



Application No.
(For City Use Only)

SITE DEVELOPMENT APPLICATION
FEE: See "Consolidated Fee Schedule"

Application for property located at : _____

Date : _____ Total Acreage: _____ Current zone: _____

Property Owner: _____ Phone No.: _____
(Current property owner must sign application)

Subdivision Name: _____ Number of lots: _____

Applicant/Agent: _____ Phone No.: _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address : _____ Zip Code: _____

Engineer : _____ Phone No. : _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address: _____ Zip Code: _____

**LEGAL DESCRIPTION AND SITE PLAN FOR THE SUBJECT PROPERTY MUST
ACCOMPANY THIS APPLICATION**

Describe in detail the site development for which this application is being submitted. A separate sheet may be submitted with additional information if necessary.

(Continued on next page.)

The following information must also be submitted with the application:

- a. A document verifying proof of ownership and completion of the attached affidavit. The current property owner must be the applicant but may designate an authorized agent to act in his/her behalf. Proof of ownership may include a Davis County Recorder's printout indicating ownership with corresponding parcel number, a warranty deed, quit claim deed or tax notice.
- b. Property address and legal description. A legal description can be obtained from the deed, tax notice, or Davis County Recorder's Office.
- c. Property plat from the Davis County Recorder's Office. The subject property should be clearly marked in red. Notification of the proposal will be sent to the adjacent property owners by Farmington City in accordance with City ordinances.

Site development standards have been established as minimum standards for the review of development applications to insure that the general appearance, interrelationships and functioning of buildings, structures, and the improvements upon the land shall be compatible and contribute to the stability of land values, the encouragement and protection of investments, the enhancement of the urban environment and streetscape, the preservation and promotion of the City's unique characteristics and values, and the general welfare of the community, while mitigating negative impacts upon adjacent neighborhoods.

Refer to Chapter 7 of the Farmington Zoning Ordinances for further information.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

I (We), _____, being duly sworn, depose and say that I (We) am (are) the owner(s)* of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

(Authorized Agent)

Subscribed and sworn to me this _____ day of _____, 20____.

(Notary)

Residing in Davis County, Utah
My commission expires: _____

*Shall be the owner-of-record as listed by the Davis County Recorder's Office or may be the authorized agent of the owner as listed below.

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AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any City Boards considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner)

(Property Owner)

Dated this _____ day of _____, 20__, personally appeared before me _____, the signer(s) of the above instrument who duly acknowledged to me that they executed the same.

(Notary)

Residing in Davis County, Utah
My commission expires: _____



CHECKLIST SITE DEVELOPMENT REQUIREMENTS

The following site plans and information are required for, and shall be submitted with, all conditional use applications:

1. **Six sets** of site plans shall be submitted along with one 11-inch-by-17-inch copy.
2. **Architectural plans** which include the following:
 - (a) Architectural drawings, sketches, perspectives, and/or exterior elevations of proposed structures and an indication of the materials and colors to be used. Include height of structures and indicate screening of roof-based mechanical equipment, parking, dumpsters, etc. All commercial, commercial recreation, and industrial developments shall be designed to include, as a part of the exterior facade of buildings or as architectural elements in the landscape, an element of "Farmington Rock".
 - (b) Plans shall illustrate the visual impact of the structures and the location of the structures in relationship to each other, the adjacent development, and the neighborhood in general. Development shall be harmonious and not negatively impact adjoining structures and neighborhoods. The developer shall use design in screening features to mitigate the visual effect of contrast in height, mass, and scale, etc.
 - (c) Plans shall illustrate the relationship between the exterior design of the proposed structures, adjacent structures, and the neighborhood in general. Exterior design and materials of the project shall be compatible with, and shall not detract from, that of structures in the neighborhood.
3. **Landscaping plans** shall be submitted which illustrate proposed landscaping and fencing in enough detail that the screening and aesthetic qualities of the landscaping can be effectively reviewed by the Planning Commission. All required landscape plans shall include:

