




PREPARED FOR:



PREPARED BY:



HERRIMAN CITY WATER SYSTEM IMPACT FEE ANALYSIS

NOVEMBER 2020

HERRIMAN CITY WATER SYSTEM IMPACT FEE ANALYSIS

November 2020

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EXECUTIVE SUMMARY

WATER IMPACT FEE ANALYSIS

The purpose of the impact fee analysis (IFA) is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah Code.

WHY ASSESS AN IMPACT FEE?

Until new development utilizes the full capacity of existing facilities the City can assess an impact fee to recover its cost of latent capacity available to serve future development. The general impact fee methodology divides the available capacity of existing and future capital projects between the number of existing and future users. Capacity is measured in terms of Equivalent Residential Unit, or ERU, which represents the demand that a typical single-family residence places on the system.

HOW ARE IMPACT FEES CALCULATED?

A fair impact fee is calculated by dividing the cost of existing and future facilities by the amount of new growth that will benefit from the unused capacity. Only the capacity that is needed to serve the projected growth within the next ten years is included in the fee. Costs used in the calculation of impact fees include:

- New facilities required to maintain (but not exceed) the proposed level of service identified in the IFFP; only those expected to be built within ten years are considered in the final calculations of the impact fee.
- Historic costs of existing facilities that will serve new development
- Cost of professional services for engineering, planning, and preparation of the impact fee facilities plan and impact fee analysis

Costs not used in the impact fee calculation

- Operational and maintenance costs
- Cost of facilities constructed beyond 10 years in the future
- Cost associated with capacity not expected to be used within 10 years
- Cost of facilities funded by grants, developer contributions, or other funds which the City is not required to repay
- Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to serve future development

IMPACT FEE CALCULATION

Impact fees for this analysis were calculated by dividing the proportional cost of facilities required to service 10-year growth by the amount of growth expected over the next 10-years (based on peak day demand). This is done for each of the major system components. Calculated impact fees by component are summarized in Table ES-1.

Table ES-1
Water Impact Fee Calculation per ERU

Water System Components	Total Cost of Component	% Serving 10-year Growth	Cost Serving 10-year Growth	10-year Peak Day Demand (gpm)	Cost per PDD (\$/gpm)
Water Rights					
Existing Facilities	\$13,045,074	36.84%	\$4,806,375	9,118	\$527.13
10-year Projects	\$11,887,000	24.79%	\$2,946,727	9,118	\$323.18
Subtotal	\$24,932,074		\$7,753,102		\$850.31
Production					
Existing Facilities	\$5,415,141	26.40%	\$1,429,600	9,118	\$156.79
10-year Projects	\$0	0.00%	\$0	9,118	\$0.00
Subtotal	\$5,415,141		\$1,429,600		\$156.79
Pumping					
Existing Facilities	\$11,296,709	18.98%	\$2,144,248	9,118	\$235.17
10-year Projects	\$14,509,000	27.36%	\$3,969,407	9,118	\$435.35
10-Year Project Interest Costs	\$1,300,686	19.83%	\$257,897	9,118	\$28.29
Subtotal	\$27,106,395		\$6,371,552		\$698.80
Storage					
Existing Facilities	\$19,414,356	15.59%	\$3,025,998	9,118	\$331.88
10-year Projects	\$25,386,000	31.33%	\$7,952,688	9,118	\$872.22
10-Year Project Interest Costs	\$1,713,711	29.17%	\$499,962	9,118	\$54.83
Subtotal	\$46,514,067		\$11,478,648		\$1,258.93
Transmission					
Existing Facilities	\$26,847,206	27.35%	\$7,343,597	9,118	\$805.41
10-year Projects	\$40,334,000	29.89%	\$12,055,681	9,118	\$1,322.21
Existing Facility Interest Costs Outstanding	\$1,172,505	25.47%	\$298,617	9,118	\$32.75
10-Year Project Interest Costs	\$2,144,893	28.17%	\$604,221	9,118	\$66.27
Subtotal	\$70,498,604		\$20,302,117		\$2,226.65
Planning (Master Plan & Impact Fees)	\$95,000	76.44%	\$72,621	4,559	\$15.93
Credit for User Fees Paid Toward Existing					\$172.11
Total					\$5,035.29

RECOMMENDED IMPACT FEE

The total calculated impact fee is summarized in Tables ES-2 for several types of single-family connections.

Table ES-2
Water Impact Fee for Single Family Unit

Type of Unit	Indoor Water Impact Fee	Irrigated Area (acres)	Outdoor Water Impact Fee	Total Water Impact Fee
Townhome	\$940	0.03	\$865	\$1,805
Single Family <1/4 Acre Lot	\$940	0.13	\$3,750	\$4,690
Single Family 0.25 to 0.49 Acre Lot	\$940	0.18	\$5,192	\$6,132
Single Family 0.5 to 0.74 Acre Lot	\$940	0.22	\$6,346	\$7,286
Single Family 0.75 to 0.99 Acre Lot	\$940	0.23	\$6,634	\$7,574
Single Family 1.0 Acre Lot	\$940	0.26	\$7,500	\$8,440

This is the legal maximum amount that may be charged as an impact fee. A lower amount may be adopted if desired, but a higher fee is not allowable under the requirements of Utah Code.

IMPACT FEE ANALYSIS (WATER)

INTRODUCTION

Herriman City (City) has retained Bowen Collins & Associates (BC&A) to prepare an impact fee analysis (IFA) for the water supply and distribution system provided by the City. An impact fee is a one-time fee, not a tax, imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The purpose of an IFA is to calculate the allowable impact fee that may be assessed to new development in accordance with Utah Code.

Requirements for the preparation of an IFA are outlined in Title 11, Chapter 36a of the Utah Code (the Impact Fees Act). Under these requirements, an IFA shall accomplish the following for each facility:

1. Identify the impact of anticipated development activity on existing capacity
2. Identify the impact of anticipated development activity on system improvements required to maintain the established level of service
3. Demonstrate how the impacts are reasonably related to anticipated development activity
4. Estimate the proportionate share of:
 - a. Costs of existing capacity that will be recouped
 - b. Costs of impacts on system improvements that are reasonably related to the new development activity
5. Identify how the impact fee was calculated
6. Consider the following additional issues
 - a. Manner of financing improvements
 - b. Dedication of system improvements
 - c. Extraordinary costs in servicing newly developed properties
 - d. Time-price differential

The following sections of this report have been organized to address each of these requirements.

1.0 IMPACT ON SYSTEM 11-36a-304(a)(b)

Growth within the City's service area, and projections of water demand resulting from said growth is discussed in detail in the City's Master Plan and Impact Fee Facilities Plan (IFFP). For the purposes of impact fee calculation, growth in the system has been expressed in terms of peak day demand in gallons per minute (gpm). This was done to account for the fact that various parts of the system may use culinary water or secondary water, and recognizes that the amount of water used for different types of development may vary significantly. Growth in peak day demands projected for the service are as summarized in Table 1. For information purposes, the growth in indoor equivalent residential connections (ERCs) is also shown based on the City's water master plan.

Table 1
Service Area Peak Day Demand Projections

Year	Culinary Peak Day Demand (gpm)	Secondary Peak Day Demand (gpm)	Total Peak Day Demand (gpm)	Population
2020	16,506	4,270	20,776	62,010
2021	17,248	4,718	21,966	65,700
2022	17,939	5,166	23,105	69,327
2023	18,575	5,614	24,189	72,863
2024	19,148	6,062	25,210	76,284
2025	19,653	6,510	26,163	79,568
2026	20,088	6,958	27,046	82,697
2027	20,451	7,406	27,858	85,659
2028	20,742	7,854	28,596	88,445
2029	20,961	8,302	29,263	91,047
2030	21,007	8,887	29,894	93,465

*This is primarily based on indoor water use comparisons.

As indicated in the table, projected growth for the 10-year planning window of this impact fee analysis includes an increase in total peak day demand of 9,118 gpm.

1.1 RELATION OF IMPACTS TO ANTICIPATED DEVELOPMENT – 11-36a-304(1)(c)

To satisfy the requirements of state law, it is necessary to show that all impacts identified in the impact fee analysis are reasonably related to the anticipated development activity. This has been documented in detail in the Impact Fee Facilities Plan. In short, only that capacity directly associated with demand placed upon existing system facilities by future development has been identified as an impact of the development. The steps completed to identify the impacts of anticipated development are as follows.

1. **Existing Demand** – The demand existing development places on the system was estimated based on historic demand records.
2. **Existing Capacity** – The capacities of existing facilities were calculated based on the level of service criteria established for each type of facility in the Impact Fee Facilities Plan.
3. **Existing Deficiencies** – Existing deficiencies in the system were looked for by comparing defined levels of service against calculated capacities. Where existing deficiencies existed, projects were identified to eliminate the deficiencies. Costs associated with existing deficiencies were not assigned to impacts of development.
4. **Future Demand** - The demand future development will place on the system was estimated based on development projections as discussed in the Impact Fee Facilities Plan.
5. **Future Demand Use of Existing Capacity** – Whenever possible, excess capacity in existing

facilities has been used to serve future demands. Where this occurs, the amount of capacity used by future growth has been calculated as described in detail in the Impact Fee Facilities Plan.

6. **Future Deficiencies** – Where excess capacity is inadequate to meet projected demands, future deficiencies in the system were identified using the same established level of service criteria used for existing demands.
7. **Recommended Improvements** – Needed system improvements were identified to meet demands associated with future development.

For the City's previous impact fee, four different service areas were used to assess impact fees depending on whether users had access to culinary or secondary water for outdoor irrigation (Pressure Zones 1 to 4 versus 5 and above) and depending on which part of the City users resided (east or west of 4800 West). However, as development has occurred within the City the need for these different service areas has decreased. Geographical distinctions between east versus west have declined because, among other things, interconnections in the water system. Interconnections between east and west largely make it difficult to distinguish an east/west boundary for service areas. In terms of culinary only versus culinary/secondary users, there are now many areas within Pressure Zones 1 to 4 that previously were planned to have secondary water that continue to be served by culinary water in the future based on the cost/benefit of extending infrastructure to higher density neighborhoods. In addition, the City plans to optimize the amount of secondary water installed within the City to keep capital costs balanced with water purchase costs as much as possible and to minimize operating costs and associated water rates. As a result of these changes, the level of service provided to residents is essentially the same regardless of where users live or whether they receive culinary or secondary water for outdoor irrigation. As a result, this study considers one service area that includes the full corporate boundaries of the City and annexation areas as identified in the City's General Plan.

1.2 PROPORTIONATE SHARE ANALYSIS 11-36a-304(d)

A comprehensive proportionate share analysis associated with anticipated future development and its impact on the system was completed as part of the Impact Fee Facilities Plan. A summary of that analysis is contained here with additional discussion of the costs of facilities impacted by growth.

Excess Capacity to Accommodate Future Growth

Defining existing system capacity in terms of a single number is difficult. To improve the accuracy of the analysis, the system has been divided into five different components (water rights, production, pumping, storage, and transmission). As part of the Impact Fee Facilities Plan, the capacity used by each type of user was analyzed in detail. Based on the analysis, the calculated percentage of existing capacity in system facilities used by existing users, growth during the 10 year planning window, and growth beyond the 10 year planning window is summarized in Table 2 for each component.

Table 2
Use of Existing Capacity

Culinary	Wells/Springs Water Rights		Production	Pumping	Storage	Transmission
Existing	77.2%		60.2%	37.3%	39.0%	53.7%
10-year Growth	22.8%		26.4%	24.3%	8.8%	27.2%
Growth Beyond 10 Years	0.0%		13.4%	38.3%	52.2%	19.1%
Secondary	Wells/Springs Water Rights	Welby Jacobs Canal Shares	Production	Pumping	Storage	Transmission
Existing	30.0%	38.2%	60.2%	25.0%	16.8%	30.0%
10-year Growth	32.5%	41.3%	26.4%	36.9%	24.0%	32.5%
Growth Beyond 10 Years	37.5%	20.4%	13.4%	38.1%	59.2%	37.5%

The City's IFFP has a more detailed breakdown for some of the City facilities where it is possible to delineate use more clearly between existing, 10-year growth, and growth beyond 10-years (such as for storage reservoirs). Table 2 is useful for breaking up costs from the City's general assets or where a specific project cannot be identified.

Existing System Infrastructure Costs

To calculate the actual cost of excess capacity in the existing system, BC&A first looked at the actual cost of all existing facilities. Table 3 lists the actual construction costs of existing components of the City's water system along with the percentage of use by existing and future growth as calculated in the City's IFFP. These costs were obtained from a fixed asset detailed report for the City through fiscal year ending 2020. Detailed costs for the facilities included in the table are contained in the appendix to this report.

Table 3
Summary of Water Infrastructure Costs

Culinary	Wells/Springs Water Rights		Production	Pumping	Storage	Transmission	Culinary Total
Existing	\$1,500,013		\$2,554,888	\$2,482,140	\$2,882,910	\$9,844,731	\$19,264,682
10-year Growth	\$443,421		\$1,121,226	\$538,574	\$1,022,438	\$4,993,763	\$8,119,422
Growth Beyond 10 Years	\$0		\$570,946	\$2,402,995	\$7,160,788	\$3,504,471	\$13,639,200
Culinary Total	\$1,943,434	\$0	\$4,247,060	\$5,423,709	\$11,066,136	\$18,342,965	\$41,023,304
Secondary	Wells/Springs Water Rights	Welby Jacobs Canal Shares	Production	Pumping	Storage	Transmission	Secondary Total
Existing	\$765,684	\$3,269,259	\$702,679	\$1,823,806	\$1,403,901	\$2,173,172	\$10,138,501
10-year Growth	\$827,929	\$3,535,025	\$308,374	\$1,605,674	\$2,003,560	\$2,349,834	\$10,630,396
Growth Beyond 10 Years	\$957,099	\$1,746,643	\$157,029	\$2,443,520	\$4,940,758	\$2,716,447	\$12,961,496
Secondary Total	\$2,550,712	\$8,550,927	\$1,168,082	\$5,873,000	\$8,348,219	\$7,239,453	\$33,730,393
Culinary & Secondary Total	\$4,494,146	\$8,550,927	\$5,415,142	\$11,296,709	\$19,414,355	\$25,582,418	\$74,753,697
10-Year Total	\$1,271,350	\$3,535,025	\$1,429,600	\$2,144,248	\$3,025,998	\$7,343,597	\$18,749,818

In this study, public facility costs already incurred by the City will be included in the impact fee only to the extent that new growth will be served by the previously constructed improvements.

Existing Reimbursement Agreements

There are no current reimbursement agreements that would affect this impact fee analysis. Historical reimbursement agreements within the City have already been considered as part of existing assets.

Future Improvements

In addition to using available existing capacity, demand associated with projected future development will be met through the construction of additional capacity in new facilities. A primary focus of the Impact Fee Facilities Plan was the identification of projects required to serve new development. The results of the Impact Fee Facilities Plan are summarized in Table 4. Included in the table are the costs for all projects and the portion of costs associated with development. Water right and canal share purchases will be made as right or shares become available and will be used to meet 10-year demands proportional to growth.

