

## **Summit County Service Area #3**

### **NOTICE OF PUBLIC HEARING**

The Board of Trustees for Summit County Service Area #3 will hold a public hearing on May 20, 2025, beginning at 6:00 P.M. at Mountain Life Church, 7375 Silver Creek Road, Park City, Utah. The public hearing will consider revisions and updates to the Service Area's water rate and fee schedule for the services the Service Area provides. The fee schedule may impose or increase certain fees. The purpose of the hearing is to receive public comment on the proposed imposition or increase of the water rates and fees and to explain the reasons for the proposed imposition or increase.

The proposed water rate and fee schedule will be made available for public inspection on April 24, 2025, at the Service Area's offices at 629 Parkway Drive, Park City, Utah and on the Service Area's website at: <https://www.summitcountyutah.gov/733/Service-Area-3>. For questions, please contact the Service Area's general manager, John O'Brien, at (435) 500-6276 or [gm@scsa3.org](mailto:gm@scsa3.org).



**Summit County Service Area 3**  
Connected Water Rate and Fee Schedule

**Proposed Updated Rate & Fee for May 20, 2025**

Highlighted yellow: Proposed Changes for May 2025

<b>Residential Water Rates</b>	
<b>Residential Water System Monthly Base Rate</b> ERU (includes 20,000 gallons.)	per \$109 per month
<b>Residential Water System Monthly Overage Rate</b> (above 20,000 gal monthly allocation)	20,001 - 30,000 - .01 per gallon; 30,001 - 40,000 - .015 per gallon 40,001 - 50,000 - .03 per gallon; 50,001 - 60,000 - .05 per gallon 60,001 - 100,000 - .08 per gallon; Over 100,001 - .10 per gallon
<b>Compassion Residential Water Rate</b> (qualified low income)	\$75 per month (up to 10,000 gallons) Over 10k gallons reverts to residential base rate
<b>Residential connections with ADU</b>	\$139 Base Rate per ADU
<b>Residential connections with more than one ADU or other accessory structure that exceed 0.75 acre-feet</b>	Residential base rate x (total est. water use for property ÷ 0.540 ERU*) = rate for property
<p>*For instance, if a property exceeds 0.75 acre-feet and has two ADUs, which will be assessed at 0.21 acre-feet per unit, that property will have a total estimated use of 0.96 acre-feet, representing 0.540 for the indoor and outdoor needs of the home and 0.42 acre-feet for the two ADUs (0.96 ÷ 0.54 = 1.778 ERUS). In turn, 1.778 ERUs x \$109 (base residential rate) = \$193.78 per month.</p>	
<b>Water System New Connection Permit Fee</b>	\$12,000 Residential (includes meter / beacon up to 1.5". \$3000 2"+ Meter)
<b>Grace Period New Connection Fee (6/1/25 - 12/31/25 only)</b>	Discounted rate of \$6,000 during grace period, must connect by 10.31.27 or reapply for new connection
<b>Non-Residential Water System Rates</b>	
<b>Non-Residential Water System Monthly Base Rate</b> (includes 10,000 gallons)	\$175 per month (up to 10,000 gallons)
<b>Non-Residential Water System Usage Rate</b> (above 10,000 gallon monthly allocation)	\$0.04 per gallon (10,001 to 20,000 gallons) \$0.06 per gallon (20,001 to 30,000 gallons); \$0.08 per gallon (over 30,001)
<b>Non Residential New Connection Permit Fee</b>	\$20,000 + \$1,500 meter/per unit
<b>Violation Fees</b>	
<b>Over Yearly Allocation Violation Rate</b> (244,388 gallons / .75 ac ft per year)	Over yearly allocation usage (.75 acre ft per year) @ \$0.25/gallon
<b>Water Conservation Policy Violations</b>	1st Written, 2nd+ \$500
<b>Delinquent/Past Due Payments</b>	\$25 Monthly Administration Fee per month
<b>Lien Fee</b>	\$300
<b>Shut-off Notice</b>	\$125
<b>End Point Tampering - Meter disconnect, etc</b>	1st Written, 2nd - \$250, 3rd + Theft of Water - \$5000
<b>Theft of Service, Illegal,or Bypass Connection</b>	\$5,000 per occurrence
<b>Site Visit Fees</b>	
<b>Site Visit Fee</b> (weather dependant)	\$75 per visit
<b>Expedited Site Visit</b> (weather dependant)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175
<b>Commercial Site Visit Fee</b> (weather dependant)	\$400 per visit
<b>Expedited Commerical Site Visit</b> (weather dependant)	add \$125 per site visit, 2-3 business day turnaround. Same day site visit add \$175
<b>Standby Fees</b>	
<b>Vacant Lot Standby Fee</b> (for water system eligible lots)	\$300 annually (billed in January)
<b>Residential w/ Wells Standby Fee</b> (for lots adjacent to water line)	\$250 annually (billed in January)
<b>Water Evaluation &amp; Dedication Fees</b>	
<b>Residential Water Use Evaluation Fee</b>	Starting at \$3,000 for a single family residence
<b>Non-Residential Water Use Evaluation Fee</b>	Starting at \$8,000+ per lot. (Major development, or multi lot, mixed use, requires development agreement)
<b>Water Rights Dedication Fee</b>	Starting at \$4,000
<b>Other Water Rates &amp; Fees</b>	
<b>Hydrant use fee</b> (includes meter use)	\$3,000 Deposit + \$500 + Usage \$50/1,000 gallons