- (a) Percent of site to be landscaped. A minimum of 40% of a multiple-family residential site, 15% of a commercial site, and 5% of an industrial site shall be landscaped. Upon a request by the applicant, landscaping percentages may be reduced if the Planning Commission finds that, due to the size of the parcel, the amount of landscaping required is unreasonable and cannot be located in useful locations. The Planning Commission may also require an increase in landscaping as a requirement for conditional use approval if it is determined that such an increase is necessary to help mitigate some aspect of a proposed use;
- (b) A plant legend specifying the total number of each type of plant, each plant's common name, and size of plants at time of installation.
- (c) Location of existing individual trees, shrubs, ground covers, and other planting areas showing approximate distances from roadways, sidewalks, and buildings. The retention of healthy existing trees and other vegetation is strongly encouraged
- (d) Description and location of any proposed ornamental landscaping elements (colored and crushed rock, gravel, large boulders, etc.)
 - (e) Description, location, and dimensions of fences and landscaping protective devices.
- (a) All landscaped areas shall be provided with an automatic irrigation system that will maintain the living material in a good and healthy condition.

4. **Lighting plans** shall be required which illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties.

5. **Site plans** shall clearly show the locations of refuse containers, service yards, storage areas, and utility installations.

- 6. **Screening** shall be provided in the following situations and according to the following standards:
 - (a) The site plans shall indicate the location, height, design, and materials of walls, fences, hedges, and other buffers. These features shall be used to screen or conceal storage areas (including refuse containers), service yards, utility installations or other unsightly features, to minimize any negative impacts on adjacent property, and to create a harmonious streetscape.
 - (b) A six-foot high masonry fence and/or a 30-foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a

commercial or industrial nature. All fences shall be engineered to withstand wind loads up to 100 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on it's own initiative or upon petition by affected property owners.

- (c) Where visual barrier fencing containing wood, metal, plastic, or vinyl strips is either proposed by the applicant or required by the City, such strips shall be properly secured. Fences shall be constructed so that significant variation in top line, bottom line and/or height does not occur due to erratic grading of the site.
- (d) Where a parking lot is located across a street from a residential use or residential zone, a landscaped berm, three feet in height with a slope ratio not exceeding one vertical foot for each three feet of horizontal distance, shall be provided within the required setback along the street. The height of the berm shall be measured from the top of the parking lot curb.

7. **Sign plans** shall indicate the location, height, and appearance of signs upon the site and the effects upon parking, ingress and egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood.

8. **Grading and drainage plans** shall include the following:

- (a) Plans shall clearly delineate the design and adequacy of the proposed storm water drainage system and the impact of the project on the existing system. All impacts shall be mitigated at the developers expense by project design, off-site improvements, and/or impact fees;
- (b) Plans shall be prepared by a registered civil engineer and shall be reviewed and approved by the City engineer prior to final approval;
- (c) The existing and proposed grades shall be indicated in contour intervals of two feet or less;
- (d) The location and design of the surface and subsurface storm water drainage system shall be shown, including locations and calculations for on-site detention if proposed or required;
- (e) Waterways and ditches on, and within 50 feet of the property shall be shown. The relocation, covering or fencing of irrigation ditches, drainage channels, and similar facilities shall be approved in writing by the appropriate watermaster and/or water users prior to issuance of a Building Permit;

- (f) Plans shall delineate all areas within 100-year flood plains as designated by the Federal Emergency Management Agency and the City Storm Drainage Master Plan; and
- (g) A soils report shall accompany the grading and drainage plan and shall include, among other things, a detailed water table analysis. Developments which are one acre or larger shall submit a storm water pollution prevention plan which is compliant with current Federal NPDES regulations.

