

# EXHIBIT A to RESOLUTION #444-2025

## TOTAL IMPACT FEES

Table 1 summarizes the impact fees calculated in the service area reports and shows the total.

**Table 1 – Summary and Total of Impact Fees**

**(Residential and Small Commercial [less than 4,000 sq. ft. & a meter less than 1 inch])**

### Water

multi-family, per unit	\$	575.62
single-family, per unit	\$	624.61
commercial, per SF (up to 4,000)	\$	0.645

### Wastewater

#### **SE Residential**

multi-family, per unit	\$	2,101.56
single-family, per unit	\$	2,280.42

#### **Remainder of Three Forks**

multi-family, per unit	\$	4,639.29
single-family, per unit	\$	5,034.12
commercial, per SF (up to 4,000)	\$	2.882

### Stormwater

all residential, per unit	\$	-
commercial, per SF	\$	-

### Transportation

#### **SE Residential**

multi-family, per unit	\$	7,296.61
single-family, per unit	\$	7,917.60

#### **Remainder of Three Forks**

multi-family, per unit	\$	2,541.30
single-family, per unit	\$	2,757.58
commercial, per SF (up to 4,000)	\$	4.50

### Municipal Buildings

all residential, per unit	\$	23.49
commercial, per SF (up to 4,000)	\$	0.046

### Fire Protection

all residential, per unit		\$87.69
commercial, per SF (up to 4,000)	\$	0.142

### TOTAL IMPACT FEES

#### **SE Residential**

multi-family, per unit	\$	10,084.97
single-family, per unit	\$	10,933.80

#### **Remainder of Three Forks**

multi-family, per unit	\$	7,867.39
single-family, per unit	\$	8,527.49
All commercial, per SF (up to 4,000)	\$	8.216

Some of the per SF impact fees for commercial uses must be adjusted upward for larger commercial projects, as explained in the service area reports.

## Large Scale Commercial (Based on Meter Size for the first 4,000 SF of the building area)

For commercial (nonresidential) projects - \$0.645 per SF up to 4,000 SF building area, adjusted upward if water meter is larger than one inch in diameter using the tables below:

Water System Impact Fee Adjusted for Meter Size		Wastewater System Impact Fee Adjusted for Meter Size	
Meter Size	\$ per SF, up to 4,000 SF	Meter Size	\$ per SF, up to 4,000 SF
<i>inches</i>		<i>inches</i>	
0.625-1.0	0.645	0.625-1.0	2.882
1.25	0.903	1.25	4.001
1.5	1.290	1.5	5.764
2	2.064	2	9.222
3	4.128	3	12.819
4	6.450	4	18.445
6	12.900	6	29.512
8	20.640	8	41.021

Commercial per square foot - \$4.50, with this being increased by a fee of \$4,125.50 per parking space after the first 16 parking spaces.

**EXAMPLE:** Retail commercial buildings can safely be assumed to be the most common significant traffic generators as Three Forks grows. A typical retail commercial building of 4,000 SF will be required to provide 12-20 parking spaces. Dividing the total impact fee for a 4,000 SF retail building by 16 parking spaces yields \$4,125.50 per space.