<b>Resumption Service</b>	\$2,500
<b>Non sufficient funds (NSF) Check Fee</b>	\$35
<b>Cross Connection &amp; Backflow Testing</b>	SA3 Inspection \$99 Annually, Can only take 80 at this rate
<b>GRAMA: include SA3's Records Policy, Resolution 2017-09, adopted on December 21, 2017. Staff time charged after first 15 minutes per UCA 63-2-203</b>	Legal Fees (If required) B&W photocopies for 8.5" x 11" double-sided \$0.25 B&W photocopies for 11" x 17" single-sided \$0.50 Color photocopies for 8.5" x 11" single-sided \$0.60 Color photocopies for 11" x 17" single-sided \$1.50

### Summit County Service Area #3

#### Well Users Rate and Fee

<b>Annual Fees</b>	
<b>SCSA #3 Water Right Administration Fee -</b> Plats A,B,C, and authorized SA3 water rights	\$214 annually (billed in January)
<b>Residential w/ Wells Standby Fee</b> (for lots adjacent to water line)	\$250 annually (billed in January)
<b>Vacant Lot Standby Fee</b> (for water system eligible lots)	\$300 annually (billed in January)
<b>New Service</b>	
<b>Water System Connection Permit</b> (limited to lots adjacent to established lines)	\$12,000 (includes meter up to 1.5")
<b>Grace Period New Connection Fee (6/1/25 - 12/31/25)</b>	Discounted rate of \$6,000 during grace period, must connect by 10.31.27
<b>Non residential Water System Connection Permit</b>	\$20,000 plus \$1,500 per meter/per unit
<b>New Well Construction / Well Start Card Permit</b>	500 (includes meter up to 1.5". 2" + meter +\$3,000) Owner required to install vault
<b>Violation Fees</b>	
<b>Non Compliant Well Meter Fee</b> (transfer of ownership with non-compliant well meter)	Seller Fee - \$10,000 and Buyer - \$5,000
<b>Non-Compliance Water Regulations Fee</b>	1st warning, 2nd Month - \$2500, Each Additional Month \$5,000
<b>Resumption of Service</b> (revoked authorization of SA3 water rights)	\$2,500
<b>End Point Tampering - Meter disconnect, etc</b>	1st Written, 2nd - \$250, 3rd + Theft of Water \$5,000
<b>Water Conservation Fee:</b> (For well users on Service Area Water Right: 325,851 gallons/1 acre ft per year)	<b>Usage over 325,581 Gallons</b> Tier 1 1-10,000 Gallons 0.01 per gallon Tier 2 10,001 - 20,000 0.015 per gallon Tier 3 20,001 - 30,000 0.03 per gallon Tier 4 30,001 - 40,000 0.05 per gallon Tier 5 40,001 - 100,000 0.08 per gallon Tier 6 100,001 + 0.10 per gallon
<b>Non-Compliance Water Regulation Fee</b>	1st warning, 2nd Month \$2,500, Each Additional Month \$5,000
<b>Water Conservation Policy Violations</b>	1st Written, 2nd+ \$500
<b>Site Visit Fees</b>	
<b>Site Visit Fee</b> (weather dependant)	\$75 per visit
<b>Expedited Site Visit</b> (weather dependant)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175 (weather dependant)
<b>Water Evaluation &amp; Dedication Fees</b>	
<b>Residential Water Use Evaluation Fee</b>	Starting at \$3,000 for a single family residence
<b>Non-Residential Water Use Evaluation Fee</b>	Starting at \$8,000+ per lot. (Major development, or multi lot, mixed use, requires development agreement)
<b>Water Rights Dedication Fee</b>	Starting at \$4,000
<b>Other Water Rates and Fees</b>	
<b>Delinquent/Past Due Payments</b>	\$25 Monthly Administration Fee per month
<b>Lien Fee</b>	\$300 Adminstration Fee
<b>Hydrant use fee</b> (includes meter use)	\$3,000 Deposit + \$500 + Usage \$50/1,000 gallons

