

Skye Area Plan

Proposed Culinary Water Capital Improvements vs. Projected Impact Fee Income

Capital Improvements - Culinary

Item	Quantity	Units	Cost/Unit	Item Cost
New 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)	4,800	lf	\$ 228	\$ 1,094,400
12" Booster Pump Line	1,868	lf	\$ 395	\$ 737,860
Booster pump station at Existing City tank	1	ls	\$ 750,000	\$ 750,000
Culinary storage tank	1,080,000	gal	\$ 2.85	\$ 3,078,000
All weather access road (50% included here, 50% with P.I.)	4,300	lf	\$ 1.85	\$ 7,955
Sub-Total Estimated Capital Improvements				\$ 8,938,215
Contingency (Engineering, Surveying, Soft Costs)			10%	\$ 893,822
Developer Cost	1	ls	\$ (7,739,492)	\$ (7,739,492)
Total Estimated Capital Improvements				\$ 2,092,544

Impact Fee Generation - Culinary

Land Use	#ERU	Impact Fee	Total
Non-Residential			
Commercial/Civic	261	\$ 1,194.07	\$ 311,652
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)	572	\$ 1,194.07	\$ 683,008
Total Estimated Impact Fees	1751		\$ 2,092,544

NET:

\$ -

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.
- 240,000 gallons in the existing Seasons tank are allotted to serve 467 units in the Skye Area Plan. Prior to construction of any units, the city projects at Vialetto, Flight Park, and Sandpit will need to be completed as detailed in the water utility section.
- The completion of the proposed tank in the Skye Area Plan is required for any units beyond 467.
- The developer will dedicate property without cost to the city for the required culinary storage tank and access.
- Total reimbursement from Lehi City not to exceed total impact fee paid.
- In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse the developer's costs as shown above.

Skye Area Plan

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

Pressurized Irrigation

Item	Quantity	Units	Cost/Unit	Item Cost
New Well Construction including wellhouse, permits, fees, connection	1	ls	\$ 3,600,000	\$ 3,600,000
Booster pump station at existing City Reservoir	1	ls	\$ 750,000	\$ 750,000
12" Booster Pump Line	2,538	lf	\$ 395	\$ 1,002,510
PI Storage Reservoir	1,271,866	gal	\$ 1.50	\$ 1,907,799
All weather access road (50% included here, 50% with Culinary)	4,300	lf	\$ 1.85	\$ 7,955
Sub-Total Estimated Capital Improvements				\$ 7,268,264
Contingency (Engineering, Surveying, Soft Costs)			10%	\$ 726,826
Developer Cost	1	ls	\$ (6,827,771)	\$ (6,827,771)
Total Estimated Capital Improvements				\$ 1,167,319

Impact Fee Generation - PI

Land Use	#ERU	Acreage	Impact Fee	Total
Non-Residential				
Commercial/Civic		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
Total Estimated Impact Fees	690	45.83		\$ 1,167,319

NET:

\$ -

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.
- 0.8 acre feet in the existing Seasons reservoir are allotted to irrigate 51.59 acres of irrigable area in the Skye Area Plan. Prior to construction of any units, the city projects at Vialetto, Flight Park, and Sandpit will need to be completed as detailed in the PI utility section.
- 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.
- In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse the developer's costs as shown above.

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	2,669	lf	\$ 235	\$ 627,215
24" RCP Trunkline with Manholes	1,958	lf	\$ 115	\$ 225,113
Developer Cost	1	ls	\$ (334,736)	\$ (334,736)
Total Estimated Capital Improvements				\$ 517,591

Impact Fee Generation - Storm Water

Land Use	#ERU	Acreage	Impact Fee	Total
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
Total Estimated Impact Fees	690	162.60		\$ 517,591

NET:

\$ -

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. In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse the developer's costs as shown above.

