

APPENDIX 6 - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$700,000 Sales Tax Revenue Bond

Series 2003A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/03/2003	-	-	-	-	-
02/01/2004	38,000.00	1.700%	9,850.56	47,850.56	47,850.56
02/01/2005	36,000.00	1.700%	11,254.00	47,254.00	47,254.00
02/01/2006	37,000.00	1.700%	10,642.00	47,642.00	47,642.00
02/01/2007	38,000.00	1.700%	10,013.00	48,013.00	48,013.00
02/01/2008	38,000.00	1.700%	9,367.00	47,367.00	47,367.00
02/01/2009	39,000.00	1.700%	8,721.00	47,721.00	47,721.00
02/01/2010	40,000.00	1.700%	8,058.00	48,058.00	48,058.00
02/01/2011	40,000.00	1.700%	7,378.00	47,378.00	47,378.00
02/01/2012	41,000.00	1.700%	6,698.00	47,698.00	47,698.00
02/01/2013	42,000.00	1.700%	6,001.00	48,001.00	48,001.00
02/01/2014	42,000.00	1.700%	5,287.00	47,287.00	47,287.00
02/01/2015	43,000.00	1.700%	4,573.00	47,573.00	47,573.00
02/01/2016	44,000.00	1.700%	3,842.00	47,842.00	47,842.00
02/01/2017	44,000.00	1.700%	3,094.00	47,094.00	47,094.00
02/01/2018	45,000.00	1.700%	2,346.00	47,346.00	47,346.00
02/01/2019	46,000.00	1.700%	1,581.00	47,581.00	47,581.00
02/01/2020	47,000.00	1.700%	799.00	47,799.00	47,799.00
Total	\$700,000.00	-	\$109,504.56	\$809,504.56	-

Yield Statistics

Bond Year Dollars	\$6,441.44
Average Life	9.202 Years
Average Coupon	1.7000001%
Net Interest Cost (NIC)	1.7000001%
True Interest Cost (TIC)	1.7002439%
Bond Yield for Arbitrage Purposes	1.7002439%
All Inclusive Cost (AIC)	1.7002439%

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Net Interest Cost	1.7000001%
Weighted Average Maturity	9.202 Years

APPENDIX 6 .A - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$2,275,000 Sales Tax Revenue Bonds

Series 2008

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
04/15/2009	140,000.00	4.290%	65,878.31	205,878.31
04/15/2010	114,000.00	4.290%	91,591.50	205,591.50
04/15/2011	119,000.00	4.290%	86,700.90	205,700.90
04/15/2012	125,000.00	4.290%	81,595.80	206,595.80
04/15/2013	130,000.00	4.290%	76,233.30	206,233.30
04/15/2014	135,000.00	4.290%	70,656.30	205,656.30
04/15/2015	141,000.00	4.290%	64,864.80	205,864.80
04/15/2016	147,000.00	4.290%	58,815.90	205,815.90
04/15/2017	154,000.00	4.290%	52,509.60	206,509.60
04/15/2018	160,000.00	4.290%	45,903.00	205,903.00
04/15/2019	167,000.00	4.290%	39,039.00	206,039.00
04/15/2020	174,000.00	4.290%	31,874.70	205,874.70
04/15/2021	182,000.00	4.290%	24,410.10	206,410.10
04/15/2022	189,000.00	4.290%	16,602.30	205,602.30
04/15/2023	198,000.00	4.290%	8,494.20	206,494.20
Total	\$2,275,000.00	-	\$815,169.71	\$3,090,169.71

Yield Statistics

Bond Year Dollars	\$19,001.63
Average Life	8.352 Years
Average Coupon	4.2900000%
Net Interest Cost (NIC)	4.2900000%
True Interest Cost (TIC)	4.2907693%
Bond Yield for Arbitrage Purposes	4.5915607%
All Inclusive Cost (AIC)	

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Net Interest Cost	4.2900000%
Weighted Average Maturity	8.352 Years

APPENDIX 6 .B - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$2,974,000 Sales Tax Revenue Refunding Bonds

Series 2012

(\$458,000 Refunding Series 2003B Portion: Desert Peak)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/20/2012	-	-	-	-	-
02/01/2013	56,000.00	2.147%	1,939.34	57,939.34	-
08/01/2013	-	-	4,315.47	4,315.47	-
12/31/2013	-	-	-	-	62,254.81
02/01/2014	54,000.00	2.147%	4,315.47	58,315.47	-
08/01/2014	-	-	3,735.78	3,735.78	-
12/31/2014	-	-	-	-	62,051.25
02/01/2015	55,000.00	2.147%	3,735.78	58,735.78	-
08/01/2015	-	-	3,145.36	3,145.36	-
12/31/2015	-	-	-	-	61,881.14
02/01/2016	57,000.00	2.147%	3,145.36	60,145.36	-
08/01/2016	-	-	2,533.46	2,533.46	-
12/31/2016	-	-	-	-	62,678.82
02/01/2017	57,000.00	2.147%	2,533.46	59,533.46	-
08/01/2017	-	-	1,921.57	1,921.57	-
12/31/2017	-	-	-	-	61,455.03
02/01/2018	59,000.00	2.147%	1,921.57	60,921.57	-
08/01/2018	-	-	1,288.20	1,288.20	-
12/31/2018	-	-	-	-	62,209.77
02/01/2019	57,000.00	2.147%	1,288.20	58,288.20	-
08/01/2019	-	-	676.31	676.31	-
12/31/2019	-	-	-	-	58,964.51
02/01/2020	63,000.00	2.147%	676.31	63,676.31	-
12/31/2020	-	-	-	-	63,676.31
Total	\$458,000.00	-	\$37,171.64	\$495,171.64	-

Yield Statistics

Bond Year Dollars	\$1,731.33
Average Life	3.780 Years
Average Coupon	2.1470019%
Net Interest Cost (NIC)	2.1470019%
True Interest Cost (TIC)	2.1473847%
Bond Yield for Arbitrage Purposes	2.1472818%
All Inclusive Cost (AIC)	2.5968635%

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Net Interest Cost	2.1470019%
Weighted Average Maturity	3.780 Years

APPENDIX 7 - TOTAL DEBT SERVICE

Total Debt Service

Series 2003B Original Debt Service	\$	708,960.72
Series 2003B Original Principal	\$	436,000.00
Series 2008 DPC Debt Service	\$	3,090,169.71
Series 2008 DPC Principal	\$	2,275,000.00
Series 2003 A DPC Debt Service	\$	809,504.56
Series 2003 A DPC Principal	\$	700,000.00
Series 2003 B Debt Service (In 2012 Refunding)	\$	495,171.64
Series 2003 B Principal (In 2012 Refunding)	\$	458,000.00
Total Debt Service	\$	5,103,806.63
Total Principal	\$	3,869,000.00

