
N Frontage Rd (Industrial)	98,300	85,521	85,521
Hwy 85 (2100 N)	1,476,300	1,476,300	1,476,300
1500 North 1200 West	254,900	120,058	120,058
West 1400 North	98,600	70,302	70,302
South 850 East	128,500	24,672	24,672
Dry Creek 600 E Culvert			450,000
Skye Development Drains			350,000
Project Subtotal	**$ 5,924,300**	**$ 4,381,796**	**$ 5,181,796**
Buy In to Existing Infrastructure	14,198,716	6,247,435	6,247,435
Total Storm Drain Impact Fee Infrastructure	**$ 20,123,016**	**$ 10,629,231**	**$ 11,429,231**
Professional Services / Credits			
Professional Services / Credits	$ 30,000	$ 30,000	$ 30,000
Total Impact Fee Projects Per IFFP/IFA	**$ 20,153,016**	**$ 10,659,231**	**$ 11,459,231**