Skye Area Plan

Proposed Sewer Capital Improvements vs. Projected Fee Income

Capital Improvements - Sewer

Item	Quantity	Units	Cost/Unit	Item Cost
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 ⁴	1	ls	\$ 90,000	\$ 90,000
Regional Improvements	1	ls	\$ 1,141,608	\$ 1,141,608
Total Estimated Capital Improvements				\$ 1,356,588

Impact Fee Generation - Sewer

Land Use	#ERU	Impact Fee	Total
Non-Residential			
Commercial/Civic	261	\$ 761.43	\$ 198,733
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)	572	\$ 761.43	\$ 435,538
Total Estimated Impact Fees	1751		\$ 1,356,588

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.
- In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse the developer's costs as shown above.
- 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.

Skye Area Plan

Proposed Power Capital Improvements vs. Projected Fee Income

Capital Improvements - Power

Item	Quantity	Units	Cost/Unit	Item Cost
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
Total Estimated Capital Improvements				\$ 3,158,967

Impact Fee Generation - Power

Land Use	Units	Approx. KVA	Impact Fee per Unit or KVA	Total
Non-Residential				
Commercial/Civic	261	6372	\$ 52.38	\$ 333,740
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)	572	3432	\$ 1,484.64	\$ 849,214
Total Estimated Impact Fees	1751			\$ 3,158,967

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. Single family panel size assumed to be 200 A
4. Multi family panel size assumed to be 125 A
5. KVA of 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 10,620 kW per the master plan.
6. Impact fee per kVA for Commercial/Civic area was calculated by averaging the costs per kVA from the city's impact fee table.
7. In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse the developer's costs as shown above.

Skye Area Plan

Proposed Roads Capital Improvements vs. Projected Fee Income

Capital Improvements - Roads						
	Item	Quantity	Units	Cost/Unit		Item Cost
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 5" 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 5" 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 5" Asphalt, 8" Base, 15" Subbase	4,138	sf	\$	4.25	\$ 17,587
Lower Center Street						
	Additional 5" 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 ³	1	ls	\$	600,000	\$ 600,000
	Regional Improvements (Center Street Widening)	1	ls	\$	184,239	\$ 184,239
	Total Estimated Capital Improvements					\$ 2,472,152
Impact Fee Generation - Roads						
	Land Use	Building Area (SF)	ERU's	Impact Fee PER Unit/SF		Total
Non-Residential						
	Commercial/Civic	1240000	261	\$	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)		572	\$	708	\$ 404,976
	Total Estimated Impact Fees		1751			\$ 2,472,152
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. In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse any of the developer's costs on capital improvements.
3. Any modifications requested by the city to any of the existing roadway improvements in 500 West, Traverse Terrace Blvd, 3950 N, Center Street, & 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

Parks

Item	Quantity	Units	Cost/Unit	Item Cost
10' asphalt trail w/3" asphalt and 6" roadbase (within Area Plan Boundary)	10,953	lf	\$ 50	\$ 547,650
10' asphalt trail w/ 3" asphalt and 6" roadbase (within Technical Manufacturing Buffer)	8,842	lf	\$ 50	\$ 442,100
Multi-use natural surface trail (Trail 9 on Sheet OS-4)	3,849	lf	\$ 12	\$ 46,188
Regional park improvements ⁵	1	ls	\$ 2,743,195	\$ 2,743,195
Total Estimated Capital Improvements				\$ 3,779,133

Impact Fee Generation - Parks

Land Use	Total
Residential	
LD	\$ 504,682
MD	\$ 1,342,122
HD	\$ 550,713
VHD (Mixed Use Area)	\$ 1,381,615
Total Estimated Impact Fees	\$ 3,779,133

NET: **\$ (0)**

Notes:

1. Any natural surface trails are to be constructed by a professional trail builder as approved by the city.
2. In the event that additional impact fees are collected with future amendments to this area plan, these fees will be used to reimburse any of the developer's costs on capital improvements.
3. All capital improvements shown here are public improvements. Additional private parks improvements shall be installed by the developer at their expense.
4. 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.