APPENDIX 8 - CAPITAL IMPROVEMENTS

Deseret Peak Complex Capital Improvements	
Project	Cost
Concrete Northeast of Outdoor Arena	10,000
Slurry Seal Campus Roads	75,000
Pool / Slide repair	85,000
Grass inside of Horsetrack	50,000
Insulate Pavillion	100,000
2016 TOTAL	320,000
Project	
Concrete around Pool	40,000
Slurry Seal	75,000
Replace Outdoor Bucking Chutes	30,000
Derby Bleachers	150,000
2017 TOTAL	295,000
Project	
Replace Indoor Bucking Chutes	30,000
Asphalt Replacement / Slurry Seal	75,000
Horsetrack Fencing	65,000
Move Maintenance Shops	150,000
2018 TOTAL	320,000
Project	
Concrete Repairs Replacement	40,000
Asphalt Replacement / Slurry Seal	75,000
A/C Unit for Pavillion	75,000
2019 TOTAL	190,000
Project	
Concrete Repairs Replacement	40,000
Slurry Seal Campus Roads	75,000
Redesign of Northcentral area of DPC	85,000
Exterior Building Repairs	100,000
2020 TOTAL	300,000
5 YR TOTAL	1,425,000

Parks and Recreation Capital Improvements	
Project	Cost
Benson Mill Roof	30,000
Settlement RV Park	20,000
2016 TOTAL	50,000
Project	
Campground Expansion Grantsville Res.	30,000
Benson Grist Mill Barn Renovation	60,000
2017 TOTAL	90,000
Project	
Settlement Canyon Groupsite Pavillion	45,000
Mill Pavillion	30,000
2018 TOTAL	75,000
Project	
Middle Canyon Pavillion	45,000
Benson Mill	30,000
2019 TOTAL	75,000
Project	
Trailhead Renovation	30,000
Benson Mill Visitor Center	60,000
2020 TOTAL	90,000
5 YR TOTAL	380,000

5 YR COMBINED TOTAL	\$ 1,805,000
TOTAL IMPACT FEE COSTS	\$ 7,715,920
IMPACT FEE QUALIFYING	\$ 645,000
% IMPACT FEE QUALIFYING	36%

EXHIBIT B

**TOOELE COUNTY PARKS, RECREATION AND TRAILS
IMPACT FEE ANALYSIS**

2015

Tooele County Parks, Recreation and Trails Impact Fee Analysis



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Parks, Recreation and Trails Impact Fee Analysis

Executive Summary

OVERVIEW

Impact fees are a onetime charged paid by new development for the purpose of recovering the cost of a utility, in this case, parks recreation and trails with capacity from which new growth will benefit. Parks Recreation and Trail impact fees are assessed by single family and multi-family residential land uses only.

As of 2010, the Census population of the County was 58,218. Growth continues in the County and by 2030 is anticipated to hit 99,664¹ residents, county-wide. Based on the Census data and projections from Governor's Office of Management and Budget, the estimated current (2015) population is 63,811 and 17,968 of those resident living in the unincorporated areas of the County. Over the next 10 years, the impact fee horizon, growth is estimated to reach 87,271 county-wide. The average annual growth percentage over that 10 year period is 3.22%.

ANTICIPATED IMPACT ON OR CONSUMPTION ON EXISTING/SYSTEM IMPROVEMENTS CAPACITY AND LEVEL OF SERVICE (LOS)

Utah Code 11-36a-304(1)(a) - 11-36a-(304)(1)(c)

Tooele County provides its residents with a level of service, in this case, dollars invested, for parks, recreation and trails. The residents of Tooele County enjoy the benefits of the money that has been invested in the Deseret Peak Recreation Complex, Benson Grist Mill, trails and other parks throughout the community.

The County has invested money, in the forms of bonds and general fund revenue on these facilities. The total historic cost of the parks, recreation and trails provided is \$20,987,889. The historic dollar per capita invested is \$328.91, \$20,987,889 divided by the current population of 63,811. As development continues it is critical to continue to invest money into the system, otherwise the level of service will significantly reduce. By 2020 the LOS would decline to \$280.30 and by 2025 the LOS would decrease to \$240.49.

PROPORTIONATE SHARE ANALYSIS

Utah Code 11-36a-304(1)(d)

The County has contributed \$20,987,889 in the parks, recreation and trails system. The LOS as discussed above is \$328.91. The County has also issued bonds that increase the LOS through finance expense, adding 12.39 to the impact fee calculation. Professional expenses incurred by the County are negligible and not included at this time. The impact fee is based on the final investment per capita of \$341.30. This is the most equitable means of assessing a park, recreation and trails impact fee. The cost borne by future residents is the same as that funded by existing residents.

EXISTING INFRASTRUCTURE

Utah Code 11-36a-304(2)(a)

The County provides a vast array of parks, recreation and trail services. Tooele County offers a historic landmark, Benson Grist Mill, with a lot of great activities and opportunities, Deseret Peak Recreation Complex, Settlement Canyon Recreation Area and 155 miles of trails.

¹ Governor's Office of Management and Budget

FUTURE CAPITAL PROJECTS

Utah Code 11-36a-304(2)(b) and 11-36a-304(2)(c)

Facilities Management and the Parks and Recreation Director report the following as potential capital projects that could be completed within a ten year horizon. However, as the impact fee are based on a dollars invested level of service and the County has outstanding debt, it is likely that much of the impact fees will go toward bond payments and act as a buy in component to the impact fees.

Table 1: Potential Capital Projects

Deseret Peak Complex Capital Improvements	
Project	Cost
Concrete Northeast of Outdoor Arena	10,000
Slurry Seal Campus Roads	75,000
Pool / Slide repair	85,000
Grass inside of Horsetrack	50,000
Insulate Pavillion	100,000
2016 TOTAL	320,000
Project	
Concrete around Pool	40,000
Slurry Seal	75,000
Replace Outdoor Bucking Chutes	30,000
Derby Bleachers	150,000
2017 TOTAL	295,000
Project	
Replace Indoor Bucking Chutes	30,000
Asphalt Replacement / Slurry Seal	75,000
Horsetrack Fencing	65,000
Move Maintenance Shops	150,000
2018 TOTAL	320,000
Project	
Concrete Repairs Replacement	40,000
Asphalt Replacement / Slurry Seal	75,000
A/C Unit for Pavillion	75,000
2019 TOTAL	190,000
Project	
Concrete Repairs Replacement	40,000
Slurry Seal Campus Roads	75,000
Redesign of Northcentral area of DPC	85,000
Exterior Building Repairs	100,000
2020 TOTAL	300,000
5 YR TOTAL	1,425,000

Parks and Recreation Capital Improvements	
Project	Cost
Benson Mill Roof	30,000
Settlement RV Park	20,000
2016 TOTAL	50,000
Project	
Campground Expansion Grantsville Res.	30,000
Benson Grist Mill Barn Renovation	60,000
2017 TOTAL	90,000
Project	
Settlement Canyon Groupsite Pavillion	45,000
Mill Pavillion	30,000
2018 TOTAL	75,000
Project	
Middle Canyon Pavillion	45,000
Benson Mill	30,000
2019 TOTAL	75,000
Project	
Trailhead Renovation	30,000
Benson Mill Visitor Center	60,000
2020 TOTAL	90,000
5 YR TOTAL	380,000

5 YR COMBINED TOTAL	\$ 1,805,000
TOTAL IMPACT FEE COSTS	\$ 7,715,920
IMPACT FEE QUALIFYING	\$ 645,000
% IMPACT FEE QUALIFYING	36%

IMPACT FEE CALCULATION

Utah Code 11-36a-304(2)(d) through 11-36a-304(2)(f)

The recommended impact fees are as follows:

Single Family Residential - \$1,126.28

Multi Family Residential - \$1,000.00

Parks, recreations and trails impact fees are only assessed to residential land uses.