9. **Transportation and circulation plans** shall include the following:

- (a) The impact of the project on the traffic conditions of the abutting streets. A traffic impact study may be required by the City and shall be prepared by an engineer specializing in traffic analysis. The traffic study shall include an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies, and peak traffic volumes and movements. All negative impacts shall be mitigated at the developers expense and shall be approved by the City Engineer;
- (b) The location of ingress, egress, internal traffic circulation, off-street parking and loading facilities, pedestrian ways, etc., and their interrelationship. Said interrelationship shall not compromise but protect the safety and convenience of occupants of the proposed project and neighborhood. The relationship shall also enhance the appearance of the project while mitigating adverse effects of noise and pollution;
- (c) The location, existing width, and, if applicable, proposed widening of all rights-of-way in or adjacent to the subject property. All driveways and intersections within 150 feet of the property shall also be shown;
- (d) Compliance with the off-street parking and loading facilities standards within Chapter 32 of this Title.
- (e) When a project requires the construction and/or dedication of a public street, the site plan application shall also include drawings for all utilities and other public improvements. The design and construction of these improvements shall be in compliance with standards established by the City. Plans shall be prepared by a registered Civil Engineer and shall be reviewed and approved by the City Engineer prior to final approval;

10. **Water and sewer plans** shall include the following:

- (a) Plans shall illustrate the impact of the proposed project on the water and sewer system in the City. Negative impact shall be mitigated at the developer's

expense. Unacceptable and unmitigated negative impacts are grounds for denial.

- (b) Plans shall show the location and size of all existing or proposed sewer lines, water lines, and fire hydrants that will provide service to the project and which are necessary to protect existing uses in the zone and to provide for the orderly development of land.
11. The following general information shall also be required, if applicable:
- (a) The site plan shall include a table indicating the total area of the site and the percentage of that total which is occupied by structures, by parking and service areas, and by landscaping. For multiple-family residential developments the table shall also include the proposed density in terms of the number of dwelling units per acre;
 - (b) If a project is to be developed in phases, phasing lines shall be shown on the plans. Phased areas shall be carefully planned so that each phase is capable of functioning independently;
 - (c) Any other information, plans, or modifications specifically required by the following departments, divisions, or agencies shall be attached or incorporated into the final plans:
 - (i) Farmington City Building Inspection Department, Fire Department, Public Works Department, City Engineer, Police Department, Planning Department, or City Attorney;
 - (ii) County Agencies;
 - (iii) State Agencies;
 - (iv) Pressure Irrigation or Sewer Districts;
 - (v) School District; or
 - (vi) Public Utilities.
 - I. Any additional plans or information specifically required by the Planning Commission in conjunction with a Conditional Use application;
- (e) Any other information, exhibits, or models that the applicant deems to be pertinent.

RESOLUTION NO. 2003-56

A RESOLUTION BY THE CITY COUNCIL OF FARMINGTON CITY
REVISING THE CONSOLIDATED FEE SCHEDULE OF FARMINGTON
CITY

WHEREAS, pursuant to state law, Farmington City has adopted a Capital Facilities Plan to guide the orderly development and financing of infrastructure and necessary public improvements within the City; and

WHEREAS, the City Council periodically reviews the Consolidated Fee Schedule of the Capital Facilities Plan of Farmington City and has determined that the same should be amended as provided herein; and

WHEREAS, the Farmington City Council has reviewed the current Consolidated Fee Schedule of the Capital Facilities Plan and has determined to amend the Consolidated Fee Schedule; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with law in order to amend the Consolidated Fee Schedule of the Capital Facilities Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Fee Schedule. The Consolidated Fee Schedule of Farmington City is hereby amended to read in its entirety as follows:

CONSOLIDATED FEE SCHEDULE

Application fees shall be payable at the time the application is filed for review with Farmington City. Applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of a subdivision plat.

1.	Administrative Determination	\$125.00
*	Minor Conditional Use Amendments	
*	Minor Variances	
*	Nonconforming Uses	
*	Temporary Use	
*	Uses Not Listed	

