

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION FIXING AND PRESCRIBING A POLICY FOR ESTABLISHING IMPACT FEES FOR WATER SERVICES, ADOPTING A CAPITAL FACILITIES PLAN FOR THE PROVISION OF WATER SERVICES PROVIDED BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, ESTABLISHING REGIONAL SERVICE AREAS FOR PURPOSES OF EQUITABLE DISTRIBUTION OF WATER IMPACT FEES, AND OTHER RELATED MATTERS.

WHEREAS, Mountain Regional Water Special Service District (the “District”) is a political subdivision of the state of Utah, authorized and duly organized under the provisions of Utah law; and

WHEREAS, the District has legal authority, pursuant to Title 11-36-201 & 202, Utah State Code, as amended (the “Impact Fees Act”), to impose development Impact Fees on new development as a condition of Development Approval and to equitably distribute capital costs identified in the Capital Facilities Plan; and

WHEREAS, the District has not imposed a water Impact Fee as a condition of Development Approval but recognizes that to have development pay an equitable portion of the costs of facilities adding capacity to serve new growth, the District will need the imposition of a water Impact Fee; and

WHEREAS, the District has reviewed, evaluated and established eight separate regional service areas located within the District, (Exhibit A: Map of the Mountain Regional Water Special Service District Service Areas) which include residential and commercial water users of which new water users will be responsible for paying an equitable water Impact Fee to fund the growth related costs for water service; and

WHEREAS, the District engineer has completed a Capital Facilities Plan for the water system within the District (included in Exhibit B: Capital Facilities Plan); and,

WHEREAS, the District’s Board of Trustees has caused a Written Impact Fee Analysis to be completed for the District and conducted to be consistent and in compliance with the Impact Fees Act (specifically §11-36-201(5)(a)). A copy of said Written Impact Fee Analysis is included in Exhibit C: Culinary Water Impact Fee Analysis.

NOW THEREFORE, the District’s Board of Trustees resolves as follows:

### **SECTION 1 PURPOSE**

This Impact Fee Resolution is promulgated pursuant to the requirements of the Impact Fees Act. This resolution establishes water Impact Fees within the eight (8) separate regional service areas all located within the District, describes certain capital improvements to be funded through Impact Fees, provides a schedule of Impact Fees for non-typical land-use development types, and sets forth direction for challenging and appealing Impact Fees.

## SECTION 2 DEFINITIONS

Words and phrases that are defined in the Impact Fees Act shall have the same definition in this Impact Fee Resolution. The following words and phrases shall have the following meanings:

1. "Capital Facilities Plan" or "CFP" means the plan required by Section 11-36-201(2)(b) of the Impact Fees Act. In Section 11-36-201(2)(e) there is an exception to the Capital Facilities Plan for cities populated by or districts serving a population of 5,000 or less. Based on the 2000 census, Mountain Regional Water Special Service District does not meet this exception, therefore, it has completed a comprehensive Capital Facilities Plan for culinary water facilities in accordance with the Act and will adopt said plan on December 3, 2003 as included in Exhibit B.
2. "Culinary Water System" shall mean the capital facilities owned by the District and used to deliver both indoor and outdoor consumption needs of current and future District customers.
3. "Development Activity" means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for Public Facilities. Development Activity will include residential, commercial, industrial, and institutional users who are not currently connected to the District's Culinary Water System but will locate within the District.
4. "Development Approval" means any written authorization from the District that authorizes the commencement of Development Activity. An individual receiving a pre-payment credit will be required to present an authorization letter stating that they are authorized to receive the waiver of the Impact Fee.
5. "District" means a local political subdivision of the State of Utah and is referred to herein as the Mountain Regional Water Special Service District (the "District").
6. "Impact Fee" means a payment of money imposed upon Development Activity as a condition of Development Approval. "Impact Fee" includes development Impact Fees, but does not include a tax, a special assessment, a hookup fee, a building permit fee, a fee for project improvements, or other reasonable permit or application fees.
7. "Project Improvements" means site improvements and facilities that are planned and designed to provide service for development resulting from a specific Development Activity and are necessary for the use and convenience of the occupant or users of development resulting from a Development Activity. "Project improvements" do not include "System Improvements" as defined below.
8. "Proportionate Share" means the cost of public facility improvements that are roughly proportionate and reasonably related to the service demands and needs of a Development Activity.
9. "Public Facilities" shall mean Culinary Water System Improvements which are owned or operated by the District and have useful lives of ten or more years and are defined in the Capital Facilities Plan as System Improvements.
10. "Service Area" or "Service Areas" shall mean the eight (8) regional Service Areas within the District, which refers to a geographic area designated by the District based on sound planning

and engineering principles in which a defined set of the District's Public Facilities provides direct benefit and service. The Service Areas for purpose of the District-wide Impact Fee Resolution include all areas within the jurisdictional boundaries of the District and are describe in greater detail in the Written Impact Fee Analysis. (Exhibit A: Map of the Mountain Regional Water Special Service District)

11. "System Improvements" refer both to existing Public Facilities designed to provide services within the District and to future Public Facilities identified in the CFP adopted by the District that are intended to provide service to District customers. "System Improvements" do not include "Project Improvements" as defined above.

### **SECTION 3 IMPACT FEE ANALYSIS**

1. Executive Summary. An executive summary of the Impact Fee Analysis is included in Exhibit C attached hereto and demonstrates the need for Impact Fees to fairly allocate costs related to capital infrastructure. A copy of the Executive Summary is included in the Impact Fee Analysis and has been available for public inspection 14 days prior to the adoption of this Resolution. The summary provides an overview of the calculation methodology and sets forth the recommended maximum supportable Impact Fee schedule.
2. Written Analysis. The District has prepared a Written Analysis for the Culinary Water Impact Fees that identifies the impact upon the Culinary Water System required by Development Activity and demonstrates how those impacts on System Improvements are reasonably related to the Development Activity, estimates the Proportionate Share of the costs of impacts on System Improvements that are reasonably related to the Development Activity and identifies how the Impact Fees are calculated. A copy of the Written Analysis is included in Exhibit C: Written Impact Fee Analysis and has been available for public inspection 14 days prior to the adoption of this Resolution.
3. Proportionate Share Analysis. The District has prepared a Proportionate Share analysis identifying the Proportionate Share of the costs of Public Facilities which are reasonably related to the new Development Activity. The Proportionate Share analysis identifies the costs of existing Public Facilities, the manner of financing existing Public Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of the District. A copy of the Proportionate Share analysis is included in Exhibit B: Capital Facilities Plan and has been available for public inspection prior to the adoption of this Resolution.

### **SECTION 4 IMPACT FEE CALCULATIONS**

1. Resolution Enacting Impact Fees. The District's Board of Trustees will, by this Resolution, approve an Impact Fee schedule in accordance with the Impact Fee analysis set forth in Exhibit C: Culinary Water Impact Fee Analysis and shall apply such fee at the time a building permit is requested or at such time as Development Activity occurs.

- a. Elements. In calculating the Impact Fee, the District has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of System Improvements, and debt service charges if the District might use Impact Fees as revenue stream to pay principal and interest on bonds or other obligations to finance the cost of System Improvements.
  - b. Notice and Hearing. Before approving the Resolution, the District shall hold a public hearing and make a copy of the Resolution and Written Impact Fee analysis available to the public in the Sheldon Richens Library at least fourteen (14) days before the date of the hearing, all in conformity with the requirements of Utah Code Annotated 10-9-103(2). After the public hearing, the District's Board of Trustees may adopt or reject the Impact Fee resolution as proposed or amend the Impact Fee resolution and adopt or reject it as amended. The public hearing was held in conjunction with this Resolution on December 3, 2003.
  - c. Adjustments. The standard Impact Fee may be adjusted at the time the fee is imposed in response to unusual circumstances or to fairly allocate costs associated with impacts created by a Development Activity or development project. The standard Impact Fee may also be adjusted to ensure that Impact Fees are imposed fairly for affordable housing projects, in accordance with the local government's affordable housing policy, and other development activities with broad public purposes. These considerations include, but are not limited to, economic considerations or benefits resulting from a Development Activity.
  - d. Previously Incurred Costs/Equity Buy-In Component. To the extent that the new growth and development will be served by previously constructed improvements, the District's Impact Fee may include public facility costs and bond costs related to the water improvements and previously incurred by the District. These costs may include all projects included in the Capital Facilities Plan which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations or remaining unused or unreserved capacity in System Improvements.
  - e. Developers Required to Provide or Contribute Water Rights. Each new Development Activity is required to either provide water rights or to acquire water rights from the District prior to Development Approval. The calculation of the Impact Fee assumes Development Activity will provide water rights to be deeded to the District. In the event Development Activity does not provide water rights, an impact fee for water rights may be charged by the District according to the impact fee schedule for water rights.
2. Developer Credits. Development may be allowed a credit against Impact Fees for any dedication or improvement to land or new construction of System Improvements furnished by the developer to the District provided that the capital improvement (i) is identified in the District's Capital Facilities Plan and (ii) required by the District as a condition of approving the Development Activity. Otherwise, no credit shall be considered.

3. Impact Fees Accounting. The District will establish a separate interest-bearing account for which the Impact Fees will be set aside as restricted assets and used to meet the funding obligation of the Capital Facilities Plan. Interest earned on said fund or account shall be segregated to that account.
  - a. Reporting. At the end of each fiscal year, the District shall prepare a report on each fund or account generally showing the source and amount of all monies collected, earned and received by the fund or account and each expenditure from the fund or account.
  - b. Impact Fee Expenditures. The District may expend Impact Fees covered by the Impact Fee Resolution only for System Improvements that are (i) Public Facilities identified in the District's Capital Facilities Plan and (ii) of the specific Public Facilities type for which the fee was collected.
  - c. Time of Expenditure. Impact Fees collected pursuant to the requirements of this Impact Fee Resolution are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the District, unless the District's Board of Trustees directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
  - d. Extension of Time. The District may hold previously dedicated or unencumbered fees for longer than six years if it identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six years and (ii) an absolute date by which the fees will be expended. The Written Impact Fee Analysis establishes both conditions with the absolute date of impact fee expenditure of 2030.
4. Refunds. The District shall refund any Impact Fees paid by a developer, plus interest actually earned when (i) the developer does not proceed with the Development Activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the District may include any impact reasonably identified by the District, including, but not limited to, the District having sized facilities and/or paid for, installed and/or caused the installation of System Improvements based, in whole or in part, upon the Developer's planned Development Activity even though that capacity may, at some future time, be utilized by another development.
5. Other Impact Fees. To the extent allowed by law, the District's Board of Trustees may negotiate or otherwise impose Impact Fees and other fees different from those currently charged. Those charges may, at the discretion of the Board of Trustees, include, but are not be limited to, reductions or increases in Impact Fees, all or part of which may be reimbursed to the developer who installed System Improvements that service the land to be connected with the District's system.
6. Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the District, and other fees and costs that may not be included as itemized component parts of the Impact Fee

Schedule. In charging any such fees as a condition of Development Approval, the District recognizes that the fees must be a reasonable charge for the service provided.