OTHER CONSIDERATIONS

Utah Code 11-36a-304(2)(g) through 11-36a-304(2)(h)

There are no extraordinary costs to be considered nor a time price differential as the County will only perpetuate the current LOS provided to existing residents.

Chapter 1 Overview and Parks Recreations and Trails System

OVERVIEW

Located about 30 minutes from Salt Lake City, Tooele County affords a unique and desirable quality of life that is unsurpassed in the Rocky Mountain region. Tooele County offers an inviting rural setting that speaks volumes of the American West along with its share of year-round recreational opportunities to enjoy. Tooele County residents are offered an extensive trail system of approximately 155 miles. We offer residents a recreation complex with a vast array of venues. The complex is home to an aquatic center, archery park, baseball/softball fields, soccer, motocross track and many other great recreation amenities.

As of 2010, the Census population of the County was 58,218. Growth continues in the County and by 2030 is anticipated to hit 99,664² residents, county-wide. Based on the Census data and projections from Governor’s Office of Management and Budget, the estimated current (2015) population is 63,811 and 17,968 of those resident living in the unincorporated areas of the County. Over the next 10 years, the impact fee horizon, growth is estimated to reach 87,271 county-wide. The average annual growth percentage over that 10 year period is 3.22%.

Table 1: Growth Projections

	YEAR	COUNTY WIDE GOMB	% GROWTH	GOMB UNINCORPORATED AREA ONLY	% OF COUNTY
	2010*	58,218		14,976	26%
	2011	59,063	1.45%	15,574	26%
	2012	59,908	1.43%	16,173	27%
	2013*	60,753	1.41%	16,771	28%
	2014*	61,598	1.39%	17,369	28%
Impact Fee Years	2015	63,811	3.59%	17,968	28%
	2016	66,024	3.47%	18,566	28%
	2017	68,238	3.35%	19,164	28%
	2018	70,451	3.24%	19,762	28%
	2019	72,664	3.14%	20,361	28%
	2020	74,877	3.05%	20,959	28%
	2021	77,356	3.31%	21,837	28%
	2022	79,834	3.20%	22,716	28%
	2023	82,313	3.10%	23,594	28%
	2024	84,792	3.01%	24,472	29%
	2025	87,271	2.92%	25,351	29%
	2026	89,749	2.84%	26,229	29%
	2027	92,228	2.76%	27,107	29%
	2028	94,707	2.69%	27,985	30%
2029	97,185	2.62%	28,864	30%	

² Governor's Office of Management and Budget

2030	99,664	2.55%	29,742	30%
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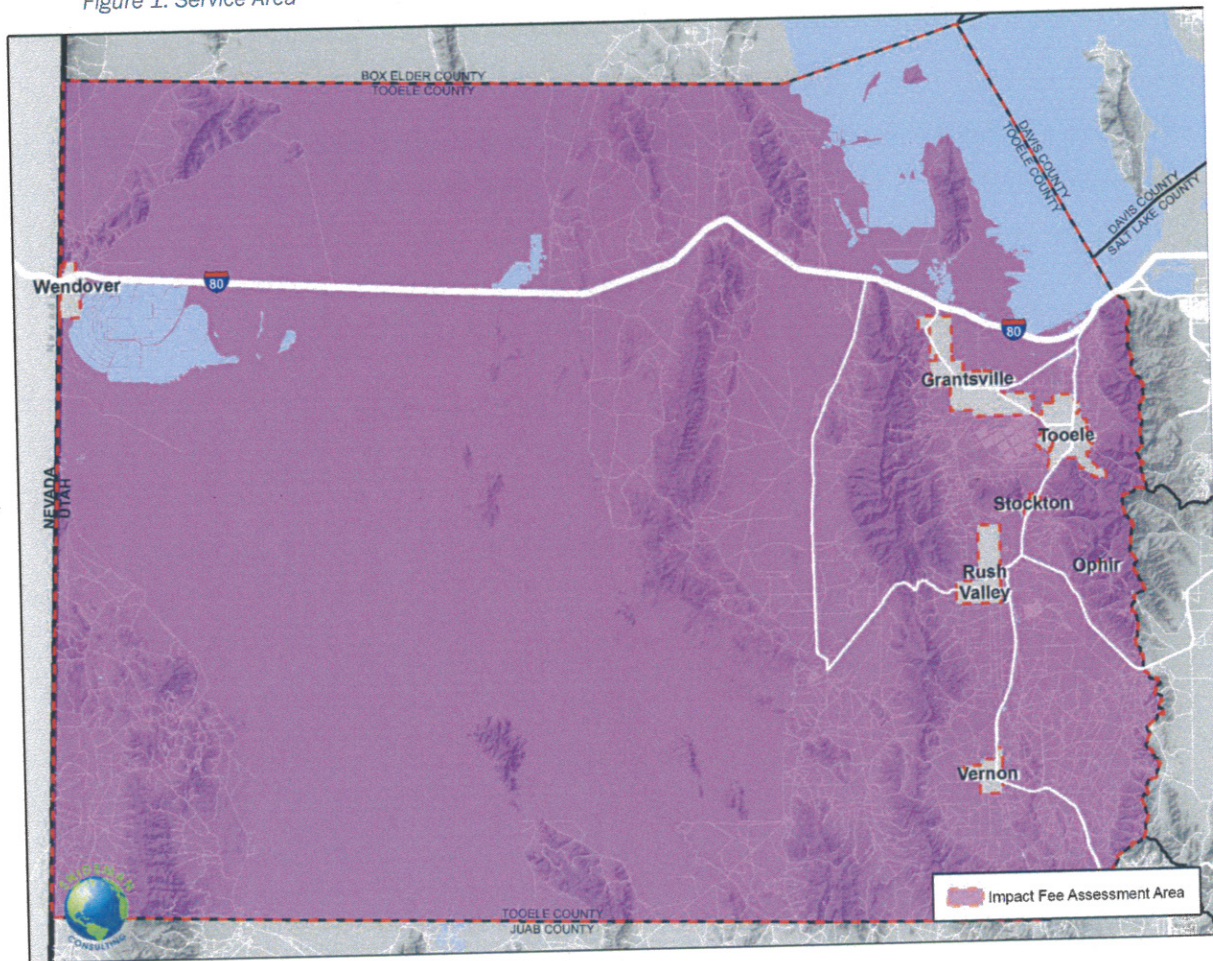
*Census

Governor's Office of Management and Budget

It is anticipated that there is growth that comes from commercial development. However this growth does not impact this particular utility. The growth will generate additional usage and existing infrastructure and continue to need for additional financial spending on parks, recreation and trails.