2. Annexation Application \$400.00 Staff Processing
(Administrative, Planning) plus cost
of notice publication in Davis County
Clipper, recording fees, and
\$1,000 deposit for direct engineering/
survey and City Attorney review costs
with adjustments made prior to plat recordation
3. Board of Adjustment (and Board of Appeals) \$150.00
 * Appeals
 * Nonconforming Use
 * Variances
4. Conditional Use Approval by Planning Commission \$200.00 + \$25.00/acre.
or portion thereof
 * Time Extension \$100.00
5. Site Plan Approval by Planning Commission
 * Concept Plan \$400.00
- Plus: \$500.00 deposit if professional services (engineering and legal) are
 required (adjustments shall be made prior to issuance of building
 permit according to direct professional service costs incurred)
- * Application Fee \$600.00 for the first acre
or portion thereof
 Commercial, Industrial and Apartment
 Dwelling Group with Site Plan Review \$450.00/acre for each of the next
two to four acres or portion thereof
 or Major Site Plan Amendment \$300.00 for each acre thereafter
- Plus:
- * Site Plan Consulting Review Deposit Fee \$1,000.00 for the first five acres
 (Developers pay actual cost): \$300.00/acre thereafter (adjustments
made in \$500.00 increments prior to issuance of
building permit according to professional
service costs incurred (engineering and legal))
6. Inspection of Improvements 2% of the City Engineer's estimate
of the cost of public improvements
7. Development Impact Fees (see attached table)

8. Maps and Publications

* Street Map, General Plan Map and Zoning Map (1" = 400 feet)	
Black and White	\$5.00
Color	\$15.00
* Street Map, General Plan Map and Zoning Map (11" x 17")	
Black and White	\$.50
Color	\$2.50
* Zoning Ordinance	\$15.00
* General Plan	\$5.00
* Subdivision Ordinance	\$5.00

9. General Plan Amendment \$300.00

10. Single-Family, Two-Family Dwelling, and Other Minor Permitted Uses

* Site Plan Review	\$25.00 and the applicant shall also pay all review costs incurred by the City Engineer and City Attorney
* No Site Plan Review	No Fee

11. Temporary Use Application (to Planning Commission) \$100.00

12. Streets and Easements

* Street Dedication	\$150.00
* Street Vacation	\$150.00
* Street Name Change	\$150.00
* Easement Vacation	\$100.00
* Single Lot or Parcel Residential Construction Cleaning Fee	
0 - 500 square feet	\$50.00
501 - 1,000 square feet	\$100.00
1,001 - 2,500 square feet	\$150.00
2,501 - 4,000 square feet	\$200.00
Above 4,000 square feet	\$250.00

(Square footage shall include main structure, garage and out buildings and fee is due and payable prior to issuance of building permit)

13. Subdivision/Planned Unit Developments (P.U.D.'s)

* Schematic Plan/Subdivision Yield Plan	\$400.00 plus \$500.00 deposit if professional services (engineering and legal) are required (adjustments made prior to application for preliminary plat review according to direct professional service costs incurred)
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* Preliminary Development Plan for P.U.D.'s proposed for phased development Half of the preliminary plat and professional service deposit fee referenced below and the remaining half due for each "phased" preliminary plat submitted thereafter

* Preliminary Plat/Development Plan Minor Subdivision Metes and Bounds (with public improvements) \$500.00 + \$20.00/lot or \$30.00/lot in the foothill zone

Plus:

* Subdivision Professional Service Deposit Fee (Developer pays actual cost) \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

* Final Plat \$500.00 + \$35.00/lot or \$45.00/lot in the foothill zone

Plus:

* Subdivision Professional Service Deposit Fee (Developer pays actual cost) \$1,000.00 for the first 10 lots plus \$35.00/lot or \$50.00/lot in foothill zone, thereafter (adjustments made prior to application for final plat review according to direct professional service (engineering and legal) costs incurred)

* Subdivision by Metes and Bounds \$200.00 + \$30.00/lot

* Plat Amendment \$150.00 + \$30.00/lot with no streets or \$300.00 + \$30.00/lot with streets