7. Fees Effective at Time of Payment. Unless the District is otherwise bound by a contractual requirement, the Impact Fee shall be determined from the fee schedule in effect at the time of payment in accordance with the provisions of Section 6 below for typical land use categories and Exhibit E: Non-Typical Multipliers for non-typical land uses.
8. Imposition of Additional Fee or Refund After Development. Should any developer undertake Development Activities such that the ultimate density or other impact of the Development Activity is not revealed to the District, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and/or the Impact Fee is not initially charged against all units or the total density within the development, the District shall be entitled to charge an additional Impact Fee to the developer or other appropriate person covering the density for which the fee was not previously paid.

## **SECTION 5 IMPACT FEE PRE-PAYMENTS**

1. Existing Pre-Payment Conditions: The District has entered into or assumed certain agreements with developers located within the Impact Fee Services Areas within the District. The developers that are eligible for these pre-payment credits have pre-paid for or supplied to the District certain portions of the CFP and will therefore be exempted from all or a portion of the Impact Fees that would normally be assessed to their Development Activity within the related Service Area.
2. Amount of Pre-Payments: The Impact Fee pre-payment agreements were entered into prior to the Written Impact Fee Analysis and CFP and therefore said pre-payments may be greater or lesser than the maximum supportable Impact Fee imposed under this Resolution.
3. Specific Handling of Pre-Payments: The pre-payments are presented in detail in Exhibit D: Pre-paid Impact Fee Adjustments attached to this Resolution and are incorporated herein as part of the Resolution.

## **SECTION 6 CULINARY WATER IMPACT FEE SCHEDULE**

1. Impact Fee Schedule: Set forth in the schedule below are the maximum supportable fees based on meter sizes, conversion factors and demand characteristics of various typical land use categories, net of fire flow. The Written Impact Fee Analysis and the Capital Facilities Plan do not include improvements for fire flow or costs related thereto. All costs associated with System Improvements identified in the Capital Facilities Plan excluded all consideration of fire flow capacity or one time events related to potential damage created by a fire event.

IMPACT FEE SCHEDULE FOR EACH SERVICE AREA <sup>(a)</sup>					
Meter Size	Multiplier	(1) Promontory	(2) Atkinson	(3) The Colony	(4) Silver Springs & Upper Old Ranch Rd.
¾"	1.000	\$993.51	\$4,097.96	\$13,900.42	\$8,911.92
1"	1.400	1,390.91	5,737.14	19,460.59	12,476.69
1 ½"	1.799	1,787.33	7,372.22	25,006.86	16,032.55
2"	2.899	2,880.19	11,879.98	40,297.32	25,835.66
3"	10.997	10,925.63	45,065.23	152,862.94	98,004.41
4"	13.997	13,906.17	57,359.10	194,564.20	124,740.17
6"	20.995	20,858.75	86,036.60	291,839.36	187,105.80

IMPACT FEE SCHEDULE FOR EACH SERVICE AREA <sup>(a)</sup> (continued...)					
Meter Size	Multiplier	(5) Spring Creek & Old Ranch Rd.	(6) Park City (Wholesale)	(7) Summit Park	(8) New Silver Creek
¾"	1.000	\$8,417.32	\$2,378.50	\$9,543.29	\$13,144.17
1"	1.400	11,784.25	3,329.89	13,360.61	18,401.84
1 ½"	1.799	15,142.76	4,278.91	17,168.38	23,646.36
2"	2.899	24,401.81	6,895.26	27,666.00	38,104.95
3"	10.997	92,565.27	26,156.32	104,947.57	144,546.44
4"	13.997	117,817.23	33,291.80	133,577.45	183,978.96
6"	20.995	176,721.63	49,936.52	200,361.40	275,961.86

*Note (a) - For future Development Activity the Impact Fee analysis assumes each new development will provide water rights. If these water rights are not provided, the District may charge an impact fee for water rights. The current water rights impact fee for the East Canyon drainage is \$7,193.16. East Canyon includes the Colony, Silver Springs & Upper Old Ranch Road, Spring Creek & Lower Old Ranch Road, and Summit Park service areas. Other water rights impact fees will be determined as needed.*

2. Application of Impact Fees for Non-Typical Development Activity: To the extent that a non-typical Development Activity applies for Development Approval, the District shall apply the standards and guidelines outlined in Exhibit E: Non-Typical Multipliers. Notwithstanding, if the developer presents an analysis, which the District can substantiate, that suggests a different demand characteristic for the Development Activity as compared to either the schedule above for typical land-use or Exhibit E for non-typical land-uses, the District shall use the analysis as presented to calculate the appropriate Impact Fee.

## **SECTION 7 FEE EXCEPTIONS AND ADJUSTMENTS**

1. Waiver for "Public Purpose": The District's Board of Trustees may, on a project by project basis, authorize exceptions or adjustments to the then Impact Fee rate structure

for Development Activity that the Board of Trustees determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by tax-supported agencies, affordable housing projects, or facilities of a temporary nature. Additionally, consideration may include, but is not limited to, a Development Activity which would provide an economic benefit in excess of the Impact Fees to be imposed.

- a. Timing of Application: Applications for exceptions are to be filed with the District at the time the applicant first requests the extension of service to the applicant's development or property.
- b. Content of Application: The application shall include: i) reason for the consideration of the public purpose waiver, and ii) how the adjustment or waiver of Impact Fees will meet the public purpose of the District.

## **SECTION 8     *APPEAL PROCEDURE***

1. Application. The appeal procedure applies to challenges to the legality of Impact Fees, to similar and related fees of the District and to the interpretation and/or application of those fees. By way of illustration, in addition to the legality of the Impact Fee schedule, determinations of the density of a Development Activity or calculation of the amount of the Impact Fee due will also be subject to this appeal procedure.
2. Declaratory Judgment Action. Any person or entity residing in or owning property within the District and any organization, association or corporation representing the interests of persons or entities owning property within a service area may file a declaratory judgment action challenging the validity of an Impact Fee.
3. Request for Information Concerning the Fee. Any person or entity required to pay an Impact Fee who believes the fee does not meet the requirements of law may file a written request for information concerning the fee with the District. The District will provide the person or entity with the District's written Impact Fee analysis, Capital Facilities Plan and other relevant information relating to the Impact Fee within two weeks of receipt of the request for information.
4. Appeal to the District After Payment of the Impact Fee; Statute of Limitations for Failure to File. Any person or entity that has paid an Impact Fee and wishes to challenge the fee shall file a written request for information concerning the fee and proceed under the District's appeal procedure. A challenge may not be initiated unless it is initiated within:
  - a. Challenge of Noticing Requirements. The person or entity has 30 days after paying an Impact Fee adopted on or after July 1, 2000 for a challenge of the noticing requirements of the Impact Fees Act.
  - b. Challenge of Other Procedural Requirements. The person or entity has 180 days after paying an Impact Fee adopted on or after July 1, 2000 for a challenge of other procedural requirements for imposing Impact Fees.

- c. Challenge of Fees Adopted Prior to July 1, 2000. The person or entity has one year after paying an Impact Fee for a challenge to Impact Fees adopted prior to July 1, 2000.
  
5. Challenge by Arbitration. Each person or entity intending to challenge an Impact Fee shall file a written request for arbitration with the local political subdivision within the time limitation provided for the applicable type of challenge as is stated in §11-36-402 (2). If a person or entity files a written request for arbitration, an arbitrator or arbitration panel shall be selected and a hearing on the challenge shall be held within thirty (30) days after the date the request for arbitration is filed. The arbitrator or arbitration panel shall then issue a decision in writing within ten (10) days from the date the hearing is completed.

**SECTION 9 MISCELLANEOUS**

1. Severability. If any section, subsection, paragraph, clause or phrase of this Impact Fee Resolution shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Resolution, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Resolution are declared to be severable.
  
2. Interpretation. This Impact Fee Resolution has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Impact Fee Resolution shall not be affected by such division or by any heading contained herein.
  
3. Effective Date. Except as otherwise specifically provided herein, this Impact Fee Resolution shall not repeal, modify or affect any Impact Fee of the City in existence as of the effective date of this Resolution. All Impact Fees established, including amendments and modifications to previously existing Impact Fees, after the effective date of this Resolution shall comply with the requirements of this Impact Fee Resolution.

This Resolution shall be effective \_\_\_\_\_.