Impact fees will consider growth in the County as a whole as far as dollars invested per capita, however the fee is only charged to development that occurs in the unincorporated County. The picture below details the service area.

Figure 1: Service Area



ANTICIPATED IMPACT ON OR CONSUMPTION ON EXISTING CAPACITY/SYSTEM
 IMPROVEMENTS AND LEVEL OF SERVICE (LOS)
 Utah Code 11-36a-304(1)(a) - 11-36a-304(1)(c)

The level of service for Parks, Recreation and Trails is based upon the historic dollars invested into the parks, recreation and trails system. The historic dollars considered include only investment in park, trail and recreation land, improvements and financing costs for existing land, facilities and improvements. The level of service, and the subsequent impact fee, cannot include operation and maintenance expenses.

The current level of service based on the historic dollars invested divided by the current population equals \$328.91 (not including debt service) per capita. It is anticipated that as growth continues and if no future dollars are invested into the system, the LOS would be significantly decreased. By 2020 the LOS would decline to \$280.30 and by 2025 the LOS would decrease to \$240.49. The table below details the total cost improvements, population per year and decreasing LOS per year.

Table 2: LOS and Anticipated Impact from Growth

	YEAR	COUNTY WIDE	DOLLARS INVESTED (LOS)	% CHANGE
Impact Fee Years	2015	63,811	\$ 328.91	
	2016	66,024	\$ 317.88	-3.35%
	2017	68,238	\$ 307.57	-3.24%
	2018	70,451	\$ 297.91	-3.14%
	2019	72,664	\$ 288.84	-3.05%
	2020	74,877	\$ 280.30	-2.96%
	2021	77,356	\$ 271.32	-3.20%
	2022	79,834	\$ 262.89	-3.10%
	2023	82,313	\$ 254.98	-3.01%
	2024	84,792	\$ 247.52	-2.92%
	2025	87,271	\$ 240.49	-2.84%

IMPACT ON SYSTEM IMPROVEMENTS REQUIRED BY ANTICIPATED DEVELOPMENT

Utah Code 11-36a-304(1)(b)

At this point in time it is not anticipated to add much more in the parks and recreation component of the County. Trails, however will continue to expand with growth. As growth continues the LOS for trails will need to expand to maintain the same level of service that is received by existing residents. However, trails have, for the most part, been funded by grants. It is anticipated that the future trails the County constructs will also be funded through grants. So this is not considered in the impact fee analysis. However, as mentioned previously if dollars are not invested the investment per capita decreases and the level of service provided has been funded by existing residents only.

Chapter 2 Proportionate Share Analysis and Other Funding Sources

PROPORTIONATE SHARE ANALYSIS

Utah Code 11-36a-304(1)(d)

The County has provided the existing residents of Tooele County with a level of service (historic dollars invested). The level service currently enjoyed is \$328.91 per capita. The dollar invested are primarily related to the Deseret Peak Complex, Settlement Canyon and a few other recreation or trail investments and improvements. The analysis of the level of service only considers money expended by the County, and excludes grant funding and donations. Benson Grist Mill, for example has received many donations and grant funds. This is not considered in the impact fee level of service, but is still a benefit for the residents of the County. In order for growth to pay the cost borne by existing users for the parks, recreation and trail facilities, the level of service provided shall be perpetuated into the future.

Bond funding has been used for Deseret Peak Complex. Two bonds were issued 2003 (the 2003A \$700,000 and 2003B \$978,000) for the waterline to Deseret Peak. The 2003B was refunded in the 2012 Bond. Of the \$978,000, \$436,000 was paid prior to refunding and \$458,000 remains due in the 2012 bond. In 2008 the Complex was constructed and the total debt issued totals \$2,275,000 in principal. The total debt for the recreation facility is found in the table below.

Table 3: Debt Service Owed

Total Debt Service	
Series 2003B Original Debt Service	\$ 708,960.72
Series 2003B Original Principal	\$ 436,000.00
Series 2008 DPC Debt Service	\$ 3,090,169.71
Series 2008 DPC Principal	\$ 2,275,000.00
Series 2003 A DPC Debt Service	\$ 809,504.56
Series 2003 A DPC Principal	\$ 700,000.00
Series 2003 B Debt Service (In 2012 Refunding)	\$ 495,171.64
Series 2003 B Principal (In 2012 Refunding)	\$ 458,000.00
Total Debt Service	\$ 5,103,806.63
Total Principal	\$ 3,869,000.00

This bond funded amount increases the per capita spending by 12.39.

The full debt service schedules, provided by Zions Bank Public Finance, can be found in the appendix of this document.

EXISTING INFRASTRUCTURE

Utah Code 11-36a-304(2)(a)

As discussed Deseret Peak Complex is the main source of recreation in Tooele County. It was constructed large enough to serve growth and is expected to hit capacity at approximately 20XX or XX population. Therefore the dollars invested in this recreation facility are included in the impact fee and will be until the time comes capacity is reached and either a new facility is constructed or Deseret Peak is replaced.

The County has small parks located in Terra and Ibapah as well as an extensive trail system with 155 miles. The County has been fortunate that much of the trail system has been funded through grants. Grant funding will continue to be sought out for any additional trails that are to come. Benson Grist Mill is a historical, structural landmark that offers events, farmers, markets, a playground, pavilions and much more. The County again has received the benefit of generous donors as well as historic preservation grants. There has been some investment into the bridge at Benson Grist Mill by the County and this is considered in the LOS. The County has invested \$20,987,889 into the parks, recreation and trails system. The full list of assets and funding sources, provided by Facilities Management and Parks and Recreation, can be found in the appendix of this document.

FUTURE CAPITAL PROJECTS

Utah Code 11-36a-304(2)(b) and 11-36a-304(2)(c)

The County will perpetuate the LOS. Based on the growth projections the County will spend \$7.715 in impact fee revenues to maintain the LOS that existing residents have enjoyed. Bond payments are impact fee eligible or the County will continue to perpetuate the level of service with future capital projects. The benefit of maintaining the park LOS is to ensure equal spending per capita. This allows for flexibility. Tables 4 and 5 detail the per capita future spending required to maintain the LOS and possible projects that impact fees could be used for, but is not necessarily required to construct.