* Recording Fee Actual cost charged by County Recorder

* Condominium Conversion \$150.00 base plus \$50.00 per unit

* Time Extension \$100.00

14. Zoning Amendment \$300.00 (Rezone)
\$200.00 (Text change)

15. **Re-Application** \$50.00 except for Conditional Use
(When notice is pulled from agenda by applicant) which shall be 50% of original fee
16. **Public Hearing Notice Fee** Cost of newspaper publication plus
postage for each individual notice
(charged every time a public
hearing is required)
17. **Water Connection Fees** \$150.00 to cover the City's expense for inspection,
meter installation, overhead, inventory and
account set-up charges, plus actual cost of
meter rounded to the nearest \$5.00 if meter box, lid and
setter or yoke and other pertinent parts are supplied by
developer or contractor, or actual cost of the meter, box
and lid, setter or yoke and other pertinent parts rounded
to the nearest \$5.00 when they are not provided by
contractor or developer
18. **Free Expression Activities Permit Application Fee** \$30.00
19. **Special Truck Routing Permit Application Fee** \$50.00
20. **Drainage Utility Fees**
1. Each Single Family Residential Unit and Residential Duplex shall be charged the following monthly Drainage Utility Fee as the established base rate for one Equivalent Service Unit ("ESU") equaling 3,819 square feet of impervious surface: \$6.00
 2. Each developed multi-family residential parcel, commercial parcel, and other non-residential parcel shall be charged a monthly Drainage Utility Fee as the multiple of the base rate set forth in section 1, based upon the number of ESU's on the property and the measured impervious surface area. The number of ESU's on any particular developed parcel shall be determined by measuring the amount of impervious surface on the parcel (in square feet), and dividing that number by the designated base ESU of 3,819 square feet. The actual monthly Drainage Utility Fee shall be computed by multiplying the total ESU's for the parcel by the monthly rate set forth in section 1. For example, a parcel with 25,000 square feet of impervious surface area shall pay a fee of \$39.28 per month ($25,000 \div 3,819 = 6.546$; then $6.546 \times \$6.00 = \39.28).

NOTE: All deposits are cumulative and adjustments will be made at building permit issuance or plat recordation unless developer withdraws application(s) or approvals expire.

21. Parks and Leisure Services Facilities Use Fees

* Park Picnic Boweries	
Deposit	\$50.00
Resident	\$25.00 per bowery
Nonresident	\$50.00 per bowery
Rose Garden and Lawn	\$25.00 per hour
Woodland Grass Area	\$20.00 per hour

Deposits must be paid at the time of reservation. Cancellations shall not be made less than seven days before the reservation date in order to obtain a full refund. Cancellations made with less than seven days advance notice will forfeit all fees paid, with the exception of bad weather or a lightning storm.

* Softball/Baseball Field Use (2 hour minimum)	
Deposit	\$50.00
Rental Fee	\$25.00 per hour (first two hours)
	\$10.00 per hour or part thereof thereafter
Lighting Usage Fee	\$25.00 per hour (first two hours)
	\$10.00 per hour or part thereof thereafter

* Swimming Pool	
Daily General Admission	\$3.00
Tuesdays	\$1.50
Youth (4 and under)	Free
Senior Citizens (60 and older)	\$2.50
Punch Passes	
10 Punches (Resident)	\$28.00
10 Punches (Nonresident)	\$30.00
20 Punches (Resident)	\$50.00
20 Punches (Nonresident)	\$60.00
Season Passes	
Resident Individual	\$50.00
Nonresident Individual	\$75.00
Resident Family (up to 5 members)	\$125.00
Nonresident Family (up to 5 members)	\$175.00

Lap Swim/Water Aerobics	
Daily Admission	\$2.50
10 Punches	\$20.00
20 Punches	\$35.00

Pool Rental	
Deposit	\$100.00
Resident Fee	\$150.00
Nonresident/Commercial/Church Groups	\$200.00

* Community Center	
Farmington-based non-profit clubs or organizations (75% of membership mostly Farmington residents)	
Deposit	
Facility	\$150.00
Kitchen (when used with facility)	\$100.00
Kitchen (used separately)	\$150.00

Resident (Family Use, Receptions)	\$50.00 per hour
Nonresidents or Commercial	\$200.00 per hour
Recitals, Nonprofit Clubs or Organizations	\$40.00 per hour
Custodial/Security Fee (in addition to all other fees)	\$15.00 per hour
A custodian will be required for security reasons during all rental periods.	

Section 2. Time of Payment. Fees shall be payable at the time the application is filed for review with Farmington City. Use agreements and/or applications shall not be deemed complete until payment is made. Development Impact Fees or other required fees shall be payable prior to issuance of permits for development or, in the case of subdivisions, prior to recordation of the subdivision plat.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 19 DAY OF NOVEMBER, 2003.