\_\_\_\_\_  
Chairman

Attested By:

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District Recorder

**EXHIBIT A:        MAP OF MOUNTAIN REGIONAL  
                         WATER SPECIAL SERVICE DISTRICT**

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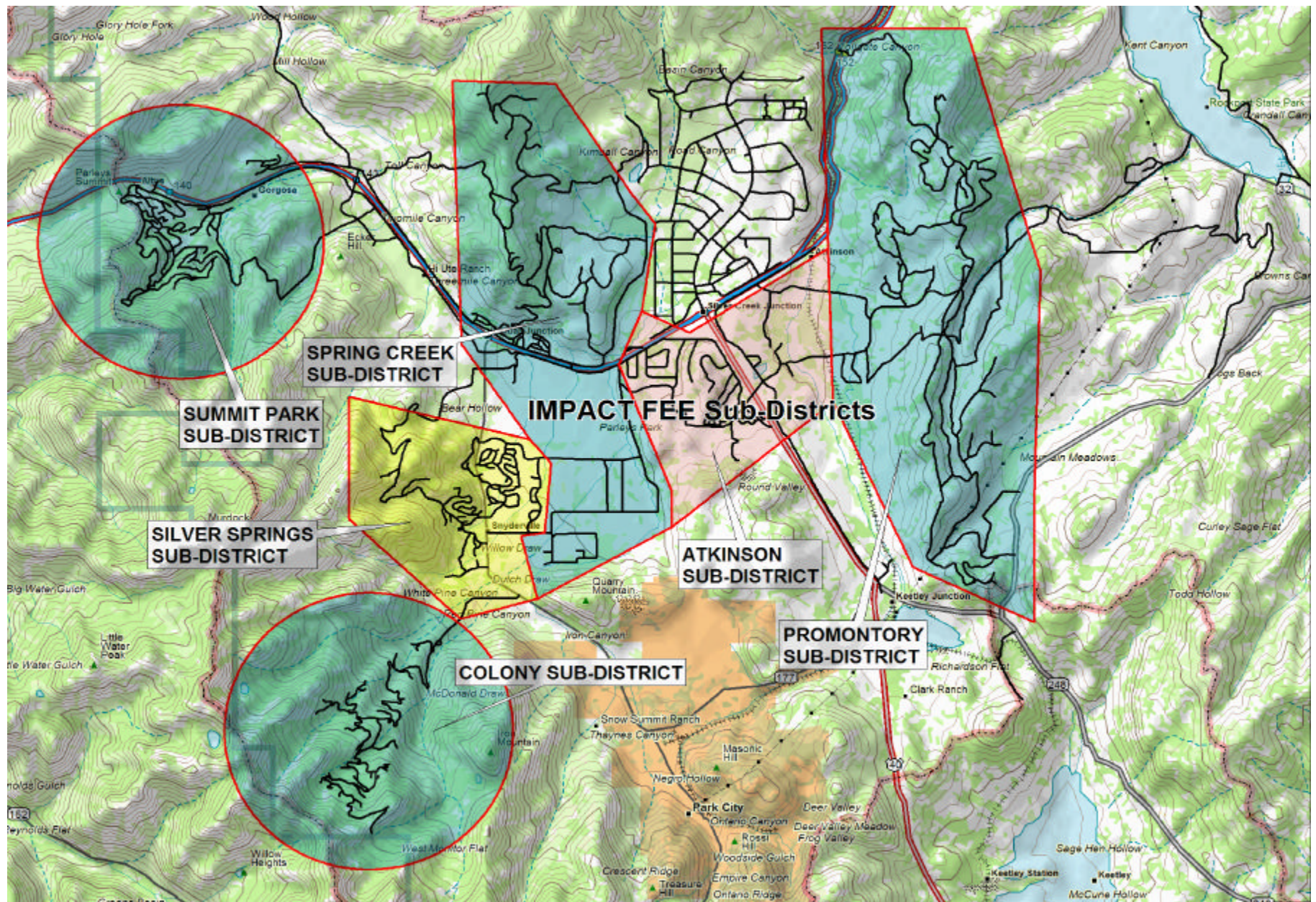


Figure 7.5.1 IMPACT FEE REGIONS or SUB-DISTRICTS (Generalized and Combined)

**EXHIBIT B: CAPITAL FACILITIES PLAN**

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**EXHIBIT C: WRITTEN IMPACT FEE ANALYSIS**

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# **MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT**

## ***SUMMARY OF THE CAPITAL FACILITIES PLAN***

Mountain Regional Water Special Service District (“the District,” “MRWSSD”) has commissioned an analysis of the culinary water impact fees by Lewis Young Robertson & Burningham, Inc (“LYRB”). This study was performed in compliance with the Utah Impact Fees Act promulgated under Title 11 Chapter 36 Parts 1-5. The Impact Fees Act requires that a summary of the Capital Facilities Plan (“Capital Facilities Plan”). The purpose of the Capital Facilities Plan is to identify future capital projects that the District will need to construct to maintain the current and existing culinary water level of service per capita. This Capital Facilities Plan is prepared to satisfy the requirements of the Impact Fees Act.

### **MRWSSD WATER SERVICE AREAS**

The District serves many incorporated and unincorporated areas within Summit County but has identified eight separate impact fee service areas in which the culinary water impact fee will be charged. Each of these impact fee service areas incorporates one or more of the 18 primary developments occurring within the District’s full service area.

The Impact Fees Act requires that any special service district serving a population in excess of 5,000 must complete a capital facilities plan that identifies the demand that future development will place on public facilities and the estimated timing and costs of expanding or constructing new facilities to meet anticipated growth within the community. Given the complexity of the District’s system, a full-scope is not merely a State required document, but a critical tool to ensure that infrastructure remains adequate to serve growth. This summary is intended to summarize the extensive capital planning that has been undertaken and relates to each of the eight impact fee service areas.

### **EXPENDITURE OF IMPACT FEE REVENUES**

Impact fees may only be used on projects identified in the Capital Facilities Plan. MRWSSD has identified \$45,038,692 of future capital facilities that are necessary to meet the future demands brought with new growth and maintain the level of service standards currently in place for existing water users. The proportionate share of the Capital Facilities Plan for each impact fee service area is shown below in Figure 1. Project costs shown are expressed in 2003 dollars.



**FIGURE 1: PROJECT SUMMARY BY AREA**

	<b>2003 PROJECT EXPENSE</b>
<b>LOST CANYON PROJECTS</b>	<b>\$ 33,429,106</b>
<b>SILVER CREEK PROJECTS</b>	<b>8,514,476</b>
<b>EAST CANYON PROJECTS</b>	<b>3,095,110</b>
<b>TOTAL EXPENSE</b>	<b>\$ 45,038,692</b>

A more detailed description of the capital projects are provided in Figure 2.