Table 4
Summary of IFFP Project Costs

Culinary	Wells/Springs Water Rights	Welby Jacobs Canal Shares	Production	Pumping	Storage	Transmission	Culinary Total
Existing	\$4,513,228	\$0	\$0	\$1,366,153	\$1,257,672	\$1,059,744	\$3,683,569
10-year Growth	\$2,059,197	\$0	\$0	\$1,260,249	\$2,623,226	\$2,399,668	\$6,283,143
Growth Beyond 10 Years	\$2,028,576	\$0	\$0	\$6,376,598	\$6,035,102	\$5,955,588	\$18,367,288
Culinary Total	\$8,601,000	\$0	\$0	\$9,003,000	\$9,916,000	\$9,415,000	\$28,334,000
Secondary	Wells/Springs Water Rights	Welby Jacobs Canal Shares	Production	Pumping	Storage	Transmission	Secondary Total
Existing	\$0	\$820,805	\$0	\$277,609	\$3,725,313	\$3,578,733	\$7,581,655
10-year Growth	\$0	\$887,531	\$0	\$2,709,158	\$5,329,462	\$9,656,013	\$17,694,633
Growth Beyond 10 Years	\$0	\$1,577,664	\$0	\$3,425,233	\$6,682,225	\$17,684,254	\$27,791,712
Secondary Total	\$0	\$3,286,000	\$0	\$6,412,000	\$15,737,000	\$30,919,000	\$53,068,000
Culinary & Secondary Total	\$8,601,000	\$3,286,000	\$0	\$15,415,000	\$25,653,000	\$40,334,000	\$81,402,000
10-Year Total	\$2,059,197	\$887,531	\$0	\$3,969,407	\$7,952,688	\$12,055,681	\$23,977,776

All cost estimates contained in this IFA have been taken directly from the IFFP. The basis of these estimates are documented in the City's IFFP and Water Master Plan.

1.3 IMPACT FEE CALCULATION 11-36a-304(1)(e)

Using the information contained in the previous sections, impact fees can be calculated by dividing the proportional cost of facilities required to service 10-year growth by the amount of growth expected over the next 10-years. This is done for each of the major system components identified previously. Calculated impact fees by component are summarized in Tables 5.

Table 5
Water Impact Fee per Peak Day Demand

Water System Components	Total Cost of Component	% Serving 10-year Growth	Cost Serving 10-year Growth	10-year Peak Day Demand (gpm)	Cost per PDD (\$/gpm)
Water Rights					
Existing Facilities	\$13,045,074	36.84%	\$4,806,375	9,118	\$527.13
10-year Projects	\$11,887,000	24.79%	\$2,946,727	9,118	\$323.18
Subtotal	\$24,932,074		\$7,753,102		\$850.31
Production					
Existing Facilities	\$5,415,141	26.40%	\$1,429,600	9,118	\$156.79
10-year Projects	\$0	0.00%	\$0	9,118	\$0.00
Subtotal	\$5,415,141		\$1,429,600		\$156.79
Pumping					
Existing Facilities	\$11,296,709	18.98%	\$2,144,248	9,118	\$235.17
10-year Projects	\$14,509,000	27.36%	\$3,969,407	9,118	\$435.35
10-Year Project Interest Costs	\$1,300,686	19.83%	\$257,897	9,118	\$28.29
Subtotal	\$27,106,395		\$6,371,552		\$698.80
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Existing Facilities	\$19,414,356	15.59%	\$3,025,998	9,118	\$331.88
10-year Projects	\$25,386,000	31.33%	\$7,952,688	9,118	\$872.22
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Subtotal	\$46,514,067		\$11,478,648		\$1,258.93
Transmission					
Existing Facilities	\$26,847,206	27.35%	\$7,343,597	9,118	\$805.41
10-year Projects	\$40,334,000	29.89%	\$12,055,681	9,118	\$1,322.21
Existing Facility Interest Costs Outstanding	\$1,172,505	25.47%	\$298,617	9,118	\$32.75
10-Year Project Interest Costs	\$2,144,893	28.17%	\$604,221	9,118	\$66.27
Subtotal	\$70,498,604		\$20,302,117		\$2,226.65
Planning (Master Plan & Impact Fees)	\$95,000	76.44%	\$72,621	4,559	\$15.93
Credit for User Fees Paid Toward Existing					\$172.11
Total					\$5,035.29

The total impact fee per peak day demand in gpm can be calculated by adding up the fee for each type of system component. This is separate from any additional charges levied by the City for hookup costs or for other reasonable permit and application fees.

Bonding Interest Costs

In addition to construction costs, Table 5 includes the cost of bond interest expense where applicable. This includes any outstanding interest costs on existing facilities where new growth will benefit from excess capacity and future interest costs for bonds required to build projects needed for growth as

identified in the Impact Fee Facilities Plan. Similar to project construction costs, only that portion of interest expense associated with capacity for growth is included in the impact fee calculation. The Appendix includes additional information on the City's bonds used to calculate bond interest costs.

Credit for User Fees

Not all of the existing deficiencies identified in the plan can be paid for from existing cash reserves. As a result, the plan includes some bonding toward projects that have at least a portion of their costs that benefit existing users. In this situation, user fees will be used to pay for the bonds over their lifetime.

For projects where this is the case, future users will pay for their portion of capacity via impact fees. They cannot also be expected to pay through user rates the portion of future bonds that will be used to build capacity or remedy deficiencies for existing users. This creates the need for a credit for future users. Calculation of this credit is summarized in Table 6. This table includes the following information:

- **Existing and Future Costs Paid Through User Fees** – This represents the total amount paid each year by the City toward the portion of past or future bonds used to cure existing deficiencies or increase the level of service for existing users. These totals have been divided between components where possible. Where is not possible, costs have been categorized under transmission costs which are more generally distributed over the City.
- **Cost Per Peak Day Demand** – This column takes the total amount paid and divides it by the amount of peak day demand projected for each year. This represents the amount paid in each year for peak day demand in dollars per gpm.
- **Present Value Cost per Peak Day Demand** – This column takes into account the time value of money assuming a rate of return of 3 percent annually.
- **Credit By Year** – The Credit by year shows the summary of all future years for each year of the bond payments included in the impact fee. Because the user fee credit is the summation of user fees paid toward existing deficiencies in each year, a new user who joins the system in five or ten years will pay less in total user fees than someone who joins the system next year. Thus, the user fee credit will decrease over time. The appropriate user fee can be calculated by adding the present value cost for all years subsequent to a new user's connection to the system.

Table 6
Credit for User Fees Paid Toward Existing

Year	Total of Bond Payment Benefitting Existing Users	Total Peak Day Demand (gpm)	Cost per Peak Day Demand (\$/gpm)	Present Value Cost Per Peak Day Demand	Credit by Year (\$/gpm)
2021	\$448,581	\$21,966	\$20.42	\$20.42	\$172.11
2022	\$418,072	\$23,105	\$18.09	\$17.57	\$151.69
2023	\$418,622	\$24,189	\$17.31	\$16.31	\$134.12
2024	\$419,019	\$25,210	\$16.62	\$15.21	\$117.81
2025	\$288,209	\$26,163	\$11.02	\$9.79	\$102.60
2026	\$287,708	\$27,046	\$10.64	\$9.18	\$92.81
2027	\$287,765	\$27,858	\$10.33	\$8.65	\$83.64
2028	\$287,443	\$28,596	\$10.05	\$8.17	\$74.99
2029	\$287,060	\$29,263	\$9.81	\$7.74	\$66.81
2030	\$286,630	\$29,894	\$9.59	\$7.35	\$59.07
2031	\$287,088	\$30,560	\$9.39	\$6.99	\$51.72
2032	\$256,538	\$31,156	\$8.23	\$5.95	\$44.73
2033	\$256,652	\$31,685	\$8.10	\$5.68	\$38.78
2034	\$257,003	\$32,150	\$7.99	\$5.44	\$33.10
2035	\$257,208	\$32,556	\$7.90	\$5.22	\$27.66
2036	\$256,618	\$32,906	\$7.80	\$5.01	\$22.43
2037	\$245,428	\$33,205	\$7.39	\$4.61	\$17.43
2038	\$245,098	\$33,457	\$7.33	\$4.43	\$12.82
2039	\$244,273	\$33,665	\$7.26	\$4.26	\$8.39
2040	\$244,919	\$33,835	\$7.24	\$4.13	\$4.13

Impact Fee Studies

Utah Code allows for the cost of planning and engineering associated with impact fee calculations to be recovered as part of an impact fee. This study includes the cost of this study and one impact fee update during the 10-year planning window.

Recommended Impact Fee

The total calculated impact fee is summarized in Tables 7 for several types of single-family connections.

Table 7
Water Impact Fee for Single Family Unit

Type of Unit	Indoor Water Impact Fee	Irrigated Area (acres)	Outdoor Water Impact Fee	Total Water Impact Fee
Townhome	\$940	0.03	\$865	\$1,805
Single Family <1/4 Acre Lot	\$940	0.13	\$3,750	\$4,690
Single Family 0.25 to 0.49 Acre Lot	\$940	0.18	\$5,192	\$6,132
Single Family 0.5 to 0.74 Acre Lot	\$940	0.22	\$6,346	\$7,286
Single Family 0.75 to 0.99 Acre Lot	\$940	0.23	\$6,634	\$7,574
Single Family 1.0 Acre Lot	\$940	0.26	\$7,500	\$8,440

The indoor impact fee was calculated based on an average household size of 3.91 per City planning values and using City demand data. The outdoor demand impact fee was based on an assessment of the average irrigated area for various size lots within the City with assumed conservation measures and the peak day demand per irrigated area. Note that the City's conservation goal has been applied to both indoor and outdoor demands. It will be important for the City to continue to encourage conservation in its development ordinances so that conservation targets are achieved. For larger lots, it may also be prudent to survey the percent of irrigated acreage planned so that the impact fees can be adjusted for larger percentages of irrigated area if needed. Otherwise, the proposed impact fees will not adequately assess the impact of development. Table 8 shows how the recommended impact fee compares to the existing impact fee for various lot sizes.

Table 8
Recommended Impact Fee vs Previous Impact Fee

Lot Size	Proposed Water Impact / Water Right Fee	Previous Water Impact / Water Right Fee	Difference
<1/4 Acre Lot	\$4,690	\$4,442	\$248
.25 to .49 Acre Lot	\$6,132	\$5,271	\$861
.5 to .74 Acre Lot	\$7,286	\$7,099	\$187
.75 to .99 Acre Lot	\$7,574	\$10,245	-\$2,671
>1 Acre Lot	\$8,440	\$11,925	-\$3,485

*For larger lots or non-residential connections, separate calculations are needed as described later in this analysis.

In general cost per connection have gone up as a result of increases in construction costs and a significant increase in the facilities needed to meet future growth. For larger lots, impact fee costs could potentially go down somewhat as a result of reduced irrigation needs related to City water conservation goal targets. These conservation goals affect outdoor demands at a higher rate than indoor demands.

Calculation of Non-Standard Impact Fees

The Impact Fee Enactment should include a provision that allows for calculation of a fee for customers other than typical residential connections. Consistent with the level of service standards established in the Impact Fee Facilities Plan, the following formula may be used to calculate an impact fee for a non-standard user based on the calculated daily total water use for an average residential connection.

$$\text{Estimated Peak Day Demand} \times \text{Impact Fee per Peak Day Demand} = \text{Impact Fee}$$

Table 9 and 10 show the calculated fee for larger or non-residential connections within the City based on meter size and irrigable area. Table 9 converts the overall fee to different meter sizes based on American Water Works Association (AWWA) meter capacity ratios. These ratios reflect additional costs that the City would incur by servicing said connections. The AWWA ratio is based on the relative capacity increase of each meter.

Table 10 calculates the appropriate impact fee for landscape irrigation water based on irrigable area. Where non-residential connections are served by a single culinary meter, the impact fee should be calculated based on Table 9 alone. Where non-residential connections include both a culinary meter and an additional landscaping irrigation connection, the culinary meter will be calculated based on Table 9 with an additional impact fee for landscaping calculated based on Table 10.

Table 9
Multi-Family / Non-Residential Impact Fee

Size of Meter (in)	AWWA Capacity Ratios	Total Water Impact Fee
Peak Day Demand (\$/gpm)		\$5,035
$\frac{3}{4}$ and smaller	1	\$4,690
1	1.67	\$7,832
1.5	3.33	\$15,618
2	5.33	\$24,998
3	11.67	\$54,732
4	20	\$93,800
6	41.67	\$195,432
8	60	\$281,400
10	96.67	\$453,382
12	143.33	\$672,218

Table 10
Non-Residential Impact Fee (Landscape Only)

Irrigation Impact Fee	Irrigable Area (SF)	Peak Day Demand (gpm)	Impact Fee (\$/1000 SF)
Irrigation	1000	0.13	\$663

1.4 ADDITIONAL CONSIDERATIONS 11-36a-304(2)

Manner of Financing 11-36a-304(2)(a-e)

As part of this Impact Fee Analysis, it is important to consider how each facility has been or will be paid for. Potential infrastructure funding includes a combination of different revenue sources.

User Charges. Because infrastructure must generally be built ahead of growth, there often arises situations in which projects must be funded ahead of expected impact fee revenues. In some cases, the solution to this issue will be bonding. In others, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project and will be reimbursed later as impact fees are received. Interfund loans should be considered in subsequent accounting of impact fee expenditures.

Special Assessments. Where special assessments exist, the impact fee calculation must take into account funds contributed. There are no remaining water infrastructure costs in some of the historic special assessment areas created for the City.

Pioneering Agreements. Where pioneering agreements exist, the impact fee calculation must take into account funds contributed. The City has a number of reimbursement agreements (similar to pioneering agreements) with developers. The agreements and assets associated with them have been incorporated as part of the analysis.

Bonds. Where City financial plans identify bonding will be required to finance impact fee eligible improvements, the portion of bond cost and interest expense attributable to future growth has been added to the calculation of the impact fee.

General Taxes. If taxes are used to pay for infrastructure, they should be accounted for in the impact fee calculation. Specifically, any contribution made by property owners through taxes should be credited toward their available capacity in the system. In this case, no taxes are proposed for the construction of infrastructure.

Federal and State Grants and Donations. Impact fees cannot reimburse costs funded or expected to be funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. Grants and donations are not currently contemplated in this analysis. If grants become available for constructing facilities, impact fees will need to be recalculated and an appropriate credit given.

Any existing infrastructure funded through past grants has been removed from the system cost.

1.5 DEDICATION OF SYSTEM IMPROVEMENTS 11-36a-304(2)(f)

Developer exactions are not the same as grants. If a developer constructs a system improvement or dedicates land for a system improvement identified in this IFFP, or dedicates a public facility that is recognized to reduce the need for a system improvement, the developer may be entitled to an appropriate credit against that particular developer's impact fee liability or a proportionate reimbursement.

If the value of the credit is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the recognized value of the improvements/land dedicated is more than the development's impact fee liability, the City may be required to reimburse the difference to the developer.

It should be emphasized that the concept of impact fee credits pertains to system level improvements only. Developers will be responsible for the construction of project improvements (i.e. improvements not identified in the impact fee facilities plan) without credit against the impact fee.

