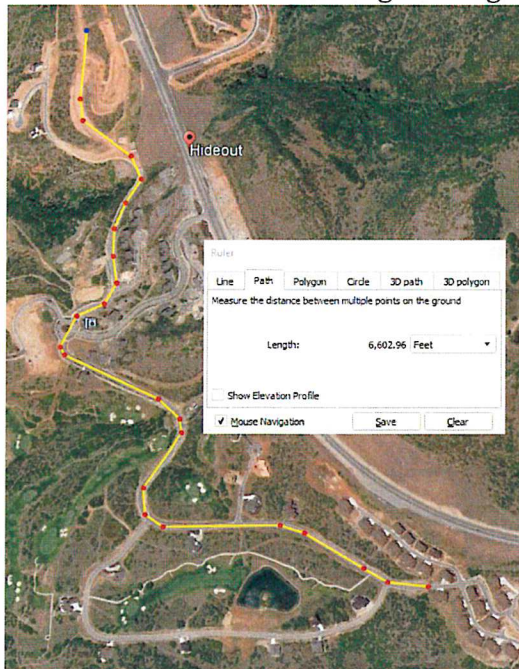
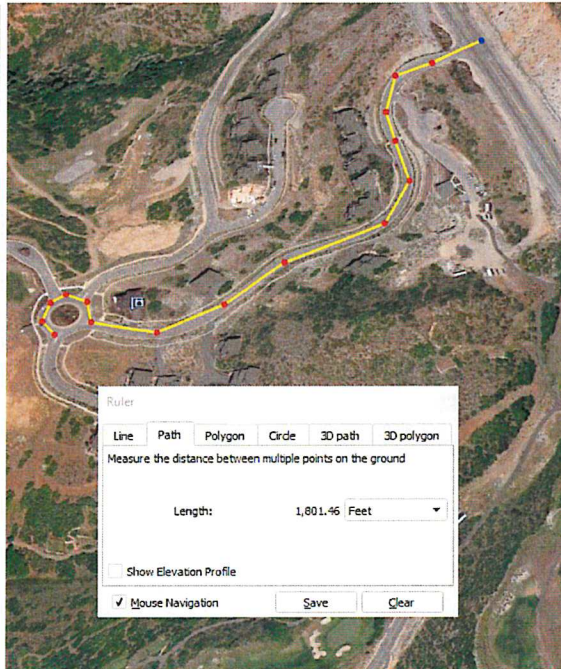


Simple Calculation of What the Maximum Hideout Traffic Impact Fee Could Be

1. Calculate the total length of eligible road.



This is 6,600 linear feet.



This is 1,800 linear feet.

6,600 linear feet	Already constructed
1,800 linear feet	Already constructed
9,900 linear feet	Being constructed / to be constructed
18,300 linear feet	Total length of eligible road

Note: We need confirmation that there is no overlap between the 6,600 linear foot section and the 9,900 linear foot section.

2. Multiply the total linear feet of road by the per linear foot estimate of \$178 per linear foot (see Page 21, October 2019 Plan) to come up with the total roadway costs.

$$18,300 \text{ linear feet} \times \$178 \text{ per linear foot} = \$3,257,400$$

Note: Only actual costs should be used. \$178 per linear foot is only an estimate. It would be very surprising, if the old roads cost more per linear foot than the new roads. If you start to get this result, then the numbers need to be scrutinized even more closely.

3. Reduce by 75% to separate eligible system improvements from ineligible project improvements.

$$\$3,257,400 \times 25\% = \$814,350$$

Note: All roads in the City require at least a 30 foot right of way. Eligible collector roads are on 40-foot-wide rights of way. Therefore, at most only the delta because the cost of a 30 foot and a 40 foot right of way can be used. Therefore, if you only know the total cost of constructing a collector road on a 40 foot right of way, then you can estimate that – at most – only 25% of the total cost should be used.

4. Apply ERU calculation methodology from Section 8.3 of the October 2019 Plan to find the ERU.

Section 8.3 of the October 2019 Plan calculates the traffic impact fees as follows:

8.3 Transportation Impact Fees

The impact fee eligible transportation system costs have been calculated at \$5,195,220. These improvements are illustrated in Chapter 7 and their costs are calculated in the Appendix. They will serve the entire Town, although not all costs are included in the impact fee calculation. As a result, they will serve approximately 2,264 units. Therefore, the impact fee can be calculated as follows.

Impact Fee Calculation

The cost for the transportation system improvements is \$5,195,220. These projects will serve 2,264 ERC's. Considering twenty years of financing at 6%, the total transportation impact fee will be:

$$\$5,195,220 + ((\$5,195,220 / 2) \times (0.06 \times 20)) = \$8,312,352.00$$

$$\$8,312,352 / 2,264 = \underline{\$3,671.53 \text{ per ERC (use \$3,675)}}$$

Here is ERU using our more correct numbers:

$$\$814,350 + ((\$814,350 / 2) \times (0.06 \times 20)) = \$1,302,960$$

$$\$1,302,960 / 2,264 = \underline{\$575.51 \text{ per ERU}}$$

Note: Actual costs of money should be used.

Conclusion

Given the data that is currently available, the maximum traffic impact fee must be \$575 or less.