FARMINGTON CITY

ATTEST:

Margy Lomax
Margy Lomax
City Recorder



By: David M. Connors
David M. Connors
Mayor

Impact Fees

<u>EAST</u>		Water System*	Storm Water Facilities**	Parks and Recreation	Trans- portation	Police Facilities	Fire & EMS Facilities	TOTAL
<u>Residential</u>	<u>Per Housing Unit</u>							
	Single Family Detached		\$ 563	\$ 2,097	\$ 516	\$ 167	\$ 133	\$ 3,476
	All Other Housing		306	1,371	314	109	87	2,187
<u>Nonresidential</u>	<u>Per 1,000 Square Feet of Floor Area</u>							
	Com/Shop Ctr 50,000 SF or less		355		1,662	140	184	2,341
	Com/Shop Ctr 50,001 - 100,000 SF		355		1,465	123	161	2,104
	Com/Shop Ctr 100,001-200,000 SF		355		1,276	107	143	1,881
	Com/Shop Ctr over 200,000 SF		355		1,103	93	129	1,680
	Office/Inst 25,000 SF or less		335		1,725	145	260	2,465
	Office/Inst 25,001- 50,000 SF		335		1,090	91	244	1,760
	Office/Inst 50,001- 100,000 SF		335		768	64	230	1,397
	Office/Inst over 100,000 SF		335		611	51	216	1,213
	Business Park		335		518	43	203	1,099
	Light Industrial		335		434	36	149	954
	Warehousing		335		245	20	82	682
<u>All Development</u>	<u>Per Water Meter Size (inches)</u>							
	0.75	\$ 2,156						\$ 2,156
	1.00	3,665						3,665
	1.50	7,114						7,114
	2.00	11,426						11,426
	3.00	23,716						23,716
	4.00	36,652						36,652
<u>WEST</u>		Water System*	Storm Water Facilities**	Parks and Recreation	Trans- portation	Police Facilities	Fire & EMS Facilities	TOTAL
<u>Residential</u>	<u>Per Housing Unit</u>							
	Single Family Detached		\$ 554	\$ 2,097	\$ 516	\$ 167	\$ 133	\$ 3,467
	All Other Housing		Not Applicable	1,371	314	109	87	1,881
<u>Nonresidential</u>	<u>Per 1,000 Square Feet of Floor Area</u>							
	Com/Shop Ctr 50,000 SF or less		327		1,662	140	184	2,313
	Com/Shop Ctr 50,001-100,000 SF		327		1,465	123	161	2,076
	Com/Shop Ctr 100,001-200,000 SF		327		1,276	107	143	1,853
	Com/Shop Ctr over 200,000 SF		327		1,103	93	129	1,652
	Office/Inst 25,000 SF or less		327		1,725	145	260	2,457
	Office/Inst 25,001-50,000 SF		327		1,090	91	244	1,752
	Office/Inst 50,001- 100,000 SF		327		768	64	230	1,389
	Office/Inst over 100,000 SF		327		611	51	216	1,205
	Business Park		327		518	43	203	1,091
	Light Industrial		327		434	36	149	946
	Warehousing		327		245	20	82	674
<u>All Development</u>	<u>Per Water Meter Size (inches)</u>							
	0.75	\$2,156						2,156
	1.00	3,665						3,665
	1.50	7,114						7,114
	2.00	11,426						11,426
	3.00	23,716						23,716
	4.00	36,652						36,652

*Impact fees for meters larger than four inches (4") will be based on annualized average day demand and the net capital cost per gallon of capacity.

**For ease of comparison, storm water fees are shown per housing unit and per KSF of nonresidential development. However, Farmington will impose storm water impact fees on a per-acre basis. In east Farmington, the storm water impact fee for single-family detached housing is \$1,692 (Rural/Low Density) \$2,449 (Medium Density); \$3,867 (Commercial/Mixed Use); and \$3,660 (Office/Inst/Bus/Park/Man) per acre. In west Farmington, the storm water impact fee for single family detached housing is \$1,664 (Rural Res/Low Density) and \$3,570 (Mixed Use/Lt. Manufacturing) per acre.