1.6 EXTRAORDINARY COSTS 11-36a-304(2)(g)

The Impact Fees Act indicates the analysis should include consideration of any extraordinary costs of servicing newly developed properties. In cases where one area of potential growth may cost significantly more to service than other growth, a separate service area may be warranted. No areas with extraordinary costs have been identified as part of this analysis.

1.7 TIME-PRICE DIFFERENTIAL 11-36a-304(2)(h)

Utah Code allows consideration of time-price differential in order to create fairness for amounts paid at different times. To address time-price differential, this analysis includes construction inflation for future construction projects. Per the requirements of the Code, existing infrastructure cost is based on actual historical costs without adjustment.

1.8 IMPACT FEE CERTIFICATION 11-36a-306(2)

This IFA has been prepared in accordance with Utah Code Title 11, Chapter 36a (the “Impact Fees Act”), which prescribes the laws pertaining to the imposition of impact fees in Utah. The accuracy of this IFFP relies in part upon planning, engineering, and other source data, provided by the City and its designees.

In accordance with Utah Code Annotated, 11-36a-306(2), Bowen Collins & Associates, makes the following certification:

I certify that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fees Act.



Andrew T. McKinnon, P.E.

APPENDIX A1
EXISTING ASSET INVENTORY

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
1		348 2004 Well Property Purchase	Culinary Water	System	Land/Buildings	production	\$125,037
2		352 2004 Land - 15582 S Arnold Hollow	Culinary Water	System	Land/Buildings	production	\$1,200,000
3		5 2003 13655 S 7020 W # Approx	Culinary Water	System	Land/Buildings	Transmission	\$16,900
4		6 2003 13680 S 7000 W Approx	Culinary Water	System	Land/Buildings	Transmission	\$8,450
5		7 2003 North Water Tank Land @ 14400 S	Culinary Water	System	Land/Buildings	Storage	\$84,825
6		8 2003 Water Tank Land @ 14800 S 5600	Culinary Water	System	Land/Buildings	Storage	\$22,000
7		1484 Property Purchased for Pump	Culinary Water	System	Land/Buildings	Pumping Capacity	\$440,577
8		Fort Herriman Land	Culinary Water	System	Land/Buildings	Transmission	\$2,148
9		Fort Herriman Land	Culinary Water	System	Land/Buildings	Transmission	\$56,779
10		Land	Culinary Water	System	Land/Buildings	Transmission	\$281,250
11		Tank Land	Culinary Water	System	Land/Buildings	Storage	\$281,250
12		Water Tank	Culinary Water	System	Land/Buildings	Storage	\$359,996
13	577	2005 Storage Building - Water Dept portion	Culinary Water	System	Secondary Asset	Storage	\$58,400
14	1086	Fencing-Hamilton Well	Culinary Water	System	Wells	production	\$22,181
15	806	Collection Lines- Spring Development	Culinary Water	System	Lines	production	\$68,936
16	807	Landscape Imp- Hamilton Well	Culinary Water	System	Wells	production	\$62,589
17	808	Additional Line- Main Tank	Culinary Water	System	Lines	Transmission	\$14,013
18	825	16" Flow Meter	Culinary Water	System	Lines	Transmission	\$3,667
19	981	Pump- Grundfos Model CR32-5	Culinary Water	Equipment	Pump Station	Pumping Capacity	\$4,013
20	1414	Watson Marlow Pump Booster Stat	Culinary Water	Equipment	Pump Station	Pumping Capacity	\$5,250
21	1487	Anthem Holiday Subdivision Plat	Culinary Water	Project	Anthem Holiday	Transmission	\$6,000
22	1046	Hamilton Well	Culinary Water	System	Wells	production	\$103,384
23	1168	Culinary Water- Cove at Herriman Springs	Culinary Water	System	Cove at Herriman Springs	Transmission	\$306,125
24	1169	Secondary Water- Cove at Herriman Springs	Secondary Water	System	Cove at Herriman Springs	Transmission	\$113,160
25	1174	Culinary Water- Herriman Plaza	Culinary Water	System	Herriman Plaza	Transmission	\$98,005
26	1178	Culinary Water- Indian Hollow Sub	Culinary Water	System	Indian Hollow	Transmission	\$26,340
27	1179	Secondary Water- Indian Hollow	Secondary Water	System	Indian Hollow	Transmission	\$25,700
28	1180	Irrigation Landscape- Indian Hollow	Secondary Water	System	Indian Hollow	Transmission	\$36,000
29	1184	Culinary Water- LDS Church	Culinary Water	Project	LDS Church	Transmission	\$43,745
30	1188	Culinary Water- LDS Church Hamilton	Culinary Water	Project	LDS Church	Transmission	\$40,340

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
31	1192	Culinary Water- Mountain American	Culinary Water	Project	Mountain America	Transmission	\$11,800
32	1196	Culinary Water- Utah CentralCredit	Culinary Water	Project	Utah Central Credit Union	Transmission	\$3,750
33	1199	Culinary Water- Valley View Estate	Culinary Water	System	Valley View Estate	Transmission	\$52,728
34	1200	Secondary Water- Valley View Estate	Secondary Water	System	Valley View Estate	Transmission	\$42,000
35	1201	Culinary Water-Valley View Estates	Culinary Water	System	Valley View Estate	Transmission	\$108,336
36	1202	Secondary Water- Valley View Estates	Secondary Water	System	Valley View Estate	Transmission	\$83,820
37	1401	Mt Ogden Peak Extension	Culinary Water	System	Mt. Ogden Peak	Transmission	\$21,900
38	1402	Ft Herriman Estates	Culinary Water	System	Fort Herriman Estates	Transmission	\$31,535
39	1403	Ivie Farms	Culinary Water	System	Ivie Farms	Transmission	\$151,210
40	1404	Walker Estates Ph 2 (No 5)	Culinary Water	System	Walker Estates	Transmission	\$14,090
41	1405	Ft Herriman Estates	Culinary Water	System	Fort Herriman Estates	Transmission	\$108,600
42	1406	Veranda Court	Culinary Water	System	Veranda Court	Transmission	\$27,240
43	1407	Hamilton Farms Ph 3	Culinary Water	System	Hamilton Farms	Transmission	\$233,150
44	1408	Hollister Place- Pool	Culinary Water	Project	Hollister Place	Transmission	\$28,740
45	1409	Lafayettes Estates	Culinary Water	System	Lafayette Estates	Transmission	\$239,250
46	1410	Turnout	Culinary Water	System	Lines	Transmission	\$31,674
47	845	Boulders at Rosecrest	Culinary Water	System	Boulders at Rosecrest	Transmission	\$66,100
48	846	Cove at Herriman Springs Phase 2	Culinary Water	System	Cove at Herriman Springs	Transmission	\$257,420
49	847	Cove at Herriman Springs Phase 3	Culinary Water	System	Cove at Herriman Springs	Transmission	\$200,820
50	848	Cove at Herriman Springs Phase 4A	Culinary Water	System	Cove at Herriman Springs	Transmission	\$69,910
51	849	Cove at Herriman Springs Phase 4B	Culinary Water	System	Cove at Herriman Springs	Transmission	\$33,680
52	850	Cove at Herriman Springs Phase 4C	Culinary Water	System	Cove at Herriman Springs	Transmission	\$50,700
53	851	Cove at Herriman Springs Phase 4D	Culinary Water	System	Cove at Herriman Springs	Transmission	\$36,060
54	852	Hamilton Farms Phase 3	Culinary Water	System	Hamilton Farms	Transmission	\$327,365
55	853	Hamilton Farms Phase 4A	Culinary Water	System	Hamilton Farms	Transmission	\$139,480
56	854	Hamilton Farms Phase 4B	Culinary Water	System	Hamilton Farms	Transmission	\$129,730
57	856	Legacy Ranch Plat C	Culinary Water	System	Legacy Ranch	Transmission	\$97,585
58	857	Overlook Phase I	Culinary Water	System	Overlook	Transmission	\$135,560
59	858	Overlook Phase II	Culinary Water	System	Overlook	Transmission	\$40,371

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
60	859	Rose Canyon Professional Plaza	Culinary Water	System	Rose Canyon Professional Plaza	Transmission	\$12,025
61	860	Rosecrest Plat R	Culinary Water	System	Rosecrest	Transmission	\$446,665
62	861	Russell Lewis Sub. Phase 2	Culinary Water	System	Russell Lewis Sub	Transmission	\$1,830
63	862	Cover at Herriman Springs Phase 2	Culinary Water	System	Cove at Herriman Springs	Transmission	\$146,120
64	863	Cover at Herriman Springs Phase 3	Culinary Water	System	Cove at Herriman Springs	Transmission	\$118,800
65	864	Hamilton Farms Phase 3	Culinary Water	System	Hamilton Farms	Transmission	\$233,150
66	866	Overlook Phase I	Culinary Water	System	Overlook	Transmission	\$74,300
67	867	Overlook Phase II	Culinary Water	System	Overlook	Transmission	\$32,671
68	868	Rosecrest Plat R	Culinary Water	System	Rosecrest	Transmission	\$412,885
69	955	Hamilton Farms Phase 3- Water	Culinary Water	System	Hamilton Farms	Transmission	\$5,400
70	1419	11800 S Wtr Improvements	Culinary Water	System	11800 S	Transmission	\$24,848
71	1431	Secondary Water Imp- Hansen Hills	Secondary Water	System	Hansen Hills	Transmission	\$2,880
72	1432	Water Imp- Cove @ H.S. Ph6	Culinary Water	System	Cove at Herriman Springs	Transmission	\$46,750
73	1433	Water Imp- Cove @ H.S. Ph5C	Culinary Water	System	Cove at Herriman Springs	Transmission	\$50,560
74	1434	Irrigation Imp- Cove @ H.S. Ph 5C	Secondary Water	System	Cove at Herriman Springs	Transmission	\$4,464
75	1435	Culinary Wtr Imp- Cove H.S. Ph	Culinary Water	System	Cove at Herriman Springs	Transmission	\$93,400
76	1436	Culinary Wtr- Cove H.S.	Culinary Water	System	Cove at Herriman Springs	Transmission	\$51,563
77	1437	Culinary Wtr Imp- Silver Bowles	Culinary Water	System	Silver Bowles	Transmission	\$87,240
78	1438	Secondary Wtr Imp- Silver Bowles	Secondary Water	System	Silver Bowles	Transmission	\$24,410
79	1439	Culinary Wtr Imp- Valley View Ph 3	Culinary Water	System	Valley View Estate	Transmission	\$222,060
80	1440	Secondary Wtr Im-Valley View Ph 3	Secondary Water	System	Valley View Estate	Transmission	\$155,760
81	1441	Irrigation Imp- Valley View Ph3	Secondary Water	System	Valley View Estate	Transmission	\$96,102
82	1442	Culinary Wtr Imp Valley View	Culinary Water	System	Valley View Estate	Transmission	\$225,390
83	1443	Secondary Wtr Imp- Valley View	Secondary Water	System	Valley View Estate	Transmission	\$157,830
84	1444	Culinary Wtr Imp- Valley View	Culinary Water	System	Valley View Estate	Transmission	\$156,768
85	1445	Secondary Wtr Imp- Valley View Ph 5	Secondary Water	System	Valley View Estate	Transmission	\$103,980
86	1446	Irrigation Imp- Valley View Ph 5	Secondary Water	System	Valley View Estate	Transmission	\$142,877
87	1232	Irrigation Landscape- Cove @ Herriman	Secondary Water	Project	Cove at Herriman Springs	Transmission	\$1,148,274
88	1455	Black Hawk Es Ph 1	Culinary Water	System	Black Hawk Estates	Transmission	\$316,069
89	1460	Deser Creek ES PH 1	Culinary Water	System	Desert Creek Estates	Transmission	\$85,896
90	1461	Deser Creek ES PH 2	Culinary Water	System	Desert Creek Estates	Transmission	\$40,326
91	1462	Farm Gares Apartments	Culinary Water	System	Farms Gates Apt	Transmission	\$281,231

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
92	1463	Herriman Highlands	Culinary Water	System	Herriman Highlands	Transmission	\$51,050
93	1464	HTC Plat B PH 1	Culinary Water	System	Herriman Towne Center	Transmission	\$139,560
94	1465	Timbergate Apartments	Culinary Water	System	Timbergate	Transmission	\$169,446
95	1469	5600 West	Culinary Water	System	5600 W	Transmission	\$2,250,460
96	1470	Pump Station	Secondary Water	System	Pump Station	Pumping Capacity	\$96,094
97	1472	East Herriman	Culinary Water	System	East Herriman	Transmission	\$926,736
98	1473	Mountain View Corridor	Culinary Water	System	Mountain View Corridor	Transmission	\$568,835
99	1474	Transmission Line	Culinary Water	System	Lines	Transmission	\$174,982
100	1488	Bluffs at Herriman Phase 1	Culinary Water	System	Bluffs at Herriman	Transmission	\$134,825
101	1489	Bluffs at Herriman Phase 2	Culinary Water	System	Bluffs at Herriman	Transmission	\$79,908
102	1490	Cove at Herriman Springs Phase 5E	Culinary Water	System	Cove at Herriman Springs	Transmission	\$87,197
103	1491	Desert Creek Estates Phase 3	Culinary Water	System	Desert Creek Estates	Transmission	\$66,303
104	1492	Fort Herriman Cove Phase 2	Culinary Water	System	Fort Herriman Cove	Transmission	\$29,673
105	1493	Fort Herriman Cove Phase 3	Culinary Water	System	Herriman Towne Center	Transmission	\$82,078
106	1494	Herriman Town Center Marketplace	Culinary Water	System	Herriman Towne Center	Transmission	\$18,430
107	1495	Herriman Town Center Plat A Lot	Culinary Water	System	Herriman Towne Center	Transmission	\$244,138
108	1496	Herriman Town Center Plat B Lot 4	Culinary Water	Project	Herriman Towne Center	Transmission	\$124,780
109	1497	Oak Hollow- PUD Phase 1	Culinary Water	Project	Oak Hollow	Transmission	\$93,431
110	1498	Rosecrest Plat V Phase 1	Culinary Water	Project	Rosecrest	Transmission	\$311,440
111	1499	Rosecrest Plat V Phase 2	Culinary Water	Project	Rosecrest	Transmission	\$113,038
112	1500	Rosecrest Plat V Phase 3	Culinary Water	Project	Rosecrest	Transmission	\$227,885
113	1501	Rosecrest Plat X Phase 1	Culinary Water	Project	Rosecrest	Transmission	\$189,349
114	1502	Rosecrest Plat X Phase 2	Culinary Water	Project	Rosecrest	Transmission	\$189,349
115	1503	Sunset Pointe	Culinary Water	System	Sunset Pointe	Transmission	\$54,054
116	1504	Terrameer PUD- Herriman Land	Culinary Water	System	Terrameer	Transmission	\$287,829
117	1505	Western Creek Phase 2	Culinary Water	Project	Western Creek	Transmission	\$20,149
118	1506	Whispering Pines	Culinary Water	Project	Whispering Pines	Transmission	\$27,408
119	1507	Zone II Water Tank	Culinary Water	Project	Yukon Park	Transmission	\$51,444
120	1526	Beacon Hill Phase 1 (Lewis Harring)	Culinary Water	Project	Beacon Hill	Transmission	\$21,600
121	1527	Beacon Hill Phase 2 (Lewis Harring)	Culinary Water	Project	Beacon Hill	Transmission	\$10,500
122	1528	Herriman Town Center Plat E Phase	Culinary Water	Project	Herriman Towne Center	Transmission	\$186,294
123	1529	Herriman Town Center Plat E Phase	Culinary Water	Project	Herriman Towne Center	Transmission	\$78,157