Table 4: Future per Capita Spending

2025 POPULATION	GROWTH IN TEN YEARS	LOS	PER CAPITA SPENDING FUTURE
87,271	23,459	328.91	7,715,920.26

Table 5: Potential Future Capital Plans

Deseret Peak Complex Capital Improvements	
Project	Cost
Concrete Northeast of Outdoor Arena	10,000
Slurry Seal Campus Roads	75,000
Pool / Slide repair	85,000
Grass inside of Horsetrack	50,000
Insulate Pavillion	100,000
2016 TOTAL	320,000
Project	
Concrete around Pool	40,000
Slurry Seal	75,000
Replace Outdoor Bucking Chutes	30,000
Derby Bleachers	150,000
2017 TOTAL	295,000
Project	
Replace Indoor Bucking Chutes	30,000
Asphalt Replacement / Slurry Seal	75,000
Horsetrack Fencing	65,000
Move Maintenance Shops	150,000
2018 TOTAL	320,000
Project	
Concrete Repairs Replacement	40,000
Asphalt Replacement / Slurry Seal	75,000
A/C Unit for Pavillion	75,000
2019 TOTAL	190,000
Project	
Concrete Repairs Replacement	40,000
Slurry Seal Campus Roads	75,000
Redesign of Northcentral area of DPC	85,000
Exterior Building Repairs	100,000
2020 TOTAL	300,000
5 YR TOTAL	1,425,000

Parks and Recreation Capital Improvements	
Project	Cost
Benson Mill Roof	30,000
Settlement RV Park	20,000
2016 TOTAL	50,000
Project	
Campground Expansion Grantsville Res.	30,000
Benson Grist Mill Barn Renovation	60,000
2017 TOTAL	90,000
Project	
Settlement Canyon Groupsite Pavillion	45,000
Mill Pavillion	30,000
2018 TOTAL	75,000
Project	
Middle Canyon Pavillion	45,000
Benson Mill	30,000
2019 TOTAL	75,000
Project	
Trailhead Renovation	30,000
Benson Mill Visitor Center	60,000
2020 TOTAL	90,000
5 YR TOTAL	380,000

5 YR COMBINED TOTAL	\$ 1,805,000
TOTAL IMPACT FEE COSTS	\$ 7,715,920
IMPACT FEE QUALIFYING	\$ 645,000
% IMPACT FEE QUALIFYING	36%

FUNDING SOURCES

GRANTS

Grants are defined basically as a source of revenue that not intended to be repaid by the recipient. There is typically a lengthy application process to qualify and be approved for federal, state or other grants. Grants require money to be spent in certain ways and often there is period reporting required to maintain grant funding. Tooele County has accessed grant funding historically, specifically for trails, and will continue to access grants where appropriate and available. Grant funded projects are not included in the level of service calculation. There will be a level of service provided to Tooele County residents from grants and in discussing availability of grant funding in the future with the Facilities Department and other County staff, it is likely that grants will continue to be available and will provide the separate, grant related, level of service to the residents. Again, this level of service and grant

funded improvements are not considered in the impact fee level of service, nor in the impact fee calculation.

BONDS

The County has used bonds – revenue bond specifically – to fund much of the DPC infrastructure and facilities. Two bonds were issued 2003 (the 2003A \$700,000 and 2003B \$978,000) for the waterline to Deseret Peak. The 2003B was refunded in the 2012 Bond. Of the \$978,000, \$436,000 was paid prior to refunding and \$458,000 remains due in the 2012 bond. In 2008 the Complex was constructed and the total debt issued totals \$2,275,000 in principal. The total debt for the recreation facility is found in the table below. Having outstanding debt already associated with the parks, recreation and trails utility, it is not anticipated that any additional recreation related debt will be issued in the near future. It is highly likely that impact fees collected will be used to help pay the bonds.

RAP/ZAP/PAR TAX

Currently Tooele City assesses a PAR tax and therefore the County is unable to do so. The next potential date for the County to consider the tax is not until 2023 as the City renewed the option in 2013 for ten years.

INTER FUND LOANS

Inter fund loans are used to subsidize or supplement a fund from another fund. The intent of inter fund loans are to be repaid, at times with interest. In Tooele County an inter fund loan had been in place in the recent past and repaid in full. It is currently not a desired practice in Tooele County. The revenues sources available in Tooele County are limited and therefore the inter fund loans place the burden, once again, in existing taxpayers. There is an allocation/subsidy to the DPC from the General Fund that is included in each budget cycle, but at this time, there is little appetite to create a loan situation. Inter fund loans do not create an equity in funding sources. Undue burden falls on existing residents in the inter fund loan situation.

IMPACT FEES

The Utah Office of the Property Rights Ombudsman defines impact fees as the following:

“An impact fee is a one-time charge imposed by local governments to mitigate the impact on local infrastructure caused by new development. Growth in the form of new homes and businesses requires expansion or enlargement of public facilities to maintain the same level and quality of public services for all residents of a community. Impact fees help fund expansion of public facilities necessary to accommodate new growth.”³ Impact fee does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee. Impact Fees may not be used to increase the level of service received by existing residents. Should the level of service increase, the incremental increase must be funded by another revenue source outside of impact fees.

Impact fees are intended to be consistent with the General Plan, Capital Improvements Plans, Land Development/Land Use Code, and other policies, ordinances, and resolutions by which the County seeks to ensure the provision of capital facilities in conjunction with development.

³ <http://propertyrights.utah.gov/impact-fees/>

Anticipated or accepted dedications of system improvements: Tooele County provides trails, recreation and some limited parks. A lot of the development of trails come through grant funding and a local “Live Fit” program. It is not anticipated or expected that we would have any dedication of system improvements at this time. A lot of the unincorporated county growth is in the community of Stansbury Park and there is a Service Agency that manages the parks and open there and they see a lot of this activity, but not any at the County level. If the County were to benefit from a developer exaction or dedication it may be considered in the inventory of parks, recreation and trails and the plan might need to be updated. Also in the instance where a system improvement were to be constructed by developers and it meets the needs of this plan, the developer would receive a credit against the impact fees owed to Tooele County for parks, recreation and trails.

Chapter 3 Impact Fee Calculation and Other Considerations

IMPACT FEE CALCULATION

Utah Code 11-36a-304(2)(d) through 11-36a-304(2)(f)

The impact fee calculated in table X below details the anticipated growth and a cost per capita based on the historic investment into the parks, recreation and trails system. There is also included the financing cost of the debt discussed above and detailed in the appendix. As the bonds are Sales Tax Revenue Bonds, and not general property tax or GO Bonds, there is not a credit to the impact fee for property tax paid or to be paid. Development will be assessed the fee based upon the same level of service received by existing residents, therefore, impact fees are not increasing the LOS.