FIGURE 2: FUTURE PROJECT COSTS

1.0 PROJECT DESCRIPTION and TYPE			2.0 EXISTING FINANCED FACILITIES with EXCESS CAPACITY for BUY-INS							3.0 NEW PROJECT CAPITAL FACILITIES VALUE																
1.1	1.2	1.3	2.2	2.3	2.4	2.8	2.9	2.10	2.11	2.12	3.1	3.2	3.4	3.6	3.7	3.8	3.9	3.10	3.11	3.12	3.13	3.14	3.15	3.16		
Project or ID #	Project Description	Type of Project or Improvement	Par Amount of Project Revenue Bonds (28.8 M RBAN):	Other Debt Instruments or Loans	Total Debt	Principal and Interest Remaining on Bonds:	Percent of Project Debt Funded by Rates and/or Taxes:	Required Debt Service (Credit):	Required Annual Operating Budget Appropriation:	Existing Project Costs Eligible for Impact Fee Buy-Ins:	TOTAL Est. Project Cost, Including Engineering & Contingency:	Amount of Project Costs Financed with Future Non RBAN or SID Bonds	NET Project Construction Cost in Future:	Total Bond PRINCIPAL, Including Costs of Issuance:	Total Bond INTEREST Portion of Project Debt:	Percent of Project Funded by Cash:	TOTAL Project Costs, Including Financing Costs and Interest:	Percent of Project Debt Funded by Rates and/or Taxes:	Percent of Project Debt Funded by 2003 Promontory SID:	Amount of Project Financed with Promontory SID 2003 Bonds	Amount of Project Financed with 2001 RBAN Bonds	Required Debt Service (Credit):	Required Annual Operating Budget Appropriation:	Allowable Current or Future Project Costs that may be Allocated to Impact Fees:		
<b>1. Lost Canyon Projects:</b>																										
1.1	Lost Canyon Source Phase 1 - Shallow Well Field	Source			0	0		0			1,265,510		1,290,820	1,355,361	1,048,794	0.00%	2,404,155		75.00%	949,133	316,378	(1,803,116)		601,039		
1.2	Lost Canyon Source Phase 2 - Stream Diversion	Source			0	0		0			500,000	500,000	530,604	557,134	431,117	0.00%	988,251			0	0	0		988,251		
1.3	Rockport Project Source Phase 3 - Dam Connection	Source			0	0		0			6,000,000	6,000,000	6,892,114	7,236,720	5,599,856	0.00%	12,836,576			0	0	0		12,836,576		
1.4	Lost Canyon Pump Sta. Phase 1 - Irrigation Initial 2,400 Horse-power	Source			0	0		0			1,828,150		1,864,713	1,957,949	1,515,083	0.00%	3,473,032		66.00%	1,206,579	621,571	(2,292,201)		1,180,831		
1.5	Lost Canyon Pump Sta. Phase 2 - Irrigation Expansion	Source			0	0		0			300,000	300,000	344,606	361,836	279,993	0.00%	641,829			0	0	0		641,829		
1.6	Lost Canyon 24" Raw Water Transmission Pipeline	Source			0	0		0			2,125,062		2,167,563	2,275,941	1,761,149	0.00%	4,037,091		75.00%	1,593,797	531,266	(3,027,818)		1,009,273		
1.7	Lost Creek Treatment Plant Phase 1 - 3.0 MGD	Source			0	0		0			3,240,000		3,304,800	3,470,040	2,685,157	0.00%	6,155,197		75.00%	2,430,000	810,000	(4,616,397)		1,538,799		
1.8	Lost Creek Treatment Plant Phase 2 - Additional 3.0 MGD	Source			0	0		0			1,500,000	1,500,000	1,656,121	1,738,927	1,345,602	0.00%	3,084,529			0	0	0		3,084,529		
1.9	Lost Creek 30 acre foot Irrigation Water Storage Ponds	Storage			0	0		0			490,250		500,055	525,058	406,296	0.00%	931,353		75.00%	367,688	122,563	(698,515)		232,838		
1.10	Promontory Spine Road to Wasatch County 12" Transmission Line	Distribution			0	0		0			793,600		793,600	833,280	644,802	0.00%	1,478,082		75.00%	595,200	198,400	(1,108,561)		369,520		
1.11	East Canyon 12" Irrigation Pipeline & I-80 Boring	Distribution			0	0		0			500,000		520,200	546,210	422,664	0.00%	968,874			0	500,000	0		968,874		
1.12	Rockport Project - Lost Canyon Pipeline Future Booster Pump Station	Source			0	0		0			2,500,000	2,500,000	2,760,202	2,898,212	2,242,670	0.00%	5,140,882			0	0	0		5,140,882		
1.13	Lost Canyon Expanded (3-mile) 1,200,000 Tank #2	Storage			0	0		0			1,000,000	1,000,000	1,082,432	1,136,554	879,478	0.00%	2,016,032			0	0	0		2,016,032		
1.14	Promontory Internal - North Hills and 3-Mile Ridge Water Tanks	Storage			0	0		0			1,632,000		1,632,000	1,713,600	1,326,003	0.00%	3,039,603		100.00%	1,632,000	0	(3,039,603)		0		
1.15	Promontory Internal - Transmission Lines and Booster Stations	Distribution			0	0		0			3,480,000		3,480,000	3,654,000	2,827,507	0.00%	6,481,507		100.00%	3,480,000	0	(6,481,507)		0		
1.16	Promontory Internal - 3-Mile Well Project	Source			0	0		0			516,000		516,000	541,800	419,251	0.00%	961,051		100.00%	516,000	0	(961,051)		0		
1.17	Promontory Irrigation to 15b Pipeline and Stream Channel Project	Distribution			0	0		0			150,000		153,000	160,650	124,313	0.00%	284,963			0	150,000	0		284,963		
1.18	South Valley Irrigation Project	Distribution			0	0		0			500,000		510,000	535,500	414,376	0.00%	949,876		100.00%	500,000	0	(949,876)		0		
1.19	East Canyon Creek Spring Creek Well 1R Injection Project	Source			0	0		0			180,000		183,600	192,780	149,175	0.00%	341,955			0	180,000	0		341,955		
1.20	WBWCD Water Rights Leases (Phase 1 exchanges)	Water Rights			0	0		0			3,500,000	3,500,000	3,500,000	3,675,000	2,843,757	0.00%	6,518,757	100.00%		0	0	(6,518,757)	260,750	0		
1.21	WBWCD Water Rights Leases (Phase 2 changes)	Water Rights			0	0		0			3,000,000	3,000,000	3,183,624	3,342,805	2,586,701	0.00%	5,929,506	100.00%		0	0	(5,929,506)	237,180	0		
1.22	WBWCD Water Rights Leases (New Growth change apps)	Water Rights			0	0		0			1,025,000	1,025,000	1,177,403	1,236,273	956,642	0.00%	2,192,915			0	0	0		2,192,915		
<b>TOTALS or AVERAGES:</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36,025,572</b>	<b>19,325,000</b>	<b>38,043,457</b>	<b>39,945,630</b>	<b>30,910,385</b>	<b>0.00%</b>	<b>70,856,016</b>	<b>100.00%</b>	<b>84.10%</b>	<b>13,270,396</b>	<b>3,430,177</b>	<b>(37,426,910)</b>	<b>497,931</b>	<b>33,429,106</b>		
<b>2. Silver Creek Projects:</b>																										
2.1	Starpointe Well 15b	Source	650,000		650,000	1,042,923		0	0	1,042,923			0	0	0	0.00%	0			0	0	0		0		
2.2	Silver Creek Well 10	Source		300,000	300,000	265,414	100.00%	(265,414)	12,000	0				0	0	0.00%	0			0	0	0		0		
2.3	Jail House Well 3	Source	250,000		250,000	380,422	50.00%	(190,211)	8,869	190,211				0	0	0.00%	0			0	0	0		0		
2.4	Atkinson Well 2 Rehabilitation	Source	25,000		25,000	40,112	50.00%	(20,056)	887	20,056				0	0	0.00%	0			0	0	0		0		
2.5	Atkinson Reservoir #2 (800,000 additional storage)	Storage			0	0		0			650,000	650,000	689,785	724,274	560,452	0.00%	1,284,726			0	0	0		1,284,726		
2.6	Atkinson Crossing 20" Pipeline & US-40 Boring	Distribution			0	0		0			231,000		235,620	247,401	191,442	0.00%	438,843	20.00%		0	231,000	(87,769)	3,511	351,074		
2.7	Promontory to UDOT 12" Culinary Expansion Transmission Line	Distribution			0	0		0			510,000	510,000	530,604	557,134	431,117	0.00%	988,251			0	0	0		988,251		
2.8	Promontory to UDOT 16" Irrigation Expansion Transmission Line	Distribution			0	0		0			650,000	650,000	676,260	710,073	549,463	0.00%	1,259,536			0	0	0		1,259,536		
2.9	US-40 12" Transmission Loop Pipeline	Distribution			0	0		0			375,000	375,000	414,030	434,732	336,400	0.00%	771,132			0	0	0		771,132		
2.10	Quinns Connection 12" Pipeline	Distribution			0	0		0			200,000		212,242	222,854	172,447	0.00%	395,300			0	200,000	0		395,300		
2.11	Wasatch County - JSSD 12" Interconnect Pipeline - Butte	Distribution			0	0		0			200,000		204,000	214,200	165,750	0.00%	379,950			0	200,000	0		379,950		
2.12	Atkinson (well 2) Aquifer Storage & Recharge (ASR) Project	Source			0	0		0			120,000	120,000	124,848	131,090	101,439	0.00%	232,530	50.00%		0	0	(116,265)	4,651	116,265		
2.13	UDOT 20" Pipeline Segment	Distribution	62,000		62,000	99,852		0	0	99,852			0	0	0	0.00%	0			0	0	0		0		
2.14	Gateway 12" Pipeline	Distribution			0	0		0			90,000	90,000	95,509	100,284	77,601	0.00%	177,885			0	0	0		177,885		
2.15	Commerce Center - 15b 12" Loop Pipeline	Distribution			0	0		0			340,000		353,736	371,423	287,411	0.00%	658,834	20.00%		0	340,000	(131,767)	5,271	527,067		
2.16	Starpointe Well 15c Project	Source			0	0		0			250,000		255,000	267,750	207,188	0.00%	474,938			0	250,000	0		474,938		
2.17	Browns Connection 12" Pipeline and Booster Pump Station	Distribution			0	0		0			280,000		285,600	299,880	232,051	0.00%	531,931		100.00%	280,000	0	(531,931)		0		
2.18	South Hills 800,000 Reservoir and Pipeline	Storage			0	0		0			900,000	900,000	955,087	1,002,842	776,010	0.00%	1,778,852			0	0	0		1,778,852		
2.19	High Valley Interconnect Upgrade and Control Valve Project	Distribution			0	0		0			10,000		10,200	10,710	8,288	0.00%	18,998	50.00%		0	10,000	(9,499)	380	9,499		
2.20	SCADA Control & Security Systems	Other			0	0		0			400,000		408,000	428,400	331,501	0.00%	759,901	100.00%		0	400,000	(759,901)	30,396	0		
2.21	Legal, Engineering, and Other Misc. Fees	Other	408,000		408,000	683,584	100.00%	(683,584)	28,949	0			0	0	0	0.00%	0			0	0	0		0		
2.22	MRWSSD Office Facility	Other	528,000		528,000	862,878	100.00%	(862,878)	37,463	0			0	0	0	0.00%	0			0	0	0		0		
<b>TOTALS or AVERAGES:</b>			<b>1,923,000</b>	<b>300,000</b>	<b>2,223,000</b>	<b>3,375,186</b>	<b>80.00%</b>	<b>(2,022,143)</b>	<b>88,167</b>	<b>1,353,043</b>	<b>5,206,000</b>	<b>3,295,000</b>	<b>5,450,521</b>	<b>5,723,047</b>	<b>4,428,559</b>	<b>0.00%</b>	<b>10,151,606</b>	<b>48.00%</b>	<b>100.00%</b>	<b>280,000</b>	<b>1,631,000</b>	<b>(1,637,130)</b>	<b>44,208</b>	<b>8,514,476</b>		



**FIGURE 2: FUTURE PROJECT COSTS (CON'T)**

3. East Canyon Projects:																								
3.1	Divide 20" Pipeline	Distribution	888,000	888,000	1,388,199	0	0	1,388,199	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.2	South Old Ranch Road 18" Pipeline	Distribution	721,000	721,000	1,122,925	0	0	1,122,925	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.3	East Old Ranch Road 18" Pipeline	Distribution	806,000	806,000	1,255,309	0	0	1,255,309	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.4	Old Ranch Road (Dairy) Pump Station	Distribution	540,000	540,000	844,175	0	0	844,175	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.5	Old Ranch Road - SPA 16" Pipeline (Colony Internal Requirement)	Distribution	238,877	238,877	236,364	0	0	236,364	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.6	Old Ranch Road - SPA 16" Pipeline (External Capacity Portion)	Distribution	1,088,217	1,088,217	1,076,768	30.00%	(323,031)	13,059	753,738	0	0	0	0.00%	0	0	0	0	0	0	0	0			
3.7	Whitepine Canyon 12" Pipeline (Colony Internal Requirement)	Distribution	154,136	154,136	152,514	0	0	152,514	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.8	Whitepine Canyon 12" Pipeline (External Capacity Portion)	Distribution	327,539	327,539	324,093	30.00%	(97,228)	3,930	226,865	0	0	0	0.00%	0	0	0	0	0	0	0	0			
3.9	White Pine 500K Reservoir (Colony Internal Requirement)	Storage	61,346	61,346	60,700	0	0	60,700	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.10	White Pine 500K Reservoir (External Capacity Portion)	Storage	552,112	552,112	546,303	30.00%	(163,891)	6,625	382,412	0	0	0	0.00%	0	0	0	0	0	0	0	0			
3.11	Silver Springs Old Ranch/SPA Interconnect & Control Station	Distribution	60,000	60,000	95,920	0	0	95,920	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.12	Swanner Park 16" Transmission Pipeline	Distribution	260,300	260,300	400,750	0	0	400,750	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.13	Nugget Well and Pipeline	Source	700,000	700,000	1,102,737	60.00%	(661,642)	29,800	441,095	0	0	0	0.00%	0	0	0	0	0	0	0	0			
3.14	I-80 Rasmussen Road 12" Pipeline	Distribution	665,500	665,500	1,004,791	0	0	1,004,791	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.15	Gorgoza Well 6	Source	1,000,000	1,000,000	1,515,856	70.00%	(1,061,099)	49,667	454,757	0	0	0	0.00%	0	0	0	0	0	0	0	0			
3.16	Spring Creek Well 1R Drilling and Development	Source	350,000	350,000	549,259	0	0	549,259	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.17	Blackhawk Treatment Plant and Well 1R with Stream Injection	Source	0	0	0	0	0	0	450,000	459,000	481,950	372,938	0.00%	854,888	0	450,000	0	854,888	0	0	854,888			
3.18	Gorgoza-Summit Park Pipeline & Booster Project	Distribution	0	0	0	0	0	0	600,000	500,000	600,000	630,000	487,501	0.00%	1,117,501	50.00%	0	100,000	(558,751)	22,350	558,751			
3.19	East Canyon Aquifer Storage and Recharge	Source	0	0	0	0	0	0	250,000	250,000	265,302	278,567	215,558	0.00%	494,126	0	0	0	0	494,126	0			
3.20	Divide Meter	Distribution	15,000	15,000	23,802	0	0	23,802	0	0	0	0.00%	0	0	0	0	0	0	0	0	0			
3.21	Park Ridge Inter-connect & Control Station	Distribution	0	0	0	0	0	0	15,000	15,300	16,065	12,431	0.00%	28,496	0	15,000	0	28,496	0	28,496				
3.22	Greyhawk Well Conversion and System Connection	Source	0	0	0	0	0	0	100,000	102,000	107,100	82,875	0.00%	189,975	0	100,000	0	189,975	0	189,975				
3.23	Junction Loop 10" Pipeline	Distribution	0	0	0	0	0	0	225,000	234,090	245,795	190,199	0.00%	435,993	0	225,000	0	435,993	0	435,993				
3.24	Glen Wild Loop 8" Pipeline	Distribution	0	0	0	0	0	0	125,000	130,050	136,553	105,666	0.00%	242,218	0	125,000	0	242,218	0	242,218				
3.25	Service Area #3 Glen Wild Inter-connect & PRV Station	Distribution	0	0	0	0	0	0	60,000	62,424	65,545	50,720	0.00%	116,265	0	60,000	0	116,265	0	116,265				
3.26	Silver Springs System & Water Rights Acquisition	Other	3,866,000	3,866,000	6,202,987	70.00%	(4,342,091)	192,012	1,860,896	0	0	0	0.00%	0	0	0	0	0	0	0				
3.27	Spring Creek System Acquisition	Other	440,000	440,000	705,979	80.00%	(564,783)	24,975	141,196	0	0	0	0.00%	0	0	0	0	0	0	0				
3.28	Willow Springs Water Rights	Water Rights	7,100,000	7,100,000	11,390,552	0	0	11,390,552	0	0	0	0.00%	0	0	0	0	0	0	0	0				
3.29	Red Hawk Pump Station	Distribution	0	0	0	0	0	0	125,000	125,000	127,500	0	0	100.00%	0	0	0	0	0	0				
3.30	Glen Wild to East Canyon Irrigation 10" Pipeline	Distribution	0	0	0	0	0	0	90,000	90,000	93,636	98,318	76,079	0.00%	174,397	0	0	0	0	174,397				
3.31	Meter Replacements on Acquired Systems	Distribution	0	0	0	0	0	0	250,000	255,000	267,750	207,188	0.00%	474,938	100.00%	0	250,000	(474,938)	18,998	0				
3.32	Willow Creek to Silver Springs Fire Inter-connect	Distribution	0	0	0	0	0	0	48,000	48,960	51,408	39,780	0.00%	91,188	100.00%	0	48,000	(91,188)	3,648	0				
TOTALS or AVERAGES:			17,411,800	2,422,226	19,834,026	29,999,984	52.86%	(7,213,765)	320,068	22,786,220	2,338,000	965,000	2,393,262	2,379,050	1,840,936	3.13%	4,219,986	83.33%	0.00%	0	1,373,000	(1,124,877)	44,995	3,095,110