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
124	1530	HT Marketplace Lot 1	Culinary Water	Project	Herriman Towne Center	Transmission	\$58,727
125	1531	Oaks at Rosecrest Revived	Culinary Water	Project	Oaks at Rosecrest	Transmission	\$172,986
126	1533	Western Creek Phase 1	Culinary Water	Project	Western Creek	Transmission	\$85,919
127	1542	Pump Station	Culinary Water	System	Pump Station	Pumping Capacity	\$40,536
128	10	12" Water Lines (10,567 feet)	Culinary Water	Project	Lines	Transmission	\$264,200
129	1021	Water Lines- Legacy Ranch	Culinary Water	Project	Legacy Ranch	Transmission	\$126,964
130	1024	Water Lines- 16" The Cove @ Herriman	Culinary Water	Project	Cove at Herriman Springs	Transmission	\$180,950
131	1027	Jordan Credit Union	Culinary Water	Project	Jordan Credit Union	Transmission	\$8,580
132	1028	Jordan Credit Union	Culinary Water	Project	Jordan Credit Union	Transmission	\$18,480
133	11	16" Water lines (21,234 feet)	Culinary Water	Project	Lines	Transmission	\$509,600
134	12	18" Water lines (3,625 feet)	Culinary Water	System	Lines	Transmission	\$108,800
135	1269	Water Storage Tank KCC (Kennecott)	Culinary Water	System	Storage Tank	Storage	\$8,257,626
136	13	20" Water lines (2,593 feet)	Culinary Water	System	Lines	Transmission	\$129,600
137	1341	Culinary Wtr Imp- Barney Sub	Culinary Water	Project	Barney Sub	Transmission	\$44,530
138	1342	Secondary Wtr Imp- Barney Sub	Secondary Water	Project	Barney Sub	Transmission	\$33,060
139	1343	Culinary Wtr Imp- Cove @ H.S.	Culinary Water	Project	Cove at Herriman Springs	Transmission	\$1,198,440
140	1344	Culinary Wtr Imp- Cove @ H.S.	Culinary Water	Project	Cove at Herriman Springs	Transmission	\$33,680
141	1345	Culinary Wtr Imp- Indian Hollow	Culinary Water	Project	Indian Hollow	Transmission	\$26,340
142	1346	Secondary Wtr Imp- Indian Hollow	Secondary Water	Project	Indian Hollow	Transmission	\$25,700
143	1347	Culinary Wtr Imp- Jordan C.U.	Culinary Water	Project	Jordan Credit Union	Transmission	\$8,580
144	1348	Secondary Wtr Imp- Jordan C.U.	Secondary Water	Project	Jordan Credit Union	Transmission	\$18,480
145	1349	Culinary Wtr Imp- Rosecrest Plat	Culinary Water	Project	Rosecrest	Transmission	\$320,760
146	1350	Secondary Wtr Imp- Rosecrest Plat	Secondary Water	Project	Rosecrest	Transmission	\$672,570
147	1353	Culinary Wtr Imp- Rosecrest Plat	Culinary Water	Project	Rosecrest	Transmission	\$281,965
148	1354	Secondary Wtr Imp- Rosecrest Plat	Secondary Water	Project	Rosecrest	Transmission	\$269,575
149	1356	Culinary Wtr Imp- Shoshone Hills	Culinary Water	Project	Shoshone Hills	Transmission	\$150,650
150	1357	Secondary Wtr Imp- Shoshone Hills	Secondary Water	Project	Shoshone Hills	Transmission	\$123,660
151	1358	Culinary Wtr Imp- Umbria Estates	Culinary Water	Project	Umbria Estates	Transmission	\$69,470
152	1359	Secondary Wtr Imp- Umbria Estates	Secondary Water	Project	Umbria Estates	Transmission	\$54,800
153	1360	Culinary Wtr Imp- Sunset Meadow	Culinary Water	Project	Sunset Meadow	Transmission	\$63,780
154	1361	Secondary Wtr Imp- Sunset Meadow	Secondary Water	Project	Sunset Meadow	Transmission	\$57,950
155	1379	Mt Ogden Peak Extension	Culinary Water	Project	Mt. Ogden Peak	Transmission	\$51,285
156	1380	Rosecrest Plat M2- Village Ph 3	Culinary Water	Project	Rosecrest	Transmission	\$432,360
157	1381	Helsten, Palmer (2 lots)	Culinary Water	Project	Helsten, Palmer	Transmission	\$5,000

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
158	1382	Bowles No.6 Amended	Culinary Water	Project	Silver Bowles	Transmission	\$6,100
159	1383	Ft. Herriman Estates	Culinary Water	Project	Fort Herriman Estates	Transmission	\$45,590
160	1384	Church- 14550s Junipercrest	Culinary Water	Project	LDS Church	Transmission	\$33,785
161	1385	Church- 12737 S 6000 W	Culinary Water	Project	LDS Church	Transmission	\$51,450
162	1386	Ivie Farms	Culinary Water	Project	Ivie Farms	Transmission	\$324,470
163	1387	Walker Est Ph 2 (No5)	Culinary Water	Project	Walker Estates	Transmission	\$3,660
164	1388	Ft Herriman Cove Ph 1	Culinary Water	Project	Fort Herriman Estates	Transmission	\$126,300
165	1389	Church- 14300 S 6400 W	Culinary Water	Project	LDS Church	Transmission	\$13,120
166	1390	Church 7079 W Rose Canyon	Culinary Water	Project	LDS Church	Transmission	\$18,550
167	1391	Veranda Court	Culinary Water	Project	Veranda Court	Transmission	\$31,710
168	1392	Hamilton Farms Ph 3	Culinary Water	Project	Hamilton Farms	Transmission	\$327,365
169	1393	Hamilton Farms PUD Ph4A	Culinary Water	Project	Hamilton Farms	Transmission	\$139,480
170	1394	Hamilton Farms PUD Ph 4B	Culinary Water	Project	Hamilton Farms	Transmission	\$129,730
171	1395	Hamilton Farms PUD Ph 4C	Culinary Water	Project	Hamilton Farms	Transmission	\$115,825
172	1396	Cove @ Herriman Springs Ph 5A	Culinary Water	Project	Cove at Herriman Springs	Transmission	\$42,916
173	1397	Cove @ Herriman Springs Ph 5B	Culinary Water	Project	Cove at Herriman Springs	Transmission	\$69,800
174	1398	Hollister Place- Pool	Culinary Water	Project	Hollister Place	Transmission	\$56,515
175	1399	Lafayettes Estates	Culinary Water	Project	Lafayette Estates	Transmission	\$274,290
176	14	4" Water Lines (4,542 feet)	Culinary Water	Project	Lines	Transmission	\$40,900
177	1400	Lookout Ridge Estates	Culinary Water	Project	Lookout Ridge Estates	Transmission	\$1,723,452
178	1449	Main Street Water Line	Culinary Water	Project	Lines	Transmission	\$2,198,515
179	1450	Herriman Parkway Water Improvements	Culinary Water	Project	Herriman Parkway	Transmission	\$850,000
180	1451	Rosecrest Water Line	Culinary Water	Project	Rosecrest	Transmission	\$109,612
181	1452	6400 W Water Line	Culinary Water	Project	6400 W	Transmission	\$83,957
182	1453	Desert Creek Water Line	Culinary Water	Project	Desert Creek Estates	Transmission	\$17,332
183	15	6" Water Lines (8,610 feet)	Culinary Water	Project	Lines	Transmission	\$1,119,000
184	16	8" Water Lines (129,894 feet)	Culinary Water	Project	Lines	Transmission	\$2,338,100
185	173	Herriman Plains Well #1	Culinary Water	System	Wells	production	\$6,933
186	181	4" Water Line (8,790.94 LF)	Culinary Water	Project	Lines	Transmission	\$79,118
187	182	6" Water Line (32,054.30 LF)	Culinary Water	Project	Lines	Transmission	\$416,706
188	183	8" Water Lines (71,806.92 LF)	Culinary Water	Project	Lines	Transmission	\$1,292,525
189	184	10" Water Lines (10,023.48 LF)	Culinary Water	System	Lines	Transmission	\$210,493
190	185	12" Water Lines (1,126.14 LF)	Culinary Water	System	Lines	Transmission	\$28,153
191	186	16" Water Lines (17,833.94 LF)	Culinary Water	System	Lines	Transmission	\$428,015
192	187	20" & 24" Water Lines	Culinary Water	System	Lines	Transmission	\$248,247

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
193	3	Line Repair	Culinary Water	Project	Lines	Transmission	\$83,281
194	306	Hamilton Well Line	Culinary Water	System	Wells	Transmission	\$175,320
195	354	Tank and Infrastructure	Culinary Water	System	Storage Tank	Transmission	\$588,810
196	355	Water Lines- JVVCD Infrastructure	Culinary Water	System	JVVCD	Transmission	\$440,010
197	4	Water Conveyance	Culinary Water	System	Lines	Transmission	\$53,875
198	540	3 Million Gallon Tank Zone 4	Culinary Water	System	Storage Tank	Storage	\$1,021,317
199	541	1 Million Gallon Tank Zone 2	Culinary Water	System	Storage Tank	Storage	\$399,837
200	542	20" Transfer Line	Culinary Water	System	Lines	Transmission	\$395,632
201	543	Booster Pump Station	Culinary Water	System	Pump Station	Pumping Capacity	\$664,557
202	544	Well Drilling Wide Hollow Well	Culinary Water	System	Wells	production	\$308,547
203	545	Well Line Hamilton Well	Culinary Water	System	Wells	Transmission	\$220,231
204	546	Well House Hamilton Well	Culinary Water	System	Wells	production	\$261,195
205	547	Engineering- water System Organization	Culinary Water	System	Transmission	Transmission	\$994,039
206	548	Rosecrest H1 Water Lines	Culinary Water	Project	Rosecrest	Transmission	\$70,538
207	549	Rosecrest H2 Water Lines	Culinary Water	Project	Rosecrest	Transmission	\$115,418
208	550	Tuscany Water Line	Culinary Water	Project	Tuscany	Transmission	\$150,640
209	551	Meter Vaults	Culinary Water	Project	Equipment	Transmission	\$125,913
210	552	5600 W Disconnects	Culinary Water	System	5600 W	Transmission	\$13,092
211	553	Aerographics for Water System	Culinary Water	Project	Equipment	Transmission	\$16,703
212	555	Tarps for Water Line Construction	Culinary Water	Project	Equipment	Transmission	\$243
213	556	Rockwall (Deluca)	Culinary Water	Project	Rockwall	Transmission	\$26,618
214	557	5600 W Transfer Line Costs	Culinary Water	Project	5600 W	Transmission	\$72,081
215	558	PRV Station Costs	Culinary Water	System	PRV Station	Transmission	\$38,315
216	559	5600 W Transfer Line Costs (J&B)	Culinary Water	System	5600 W	Transmission	\$16,726
217	560	20" Dip Overflow Costs	Culinary Water	System	Storage Tank	production	\$9,375
218	561	20" Dip Fittings	Culinary Water	System	Storage Tank	production	\$1,373
219	562	5600 W Transfer Line Costs	Culinary Water	System	5600 W	Transmission	\$75,748
220	563	Well Development Costs	Culinary Water	System	Wells	production	\$11,933
221	564	PRV Station Costs	Culinary Water	System	PRV Station	Transmission	\$38,236
222	565	New Main Line	Culinary Water	System	Lines	Transmission	\$129,796
223	566	Line Replacement	Culinary Water	Project	Lines	Transmission	\$34,530
224	567	Booster Pump Improvements	Culinary Water	System	Pump Station	Pumping Capacity	\$31,605
225	568	HP Distribution System Upgrades	Culinary Water	Project	Lines	Transmission	\$35,309
226	573	Chlorination Project	Culinary Water	System	Wells	production	\$90,637
227	574	Well Exploration	Culinary Water	System	Wells	production	\$409,993
228	575	Spring Development	Culinary Water	System	Wells	production	\$10,498
229	576	System Interconnect	Culinary Water	Project	Lines	Transmission	\$8,155

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
230	578	Booster Pump Station Improvement	Culinary Water	System	Pump Station	Pumping Capacity	\$22,405
231	580	Water Distribution System- Plat N	Culinary Water	Project	Lines	Transmission	\$55,943
232	581	Legacy Ranch 16" Shared Costs	Culinary Water	Project	Legacy Ranch	Transmission	\$214,415
233	582	Water Improvements- Horizon Ridge	Culinary Water	Project	Horizon Ridge	Transmission	\$88,710
234	583	Water Improvements- Rosecrest	Culinary Water	Project	Rosecrest	Transmission	\$432,610
235	584	Water Improvements- Rosecrest	Culinary Water	Project	Rosecrest	Transmission	\$241,418
236	585	Water Improvements- Legacy Ranch	Culinary Water	Project	Legacy Ranch	Transmission	\$98,275
237	586	Water Improvements- Legacy Ranch	Culinary Water	Project	Legacy Ranch	Transmission	\$85,374
238	587	Water Improvements- Liberty Villa	Culinary Water	Project	Liberty Villa	Transmission	\$100,373
239	588	Water Improvements- Rosecrest Plaza	Culinary Water	Project	Rosecrest	Transmission	\$245,232
240	589	Water Improvements- Rosecrest Plaza	Culinary Water	Project	Rosecrest	Transmission	\$366,320
241	590	Water Improvements- Hamilton Farm	Culinary Water	Project	Hamilton Farms	Transmission	\$180,293
242	591	Water Improvements- Parkside	Culinary Water	Project	Parkside	Transmission	\$31,165
243	592	Water Improvements- Tuscany Estates	Culinary Water	Project	Tuscany	Transmission	\$92,512
244	593	3 MG Tank Transmission Costs Zone 4	Culinary Water	System	Storage Tank	Storage	\$216,092
245	594	3 MG Tank and Transmission Zone 4	Culinary Water	System	Storage Tank	Storage	\$216,092
246	644	Herriman Ward Building- 13381 S	Culinary Water	Project	LDS Church	Transmission	\$12,000
247	647	Herriman Heights	Culinary Water	Project	Herriman Heights	Transmission	\$229,605
248	650	Heritage Place Phase 2	Culinary Water	Project	Heritage Place	Transmission	\$81,335
249	652	Eastman Subdivision	Culinary Water	Project	Eastman	Transmission	\$3,660
250	655	Rosecrest Plat P	Culinary Water	Project	Rosecrest	Transmission	\$813,030
251	656	2nd Improvements- Rosecrest Plat	Culinary Water	Project	Rosecrest	Transmission	\$474,400
252	659	Jiffy Lube 13255 S	Culinary Water	Project	Jiffy Lube	Transmission	\$3,750
253	661	Pioneer Subdivision	Culinary Water	Project	Pioneer	Transmission	\$3,660
254	664	Rosecrest Plat Q	Culinary Water	Project	Rosecrest	Transmission	\$600,600
255	665	2nd Improvements- Rosecrest Plat	Culinary Water	Project	Rosecrest	Transmission	\$427,656
256	668	Utah Central Credit Union 13218 S	Culinary Water	Project	Utah Central Credit Union	Transmission	\$3,750
257	671	Legacy Ranch Plat F	Culinary Water	Project	Legacy Ranch	Transmission	\$26,517
258	674	Heritage Place Phase 3	Culinary Water	Project	Heritage Place	Transmission	\$44,090
259	677	Cove at Herriman Springs Phase 2	Culinary Water	System	Cove at Herriman Springs	Transmission	\$257,420