Table 6: Impact Fee Calculation

Impact Fee Cost Component	Cost	Population	Fee per Capita
Parks Recreation and Trails Assets	\$ 7,715,920.26	23,459	\$ 328.91
Debt Service (Principal and Interest)	5,103,806.63	99,664	\$ 51.21
Debt Service (Principal)	(3,869,000.00)	99,664	\$ (38.82)
Related Professional Expenses	-	23,459	\$ -
Total Cost	\$ 8,950,726.89		\$ 341.30
Average Single Family Household Size - Owner Occupied*			3.3
Impact Fee per Single Family Household			\$ 1,126.28
Average Household Size - Multi Family			2.93
Impact Fee per Multi Family Household Unit*			\$ 1,000.00

*Census

The parks, recreation and trails fee is assessed to residential developments only as commercial or other private nonresidential land uses do not put an impact on this particular utility. Therefore the fee is assessed to Single Family Residential Household Units and Multi Family Household Units. Single Family Residential Household Units are defined as dwelling arranged or designed to be occupied by one family, the structure having only one dwelling unit –detached from other units. Multi Family Household Units are defined as dwellings arranged to be occupied by more than one family, the structure having more than one dwelling unit – attached to other units.

At the discretion of the County the standard impact fee can be decreased to meet specific or unusual cases, should it be determined the standard impact fee is not equal to the demand created. However, it is the duty of the developer to define and defend the anticipated demand created from the development.

Should a developer contribute a project that meets the requirement of the Impact Fee Facilities Plans and/or this Impact Fee Analysis, the County can provide a credit against the impact fees for the contribution.

Should a situation arise that doesn't fit the typical "mode" of development, a non-standard impact fee calculation is included in the analysis.

Table 7: Non Standard Impact Fee Calculation

Non-Standard Impact Fee Calculation				
Fee per Capita	Multiplied	Approved Persons Per Household		Fee
\$ 341.30	X		=	

OTHER CONSIDERATIONS

Utah Code 11-36a-304(2)(g) through 11-36a-304(2)(h)

EXTRAORDINARY COSTS

There aren't any extraordinary costs of servicing new properties with the parks, recreation and trails system.

TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated and considered in the impact fee analysis. An inflation component has not been considered at this time. The County will continue to perpetuate the existing level of service and therefore inflation costs – if driving cost above the LOS – must be covered by another revenue stream, outside of impact fees.

Impact Fee Analysis Certification

Tooele County in order to comply with Utah State Code 11-36a-306(2) states the following:

I certify that the attached impact fee facilities plan:

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 for 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."

Dated: October 19, 2015

APPENDIX 1 - POPULATION PROJECTIONS

POPULATION PROJECTIONS

YEAR	COUNTY WIDE GOMB	% GROWTH	GOMB UNINCORPORATED AREA ONLY	% OF COUNTY
2010*	58,218		14,976	26%
2011	59,063	1.45%	15,574	26%
2012	59,908	1.43%	16,173	27%
2013*	60,753	1.41%	16,771	28%
2014*	61,598	1.39%	17,369	28%
2015	63,811	3.59%	17,968	28%
2016	66,024	3.47%	18,566	28%
2017	68,238	3.35%	19,164	28%
2018	70,451	3.24%	19,762	28%
2019	72,664	3.14%	20,361	28%
2020	74,877	3.05%	20,959	28%
2021	77,356	3.31%	21,837	28%
2022	79,834	3.20%	22,716	28%
2023	82,313	3.10%	23,594	28%
2024	84,792	3.01%	24,472	29%
2025	87,271	2.92%	25,351	29%
2026	89,749	2.84%	26,229	29%
2027	92,228	2.76%	27,107	29%
2028	94,707	2.69%	27,985	30%
2029	97,185	2.62%	28,864	30%
2030	99,664	2.55%	29,742	30%

Impact Fee Years

*Census

Governor's Office of Management and Budget

APPENDIX 2 - ASSETS AND HISTORIC COST

PARKS RECREATION AND TRAILS ASSETS		YEAR CONSTRUCTED	HISTORIC COST	FUNDING SOURCE
SETTLEMENT CANYON	LEGION PARK RESTROOM	1996	52,500	COUNTY FUNDING
SETTLEMENT CANYON	PAVILION	1982	25,900	COUNTY FUNDING
SETTLEMENT CANYON	RESTROOM BUILDING	2002	15,000	PARTIAL GRANT 50/50 MATCH
JACOB'S CITY LOOP	RESTROOM BUILDING	2011	28,000	GRANT
MIDDLE CANYON PARK	RESTROOM BUILDING	2011	24,000	GRANT
GRANTSVILLE RESERVOIR	GAZEBO 4	2001	17,000	COUNTY FUNDING
GRANTSVILLE RESERVOIR	RESTROOM BUILDING	2002	30,000	COUNTY FUNDING
MORMON TRAILHEAD	RESTROOM BUILDING	2013	35,383	COUNTY FUNDING
DESERET PEAK COMPLEX	PARKING LOT - EAST SIDE		469,329	COUNTY FUNDING
DESERET PEAK COMPLEX	MAINTENANCE SHOP	1998	60,000	COUNTY FUNDING
DESERET PEAK COMPLEX	LIGHTS - LESS 25,000 IN GRANTS	2002	331,127	COUNTY FUNDING
DESERET PEAK COMPLEX	PAVILION - POOL	2000	50,000	COUNTY FUNDING
DESERET PEAK COMPLEX	SWIMMING POOL	2000	2,820,063	COUNTY FUNDING
DESERET PEAK COMPLEX	INDOOR ARENA	1998	1,592,875	COUNTY FUNDING
DESERET PEAK COMPLEX	BMX CONCESSION STAND	2002	210,842	COUNTY FUNDING
DESERET PEAK COMPLEX	DPC PACKAGE 1 WATER LINES, GAS LINES, ASPHALT CURB AND GUTTER		3,572,751	COUNTY FUNDING
DESERET PEAK COMPLEX	DPC PACKAGE 2 OFF SITE WATER LINES		243,089	COUNTY FUNDING
DESERET PEAK COMPLEX	DPC PACKAGE 3 MOTOCROSS, SOFTBALL AND CONCESSION BLDGS	2002	660,852	COUNTY FUNDING
DESERET PEAK COMPLEX	DPC PACKAGE 5 IRRIGATION SYSTEM, SPRINKLERS AND FENCE		335,842	COUNTY FUNDING
DESERET PEAK COMPLEX	GRANDSTAND 1 - RODEO	1998	1,288,000	COUNTY FUNDING
DESERET PEAK COMPLEX	GRANDSTAND 3 - HORSE TRACK	1998		COUNTY FUNDING
DESERET PEAK COMPLEX	ADMISSIONS/CONCESSION/RESTROOM - OUTDOOR ARENA	1999	28,000	COUNTY FUNDING
DESERET PEAK COMPLEX	PAVILIONS	2001	2,443,492	COUNTY FUNDING
DESERET PEAK COMPLEX	OUTDOOR STAGE	2009	94,150	COUNTY FUNDING
DESERET PEAK COMPLEX	FENCE (DERBY ARENA, MX, & BMX)		20,000	GRANT
DESERET PEAK COMPLEX	ARCHERY PARK		20,000	COUNTY FUNDING
DESERET PEAK COMPLEX	FIRE TOWER	2004	10,000	GRANT
DESERET PEAK COMPLEX	LIVESTOCK PAVILLION		190,000	COUNTY FUNDING
DESERET PEAK COMPLEX	HORSE STABLE A	1997		
DESERET PEAK COMPLEX	HORSE STABLE B	1997		
DESERET PEAK COMPLEX	HORSE STABLE C	1997		
DESERET PEAK COMPLEX	HORSE STABLE D	1997		
DESERET PEAK COMPLEX	HORSE STABLE E	1997		
DESERET PEAK COMPLEX	HORSE STABLE F	1997		
DESERET PEAK COMPLEX	HORSE STABLE G	1997		
DESERET PEAK COMPLEX	HORSE STABLE H	1997		
DESERET PEAK COMPLEX	HORSE STABLE I	1997		
DESERET PEAK COMPLEX	HORSE STABLE J	1997		
DESERET PEAK COMPLEX	PITO - SCOREBOARDS	2000	10,000	COUNTY FUNDING
DESERET PEAK COMPLEX	PITO - PLAYGROUND EQUIPMENT	2011	51,766	COUNTY FUNDING
DESERET PEAK COMPLEX	MOTOCROSS TRACK		95,000	COUNTY FUNDING
DESERET PEAK COMPLEX	DP WELLHOUSE		1,031,243	COUNTY FUNDING
DESERET PEAK COMPLEX	LIFT STATION		84,200	COUNTY FUNDING
DESERET PEAK COMPLEX	ELECTRIC WORK		1,651,636	COUNTY FUNDING
DESERET PEAK COMPLEX	IMPROVEMENTS THROUGH 2002 - ARENA DEVELOPMENT		2,051,524	COUNTY FUNDING
DESERET PEAK COMPLEX	POOL LINER		933,325	COUNTY FUNDING
BENSON GRIST MILL	BRIDGE		25,000	COUNTY FUNDING
OPHIR CANYON PARK	RESTROOM BUILDING		18,000	COUNTY FUNDING
BENSON GRIST MILL	STORAGE AND MAINTENANCE BUILDING	2008	25,000	PARTIAL GRANT 50/50 MATCH
	GRANTSVILLE RESERVOIR GAZEBOS	1996	100,000	
TOTAL ASSETS			\$ 21,069,889	
IMPACT FEE QUALIFYING			\$ 20,987,889	
	EXCLUDING GRANTS			