**EXHIBIT D:      PRE-PAID IMPACT FEE ADJUSTMENTS**

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## Atkinson Service Area

	Source	Storage	Distribution	Water Rights	Total
<b>3/4 Inch Meter</b>					
<b>Factor 1.000</b>					
<b>Base Fee</b>	<b>2,507.96</b>	<b>67.04</b>	<b>1,522.96</b>	<b>-</b>	<b>4,097.96</b>
<i>Park Ridge Estates</i>					
Base Fee	2,507.96	67.04	1,522.96	-	4,097.96
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	2,507.96	67.04	1,522.96	-	4,097.96
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	2,507.96		Prepaid up to Total ERCs Prepaid - Case by Case		2,507.96
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	2,507.96	67.04	1,522.96	-	4,097.96
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid

## 1 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 1.400</b>					
<b>Base Fee</b>	<b>3,511.14</b>	<b>93.86</b>	<b>2,132.14</b>	<b>-</b>	<b>5,737.14</b>
<i>Park Ridge Estates</i>					
Base Fee	3,511.14	93.86	2,132.14	-	5,737.14
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	3,511.14	93.86	2,132.14	-	5,737.14
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	3,511.14		Prepaid up to Total ERCs Prepaid - Case by Case		3,511.14
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	3,511.14	93.86	2,132.14	-	5,737.14
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	376.19	10.06	228.44	-	614.69

## 1 1/2 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 1.799</b>					
<b>Base Fee</b>	<b>4,511.81</b>	<b>120.60</b>	<b>2,739.81</b>	<b>-</b>	<b>7,372.22</b>
<i>Park Ridge Estates</i>					
Base Fee	4,511.81	120.60	2,739.81	-	7,372.22
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	4,511.81	120.60	2,739.81	-	7,372.22
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	4,511.81		Prepaid up to Total ERCs Prepaid - Case by Case		4,511.81
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	4,511.81	120.60	2,739.81	-	7,372.22
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	1,377.00	37.00	836.00	-	2,250.00

## 2 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 2.899</b>					
<b>Base Fee</b>	<b>7,270.57</b>	<b>194.35</b>	<b>4,415.06</b>	<b>-</b>	<b>11,879.98</b>
<i>Park Ridge Estates</i>					
Base Fee	7,270.57	194.35	4,415.06	-	11,879.98
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	7,270.57	194.35	4,415.06	-	11,879.98
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	7,270.57		Prepaid up to Total ERCs Prepaid - Case by Case		7,270.57
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	7,270.57	194.35	4,415.06	-	11,879.98
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	4,136.00	111.00	2,511.00	-	6,758.00

## Atkinson Service Area

	Source	Storage	Distribution	Water Rights	Total
<b>3 Inch Meter</b>					
<b>Factor 10.997</b>					
<b>Base Fee</b>	<b>27,580.01</b>	<b>737.24</b>	<b>16,747.98</b>	<b>-</b>	<b>45,065.23</b>
<i>Park Ridge Estates</i>					
Base Fee	27,580.01	737.24	16,747.98	-	45,065.23
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	27,580.01	737.24	16,747.98	-	45,065.23
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	27,580.01		Prepaid up to Total ERCs Prepaid - Case by Case		27,580.01
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	27,580.01	737.24	16,747.98	-	45,065.23
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	24,445.00	653.00	14,844.00	-	39,942.00

## 4 Inch Meter

**Factor 13.997**

<b>Base Fee</b>	<b>35,103.89</b>	<b>938.36</b>	<b>21,316.85</b>	<b>-</b>	<b>57,359.10</b>
<i>Park Ridge Estates</i>					
Base Fee	35,103.89	938.36	21,316.85	-	57,359.10
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	35,103.89	938.36	21,316.85	-	57,359.10
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	35,103.89		Prepaid up to Total ERCs Prepaid - Case by Case		35,103.89
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	35,103.89	938.36	21,316.85	-	57,359.10
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	31,969.00	855.00	19,413.00	-	52,237.00

## 6 Inch Meter

**Factor 20.995**

<b>Base Fee</b>	<b>52,654.58</b>	<b>1,407.50</b>	<b>31,974.52</b>	<b>-</b>	<b>86,036.60</b>
<i>Park Ridge Estates</i>					
Base Fee	52,654.58	1,407.50	31,974.52	-	86,036.60
<i>Silver Creek Industrial Center (1)</i>					
Base Fee	52,654.58	1,407.50	31,974.52	-	86,036.60
Prepaid Letter - Arlan Johnson (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
Prepaid Letter - Bob Larson (Case by Case Basis)	52,654.58		Prepaid up to Total ERCs Prepaid - Case by Case		52,654.58
Prepaid Letter - Ken Oswald (Case by Case Basis)	-		Prepaid up to Total ERCs Prepaid - Case by Case		-
<i>Silver Summit</i>					
Base Fee	52,654.58	1,407.50	31,974.52	-	86,036.60
Prepaid Letter - Fieldstone (1.25 ERCs per lot)	49,520.00	1,324.00	30,071.00	-	80,915.00

## Colony Service Area (Excludes TDR Lots)

	Source	Storage	Distribution	Water Rights	Combined	Total
<b>3/4 Inch Meter</b>						
<b>Factor</b>	<b>1.000</b>					
<b>Base Fee</b>	<b>3,320.64</b>	<b>253.22</b>	<b>3,133.40</b>	<b>5,394.87</b>	<b>-</b>	<b>12,102.13</b>
<i>Colony</i>						
Base Fee	3,320.64	253.22	3,133.40	5,394.87	-	12,102.13
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	3,320.64	253.22	3,133.40	5,394.87	(6,300.00)	5,802.13
<b>1 Inch Meter</b>						
<b>Factor</b>	<b>1.400</b>					
<b>Base Fee</b>	<b>4,648.90</b>	<b>354.51</b>	<b>4,386.76</b>	<b>5,394.87</b>	<b>-</b>	<b>14,785.04</b>
<i>Colony</i>						
Base Fee	4,648.90	354.51	4,386.76	5,394.87	-	14,785.04
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	4,648.90	354.51	4,386.76	5,394.87	(6,300.00)	8,485.04
<b>1 1/2 Inch Meter</b>						
<b>Factor</b>	<b>1.799</b>					
<b>Base Fee</b>	<b>5,973.83</b>	<b>455.54</b>	<b>5,636.99</b>	<b>5,394.87</b>	<b>-</b>	<b>17,461.23</b>
<i>Colony</i>						
Base Fee	5,973.83	455.54	5,636.99	5,394.87	-	17,461.23
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	5,973.83	455.54	5,636.99	5,394.87	(6,300.00)	11,161.23
<b>2 Inch Meter</b>						
<b>Factor</b>	<b>2.899</b>					
<b>Base Fee</b>	<b>9,626.54</b>	<b>734.08</b>	<b>9,083.73</b>	<b>5,394.87</b>	<b>-</b>	<b>24,839.22</b>
<i>Colony</i>						
Base Fee	9,626.54	734.08	9,083.73	5,394.87	-	24,839.22
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	9,626.54	734.08	9,083.73	5,394.87	(6,300.00)	18,539.22
<b>3 Inch Meter</b>						
<b>Factor</b>	<b>10.997</b>					
<b>Base Fee</b>	<b>36,517.08</b>	<b>2,784.66</b>	<b>34,458.00</b>	<b>5,394.87</b>	<b>-</b>	<b>79,154.61</b>
<i>Colony</i>						
Base Fee	36,517.08	2,784.66	34,458.00	5,394.87	-	79,154.61
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	36,517.08	2,784.66	34,458.00	5,394.87	(6,300.00)	72,854.61
<b>4 Inch Meter</b>						
<b>Factor</b>	<b>13.997</b>					
<b>Base Fee</b>	<b>46,479.00</b>	<b>3,544.32</b>	<b>43,858.20</b>	<b>5,394.87</b>	<b>-</b>	<b>99,276.39</b>
<i>Colony</i>						
Base Fee	46,479.00	3,544.32	43,858.20	5,394.87	-	99,276.39
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	46,479.00	3,544.32	43,858.20	5,394.87	(6,300.00)	92,976.39
<b>6 Inch Meter</b>						
<b>Factor</b>	<b>20.995</b>					
<b>Base Fee</b>	<b>69,716.84</b>	<b>5,316.35</b>	<b>65,785.73</b>	<b>5,394.87</b>	<b>-</b>	<b>146,213.79</b>
<i>Colony</i>						
Base Fee	69,716.84	5,316.35	65,785.73	5,394.87	-	146,213.79
Prepaid Credit / Lot Sale (.75 ERCs)					(6,300.00)	(6,300.00)
Paid When Building Permit Issued	69,716.84	5,316.35	65,785.73	5,394.87	(6,300.00)	139,913.79