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
260	678	2 Improv- Cove at Herriman Springs	Culinary Water	System	Cove at Herriman Springs	Transmission	\$146,120
261	681	Cove at Herriman Springs Phase 3	Culinary Water	System	Cove at Herriman Springs	Transmission	\$200,820
262	682	2nd Improv- Cove at Herriman Springs	Culinary Water	System	Cove at Herriman Springs	Transmission	\$118,800
263	685	Legacy Ranch Boulevard	Culinary Water	Project	Legacy Ranch	Transmission	\$67,476
264	688	Legacy Ranch Plat C	Culinary Water	Project	Legacy Ranch	Transmission	\$97,585
265	690	Legacy Ranch Plat E	Culinary Water	Project	Legacy Ranch	Transmission	\$37,420
266	692	Towns at Legacy Ranch 9	Culinary Water	Project	Legacy Ranch	Transmission	\$6,998
267	694	Towns at Legacy Ranch 8	Culinary Water	Project	Legacy Ranch	Transmission	\$3,750
268	697	Towns at Legacy Ranch 7	Culinary Water	System	Legacy Ranch	Transmission	\$8,850
269	699	Towns at Legacy Ranch 6	Culinary Water	Project	Legacy Ranch	Transmission	\$11,653
270	701	Towns at Legacy Ranch 5	Culinary Water	System	Legacy Ranch	Transmission	\$16,260
271	703	Towns at Legacy Ranch 4	Culinary Water	System	Legacy Ranch	Transmission	\$14,380
272	708	Towns at Legacy Ranch 12	Culinary Water	System	Legacy Ranch	Transmission	\$6,900
273	711	Towns at Legacy Ranch 11	Culinary Water	Project	Legacy Ranch	Transmission	\$9,485
274	713	Towns at Legacy Ranch 10	Culinary Water	Project	Legacy Ranch	Transmission	\$7,810
275	716	Towns at Legacy Ranch 1	Culinary Water	System	Legacy Ranch	Transmission	\$45,800
276	719	Checker 13225 S 5600 W	Culinary Water	Project	Checker	Transmission	\$2,500
277	722	Maverick 464 W 12600 S	Culinary Water	Project	Maverick	Transmission	\$3,750
278	725	Horizon Ridge	Culinary Water	Project	Horizon Ridge	Transmission	\$88,710
279	727	Rodeo Acres	Culinary Water	Project	Rodeo Acres	Transmission	\$20,688
280	767	Fluoridation Project	Culinary Water	System	Treatment	production	\$75,454
281	768	Scada Security & Monitoring System	Culinary Water	System	Lines	production	\$41,988
282	809	Plat N and K Improvements	Culinary Water	System	Lines	Transmission	\$118,097
283	9	10" Water lines (20,239 feet)	Culinary Water	System	Lines	Transmission	\$426,900
284		Bluffs Secondary Water	Secondary Water	System	Bluffs at Herriman	Transmission	\$54,168
285		Bluffs Water	Culinary Water	System	Bluffs at Herriman	Transmission	\$134,825
286		Desert Creek Secondary Water	Secondary Water	System	Desert Creek Estates	Transmission	\$38,678
287		Desert Creek Water	Culinary Water	System	Desert Creek Estates	Transmission	\$66,303
288		Fort Herriman Secondary Water	Secondary Water	System	Fort Herriman Estates	Transmission	\$22,934
289		Fort Herriman Secondary Water	Secondary Water	System	Fort Herriman Estates	Transmission	\$57,076
290		Fort Herriman Water	Culinary Water	System	Fort Herriman Estates	Transmission	\$29,673
291		Fort Herriman Water	Culinary Water	System	Fort Herriman Estates	Transmission	\$82,078
292		Herriman Towne Center Secondary Water	Secondary Water	System	Herriman Towne Center	Transmission	\$65,841

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
293		Herriman Towne Center Water	Culinary Water	Project	Herriman Towne Center	Transmission	\$54,743
294		Herriman Towne Center Water	Culinary Water	Project	Herriman Towne Center	Transmission	\$124,780
295		Herriman Towne Center Water	Culinary Water	Project	Herriman Towne Center	Transmission	\$142,531
296		HTC Transmission Line	Culinary Water	Project	Herriman Towne Center	Transmission	\$258,053
297		HTC Well	Culinary Water	System	Wells	Production	\$980,836
298		HTC Well (-)	Culinary Water	System	Wells	Production	-\$980,836
299		Justin Dansie Water	Culinary Water	Project	Justin Dansie	Transmission	\$2,400
300		Rosecrest Secondary Water	Secondary Water	System	Rosecrest	Transmission	\$146,941
301		Rosecrest Secondary Water	Secondary Water	System	Rosecrest	Transmission	\$146,941
302		Rosecrest Secondary Water Line	Secondary Water	System	Rosecrest	Transmission	\$604,717
303		Rosecrest Water	Culinary Water	System	Rosecrest	Transmission	\$189,349
304		Rosecrest Water	Culinary Water	System	Rosecrest	Transmission	\$189,349
305		Solerno Water Line	Culinary Water	System	Solerno	Transmission	\$178,152
306		Western Creek Secondary water	Secondary Water	System	Western Creek	Transmission	\$14,192
307		Western Creek water	Culinary Water	System	Western Creek	Transmission	\$20,149
308		Whispering Pines Secondary Water	Secondary Water	System	Whispering Pines	Transmission	\$23,443
309		Whispering Pines Water	Culinary Water	System	Whispering Pines	Transmission	\$27,408
310		6600 W Water Line	Culinary Water	Project		Transmission	\$299,959
311		Bluffs @ Herriman Phase 2	Culinary Water	Project		Transmission	\$79,908
312		Cove at Herriman Springs Phase 5E	Culinary Water	Project		Transmission	\$87,197
313		Cove at Herriman Springs Phase 5F	Culinary Water	Project		Transmission	\$48,312
314		Cove at Herriman Springs Phase 5G	Culinary Water	Project		Transmission	\$47,220
315		Herriman Towne Center Plat a Lot 5 Townhomes	Culinary Water	Project		Transmission	\$244,138
316		Herriman Towne Center Plat H Phase 2	Culinary Water	Project		Transmission	\$383,782
317		Herriman Towne Center Plat H Phase I	Culinary Water	Project		Transmission	\$27,829
318		HTC Well (Stillman)	Culinary Water	System		Transmission	\$2,168,895
319		Rosecrest Plat V Phase 2	Culinary Water	Project		Transmission	\$113,038
320		Rosecrest Plat X Phase 3	Culinary Water	Project		Transmission	\$132,319
321		Sunset Pointe Phase 2	Culinary Water	Project		Transmission	\$50,402
322		Sunset Pointe Phase I	Culinary Water	Project		Transmission	\$54,054
323		Terrameer Phase 2	Culinary Water	Project		Transmission	\$252,553
324		Terrameer Phase I	Culinary Water	Project		Transmission	\$287,829
325		Thompson Place	Culinary Water	Project		Transmission	\$22,678
326		Yukon Park Ave	Culinary Water	Project		Transmission	\$51,444

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
327		11800 S 6000 West Water Line	Culinary Water	System		Transmission	\$908,310
328		4000 W Pump Station	Secondary Water	System		Transmission	\$4,938,130
329		HTC PLAT E PHASE 3 WATER	Culinary Water	Project		Transmission	\$182,796
330		HTC PLAT H PHASE 3 WATER	Culinary Water	Project		Transmission	\$205,298
331		JENSEN PLACE PHASE I WATER	Culinary Water	Project		Transmission	\$47,126
332		MAJESTIC OAKS WATER	Culinary Water	Project		Transmission	\$66,199
333		MOUNTAIN HEIGHTS PHASE 2 WATER	Culinary Water	Project		Transmission	\$124,038
334		ROSECREST MEADOWS PHASE 1 & 2 WATER	Culinary Water	Project		Transmission	\$1,132,647
335		ROSECREST PHASE I WATER	Culinary Water	Project		Transmission	\$45,162
336		ROSECREST PLAT W WATER	Culinary Water	Project		Transmission	\$184,131
337		ROSECREST TOWNHOMES PHASE I WATER	Culinary Water	Project		Transmission	\$390,939
338		SHADOW RUN PHASE 1 WATER	Culinary Water	Project		Transmission	\$195,480
339		SILVER BOWL ESTATES PHASE 2 WATER	Culinary Water	Project		Transmission	\$19,283
340		SILVER BOWL ESTATES PHASE 3 WATER	Culinary Water	Project		Transmission	\$18,280
341		WINBURN ESTATES	Culinary Water	Project		Transmission	\$52,302
342		YOSEMITE PARK WATER	Culinary Water	Project		Transmission	\$276,357
343		Zone II Water Tank	Culinary Water	System		Storage	\$2,761,274
344	1456	Black Hawk Es Ph 1	Secondary Water	System	Black Hawk Estates	Transmission	\$250,605
345	1457	Desert Creek ES PH 1	Secondary Water	System	Desert Creek Estates	Transmission	\$75,270
346	1457	Desert Creek ES PH 2	Secondary Water	System	Desert Creek Estates	Transmission	\$28,530
347	1459	Herriman Highlands	Secondary Water	Project	Herriman Highlands	Transmission	\$70,720
348	1471	Secondary Water	Secondary Water	Project	Lines	Transmission	\$1,144,146
349	1508	Bluffs at Herriman Phase 1	Secondary Water	Project	Bluffs at Herriman	Transmission	\$54,168
350	1509	Bluffs at Herriman Phase 2	Secondary Water	Project	Bluffs at Herriman	Transmission	\$70,908
351	1510	Desert Creek Estates Phase 3	Secondary Water	System	Desert Creek Estates	Transmission	\$38,678
352	1511	Fort Herriman Cove Phase 1	Secondary Water	System	Fort Herriman Cove	Transmission	\$22,934
353	1512	Fort Herriman Cove Phase 3	Secondary Water	System	Fort Herriman Cove	Transmission	\$57,076
354	1513	Herriman Towne Center Marketplace	Secondary Water	Project	Herriman Towne Center	Transmission	\$4,140
355	1514	Herriman Towne Center Plat A Lot	Secondary Water	Project	Herriman Towne Center	Transmission	\$13,837
356	1515	Oak Hollow- PUD Phase 1	Secondary Water	Project	Oak Hollow	Transmission	\$81,088
357	1516	Rosecrest Plat V Phase 1	Secondary Water	Project	Rosecrest	Transmission	\$208,171
358	1517	Rosecrest Plat V Phase 2	Secondary Water	Project	Rosecrest	Transmission	\$88,296
359	1518	Rosecrest Plat V Phase 3	Secondary Water	Project	Rosecrest	Transmission	\$147,040
360	1519	Rosecrest Plat X Phase 1	Secondary Water	Project	Rosecrest	Transmission	\$146,941

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
361	1520	Rosecrest Plat X Phase 2	Secondary Water	Project	Rosecrest	Transmission	\$146,941
362	1521	Sunset Pointe	Secondary Water	Project	Sunset Pointe	Transmission	\$31,830
363	1522	Terrameer PUD- Herriman Land	Secondary Water	System	Terrameer	Transmission	\$104,803
364	1523	Wester Creek Phase 2	Secondary Water	System	Western Creek	Transmission	\$14,192
365	1524	Whispering Pines	Secondary Water	Project	Whispering Pines	Transmission	\$23,443
366	1525	Yukon Park Ave Dedication Plat	Secondary Water	System	Yukon Park	Transmission	\$13,557
367	1534	Beacon Hill Phase 1 (Lewis Herring)	Secondary Water	Project	Beacon Hill	Transmission	\$19,160
368	1535	Beacon Hill Phase 2 (Lewis Herring)	Secondary Water	System	Beacon Hill	Transmission	\$9,400
369	1536	Herriman Towne Center Plat E	Secondary Water	Project	Herriman Towne Center	Transmission	\$21,088
370	1537	Herriman Towne Center Plat E	Secondary Water	Project	Herriman Towne Center	Transmission	\$1,140
371	1538	HTC Marketplace Lot 1	Secondary Water	Project	Herriman Towne Center	Transmission	\$15,191
372	1539	Oaks at Rosecrest Revived	Secondary Water	Project	Rosecrest	Transmission	\$140,456
373	1541	Wester Creek Phase 1	Secondary Water	System	Western Creek	Transmission	\$55,174
374		5600 W / Tuscany Secondary	Secondary Water	Project		Transmission	\$55,425
375		Bluffs @ Herriman Phase 2	Secondary Water	Project		Transmission	\$70,908
376		Herriman Towne Center Plat A Lot 5 Townhomes	Secondary Water	Project		Transmission	\$13,837
377		Herriman Towne Center Plat H Phase 2	Secondary Water	Project		Transmission	\$55,343
378		Rosecrest Plat V Phase 2	Secondary Water	Project		Transmission	\$88,296
379		Rosecrest Plat X Phase 3	Secondary Water	Project		Transmission	\$81,506
380		Sunset Pointe Phase 2	Secondary Water	Project		Transmission	\$27,032
381		Sunset Pointe Phase I	Secondary Water	Project		Transmission	\$31,830
382		Terrameer Phase 2	Secondary Water	Project		Transmission	\$45,191
383		Terrameer Phase I	Secondary Water	Project		Transmission	\$104,803
384		Thompson Place	Secondary Water	Project		Transmission	\$17,674
385		Yukon Park Ave	Secondary Water	Project		Transmission	\$13,557
386		HTC PLAT H PHASE 3 SECONDARY	Secondary Water	Project		Transmission	\$23,880
387		JENSEN PLACE PHASE I SECONDARY	Secondary Water	Project		Transmission	\$35,935
388		MAJESTIC OAKS SECONDARY	Secondary Water	Project		Transmission	\$52,382
389		MOUNTAIN HEIGHTS PHASE 2 SECONDARY	Secondary Water	Project		Transmission	\$19,584
390		ROSECREST M3 PHASE 1 SECONDARY	Secondary Water	Project		Transmission	\$22,080
391		ROSECREST MEADOWS PHASE 1 & 2 SECONDARY	Secondary Water	Project		Transmission	\$72,590
392		ROSECREST PLAT W SECONDARY	Secondary Water	Project		Transmission	\$7,696

