

IMPACT FEE

The method used for determining the impact fee is based on the sum of the impact fee construction costs for all study intersections and roadways added to the cost of performing the impact fee study. This results in the “Total Impact Fee Cost”. The total impact fee cost is then divided by the total number of 24-hour trips that will be generated by the vacant land parcels. **Table 11** shows the calculation for the impact fee.

TABLE 11 – CALCULATION OF IMPACT FEE

Total Applicable Road Impact Fee Cost	\$41,443,698
Cost of Performing Impact Fee Study	\$176,580
Total Road Impact Fee Cost	\$41,620,278
Total Applicable Culvert/Bridge Impact Fee Cost	\$660,000
24-Hour Trips from vacant Land Parcels	155,199
Road Impact Fee per 24-Hour Generated Trip (Equals Total Road Impact Fee Cost divided by the 24-hour trips)	\$268.17
Culvert/Bridge Impact Fee per 24-Hour Generated Trip (Equals Total Applicable Culvert/Bridge Impact Fee Cost divided by the 24-hour trips)	\$4.25

ANNUAL IMPACT FEE EVALUATION

The estimated construction costs that have been used to determine the impact fees presented in this report are based on year 2020 construction costs. Therefore, it may be necessary to re-evaluate the impact fee on an annual basis to reflect the annual inflation of costs for intersection and road construction or any major changes in the proposed land uses.

EXAMPLES OF TYPICAL IMPACT FEES COLLECTED

For all land uses, the number of 24-hour trips generated by each new development for a typical weekday would need to be determined on a case by case basis using the methods and procedures outlined in the most recent edition of the *ITE Trip Generation Manual* and the *ITE Trip Generation Handbook*. The generated 24-hour trip number for the new development is then multiplied by the fee per trip to determine the collected fee. **Table 12** shows the typical impact fees that would be collected for a variety of land uses. For each land use the table lists the ITE Code classification, a range of typical sizes, the 24-hour weekday trips generated by each size and the resulting impact fee to be collected. It should be noted that the land uses listed in the table are only a small sample of the different types of land uses classified by the *ITE Trip Generation* report.