## New Silver Creek Service Area

	Source	Storage	Distribution	Water Rights	Total
<b>3/4 Inch Meter</b>					
Factor	1.000				
Base Fee	2,997.37	5,684.77	4,462.03	-	13,144.17
<b>1 Inch Meter</b>					
Factor	1.400				
Base Fee	4,196.32	7,958.68	6,246.84	-	18,401.84
<b>1 1/2 Inch Meter</b>					
Factor	1.799				
Base Fee	5,392.27	10,226.90	8,027.19	-	23,646.36
<b>2 Inch Meter</b>					
Factor	2.899				
Base Fee	8,689.38	16,480.15	12,935.42	-	38,104.95
<b>3 Inch Meter</b>					
Factor	10.997				
Base Fee	32,962.08	62,515.42	49,068.94	-	144,546.44
<b>4 Inch Meter</b>					
Factor	13.997				
Base Fee	41,954.19	79,569.74	62,455.03	-	183,978.96
<b>6 Inch Meter</b>					
Factor	20.995				
Base Fee	62,929.78	119,351.76	93,680.32	-	275,961.86

## Promontory Service Area

	Source	Storage	Distribution	Water Rights	SID Assessment	SID Financing	Developer Contribution	Total
<b>3/4 Inch Meter</b>								
Factor	1.000							
Base Fee	774.44	-	219.07	-	13,238.00	894.00	(125.51)	15,000.00
<b>1 Inch Meter</b>								
Factor	1.400							
Base Fee	1,084.21	-	306.70	-	13,238.00	894.00	(522.91)	15,000.00
<b>1 1/2 Inch Meter</b>								
Factor	1.799							
Base Fee	1,393.22	-	394.11	-	13,238.00	894.00		15,919.33
<b>2 Inch Meter</b>								
Factor	2.899							
Base Fee	2,245.11	-	635.08	-	13,238.00	894.00		17,012.19
<b>3 Inch Meter</b>								
Factor	10.997							
Base Fee	8,516.52	-	2,409.11	-	13,238.00	894.00		25,057.63
<b>4 Inch Meter</b>								
Factor	13.997							
Base Fee	10,839.85	-	3,066.32	-	13,238.00	894.00		28,038.17
<b>6 Inch Meter</b>								
Factor	20.995							
Base Fee	16,259.38	-	4,599.37	-	13,238.00	894.00		34,990.75

## Silver Springs & Upper Old Ranch Road

	Source	Storage	Distribution	Water Rights	Total
<b>3/4 Inch Meter</b>					
<b>Factor</b>	<b>1.000</b>				
<b>Base Fee</b>	<b>4,309.46</b>	<b>734.35</b>	<b>3,868.11</b>	<b>-</b>	<b>8,911.92</b>
<i>Sun Peak</i>					
Base Fee	4,309.46	734.35	3,868.11	-	8,911.92
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	4,309.46	734.35	3,868.11	-	8,911.92
Prepaid Letter - Willow Creek (1.25 ERCs)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	4,309.46	734.35	3,868.11	-	8,911.92
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	4,309.46	734.35	3,868.11	-	8,911.92

## 1 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 1.400</b>					
<b>Base Fee</b>	<b>6,033.25</b>	<b>1,028.09</b>	<b>5,415.35</b>	<b>-</b>	<b>12,476.69</b>
<i>Sun Peak</i>					
Base Fee	6,033.25	1,028.09	5,415.35	-	12,476.69
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	6,033.25	1,028.09	5,415.35	-	12,476.69
Prepaid Letter - Willow Creek (1.25 ERCs)	646.00	110.00	580.00	-	1,336.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	6,033.25	1,028.09	5,415.35	-	12,476.69
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	6,033.25	1,028.09	5,415.35	-	12,476.69

## 1 1/2 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 1.799</b>					
<b>Base Fee</b>	<b>7,752.73</b>	<b>1,321.10</b>	<b>6,958.73</b>	<b>-</b>	<b>16,032.56</b>
<i>Sun Peak</i>					
Base Fee	7,752.73	1,321.10	6,958.73	-	16,032.56
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	7,752.73	1,321.10	6,958.73	-	16,032.56
Prepaid Letter - Willow Creek (1.25 ERCs)	2,366.00	403.00	2,124.00	-	4,893.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	7,752.73	1,321.10	6,958.73	-	16,032.56
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	7,752.73	1,321.10	6,958.73	-	16,032.56

## 2 Inch Meter

	Source	Storage	Distribution	Water Rights	Total
<b>Factor 2.899</b>					
<b>Base Fee</b>	<b>12,493.13</b>	<b>2,128.88</b>	<b>11,213.65</b>	<b>-</b>	<b>25,835.66</b>
<i>Sun Peak</i>					
Base Fee	12,493.13	2,128.88	11,213.65	-	25,835.66
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	12,493.13	2,128.88	11,213.65	-	25,835.66
Prepaid Letter - Willow Creek (1.25 ERCs)	7,106.00	1,211.00	6,379.00	-	14,696.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	12,493.13	2,128.88	11,213.65	-	25,835.66
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	12,493.13	2,128.88	11,213.65	-	25,835.66

## Silver Springs & Upper Old Ranch Road

	Source	Storage	Distribution	Water Rights	Total
<b>3 Inch Meter</b>					
<b>Factor 10.997</b>					
<b>Base Fee</b>	<b>47,391.15</b>	<b>8,075.65</b>	<b>42,537.61</b>	<b>-</b>	<b>98,004.41</b>
<i>Sun Peak</i>					
Base Fee	47,391.15	8,075.65	42,537.61	-	98,004.41
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	47,391.15	8,075.65	42,537.61	-	98,004.41
Prepaid Letter - Willow Creek (1.25 ERCs)	42,004.00	7,158.00	37,702.00	-	86,864.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	47,391.15	8,075.65	42,537.61	-	98,004.41
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	47,391.15	8,075.65	42,537.61	-	98,004.41

## 4 Inch Meter

Factor 13.997

<b>Base Fee</b>	<b>60,319.53</b>	<b>10,278.70</b>	<b>54,141.94</b>	<b>-</b>	<b>124,740.17</b>
<i>Sun Peak</i>					
Base Fee	60,319.53	10,278.70	54,141.94	-	124,740.17
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	60,319.53	10,278.70	54,141.94	-	124,740.17
Prepaid Letter - Willow Creek (1.25 ERCs)	54,933.00	9,361.00	49,307.00	-	113,601.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	60,319.53	10,278.70	54,141.94	-	124,740.17
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	60,319.53	10,278.70	54,141.94	-	124,740.17

## 6 Inch Meter

Factor 20.995

<b>Base Fee</b>	<b>90,477.15</b>	<b>15,417.68</b>	<b>81,210.97</b>	<b>-</b>	<b>187,105.80</b>
<i>Sun Peak</i>					
Base Fee	90,477.15	15,417.68	81,210.97	-	187,105.80
Prepaid Letter - Summit Joint Venture	<i>Prepaid - Waiting to Finalize Contract</i>				<i>TBD</i>
Prepaid Letter - Newport Potomac	<i>Prepaid 83ERC / need to wait til platted</i>				<i>TBD</i>
<i>Willow Creek</i>					
Base Fee	90,477.15	15,417.68	81,210.97	-	187,105.80
Prepaid Letter - Willow Creek (1.25 ERCs)	85,090.00	14,500.00	76,376.00	-	175,966.00
<i>Old Ranch Road - Above Dairy Pump Station</i>					
Base Fee	90,477.15	15,417.68	81,210.97	-	187,105.80
<i>Silver Springs - Lower Subdivisions</i>					
Base Fee	90,477.15	15,417.68	81,210.97	-	187,105.80

## Spring Creek & Lower Old Ranch Road

	Source	Storage	Distribution	Water Rights	Total
<b>3/4 Inch Meter</b>					
<b>Factor 1.000</b>					
<b>Base Fee</b>	<b>4,309.46</b>	<b>1,297.62</b>	<b>2,810.24</b>	<b>-</b>	<b>8,417.32</b>
<b>Glenwild/Blackhawk</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
Prepaid Letter - Glenwild (1.4 ERCs per lot)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
<b>Piano Parcel</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
Prepaid Letter - MJM (Case by Case)	Prepaid 4 ERCs - need to wait til commercial lots platted				TBD
<b>Newpark</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
Prepaid Letter - MJM (TBD)	Prepaid 296 ERCs - need to wait til mixed use platted				TBD
<b>Spring Creek (Plaza, A, B)</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
Prepaid Letter - MJM (Case by Case)	Prepaid 10 ERCs for 3 Commercial Lots				Prepaid
<b>White Pine Cottages - Colony</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
Prepaid Letter - MJM (1.67 ERCs)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
<b>Bitner Ranch</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
<b>Old Ranch Road - Below Dairy Pump Station</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32
<b>Red Hawk</b>					
Base Fee	4,309.46	1,297.62	2,810.24	7,193.16	15,610.48
If Redhawk Provide Water Rights to MRW	4,309.46	1,297.62	2,810.24	-	8,417.32
<b>Quarry Mountain</b>					
Base Fee	4,309.46	1,297.62	2,810.24	-	8,417.32