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
393		SILVER BOWL ESTATES PHASE 2 SECONDARY	Secondary Water	Project		Transmission	\$13,887
394		SILVER BOWL ESTATES PHASE 3 SECONDARY	Secondary Water	Project		Transmission	\$12,536
395		WINBURN ESTATES SECONDARY	Secondary Water	Project		Transmission	\$35,514
396		1033 2006 Spin Doctor	Culinary Water	Equipment		Equipment	\$40,403
397		1034 2006 RD Locator Kit	Culinary Water	Equipment		Equipment	\$3,850
398		1035 2007 365 KW Generator	Culinary Water	Equipment		Equipment	\$80,750
399		1103 2008 125 KVA Generator	Culinary Water	Equipment		Equipment	\$48,620
400		1222 2008 ARP-1717AP 304K Computer	Culinary Water	Equipment		Equipment	\$5,090
401		1362 2008 Fuel Tank and Trailer	Culinary Water	Equipment		Equipment	\$5,936
402		1363 2009 Working Trailer	Culinary Water	Equipment		Equipment	\$9,750
403		1376 2009 Cat Vibro Plate	Culinary Water	Equipment		Equipment	\$8,000
404		1377 2009 Shelving Units	Culinary Water	Equipment		Equipment	\$1,200
405		1378 2009 4 Gas Detectors	Culinary Water	Equipment		Equipment	\$1,750
406		2 2003 City Hall Computer	Culinary Water	Equipment		Equipment	\$1,616
407		316 2003 Tri-Pod with Winch	Culinary Water	Equipment		Equipment	\$1,475
408		323 2003 EZ Drive System w/Discs	Culinary Water	Equipment		Equipment	\$27,000
409		554 2004 Line Locater Equipment	Culinary Water	Equipment		Equipment	\$2,853
410		569 2005 Gems Water System Software	Culinary Water	Equipment		Equipment	\$13,130
411		570 2005 Generator - Homeland Security	Culinary Water	Equipment		Equipment	\$34,750
412		571 2005 SCADA Software and Implementation	Culinary Water	Equipment		Equipment	\$58,003
413		572 2004 File Cabinets, 3	Culinary Water	Equipment		Equipment	\$1,157
414		753 2005 TT TECh 3" Grudomat Piercing	Culinary Water	Equipment		Equipment	\$4,600
415		754 2005 MBW - R440 140lb Rammer with 3	Culinary Water	Equipment		Equipment	\$2,695
416		755 2005 Sullair MPB-60LB Breaker	Culinary Water	Equipment		Equipment	\$1,015
417		756 2005 Compressor	Culinary Water	Equipment		Equipment	\$11,240
418		792 2005 Line Locator	Culinary Water	Equipment		Equipment	\$3,074
419		810 2007 RD 4000 Locator Kit	Culinary Water	Equipment		Equipment	\$3,850
420		812 2006 Hydro Static Pump	Culinary Water	Equipment		Equipment	\$1,872
421		819 2007 Pump	Culinary Water	Equipment		Equipment	\$2,080
422		822 2007 Pump Motor	Culinary Water	Equipment		Equipment	\$7,766
423		869 2007 Booster Pump Station	Culinary Water	Equipment		Equipment	\$7,537
424		1420 2011 2-way Radios	Culinary Water	Equipment		Equipment	\$27,330

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
425		1421 2011 Citiworks Software	Culinary Water	Equipment		Equipment	\$35,000
426		1422 2011 New Radio Meter Reader	Culinary Water	Equipment		Equipment	\$7,000
427		1423 2010 4 Gas Detectors	Culinary Water	Equipment		Equipment	\$3,324
428		1425 2010 Part of track wagon for road repairs	Culinary Water	Equipment		Equipment	\$9,625
429		1427 2011 Ultrasound equipment for pump rep	Culinary Water	Equipment		Equipment	\$4,500
430		1098 2008 3M Dynatel Ground Fault Locator	Culinary Water	Equipment		Equipment	\$3,400
431		1223 2007 Booster Pump Station Scada Pump	Culinary Water	Equipment		Equipment	\$2,860
432		1412 2010 CL2 Analyzers for Wells 1 & 3	Culinary Water	Equipment		Equipment	\$13,110
433		1413 2010 Fluoride Analyzers for Wells 1 & 3	Culinary Water	Equipment		Equipment	\$15,690
434		1426 2010 Part of roller for road repairs	Culinary Water	Equipment		Equipment	\$12,375
435		1428 2011 Bridge Cran/Hoist	Culinary Water	Equipment		Equipment	\$9,699
436		1429 2011 2 Trench Boxes	Culinary Water	Equipment		Equipment	\$20,537
437		1430 2010 Kennecott Booster Pump Station	Culinary Water	Equipment		Pumping Capacity	\$46,099
438		1447 2011 Installation of CL2/Fluoride Analyzer	Culinary Water	Equipment		Equipment	\$5,600
439		1083 2008 Fire Resistant Storage Cabinet	Culinary Water	Equipment		Equipment	\$1,010
440		1267 2008 Booster Pump Station	Culinary Water	Equipment		Pumping Capacity	\$9,373
441		1268 2008 North 3 MG Tank	Culinary Water	Equipment		Storage	\$4,053
442		1424 2011 2 Chlorinators	Culinary Water	Equipment		Equipment	\$31,770
443		1211 2008 Ford F 150-055 (#173)	Culinary Water	Equipment		Equipment	\$27,212
444		1212 2007 Ford F 150-056 (#174)	Culinary Water	Equipment		Equipment	\$27,037
445		1218 2007 2008 Ford F 150 Supercrew (#178)	Culinary Water	Equipment		Equipment	\$33,436
446		1369 2010 Ford F150 #182	Culinary Water	Equipment		Equipment	\$26,670
447		1370 2010 F350 Pickup #183	Culinary Water	Equipment		Equipment	\$35,447
448		383 2005 Ford F350 #134	Culinary Water	Equipment		Equipment	\$44,638
449		484 2004 Ford F550 Supercab #117 Streets	Culinary Water	Equipment		Equipment	\$53,152
450		1466 2011 Ford F150	Culinary Water	Equipment		Equipment	\$24,248
451		1486 2013 F-150 Pickup	Culinary Water	Equipment		Equipment	\$25,332
452		Truck	Culinary Water	Equipment		Equipment	\$210,805
453		2 Ford F150 Pickups	Culinary Water	Equipment		Equipment	\$52,084

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
454		Hand Held Meter Reader	Culinary Water	Equipment		Equipment	\$9,930
455		Ford F350 Pickup	Culinary Water	Equipment		Equipment	\$35,744
456		1100 2007 Welby Jacobs Water Shares - 3 Shares	Secondary Water	Secondary		Canal Shares	\$6,000
457		1101 2007 Welby Jacob Water Shares - 2 Shares	Secondary Water	Secondary		Canal Shares	\$4,000
458		1102 2008 50 Shares Welby Jacob-Daro Hamilton	Secondary Water	Secondary		Canal Shares	\$100,000
459		1104 2007 Water Rights 10-Shares Welby Jacob	Secondary Water	Secondary		Canal Shares	\$20,000
460		1105 2007 Water Rights 5-Shares Welby Jacob	Secondary Water	Secondary		Canal Shares	\$10,000
461		1219 2007 Water Rights - Cove @ Herriman Springs	Culinary Water	Culinary		Water Rights	\$73,818
462		1220 2007 Water Rights - Cove @ Herriman Springs	Culinary Water	Culinary		Water Rights	\$49,212
463		1364 2008 Water Rights	Culinary Water	Culinary		Water Rights	\$413,500
464		1365 2009 Water Rights	Culinary Water	Culinary		Water Rights	\$477,400
465		1366 2009 Water Rights	Culinary Water	Culinary		Water Rights	\$60,596
466		1367 2009 Water Rights	Culinary Water	Culinary		Water Rights	\$392,000
467		1368 2009 50 Shares Welby Jacobs/Daro Hamilton	Secondary Water	Secondary		Canal Shares	\$103,000
468		1371 2009 1 2/3 Sh Butterfield Creek	Secondary Water	Secondary		Water Rights	\$5,748
469		1372 2009 28 Sh Welby Jacobs	Secondary Water	Secondary		Canal Shares	\$50,400
470		1373 43 Sh Welby Jacobs	Secondary Water	Secondary		Canal Shares	\$77,400
471		1374 2010 4 Sh Welby Jacob	Secondary Water	Secondary		Canal Shares	\$7,200
472		1375 2010 1 Sh Welby Jacobs	Secondary Water	Secondary		Canal Shares	\$1,800
473		1411 2010 50 Sh Welby Jacob	Secondary Water	Secondary		Canal Shares	\$103,000
474		17 2002 Palmer & Jolene Helsten	Culinary Water	Culinary		Water Rights	\$500
475		18 2002 Tony Mascaro	Culinary Water	Culinary		Water Rights	\$25,000
476		19 2003 Brandon Dawson	Culinary Water	Culinary		Water Rights	\$500
477		20 2003 Brenan Newman	Culinary Water	Culinary		Water Rights	\$500
478		21 2002 David Thorpe	Culinary Water	Culinary		Water Rights	\$500
479		22 2003 Dennis or Jaon Tucker	Culinary Water	Culinary		Water Rights	\$500
480		23 2002 Don & Janet Ames	Culinary Water	Culinary		Water Rights	\$500
481		24 2003 Eric May	Culinary Water	Culinary		Water Rights	\$500
482		25 2002 Herriman Pipeline	Culinary Water	Culinary		Water Rights	\$128,881
483		26 2003 Kyle Hamilton	Culinary Water	Culinary		Water Rights	\$500
484		27 2002 Larry Johnston	Culinary Water	Culinary		Water Rights	\$500
485		28 2003 Lynn or Lisa Egbert	Culinary Water	Culinary		Water Rights	\$500

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
486		29 2003 Michael & Julie Ragsdale	Culinary Water	Culinary		Water Rights	\$500
487		30 2002 Randy Robertson	Culinary Water	Culinary		Water Rights	\$500
488		31 2003 Scott Freeman	Culinary Water	Culinary		Water Rights	\$500
489		32 2002 T Mascaro	Culinary Water	Culinary		Water Rights	\$128,615
490		33 2002 Toby & Sharon Stanley	Culinary Water	Culinary		Water Rights	\$500
491		331 2003 Haven Barlow	Culinary Water	Culinary		Water Rights	\$500
492		332 2003 Hamilton Land & Livestock	Culinary Water	Culinary		Water Rights	\$440,250
493		334 2003 John Brocklebank	Culinary Water	Culinary		Water Rights	\$500
494		335 2003 Roscoe Hogge	Culinary Water	Culinary		Water Rights	\$500
495		336 2003 Troy Densley	Culinary Water	Culinary		Water Rights	\$500
496		337 2004 Jared Barlow	Culinary Water	Culinary		Water Rights	\$500
497		338 2004 Christopher/Diane Stokes	Culinary Water	Culinary		Water Rights	\$500
498		339 2004 David Barlow	Culinary Water	Culinary		Water Rights	\$500
499		340 2004 Julie Johnson	Culinary Water	Culinary		Water Rights	\$500
500		341 2004 Shirley Butterfield	Culinary Water	Culinary		Water Rights	\$500
501		342 2004 Jerry/Geniel Montgomery	Secondary Water Rights	Secondary		Water Rights	\$27,200
502		343 2004 Nancy Kunz	Culinary Water	Culinary		Water Rights	\$1,000
503		344 2004 Kelly or Georgia Flander	Culinary Water	Culinary		Water Rights	\$500
504		346 2004 Title Fees	Culinary Water	Split Water Right		Water Rights	\$3,742
505		349 2002 Legal - Mascaro & Herriman	Culinary Water	Split Water Right		Water Rights	\$16,005
506		350 2001 Legal - T. Mascaro	Culinary Water	Split Water Right		Water Rights	\$8,018
507		351 2002 Sunrise Engineer	Culinary Water	Split Water Right		Water Rights	\$65,387
508		353 2004 Water Rights - Herriman Pipeline	Culinary Water	Culinary		Water Rights	\$253,499
509		358 2004 Water Right Research	Culinary Water	Split Water Right		Water Rights	\$105,961
510		359 2004 J LC Water Rights	Secondary Water	Secondary		Water Rights	\$39,900
511		360 2004 J. Butterfield Water Right	Culinary Water	Culinary		Water Rights	\$500
512		361 2004 T Mascaro Water Right	Culinary Water	Culinary		Water Rights	\$116,000
513		362 2004 Max/Pauline Water Rights	Secondary Water	Secondary		Water Rights	\$28,500
514		363 2004 Arlin/Karalynn Freeman Water Right	Culinary Water	Culinary		Water Rights	\$2,000
515		364 2004 S. Freeman Water Right	Culinary Water	Culinary		Water Rights	\$500
516		365 2004 L Downs Water Right	Secondary Water	Secondary		Water Rights	\$40,880
517		366 2004 P. Pantoja Water Right	Culinary Water	Culinary		Water Rights	\$500

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
518		367 2004 Hamilton Land & Livestock Water Right	Culinary Water	Culinary		Water Rights	\$464,996
519		369 2004 P. Pantoja Water Rights	Culinary Water	Secondary		Water Rights	\$1,750
520		370 2004 L. Downs Water Rights	Secondary Water	Secondary		Water Rights	\$40,880
521		371 2004 T. Densley Water Rights	Culinary Water	Culinary		Water Rights	\$1,500
522		372 2005 Nephi & Edna Butterfield Water Rights	Culinary Water	Culinary		Water Rights	\$1,000
523		373 2005 S. Bearden Water Rights	Secondary Water	Secondary		Water Rights	\$68,000
524		374 2005 Dennis & Linda Steward Water Rights	Secondary Water	Secondary		Water Rights	\$8,500
525		375 2005 L Downs Water Rights	Secondary Water	Secondary		Water Rights	\$15,841
526		376 2005 C. Steed Water Rights	Secondary Water	Secondary		Water Rights	\$8,500
527		377 2005 J LC Water Rights	Secondary Water	Secondary		Water Rights	\$173,740
528		378 2005 J LC Water Rights	Secondary Water	Secondary		Water Rights	\$172,003
529		379 2005 J LC Water Rights	Secondary Water	Secondary		Water Rights	\$77,250
530		380 2005 Robert & Stephanie Water Rights	Culinary Water	Culinary		Water Rights	\$500
531		381 2005 J LC Water Rights	Secondary Water	Secondary		Water Rights	\$78,030
532		382 2005 Water Rights Researched & Title	Secondary Water	Split Water Right		Water Rights	\$51,367
533		579 2004 Secondary Water Rights Research	Secondary Water	Secondary		Water Rights	\$20,638
534		757 2005 Mardell Topham	Secondary Water	Secondary		Water Rights	\$294,150
535		758 2005 J.L.C.	Secondary Water	Secondary		Water Rights	\$345,800
536		759 2005 Kenneth M Simmons	Secondary Water	Secondary		Water Rights	\$11,400
537		760 2005 Hamilton Land & Livestock	Culinary Water	Culinary		Water Rights	\$86,364
538		761 2005 Tony Mascaro	Culinary Water	Culinary		Water Rights	\$115,000
539		762 2005 Hamilton Land & Livestock	Culinary Water	Culinary		Water Rights	\$475,000
540		763 2005 Pingree Family Trust	Culinary Water	Culinary		Water Rights	\$10,500
541		764 2006 Ralph J McLachian	Culinary Water	Culinary		Water Rights	\$500
542		765 2006 Corp of Presiding (LDS)	Culinary Water	Culinary		Water Rights	\$14,080
543		811 2006 Welby Jacobs Water Shares - 4 Shares	Secondary Water	Secondary		Canal Shares	\$8,000
544		813 2007 Welby Jacobs Water Shares 73 Shares	Secondary Water	Secondary		Canal Shares	\$146,000
545		814 2007 Water Rights-40 Share Welby Jacob	Secondary Water	Secondary		Canal Shares	\$80,000
546		815 2007 Water Shares-Jacob Welby 2 Shares	Secondary Water	Secondary		Canal Shares	\$3,800

