

Table 2-4: Impact Fees

Location	Improvement	Classification	Unit	Qty.	Unit Cost	Total Cost	CIP		Impact Fee	
							%	Dev. %	%	Cost
300 W, 200 N to 100 S	Widen	Historic Local to Local	Mile	0.30	\$318,737	\$95,621	52%	0%	48%	\$45,633
450 N/Dairy Lane, Center St to End	Reconstruction	Local	Mile	0.07	\$188,116	\$12,737	100%	0%	0%	\$0
600 N, Center St to River Road	Reconstruction	Historic Local to Local Collector	Mile	0.50	\$510,000	\$255,000	10%	0%	90%	\$230,000
100 E, 100 N to 150 N	Widen	Historic Local to Local	Mile	0.40	\$41,723	\$16,689	52%	0%	48%	\$7,953
500 South, Stringtown Rd to Cemetery	Widen	Historic Local to Local Collector	Mile	0.70	\$241,181	\$168,827	76%	0%	24%	\$39,819
200 E, 100 N to 150 N	Reconstruction	Local	Mile	0.05	\$441,696	\$23,005	100%	0%	0%	\$0
Probst Way, Pine Canyon Rd to End	Reconstruction	Local	Mile	0.10	\$138,230	\$13,823	100%	0%	0%	\$0
Lime Canyon Rd, Homestead Dr to Oak Ln	Widen	Historic Local to Local	Mile	3.10	\$51,689	\$160,237	72%	0%	28%	\$45,152
100 West/Cen, Swiss Farm Way to Alf Cir	Widen	L. Collector to M. Collector	Mile	0.13	\$333,169	\$43,312	80%	0%	20%	\$8,786
Swiss Alpine Rd, Homestead Dr to 980 W	Widen	Historic Local to Local	Mile	0.70	\$112,061	\$78,443	96%	0%	4%	\$3,125
1400 W, 310 N to End	Widen	Historic Local to Local	Mile	0.17	\$203,412	\$34,557	88%	0%	12%	\$4,037
250 N, Center St to 100 W	Widen	Historic Local to Local	Mile	0.10	\$367,565	\$38,288	63%	0%	37%	\$14,287
100 W, 250 N to 100 N	Widen	Historic Local to Local	Mile	0.16	\$296,320	\$46,300	65%	0%	35%	\$16,436
250 W, 500 S to 970 S	Widen	Historic Local to Local Collector	Mile	0.42	\$465,701	\$194,042	86%	0%	14%	\$26,582
970 S, Center St to 250 W	Widen	Historic Local to Local Collector	Mile	0.28	\$408,133	\$115,947	49%	0%	51%	\$59,614
Michie Lane, Center St to 325 E	New Construction	Collector	Mile	0.40	\$1,640,000	\$656,000	0%	62%	38%	\$248,000
Pine Canyon Rd 200 N to Burgi Ln	Reconstruction	Historic Local to Local Collector	Mile	0.95	\$630,000	\$598,500	5%	0%	95%	\$70,000
200 S/185 S, 100 E to 275 E	Reconstruction	Local	Mile	0.31	\$430,000	\$63,698	100%	0%	0%	\$0
Cari Lane	Reconstruction	Collector	Mile	0.40	\$690,000	\$276,698	13%	0%	87%	\$240,000
Pine Canyon Rd, Burgi North to County	Widen	Local to Local Collector	Mile	0.63	\$330,000	\$207,900	0%	0%	100%	\$207,900
400 East, Main to Michie	New Construction	Local Collector	Mile	0.35	\$1,220,000	\$427,000	0%	84%	16%	\$70,000
600 N, Center St to Pine Canyon	New Construction	Local Collector	Mile	0.40	\$1,220,000	\$488,000	0%	84%	16%	\$80,000
970 S, 250 W to Stringtown	New Construction	Local Collector	Mile	0.25	\$1,220,000	\$305,000	0%	0%	100%	\$305,000
Michie Lane Property Acquisition	Property Acquisition	Local Collector	Each	1.00	\$250,000	\$250,000	0%	0%	100%	\$250,000
Michie Ln, 325 E, to 750 E	Widen	Historic Local to Collector	Mile	0.46	\$600,000	\$276,000	0%	72%	28%	\$78,200
*Main Street Imp, 300 E to 500 E	Widen		Mile	0.20	\$1,100,000	\$220,000	0%	0%	100%	\$220,000
Updating Capital Facilities Plan	Plan Update		Each	3.00	\$10,000	\$30,000	0%	0%	100%	\$30,000
TOTAL						\$ 5,094,926				\$2,800,524

Build-out, Full-time and Secondary Pop. 21,195
 10 Year Planning Total Population 10,159
 People per Residence, (ERU) 3.09
 Number of 10 Yr ERU's 3,288
 Number of Existing ERU's 2,179
 Number of Future ERU's 1,109
 Number of Residential Homes @ 75%
 Number of Apartments @ 22%
 Number of Modular Homes @ 3%
 Number of Residential Trips per Day @ 9.55
 Number of Apartment Trips per Day @ 6.47
 Number of Modular Home Trips / Day @ 4.81

Total Number of Trips Per Day 9,679

Impact Fee Cost/Trip (Total If/Total \$289.33
 Calculated Residential Impact Fee \$2,763.14
 Calculated Apartment Impact Fee \$1,871.99
 Calculated Modular Home Impact Fee \$1,391.70
Actual Residential Impact Fee \$2,750.00
Actual Apartment Impact Fee \$1,863.09
Actual Modular Home Impact Fee \$1,385.08