## 1 Inch Meter

Factor 1.400

	Source	Storage	Distribution	Water Rights	Total
<b>Base Fee</b>	<b>6,033.24</b>	<b>1,816.67</b>	<b>3,934.34</b>	<b>-</b>	<b>11,784.25</b>
<b>Glenwild/Blackhawk</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
Prepaid Letter - Glenwild (1.4 ERCs per lot)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
<b>Piano Parcel</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
Prepaid Letter - MJM (Case by Case)	Prepaid 4 ERCs - need to wait til commercial lots platted				TBD
<b>Newpark</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
Prepaid Letter - MJM (TBD)	Prepaid 296 ERCs - need to wait til mixed use platted				TBD
<b>Spring Creek (Plaza, A, B)</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
Prepaid Letter - MJM (Case by Case)	Prepaid 10 ERCs for 3 Commercial Lots				Prepaid
<b>White Pine Cottages</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
Prepaid Letter - MJM (1.67 ERCs)	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
<b>Bitner Ranch</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
<b>Old Ranch Road - Below Dairy Pump Station</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25
<b>Red Hawk</b>					
Base Fee	6,033.24	1,816.67	3,934.34	10,070.42	21,854.67
If Redhawk Provide Water Rights to MRW	6,033.24	1,816.67	3,934.34	-	11,784.25
<b>Quarry Mountain</b>					
Base Fee	6,033.24	1,816.67	3,934.34	-	11,784.25

# Spring Creek & Lower Old Ranch Road

## 1 1/2 Inch Meter

Factor 1.799

	Source	Storage	Distribution	Water Rights	Total
<b>Base Fee</b>	<b>7,752.72</b>	<b>2,334.42</b>	<b>5,055.62</b>	<b>-</b>	<b>15,142.76</b>
<b>Glenwild/Blackhawk</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
Prepaid Letter - Glenwild (1.4 ERCs per lot)	1,719.48	517.75	1,121.28	-	3,358.51
<b>Piano Parcel</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 4 ERCs - need to wait til commercial lots platted</i>				<i>TBD</i>
<b>Newpark</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
Prepaid Letter - MJM (TBD)	<i>Prepaid 296 ERCs - need to wait til mixed use platted</i>				<i>TBD</i>
<b>Spring Creek (Plaza, A, B)</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 10 ERCs for 3 Commercial Lots</i>				Prepaid
<b>White Pine Cottages</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
Prepaid Letter - MJM (1.67 ERCs)	556.00	167.00	363.00	-	1,086.00
<b>Bitner Ranch</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
<b>Old Ranch Road - Below Dairy Pump Station</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76
<b>Red Hawk</b>					
Base Fee	7,752.72	2,334.42	5,055.62	12,940.49	28,083.25
If Redhawk Provide Water Rights to MRW	7,752.72	2,334.42	5,055.62	-	15,142.76
<b>Quarry Mountain</b>					
Base Fee	7,752.72	2,334.42	5,055.62	-	15,142.76

## 2 Inch Meter

Factor 2.899

	Source	Storage	Distribution	Water Rights	Total
<b>Base Fee</b>	<b>12,493.12</b>	<b>3,761.80</b>	<b>8,146.89</b>	<b>-</b>	<b>24,401.81</b>
<b>Glenwild/Blackhawk</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
Prepaid Letter - Glenwild (1.4 ERCs per lot)	6,459.88	1,945.13	4,212.55	-	12,617.56
<b>Piano Parcel</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 4 ERCs - need to wait til commercial lots platted</i>				<i>TBD</i>
<b>Newpark</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
Prepaid Letter - MJM (TBD)	<i>Prepaid 296 ERCs - need to wait til mixed use platted</i>				<i>TBD</i>
<b>Spring Creek (Plaza, A, B)</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 10 ERCs for 3 Commercial Lots</i>				Prepaid
<b>White Pine Cottages</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
Prepaid Letter - MJM (1.67 ERCs)	5,296.00	1,595.00	3,454.00	-	10,345.00
<b>Bitner Ranch</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
<b>Old Ranch Road - Below Dairy Pump Station</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81
<b>Red Hawk</b>					
Base Fee	12,493.12	3,761.80	8,146.89	20,852.97	45,254.78
If Redhawk Provide Water Rights to MRW	12,493.12	3,761.80	8,146.89	-	24,401.81
<b>Quarry Mountain</b>					
Base Fee	12,493.12	3,761.80	8,146.89	-	24,401.81

## Spring Creek & Lower Old Ranch Road

	Source	Storage	Distribution	Water Rights	Total
<b>3 Inch Meter</b>					
<b>Factor 10.997</b>					
<b>Base Fee</b>	<b>47,391.13</b>	<b>14,269.93</b>	<b>30,904.21</b>	<b>-</b>	<b>92,565.27</b>
<i>Glenwild/Blackhawk</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
Prepaid Letter - Glenwild (1.4 ERCs per lot)	41,357.89	12,453.26	26,969.87	-	80,781.02
<i>Piano Parcel</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 4 ERCs - need to wait til commercial lots platted</i>				<i>TBD</i>
<i>Newpark</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
Prepaid Letter - MJM (TBD)	<i>Prepaid 296 ERCs - need to wait til mixed use platted</i>				<i>TBD</i>
<i>Spring Creek (Plaza, A, B)</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 10 ERCs for 3 Commercial Lots</i>				Prepaid
<i>White Pine Cottages</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
Prepaid Letter - MJM (1.67 ERCs)	40,194.00	12,103.00	26,211.00	-	78,508.00
<i>Bitner Ranch</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
<i>Old Ranch Road - Below Dairy Pump Station</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27
<i>Red Hawk</i>					
Base Fee	47,391.13	14,269.93	30,904.21	79,103.18	171,668.45
If Redhawk Provide Water Rights to MRW	47,391.13	14,269.93	30,904.21	-	92,565.27
<i>Quarry Mountain</i>					
Base Fee	47,391.13	14,269.93	30,904.21	-	92,565.27

## 4 Inch Meter

Factor 13.997

	Source	Storage	Distribution	Water Rights	Total
<b>Base Fee</b>	<b>60,319.51</b>	<b>18,162.79</b>	<b>39,334.93</b>	<b>-</b>	<b>117,817.23</b>
<i>Glenwild/Blackhawk</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
Prepaid Letter - Glenwild (1.4 ERCs per lot)	54,286.27	16,346.12	35,400.59	-	106,032.98
<i>Piano Parcel</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 4 ERCs - need to wait til commercial lots platted</i>				<i>TBD</i>
<i>Newpark</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
Prepaid Letter - MJM (TBD)	<i>Prepaid 296 ERCs - need to wait til mixed use platted</i>				<i>TBD</i>
<i>Spring Creek (Plaza, A, B)</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 10 ERCs for 3 Commercial Lots</i>				Prepaid
<i>White Pine Cottages</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
Prepaid Letter - MJM (1.67 ERCs)	53,123.00	15,996.00	34,642.00	-	103,761.00
<i>Bitner Ranch</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
<i>Old Ranch Road - Below Dairy Pump Station</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23
<i>Red Hawk</i>					
Base Fee	60,319.51	18,162.79	39,334.93	100,682.66	218,499.89
If Redhawk Provide Water Rights to MRW	60,319.51	18,162.79	39,334.93	-	117,817.23
<i>Quarry Mountain</i>					
Base Fee	60,319.51	18,162.79	39,334.93	-	117,817.23

# Spring Creek & Lower Old Ranch Road

## 6 Inch Meter

Factor 20.995

	Source	Storage	Distribution	Water Rights	Total
<b>Base Fee</b>	<b>90,477.11</b>	<b>27,243.53</b>	<b>59,000.99</b>	<b>-</b>	<b>176,721.63</b>
<b><i>Glenwild/Blackhawk</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
Prepaid Letter - Glenwild (1.4 ERCs per lot)	84,443.87	25,426.86	55,066.65	-	164,937.38
<b><i>Piano Parcel</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 4 ERCs - need to wait til commercial lots platted</i>				<i>TBD</i>
<b><i>Newpark</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
Prepaid Letter - MJM (TBD)	<i>Prepaid 296 ERCs - need to wait til mixed use platted</i>				<i>TBD</i>
<b><i>Spring Creek (Plaza, A, B)</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
Prepaid Letter - MJM (Case by Case)	<i>Prepaid 10 ERCs for 3 Commercial Lots</i>				Prepaid
<b><i>White Pine Cottages</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
Prepaid Letter - MJM (1.67 ERCs)	83,280.00	25,077.00	54,308.00	-	162,665.00
<b><i>Bitner Ranch</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
<b><i>Old Ranch Road - Below Dairy Pump Station</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63
<b><i>Red Hawk</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	151,020.39	327,742.02
If Redhawk Provide Water Rights to MRW	90,477.11	27,243.53	59,000.99	-	176,721.63
<b><i>Quarry Mountain</i></b>					
Base Fee	90,477.11	27,243.53	59,000.99	-	176,721.63

## Summit Park Service Area

Source      Storage      Distribution      Water Rights      Prepaid      Total

### 3/4 Inch Meter

Factor      1.000

<b>Base Fee</b>	<b>4,309.46</b>	<b>67.04</b>	<b>5,166.79</b>	<b>-</b>	<b>-</b>	<b>9,543.29</b>
<i>Summit Park</i>						
Base Fee	4,309.46	67.04	5,166.79	-	-	9,543.29
Prepaid Letter - Summit Park	4,309.46	67.04	5,166.79	-	(5,141.00)	4,402.29
<i>Timberline</i>						
Base Fee	4,309.46	67.04	5,166.79	-	-	9,543.29
<i>South Ridge</i>						
Base Fee	4,309.46	67.04	5,166.79	-	-	9,543.29

### 1 Inch Meter

Factor      1.400

<b>Base Fee</b>	<b>6,033.24</b>	<b>93.86</b>	<b>7,233.51</b>	<b>-</b>	<b>-</b>	<b>13,360.61</b>
<i>Summit Park</i>						
Base Fee	6,033.24	93.86	7,233.51	-	-	13,360.61
Prepaid Letter - Summit Park	6,033.24	93.86	7,233.51	-	(5,141.00)	8,219.61
<i>Timberline</i>						
Base Fee	6,033.24	93.86	7,233.51	-	-	13,360.61
<i>South Ridge</i>						
Base Fee	6,033.24	93.86	7,233.51	-	-	13,360.61