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
547		820 2007 Water Shares - Jacob Welby - 2 Shares	Secondary Water	Secondary		Canal Shares	\$4,000
548		823 2007 Welby Jacob Water Shares - 5 Shares	Secondary Water	Secondary		Canal Shares	\$10,000
549		824 2007 Welby Jacobs Water Shares - 11 Shares	Secondary Water	Secondary		Canal Shares	\$22,000
550		826 2007 Water Right - 59-1160	Culinary Water	Culinary		Water Rights	\$392,000
551		827 2007 Water Share - 1	Culinary Water	Culinary		Water Rights	\$500
552		870 2006 Water Rights - Herriman Pipeline (adjust	Culinary Water	Culinary		Water Rights	\$46,000
553		871 2006 Water Rights - Lane Downs	Secondary Water	Secondary		Water Rights	\$124,000
554		872 2006 Water Rights - Judy Walker	Culinary Water	Culinary		Water Rights	\$4,972
555		873 2007 Water Rights - B & G South Jordan	Secondary Water	Secondary		Water Rights	\$120,000
556		874 2007 Water Rights - Butterfield	Secondary Water	Secondary		Water Rights	\$10,000
557		875 2007 Water Rights - Grace Ham	Secondary Water	Secondary		Water Rights	\$10,000
558		876 2007 Water Rights - Utah Land and Water	Secondary Water	Secondary		Water Rights	\$60,000
559		877 2007 Water Rights - Utah Lake Distribution	Secondary Water	Secondary		Canal Shares	\$355
560		1415 2010 3 Sh Welby Jacob	Secondary Water	Secondary		Canal Shares	\$4,200
561		1416 2010 23 Sh Welby Jacob	Secondary Water	Secondary		Canal Shares	\$34,500
562		1417 2010 7 Sh Herriman City Water	Secondary Water	Secondary		Water Rights	\$15,400
563		1418 2011 1 3/5 Sh Herriman Irrigation Water	Secondary Water	Secondary		Water Rights	\$5,507
564		1454 2011 50 Sh Welby Jacobs-Daro Hamilton	Secondary Water	Secondary		Canal Shares	\$100,000
565		1467 Water Rights-Myrna Carter	Secondary Water	Secondary		Water Rights	\$28,500
566		1468 Water Rights-Robert DeLuca	Secondary Water	Secondary		Water Rights	\$1,500
567		1476 4 Shares Welby Jacobs	Secondary Water	Secondary		Canal Shares	\$11,198
568		1477 20 Shares Welby Jacobs	Secondary Water	Secondary		Canal Shares	\$30,000
569		1478 65 Shares of Wleby Jacobs	Secondary Water	Secondary		Canal Shares	\$97,500
570		1479 15.712 Acre Feet Water Shares	Culinary Water	Culinary		Canal Shares	\$34,566
571		1480 13.236 Acre Feet Water Shares	Culinary Water	Culinary		Canal Shares	\$29,119
572		1481 Water Righth 59-3988	Culinary Water	Culinary		Water Rights	\$103,699
573		1482 Water Right in Herriman Towne Center/ Rosecrest	Secondary Water	Secondary		Water Rights	\$500,000

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
574		1483 Water Right in Herriman Towne Center/ Rosecrest	Secondary Water	Secondary		Water Rights	\$250,000
575		Water Rights	Secondary Water	Secondary		Water Rights	\$493,500
576		Wallace Gray-Welby Jacobs Water Shares	Secondary Water	Secondary		Water Rights	\$7,500
577		Water Rights	Secondary Water	Secondary		Water Rights	\$1,253,493
578		Water Rights	Secondary Water	Secondary		Water Rights	\$3,013,610
579		High Country Water Rights	Culinary Water	High Country		Water Rights	\$631,200
580	2012MP_C1.01 & C1.02	Pipeline from Z1E PS to MVC	Culinary Water	Culinary		Transmission	\$620,718
581	2012MP	Z1E Tank and pipeline from tank to MVC	Culinary Water	Culinary		Storage	\$3,589,586
582	2012MP	Z1E PS	Culinary Water	Culinary		Pumping Capacity	\$2,303,844
583	2012MP_C1.03	Academy Pkwy Segment 1 & 2	Culinary Water	Culinary		Transmission	
584	2012MP_C1.04	The Meadows Phase 4	Culinary Water	Culinary		Transmission	
585	2012MP_C1.04	Autumn Crest Blvd Ph3	Culinary Water	Culinary		Transmission	\$367,623
586	2012MP_C1.07	Sentinel Ridge Blvd	Culinary Water	Culinary		Transmission	\$166,182
587	2012MP_C1.08 & C1.09	Porter Rockwell RMB	Culinary Water	Culinary		Transmission	\$381,047
588	2012MP_C2.02, C2.03, C2.04,	Herriman Town Center Water Improvements	Culinary Water	Culinary		Transmission	\$30,640
589	2012MP_C2.07	Segment 2 of Main Street	Culinary Water	Culinary		Transmission	\$544,071
590	2012MP_C2.08	Segment 1 of Main Street	Culinary Water	Culinary		Transmission	\$186,615
591	2012MP_C2.12	11800 S 16" DIP	Culinary Water	Culinary		Transmission	\$654,410
592	2012MP_C2.13	16" DIP to tank	Culinary Water	Culinary		Transmission	\$257,670
593	2012MP_	5MG Z2N tank	Culinary Water	Culinary		Storage	\$2,305,520
594	2012MP_	JV Zone C Connection	Culinary Water	Culinary		Production	\$520,000
595	2012MP_	JV Zone D Connection	Culinary Water	Culinary		Production	\$230,000
596	2012MP_C3.01	Juniper Canyon Culinary	Culinary Water	Culinary		Transmission	\$469,571
597	2012MP_C3.03	6400 W Waterline Extension	Culinary Water	Culinary		Transmission	\$617,992
598	2012MP_C5.03	From Rose Canyon Rd to 7300 W, upsize	Culinary Water	Culinary		Transmission	\$35,682
599	2012MP_S1.01 & S1.05	The Meadows Phase 4	Secondary Water	Secondary		Transmission	
600	2012MP_S1.02 & S3.03, S3.04	Juniper Canyon Secondary Improvements	Secondary Water	Secondary		Transmission	\$1,519,946
601	2012MP_S1.03	Autumn Crest Blvd PH3	Secondary Water	Secondary		Transmission	\$449,903
602	2012MP_S1.04	Sentinel Ridge Secondary Improvements	Secondary Water	Secondary		Transmission	\$118,740

Row	Asset #	Description	Owning System	Type	Development	Function	Original Cost
603	2012MP_S1.06 & S1.07	Academy Pkwy Segment 1 & 2	Secondary Water	Secondary		Transmission	
604	2012MP_S2.06	Main Street Seg 1	Secondary Water	Secondary		Transmission	\$52,155
605	2012MP_S2.06	Main Street Seg 2	Secondary Water	Secondary		Transmission	\$143,903
606	2012MP_S2.08	HTC	Secondary Water	Secondary		Transmission	
607	2012MP_S4.01, 4.02, 4.06	Miscellaneous Secondary Projects	Secondary Water	Secondary		Transmission	\$2,120,672
608	2012MP_	4000 West Secondary Booster & Pipeline	Secondary Water	Secondary		Pumping Capacity	\$2,252,359

APPENDIX A2
EXISTING ASSET SUMMARY BY CATEGORY

Rows	Water Rights	Volume	Asset Cost to City
1	Wells / Springs	3,661	\$4,441,191
2			
3	Culinary Production	Peak Capacity (gpm)	Asset Cost
4	JVWTP	3,717	\$0
5	Springs	122	\$79,434
6	HP Well #1	172	\$6,933
7	HP Well #3	121	\$200,000
8	HP Well #4	121	\$200,000
9	Hamilton Well	1,750	\$772,149
10	Stillman Well	3,000	\$2,499,147
11	Culinary Total	5,586	\$3,957,663
12	Secondary Production	Peak Capacity (gpm)	Asset Cost
13	Welby Jacobs - Water Shares	6,000	\$ -
14	HP Well #2	150	\$200,000
15	Stokes Well	0	\$432,832
16	Bowdell Well	0	\$200,000
17	Tuscany Well	1,000	\$185,000
18	Secondary Total	7,350	\$817,832
19			
20	Culinary Pumping	Existing Capacity (gpm)	Asset Cost
21	Zone 4 Boosters	7,000	\$1,347,269
22	Zone 5 Boosters	1,500	-
23	Cove (Zone 6W Booster)	1,800	-
24	Zone 1E Booster		\$2,924,562
25	Hi-Country Booster		
26	Total	10,300	\$1,347,269

27	Secondary Pumping	Existing Capacity (gpm)	Asset Cost
28	4000 West Booster (Zone 1 & 3)	6,000	\$4,963,000
29	Zone 4 Boosters	3,300	\$0
30	Total	9,300	\$4,963,000

31

32	Culinary Storage	Existing Capacity (MG)	Asset Cost
33	Rosecrest Tank	1	\$410,000
34	Zone II 5MG	5	\$2,305,520
35	HP Tanks	1.4	\$1,087,500
36	Hardlick	3	\$1,100,000
37	Kennecott	3	\$1,291,757
38	Lookout Ridge	0.425	\$399,837
39	Cove	1	-
40	Zone 1E	2	\$3,589,586
41	Total Culinary Storage	0	\$4,289,094

42	Secondary Storage	Existing Capacity (MG)	Asset Cost
43	Blackridge Reservoir (Secondary)	0	\$5,866,464

44

45	Transmission	Existing Capacity	Asset Cost
46	Existing Culinary Water Pipes	--	\$18,342,965
47	Existing Secondary Water Pipes	--	\$7,239,453

APPENDIX A3
EXISTING CANAL SHARE ASSET SUMMARY

Shares Purchased	Purchase From	Amount Paid	Cost Paid Per Share	A/F Per Share	Date Paid	AF	Avg Price per Af	Cumulative Source (Af)
5	Welby Jacob Water Users Company	\$7,500	\$1,500	1.00	1/8/2015	5	\$1,500	2,899
9	Herriman Irrigation Company (assumes 1.75 Af per share)	\$30,975	\$3,442	1.75	12/14/2014	16	\$1,967	2,894
3	Welby Jacob Water Users Company	\$4,500	\$1,500	1.00	4/2/2014	3	\$1,500	2,878
26	Welby Jacob Water Users Company	\$39,000	\$1,500	1.00	9/16/2013	26	\$1,500	2,875
65	Welby Jacob Water Users Company	\$97,500	\$1,500	1.00	1/31/2013	65	\$1,500	2,849
20	Welby Jacob Water Users Company	\$30,000	\$1,500	1.00	1/28/2013	20	\$1,500	2,784
100	Welby Jacob Water Users Company	\$220,000	\$2,200	1.00	12/28/2012	100	\$2,200	2,764
232	Welby Jacob Water Users Company	\$510,400	\$2,200	1.00	12/28/2012	232	\$2,200	2,664
2	Welby Jacob Water Users Company	\$4,400	\$2,200	1.00	12/28/2012	2	\$2,200	2,432
557	Welby Jacob Water Users Company	\$1,225,400	\$2,200	1.00	12/28/2012	557	\$2,200	2,430
360	Welby Jacob Water Users Company	\$792,000	\$2,200	1.00	12/28/2012	360	\$2,200	1,873
30	Welby Jacob Water Users Company	\$66,000	\$2,200	1.00	12/28/2012	30	\$2,200	1,513
4	Welby Jacob Water Users Company	\$6,000	\$1,500	1.00	7/31/2012	4	\$1,500	1,483
1	Welby Jacob Water Users Company	\$1,500	\$1,500	1.00	2/16/2012	1	\$1,500	1,479
19	Welby Jacob Water Users Company	\$28,500	\$1,500	1.00	9/2/2011	19	\$1,500	1,478
50	Welby Jacob Water Users Company	\$100,000	\$2,000	1.00	5/17/2011	50	\$2,000	1,459
1 3/5	Herriman Irrigation Company (assumes 1.75 Af per share)	\$5,507	\$3,442	1.75	2/18/2011	3	\$1,967	1,409
23	Welby Jacob Water Users Company	\$34,500	\$1,500	1.00	8/3/2010	23	\$1,500	1,406
3	Welby Jacob Water Users Company	\$4,200	\$1,400	1.00	7/27/2010	3	\$1,400	1,383
1	Welby Jacob Water Users Company	\$1,800	\$1,800	1.00	6/22/2010	1	\$1,800	1,380
50	Welby Jacob Water Users Company	\$100,000	\$2,000	1.00	5/6/2010	50	\$2,000	1,379
4	Welby Jacob Water Users Company	\$7,200	\$1,800	1.00	1/19/2010	4	\$1,800	1,329
28	Welby Jacob Water Users Company	\$50,400	\$1,800	1.00	12/16/2009	28	\$1,800	1,325
43	Welby Jacob Water Users Company	\$77,400	\$1,800	1.00	12/4/2009	43	\$1,800	1,297
1 2/3	Herriman Irrigation Company (assumes 1.75 Af per share)	\$5,748	\$3,442	1.75	7/22/2009	3	\$1,971	1,254
2/5	Rosecreek Irrigation Company (assumes 2.5 Af per share)	\$2,088	\$5,220	2.50	6/2/2009	1	\$2,088	1,252