APPENDIX 3 - LEVEL OF SERVICE DEFINITION

LEVEL OF SERVICE (LOS)

ASSETS TOTAL	POPULATION	PER CAPITA HISTORIC SPENDING (LOS)
\$ 20,987,888.57	63,811	328.91

2025 POPULATION	GROWTH IN TEN YEARS	LOS	PER CAPITA SPENDING FUTURE
87,271	23,459	328.91	7,715,920.26

APPENDIX 4 - IMPACT OF GROWTH ON LOS

	YEAR	COUNTY WIDE	DOLLARS INVESTED (LOS)	% CHANGE
Impact Fee Years	2015	63,811	\$ 328.91	
	2016	66,024	\$ 317.88	-3.35%
	2017	68,238	\$ 307.57	-3.24%
	2018	70,451	\$ 297.91	-3.14%
	2019	72,664	\$ 288.84	-3.05%
	2020	74,877	\$ 280.30	-2.96%
	2021	77,356	\$ 271.32	-3.20%
	2022	79,834	\$ 262.89	-3.10%
	2023	82,313	\$ 254.98	-3.01%
	2024	84,792	\$ 247.52	-2.92%
	2025	87,271	\$ 240.49	-2.84%

APPENDIX 5 - IMPACT FEE CALCULATION

Impact Fee Cost Component	Cost	Population	Fee per Capita
Parks Recreation and Trails Assets	\$ 7,715,920.26	23,459	\$ 328.91
Debt Service (Principal and Interest)	5,103,806.63	99,664	\$ 51.21
Debt Service (Principal)	(3,869,000.00)	99,664	(38.82)
Related Professional Expenses	-	23,459	-
Total Cost	\$ 8,950,726.89		\$ 341.30
Average Single Family Household Size - Owner Occupied*			3.3
Impact Fee per Single Family Household			\$ 1,126.28
Average Household Size - Multi Family			2.93
Impact Fee per Multi Family Household Unit*			\$ 1,000.00

*Census

Non-Standard Impact Fee Calculation			
Fee per Capita	Multiplied	Approved Persons Per Household	Fee
\$ 341.30	X	=	

APPENDIX 6 - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$700,000 Sales Tax Revenue Bond

Series 2003A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/03/2003	-	-	-	-	-
02/01/2004	38,000.00	1.700%	9,850.56	47,850.56	47,850.56
02/01/2005	36,000.00	1.700%	11,254.00	47,254.00	47,254.00
02/01/2006	37,000.00	1.700%	10,642.00	47,642.00	47,642.00
02/01/2007	38,000.00	1.700%	10,013.00	48,013.00	48,013.00
02/01/2008	38,000.00	1.700%	9,367.00	47,367.00	47,367.00
02/01/2009	39,000.00	1.700%	8,721.00	47,721.00	47,721.00
02/01/2010	40,000.00	1.700%	8,058.00	48,058.00	48,058.00
02/01/2011	40,000.00	1.700%	7,378.00	47,378.00	47,378.00
02/01/2012	41,000.00	1.700%	6,698.00	47,698.00	47,698.00
02/01/2013	42,000.00	1.700%	6,001.00	48,001.00	48,001.00
02/01/2014	42,000.00	1.700%	5,287.00	47,287.00	47,287.00
02/01/2015	43,000.00	1.700%	4,573.00	47,573.00	47,573.00
02/01/2016	44,000.00	1.700%	3,842.00	47,842.00	47,842.00
02/01/2017	44,000.00	1.700%	3,094.00	47,094.00	47,094.00
02/01/2018	45,000.00	1.700%	2,346.00	47,346.00	47,346.00
02/01/2019	46,000.00	1.700%	1,581.00	47,581.00	47,581.00
02/01/2020	47,000.00	1.700%	799.00	47,799.00	47,799.00
Total	\$700,000.00	-	\$109,504.56	\$809,504.56	-

Yield Statistics

Bond Year Dollars	\$6,441.44
Average Life	9.202 Years
Average Coupon	1.7000001%
Net Interest Cost (NIC)	1.7000001%
True Interest Cost (TIC)	1.7002439%
Bond Yield for Arbitrage Purposes	1.7002439%
All Inclusive Cost (AIC)	1.7002439%

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Net Interest Cost	1.7000001%
Weighted Average Maturity	9.202 Years

APPENDIX 6 .A - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$2,275,000 Sales Tax Revenue Bonds