### 1 1/2 Inch Meter

Factor      1.799

<b>Base Fee</b>	<b>7,752.72</b>	<b>120.60</b>	<b>9,295.06</b>	<b>-</b>	<b>-</b>	<b>17,168.38</b>
<i>Summit Park</i>						
Base Fee	7,752.72	120.60	9,295.06	-	-	17,168.38
Prepaid Letter - Summit Park	7,752.72	120.60	9,295.06	-	(5,141.00)	12,027.38
<i>Timberline</i>						
Base Fee	7,752.72	120.60	9,295.06	-	-	17,168.38
<i>South Ridge</i>						
Base Fee	7,752.72	120.60	9,295.06	-	-	17,168.38

### 2 Inch Meter

Factor      2.899

<b>Base Fee</b>	<b>12,493.12</b>	<b>194.35</b>	<b>14,978.53</b>	<b>-</b>	<b>-</b>	<b>27,666.00</b>
<i>Summit Park</i>						
Base Fee	12,493.12	194.35	14,978.53	-	-	27,666.00
Prepaid Letter - Summit Park	12,493.12	194.35	14,978.53	-	(5,141.00)	22,525.00
<i>Timberline</i>						
Base Fee	12,493.12	194.35	14,978.53	-	-	27,666.00
<i>South Ridge</i>						
Base Fee	12,493.12	194.35	14,978.53	-	-	27,666.00

### 3 Inch Meter

Factor      10.997

<b>Base Fee</b>	<b>47,391.13</b>	<b>737.24</b>	<b>56,819.20</b>	<b>-</b>	<b>-</b>	<b>104,947.57</b>
<i>Summit Park</i>						
Base Fee	47,391.13	737.24	56,819.20	-	-	104,947.57
Prepaid Letter - Summit Park	47,391.13	737.24	56,819.20	-	(5,141.00)	99,806.57
<i>Timberline</i>						
Base Fee	47,391.13	737.24	56,819.20	-	-	104,947.57
<i>South Ridge</i>						
Base Fee	47,391.13	737.24	56,819.20	-	-	104,947.57

### 4 Inch Meter

## Summit Park Service Area

Factor	13.997	Source	Storage	Distribution	Water Rights	Prepaid	Total
<b>Base Fee</b>		<b>60,319.51</b>	<b>938.36</b>	<b>72,319.58</b>	-	-	<b>133,577.45</b>
<i>Summit Park</i>							
Base Fee		60,319.51	938.36	72,319.58	-	-	133,577.45
Prepaid Letter - Summit Park		60,319.51	938.36	72,319.58	-	(5,141.00)	128,436.45
<i>Timberline</i>							
Base Fee		60,319.51	938.36	72,319.58	-	-	133,577.45
<i>South Ridge</i>							
Base Fee		60,319.51	938.36	72,319.58	-	-	133,577.45

## 6 Inch Meter

Factor	20.995	Source	Storage	Distribution	Water Rights	Prepaid	Total
<b>Base Fee</b>		<b>90,477.11</b>	<b>1,407.50</b>	<b>108,476.79</b>	-	-	<b>200,361.40</b>
<i>Summit Park</i>							
Base Fee		90,477.11	1,407.50	108,476.79	-	-	200,361.40
Prepaid Letter - Summit Park		90,477.11	1,407.50	108,476.79	-	(5,141.00)	195,220.40
<i>Timberline</i>							
Base Fee		90,477.11	1,407.50	108,476.79	-	-	200,361.40
<i>South Ridge</i>							
Base Fee		90,477.11	1,407.50	108,476.79	-	-	200,361.40

## Wholesale/Irrigation

	Source	Storage	Distribution	Water Rights	Total
<b>PER ERC</b>					
Factor	<i>1.000</i>				
Irrigation	1,391.48	67.04	1,058.36	-	2,516.88

<b>PER ERC</b>					
Factor	<i>1.000</i>				
Park City - Wholesale	1,398.95	67.04	912.51	-	2,378.50

**EXHIBIT E:           NON-TYPICAL MULTIPLIERS FOR  
                              IMPACT FEE CALCULATIONS**

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## NON-TYPICAL or NON-STANDARD USER Conversions to Standard ERC Units:

NOTE: Divide the ERC Base Definition Unit into the corresponding TOTAL of all categories and sub-categories of users column, as itemized below, to arrive at the number of ERC's of the Non-Standard User.

Category	INDOOR (NON-TYPICAL) USES:	Peak gal/day Demand per Unit	Peak gpm Demand per Unit	Number of ERC's per Unit
	<b>ERC Base Definition Unit:</b>	1,238	0.860	1.000
1	<b>Airports</b>			
	a. per passenger	3	0.002	0.002
	b. per employee	15	0.010	0.012
2	<b>Apartments (does not include any out side watering)</b>			
	a. 3 Bedroom	800	0.556	0.646
	b. 2 Bedroom	600	0.417	0.484
	c. 1 Bedroom	400	0.278	0.323
3	<b>Bars, Taverns, Cocktail Lounges, per seat</b>			
	a. Each Employee	10	0.007	0.008
	b. Each Seat (no restaurant)	20	0.014	0.016
4	<b>Boarding Houses</b>			
	a. for each resident boarder and employee	50	0.035	0.040
	b. for each nonresident boarders	10	0.007	0.008
5	<b>Bowling Alleys, per alley</b>			
	a. with snack bar	100	0.069	0.081
	b. with no snack bar	85	0.059	0.069
6	<b>Camps / Resorts / Recreational</b>			
	a. Resort per person	100	0.069	0.081
	b. Summer (modern) per person	70	0.049	0.057
	c. Semi-Developed per person (with pit privies)	7	0.005	0.006
	d. Semi-Developed per person (with flush toilets)	30	0.021	0.024
	e. Day (with central bathhouse)	45	0.031	0.036
	f. Labor Camp, per person	50	0.035	0.040
	g. Per RV or Travel Trailer Site	100	0.069	0.081
7	<b>Churches, per person</b>	5	0.003	0.004
8	<b>Clinics</b>			
	a. Per Staff	20	0.014	0.016
	b. Per Patient	7	0.005	0.006
9	<b>Country Clubs</b>			
	a. per resident member	100	0.069	0.081
	b. per nonresident member present	25	0.017	0.020
	c. per employee	15	0.010	0.012
10	<b>Dentist's Office</b>			
	a. per chair	200	0.139	0.161
	b. per staff member	35	0.024	0.028
11	<b>Doctor's Office</b>			
	a. per patient	10	0.007	0.008
	b. per staff member	35	0.024	0.028
12	<b>Factories</b>			
	a. Each Employee (no showers)	35	0.024	0.028
	b. Each Employee (with shower)	50	0.035	0.040
	c. Each Employee (with kitchen)	60	0.042	0.048
13	<b>Fairgrounds, per person</b>	1	0.001	0.001
14	<b>Fire Stations, per person</b>			
	a. with full-time employees and food prep.	70	0.049	0.057
	b. with no full-time employees and no food prep.	5	0.003	0.004
15	<b>Gyms</b>			
	a. per participant	25	0.017	0.020
	b. per spectator	4	0.003	0.003
16	<b>Hairdresser</b>			
	a. per chair	50	0.035	0.040
	b. per operator	35	0.024	0.028
17	<b>Hospitals</b>			

	a. Per Bed Space	250	0.174	0.202
	b. Per Resident Staff	150	0.104	0.121
18	Hotels, per bedroom (no restaurant)	150	0.104	0.121
19	Institutions, per resident	150	0.104	0.121
20	Industrial Buildings, per 8 hour shift, per employee (exclusive of industrial waste)			
	a. with showers	35	0.024	0.028
	b. with no showers	15	0.010	0.012
21	Launderette, per washer (self service)	580	0.403	0.468
22	Mobile Homes (3 person)	600	0.417	0.484
23	Motels, per unit (no restaurant)	150	0.104	0.121
24	Movie Theaters			
	a. auditorium, per seat	5	0.003	0.004
	b. drive-in, per car space	10	0.007	0.008
25	Nursing Homes, per bed space			
	a. Per bed space, no laundry	200	0.139	0.161
	b. Per bed space with laundry	280	0.194	0.226
26	Office Buildings & Business Establishments, per shift, per employee (saitary wastes only)			
	a. with cafeteria	25	0.017	0.020
	b. with no cafeteria	15	0.010	0.012
27	Picnic Parks, per person (toilet wastes only)	5	0.003	0.004
28	Recreational Home Development, per connection	400	0.278	0.323
28	Restaurants (includes toilet and kitchen wastes)			
	a. ordinary restaurants (not 24 hour service), per seat	35	0.024	0.028
	b. 24 hour service, per seat	50	0.035	0.040
	c. single service customer utensils only, per customer	2	0.001	0.002
	d. or, per customer served (includes toilet and kitchen wastes)	10	0.007	0.008
29	Roadway Rest Stop, per connection	400	0.278	0.323
30	Rooming House, per person	40	0.028	0.032
31	Schools, per person			
	a. Boarding	75	0.052	0.061
	b. day, without cafeteria, gym or showers	15	0.010	0.012
	c. day, with cafeteria, but no gym or showers	20	0.014	0.016
	d. day, with cafeteria, gym and showers	25	0.017	0.020
32	Service Stations, per pump			
	a. Per Gas Pump (only gas, no service)	250	0.174	0.202
	b. Each Car Served	10	0.007	0.008
	c. Each Car Washed	90	0.063	0.073
	d. First Bay	1,000	0.694	0.807
	e. Each Additional Bay	500	0.347	0.404
33	Shopping Centers, per 1000 sq. ft. space	250	0.174	0.202
34	Skating Rink, Dance Halls, etc., per person			
	a. no kitchen wastes	10	0.007	0.008
	b. additional for kitchen wastes	3	0.002	0.002
35	Stores			
	a. per public toilet room	500	0.347	0.404
	b. per employee	11	0.008	0.009
36	Ski Areas, per person (no kitchen wastes)	10	0.007	0.008
37	Stadiums, per seat (no restaurant)	3	0.002	0.002
38	Swimming Pools and Bathhouses, per person, or 20 x { Water Area (sq.ft.) / 30 } + Deck Area (sq.ft.) - whichever is higher	10	0.007	0.008
39	Visitor Centers, per visitor	5	0.003	0.004
<b>Category</b>	<b>OUTDOOR USES per Acre (Non-Typical):</b>			
40	Undeveloped, undisturbed, and unirrigated Acres	0	0.000	0.000
41	Developed Irrigated Acres	4,032	2.800	3.256
42	Developed Non-Irrigated Acres (Includes buildings, parking lots, etc.)	0	0.000	0.000