Shares Purchased	Purchase From	Amount Paid	Cost Paid Per Share	A/F Per Share	Date Paid	AF	Avg Price per Af	Cumulative Source (Af)
17	Herriman Irrigation Company (assumes 1.75 Af per share)	\$58,508	\$3,442	1.75	6/2/2009	30	\$1,967	1,251
50	Welby Jacob Water Users Company	\$100,000	\$2,000	1.00	5/12/2009	50	\$2,000	1,221
145	Welby Jacob Water Users Company	\$319,000	\$2,200	1.00	12/9/2008	145	\$2,200	1,171
50	Welby Jacob Water Users Company	\$100,000	\$2,000	1.00	5/1/2008	50	\$2,000	1,026
2	Welby Jacob Water Users Company	\$4,000	\$2,000	1.00	11/9/2007	2	\$2,000	976
3	Welby Jacob Water Users Company	\$6,000	\$2,000	1.00	11/5/2007	3	\$2,000	974
5	Welby Jacob Water Users Company	\$10,000	\$2,000	1.00	10/19/2007	5	\$2,000	971
10	Welby Jacob Water Users Company	\$20,000	\$2,000	1.00	8/6/2007	10	\$2,000	966
11	Welby Jacob Water Users Company	\$22,000	\$2,000	1.00	8/2/2007	11	\$2,000	956
5	Welby Jacob Water Users Company	\$10,000	\$2,000	1.00	7/16/2007	5	\$2,000	945
30	Welby Jacob Water Users Company	\$60,000	\$2,000	1.00	6/7/2007	30	\$2,000	940
2	Welby Jacob Water Users Company	\$4,000	\$2,000	1.00	4/20/2007	2	\$2,000	910
2	Welby Jacob Water Users Company	\$3,800	\$1,900	1.00	4/16/2007	2	\$1,900	908
5	Welby Jacob Water Users Company	\$10,000	\$2,000	1.00	2/14/2007	5	\$2,000	906
60	Welby Jacob Water Users Company	\$120,000	\$2,000	1.00	2/7/2007	60	\$2,000	901
3	Welby Jacob Water Users Company	\$6,000	\$2,000	1.00	2/7/2007	3	\$2,000	841
2	Welby Jacob Water Users Company	\$4,000	\$2,000	1.00	2/7/2007	2	\$2,000	838
73	Welby Jacob Water Users Company	\$146,000	\$2,000	1.00	1/26/2007	73	\$2,000	836
40	Welby Jacob Water Users Company	\$80,000	\$2,000	1.00	1/18/2007	40	\$2,000	763
4	Welby Jacob Water Users Company	\$8,000	\$2,000	1.00	12/14/2006	4	\$2,000	723
8	Welby Jacob Water Users Company	\$16,000	\$2,000	1.00	10/20/2006	8	\$2,000	719
50	Welby Jacob Water Users Company	\$100,000	\$2,000	1.00	9/7/2006	50	\$2,000	711
6	Welby Jacob Water Users Company	\$11,400	\$1,900	1.00	9/14/2005	6	\$1,900	661
182	Welby Jacob Water Users Company	\$345,800	\$1,900	1.00	7/12/2005	182	\$1,900	655
10	Utah & Salt Lake Canal Co.	\$77,250	\$7,725	4.59	6/29/2005	46	\$1,683	473
20	Utah Lake Distributing	\$172,003	\$8,600	5.11	6/29/2005	102	\$1,683	427

Shares Purchased	Purchase From	Amount Paid	Cost Paid Per Share	A/F Per Share	Date Paid	AF	Avg Price per Af	Cumulative Source (Af)
159	Welby Jacob Water Users Company	\$294,150	\$1,850	1.00	6/29/2005	159	\$1,850	325
5	Welby Jacob Water Users Company	\$8,500	\$1,700	1.00	6/6/2005	5	\$1,700	166
2	Utah Lake Distributing	\$15,841	\$7,921	5.11	5/4/2005	10	\$1,550	161
5	Welby Jacob Water Users Company	\$8,500	\$1,700	1.00	4/25/2005	5	\$1,700	150
40	Welby Jacob Water Users Company	\$68,000	\$1,700	1.00	3/28/2005	40	\$1,700	145
5	Utah Lake Distributing	\$40,880	\$8,176	5.11	12/20/2004	26	\$1,600	105
5	Utah Lake Distributing	\$40,880	\$8,176	5.11	11/2/2004	26	\$1,600	80
15	Welby Jacob Water Users Company	\$28,500	\$1,900	1.00	10/25/2004	15	\$1,900	54
21	Welby Jacob Water Users Company	\$39,900	\$1,900	1.00	7/13/2004	21	\$1,900	39
4	Utah & Salt Lake Canal Co.	\$27,200	\$6,800	4.59	5/28/2004	18	\$1,481	18

APPENDIX B
CITY DEBT SERVICE

Series 2003A Water Revenue Bond*

Year	Principal	Interest	Total D/S
2004		\$40,920	\$40,920
2005	\$150,000	\$66,960	\$216,960
2006	\$153,000	\$64,170	\$217,170
2007	\$156,000	\$61,324	\$217,324
2008	\$159,000	\$58,423	\$217,423
2009	\$162,000	\$55,465	\$217,465
2010	\$165,000	\$52,452	\$217,452
2011	\$168,000	\$49,383	\$217,383
2012	\$171,000	\$46,258	\$217,258
2013	\$174,000	\$43,078	\$217,078
2014	\$177,000	\$39,841	\$216,841
2015	\$181,000	\$36,549	\$217,549
2016	\$184,000	\$33,182	\$217,182
2017	\$187,000	\$29,760	\$216,760
2018	\$191,000	\$26,282	\$217,282
2019	\$194,000	\$22,729	\$216,729
2020	\$198,000	\$19,121	\$217,121
2021	\$202,000	\$15,438	\$217,438
2022	\$205,000	\$11,681	\$216,681
2023	\$210,000	\$7,868	\$217,868
2024	\$213,000	\$3,962	\$216,962

*Bond used to acquire JVWCD & Herriman Pipeline

Series 2007 Water Revenue / Refinance Bond*

Year	Principal	Interest	Total D/S
2008	-	\$111,514	\$111,514
2009	\$120,000	\$427,076	\$547,076
2010	\$125,000	\$422,276	\$547,276
2011	\$135,000	\$417,276	\$552,276
2012	\$140,000	\$411,876	\$551,876
2013	\$145,000	\$406,276	\$551,276
2014	\$225,000	\$400,476	\$625,476
2015	\$230,000	\$391,476	\$621,476
2016	\$240,000	\$382,275	\$622,275
2017	\$55,000	\$502,419	\$557,419
2018	<i>\$260,000</i>	<i>\$298,800</i>	<i>\$558,800</i>
2019	<i>\$265,000</i>	<i>\$291,000</i>	<i>\$556,000</i>
2020	<i>\$270,000</i>	<i>\$283,050</i>	<i>\$553,050</i>
2021	<i>\$285,000</i>	<i>\$274,950</i>	<i>\$559,950</i>
2022	<i>\$290,000</i>	<i>\$266,400</i>	<i>\$556,400</i>
2023	<i>\$305,000</i>	<i>\$254,800</i>	<i>\$559,800</i>
2024	<i>\$315,000</i>	<i>\$242,600</i>	<i>\$557,600</i>
2025	<i>\$545,000</i>	<i>\$230,000</i>	<i>\$775,000</i>
2026	<i>\$565,000</i>	<i>\$208,200</i>	<i>\$773,200</i>
2027	<i>\$585,000</i>	<i>\$185,600</i>	<i>\$770,600</i>
2028	<i>\$610,000</i>	<i>\$162,200</i>	<i>\$772,200</i>
2029	<i>\$635,000</i>	<i>\$137,800</i>	<i>\$772,800</i>
2030	<i>\$665,000</i>	<i>\$112,400</i>	<i>\$777,400</i>
2031	<i>\$685,000</i>	<i>\$85,800</i>	<i>\$770,800</i>
2032	<i>\$715,000</i>	<i>\$58,400</i>	<i>\$773,400</i>
2033	<i>\$745,000</i>	<i>\$29,800</i>	<i>\$774,800</i>

*Refunded 2005 & 2006 BANs. Bond refinanced in 2017. Last full year of payment was in 2016.

Series 2011 Water Revenue Bond*

Year	Principal	Interest	Total D/S
2012	\$255,000	\$191,909	\$446,909
2013	\$245,000	\$240,865	\$485,865
2014	\$250,000	\$233,515	\$483,515
2015	\$255,000	\$226,015	\$481,015
2016	\$270,000	\$215,815	\$485,815
2017	\$275,000	\$207,715	\$482,715
2018	<i>\$285,000</i>	<i>\$199,465</i>	<i>\$484,465</i>
2019	<i>\$295,000</i>	<i>\$190,915</i>	<i>\$485,915</i>
2020	<i>\$300,000</i>	<i>\$182,065</i>	<i>\$482,065</i>
2021	<i>\$310,000</i>	<i>\$173,065</i>	<i>\$483,065</i>
2022	<i>\$320,000</i>	<i>\$162,990</i>	<i>\$482,990</i>
2023	<i>\$330,000</i>	<i>\$151,790</i>	<i>\$481,790</i>
2024	<i>\$345,000</i>	<i>\$139,828</i>	<i>\$484,828</i>
2025	<i>\$360,000</i>	<i>\$126,028</i>	<i>\$486,028</i>
2026	<i>\$370,000</i>	<i>\$111,628</i>	<i>\$481,628</i>
2027	<i>\$390,000</i>	<i>\$95,533</i>	<i>\$485,533</i>
2028	<i>\$405,000</i>	<i>\$78,568</i>	<i>\$483,568</i>
2029	<i>\$425,000</i>	<i>\$60,950</i>	<i>\$485,950</i>
2030	<i>\$440,000</i>	<i>\$41,400</i>	<i>\$481,400</i>
2031	<i>\$460,000</i>	<i>\$21,160</i>	<i>\$481,160</i>

*Bond revenue used for PI system construction. Bond refinanced in 2017. Last full year of payment was in 2016.

Series 2015 Water Bond*

Year	Principal	Interest	Total D/S
2016	-	\$45,850	\$45,850
2017	\$138,000	\$77,130	\$215,130
2018	\$141,000	\$74,025	\$215,025
2019	\$144,000	\$70,853	\$214,853
2020	\$147,000	\$67,613	\$214,613
2021	<i>\$150,000</i>	<i>\$64,305</i>	<i>\$214,305</i>
2022	<i>\$154,000</i>	<i>\$60,930</i>	<i>\$214,930</i>
2023	<i>\$157,000</i>	<i>\$57,465</i>	<i>\$214,465</i>
2024	<i>\$161,000</i>	<i>\$53,933</i>	<i>\$214,933</i>
2025	<i>\$164,000</i>	<i>\$50,310</i>	<i>\$214,310</i>
2026	<i>\$168,000</i>	<i>\$46,620</i>	<i>\$214,620</i>
2027	<i>\$172,000</i>	<i>\$42,840</i>	<i>\$214,840</i>
2028	<i>\$176,000</i>	<i>\$38,970</i>	<i>\$214,970</i>
2029	<i>\$180,000</i>	<i>\$35,010</i>	<i>\$215,010</i>
2030	<i>\$184,000</i>	<i>\$30,960</i>	<i>\$214,960</i>
2031	<i>\$188,000</i>	<i>\$26,820</i>	<i>\$214,820</i>
2032	<i>\$192,000</i>	<i>\$22,590</i>	<i>\$214,590</i>
2033	<i>\$196,000</i>	<i>\$18,270</i>	<i>\$214,270</i>
2034	<i>\$201,000</i>	<i>\$13,860</i>	<i>\$214,860</i>
2035	<i>\$205,000</i>	<i>\$9,338</i>	<i>\$214,338</i>
2036	<i>\$210,000</i>	<i>\$4,725</i>	<i>\$214,725</i>

*Bond revenue used for Zone 2 5MG Tank. Bond assumed to be refinanced in 2021. Last full year of payment was in 2020.

Series 2016 Water Bond*

Year	Principal	Interest (Jan 1)	Interest (Jul 1)	Total D/S
2016			\$92,469	
2017	\$55,000	\$149,950	\$149,400	\$354,350
2018	\$260,000	\$149,400	\$145,500	\$554,900
2019	\$265,000	\$145,500	\$141,525	\$552,025
2020	\$270,000	\$141,525	\$137,475	\$549,000
2021	\$285,000	\$137,475	\$133,200	\$555,675
2022	\$290,000	\$133,200	\$127,400	\$550,600
2023	\$305,000	\$127,400	\$121,300	\$553,700
2024	\$315,000	\$121,300	\$115,000	\$551,300
2025	\$545,000	\$115,000	\$104,100	\$764,100
2026	\$565,000	\$104,100	\$92,800	\$761,900
2027	\$585,000	\$92,800	\$81,100	\$758,900
2028	\$610,000	\$81,100	\$68,900	\$760,000
2029	\$635,000	\$68,900	\$56,200	\$760,100
2030	\$665,000	\$56,200	\$42,900	\$764,100
2031	\$685,000	\$42,900	\$29,200	\$757,100
2032	\$730,000	\$29,200	\$14,900	\$774,100
2033	\$730,000	\$14,900	\$0	\$744,900

*Bond used for general water/PI construction

Series 2017 Water Revenue Bond

Year	Principal	Interest (Jan 1)	Interest (Jul 1)	Total D/S
2016				
2017				
2018			\$60,550	
2019	\$40,000	\$59,558	\$59,308	\$160,108
2020	\$45,000	\$59,308	\$58,993	\$163,615
2021	<i>\$355,000</i>	<i>\$58,993</i>	<i>\$56,241</i>	<i>\$472,985</i>
2022	<i>\$360,000</i>	<i>\$56,241</i>	<i>\$53,181</i>	<i>\$472,483</i>
2023	<i>\$365,000</i>	<i>\$53,181</i>	<i>\$49,714</i>	<i>\$471,363</i>
2024	<i>\$375,000</i>	<i>\$49,714</i>	<i>\$45,776</i>	<i>\$474,428</i>
2025	<i>\$385,000</i>	<i>\$45,776</i>	<i>\$41,349</i>	<i>\$476,553</i>
2026	<i>\$385,000</i>	<i>\$41,349</i>	<i>\$36,344</i>	<i>\$467,698</i>
2027	<i>\$400,000</i>	<i>\$36,344</i>	<i>\$30,744</i>	<i>\$472,688</i>
2028	<i>\$410,000</i>	<i>\$30,744</i>	<i>\$24,594</i>	<i>\$471,488</i>
2029	<i>\$425,000</i>	<i>\$24,594</i>	<i>\$17,156</i>	<i>\$474,188</i>
2030	<i>\$435,000</i>	<i>\$17,156</i>	<i>\$9,000</i>	<i>\$469,313</i>
2031	<i>\$450,000</i>	<i>\$9,000</i>		<i>\$468,000</i>

*Bond revenue used for to refinance 2007 and 2011 Bond as well as some new water transmission lines. Bond assumed to be refinanced in 2021. Last full year of payment was in 2020.

Series 2020 Water Revenue Bond*

Year	Principal	Interest	Total D/S
2021	\$1,795,000	\$541,083	\$2,336,083
2022	\$900,000	\$975,400	\$1,875,400
2023	\$935,000	\$938,700	\$1,873,700
2024	\$980,000	\$900,400	\$1,880,400
2025	\$1,020,000	\$860,400	\$1,880,400
2026	\$1,055,000	\$813,625	\$1,868,625
2027	\$1,110,000	\$759,500	\$1,869,500
2028	\$1,165,000	\$702,625	\$1,867,625
2029	\$1,225,000	\$642,875	\$1,867,875
2030	\$1,280,000	\$580,250	\$1,860,250
2031	\$1,345,000	\$514,625	\$1,859,625
2032	\$940,000	\$457,500	\$1,397,500
2033	\$990,000	\$409,250	\$1,399,250
2034	\$1,040,000	\$358,500	\$1,398,500
2035	\$1,095,000	\$305,125	\$1,400,125
2036	\$1,145,000	\$249,125	\$1,394,125
2037	\$1,025,000	\$194,875	\$1,219,875
2038	\$1,075,000	\$142,375	\$1,217,375
2039	\$1,125,000	\$87,375	\$1,212,375
2040	\$1,185,000	\$29,625	\$1,214,625

*Bond revenue to be used to refinance 2015 and 2017 Bonds and to pay for new water infrastructure.

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