Series 2008

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
04/15/2009	140,000.00	4.290%	65,878.31	205,878.31
04/15/2010	114,000.00	4.290%	91,591.50	205,591.50
04/15/2011	119,000.00	4.290%	86,700.90	205,700.90
04/15/2012	125,000.00	4.290%	81,595.80	206,595.80
04/15/2013	130,000.00	4.290%	76,233.30	206,233.30
04/15/2014	135,000.00	4.290%	70,656.30	205,656.30
04/15/2015	141,000.00	4.290%	64,864.80	205,864.80
04/15/2016	147,000.00	4.290%	58,815.90	205,815.90
04/15/2017	154,000.00	4.290%	52,509.60	206,509.60
04/15/2018	160,000.00	4.290%	45,903.00	205,903.00
04/15/2019	167,000.00	4.290%	39,039.00	206,039.00
04/15/2020	174,000.00	4.290%	31,874.70	205,874.70
04/15/2021	182,000.00	4.290%	24,410.10	206,410.10
04/15/2022	189,000.00	4.290%	16,602.30	205,602.30
04/15/2023	198,000.00	4.290%	8,494.20	206,494.20
Total	\$2,275,000.00	-	\$815,169.71	\$3,090,169.71

Yield Statistics

Bond Year Dollars	\$19,001.63
Average Life	8.352 Years
Average Coupon	4.2900000%
Net Interest Cost (NIC)	4.2900000%
True Interest Cost (TIC)	4.2907693%
Bond Yield for Arbitrage Purposes	4.2907693%
All Inclusive Cost (AIC)	4.5915607%

IRS Form 8038

Net Interest Cost	4.2900000%
Weighted Average Maturity	8.352 Years

APPENDIX 6 .B - DEBT SERVICE DETAILS - PROVIDED BY ZIONS BANK PUBLIC FINANCE

Tooele County, Utah

\$2,974,000 Sales Tax Revenue Refunding Bonds

Series 2012

(\$458,000 Refunding Series 2003B Portion: Desert Peak)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/20/2012	-	-	-	-	-
02/01/2013	56,000.00	2.147%	1,939.34	57,939.34	-
08/01/2013	-	-	4,315.47	4,315.47	-
12/31/2013	-	-	-	-	62,254.81
02/01/2014	54,000.00	2.147%	4,315.47	58,315.47	-
08/01/2014	-	-	3,735.78	3,735.78	-
12/31/2014	-	-	-	-	62,051.25
02/01/2015	55,000.00	2.147%	3,735.78	58,735.78	-
08/01/2015	-	-	3,145.36	3,145.36	-
12/31/2015	-	-	-	-	61,881.14
02/01/2016	57,000.00	2.147%	3,145.36	60,145.36	-
08/01/2016	-	-	2,533.46	2,533.46	-
12/31/2016	-	-	-	-	62,678.82
02/01/2017	57,000.00	2.147%	2,533.46	59,533.46	-
08/01/2017	-	-	1,921.57	1,921.57	-
12/31/2017	-	-	-	-	61,455.03
02/01/2018	59,000.00	2.147%	1,921.57	60,921.57	-
08/01/2018	-	-	1,288.20	1,288.20	-
12/31/2018	-	-	-	-	62,209.77
02/01/2019	57,000.00	2.147%	1,288.20	58,288.20	-
08/01/2019	-	-	676.31	676.31	-
12/31/2019	-	-	-	-	58,964.51
02/01/2020	63,000.00	2.147%	676.31	63,676.31	-
12/31/2020	-	-	-	-	63,676.31
Total	\$458,000.00	-	\$37,171.64	\$495,171.64	-

Yield Statistics

Bond Year Dollars	\$1,731.33
Average Life	3.780 Years
Average Coupon	2.1470019%
Net Interest Cost (NIC)	2.1470019%
True Interest Cost (TIC)	2.1473847%
Bond Yield for Arbitrage Purposes	2.1472818%
All Inclusive Cost (AIC)	2.5968635%

IRS Form 8038

Net Interest Cost	2.1470019%
Weighted Average Maturity	3.780 Years

APPENDIX 7 - TOTAL DEBT SERVICE

Total Debt Service

Series 2003B Original Debt Service	\$	708,960.72
Series 2003B Original Principal	\$	436,000.00
Series 2008 DPC Debt Service	\$	3,090,169.71
Series 2008 DPC Principal	\$	2,275,000.00
Series 2003 A DPC Debt Service	\$	809,504.56
Series 2003 A DPC Principal	\$	700,000.00
Series 2003 B Debt Service (In 2012 Refunding)	\$	495,171.64
Series 2003 B Principal (In 2012 Refunding)	\$	458,000.00
Total Debt Service	\$	5,103,806.63
Total Principal	\$	3,869,000.00

APPENDIX 8 - CAPITAL IMPROVEMENTS

Deseret Peak Complex Capital Improvements	
Project	Cost
Concrete Northeast of Outdoor Arena	10,000
Slurry Seal Campus Roads	75,000
Pool / Slide repair	85,000
Grass inside of Horsetrack	50,000
Insulate Pavillion	100,000
2016 TOTAL	320,000
Project	
Concrete around Pool	40,000
Slurry Seal	75,000
Replace Outdoor Bucking Chutes	30,000
Derby Bleachers	150,000
2017 TOTAL	295,000
Project	
Replace Indoor Bucking Chutes	30,000
Asphalt Replacement / Slurry Seal	75,000
Horsetrack Fencing	65,000
Move Maintenance Shops	150,000
2018 TOTAL	320,000
Project	
Concrete Repairs Replacement	40,000
Asphalt Replacement / Slurry Seal	75,000
A/C Unit for Pavillion	75,000
2019 TOTAL	190,000
Project	
Concrete Repairs Replacement	40,000
Slurry Seal Campus Roads	75,000
Redesign of Northcentral area of DPC	85,000
Exterior Building Repairs	100,000
2020 TOTAL	300,000
5 YR TOTAL	1,425,000

Parks and Recreation Capital Improvements	
Project	Cost
Benson Mill Roof	30,000
Settlement RV Park	20,000
2016 TOTAL	50,000
Project	
Campground Expansion Grantsville Res.	30,000
Benson Grist Mill Barn Renovation	60,000
2017 TOTAL	90,000
Project	
Settlement Canyon Groupsite Pavillion	45,000
Mill Pavillion	30,000
2018 TOTAL	75,000
Project	
Middle Canyon Pavillion	45,000
Benson Mill	30,000
2019 TOTAL	75,000
Project	
Trailhead Renovation	30,000
Benson Mill Visitor Center	60,000
2020 TOTAL	90,000
5 YR TOTAL	380,000

5 YR COMBINED TOTAL	\$ 1,805,000
TOTAL IMPACT FEE COSTS	\$ 7,715,920
IMPACT FEE QUALIFYING	\$ 645,000
% IMPACT FEE QUALIFYING	36%