Removal of Meter	\$250
Non sufficient fund (NSF) Returned Check Fee	\$35
GRAMA: include SA3's Records Policy, Resolution 2017-09, adopted on December 21, 2017. Staff time charged after first 15 minutes per UCA 63-2-203	Legal Fees (If required) B&W photocopies for 8.5" x 11" double-sided \$0.25 B&W photocopies for 11" x 17" single-sided \$0.50 Color photocopies for 8.5" x 11" single-sided \$0.60 Color photocopies for 11" x 17" single-sided \$1.50

Proposed April 22, 2025

**Summit County Service Area 3**  
**Property Transfer, Roads and Construction Fee Schedule**

<b>Property Transfer Fee</b>	
<b>Transfer of Service - Sale of Property</b>	\$1500 Charged to Buyer
<b>Transfer of Service - Rental Property</b>	\$250 Charge Owner
<b>Non Compliant Property Tranfer</b> (Property transferred without SA3 Knowledge or Title Company)	\$5000 Charged to Buyer
<b>Non Compliant Well Meter Fee</b> (Transfer of ownership with non-compliant well meter)	Seller Fee - \$10,000 and Buyer Fee - \$5,000
<b>Second Drive Way Encroachment Fee</b>	\$1500 (+ owner responsible for culvert, as needed)

<b>Construction Fees</b>	
<b>Construction Activity Without SA3 Permit (non-compliant)</b>	Stop Order (until approval of all permits including Summit County) + 4x Permit fee + Permit fee
<b>New Residential Contruction Permit Fee - Up to \$5,000 sf</b>	\$8,500 + Deposit (+ additional excavation fee, water evaluation, cut and fill, as needed)
<b>New Residential Contruction Permit Fee - Over \$5,000 sf</b>	\$15,000 + Deposit, includes water evaluation + excavation fee. Does not include cut and fill permit
<b>Residential Remodel Fee</b> (interior/exterior primary and secondary building)	\$1,500 - 0-900 sq ft; \$3,500 - 901-2,000 sq ft; \$8,500 - 2,001-4,999 sq ft; \$15,000 - 5000+ sq ft + Security Deposit. *Plus water evaluation if needed
<b>Road Deposit for all Construction Projects</b>	Security Deposit: \$5,000 (SA3 inspections must occur within 30 days of Summit County final inspections)
<b>Non-Residential Construction and Remodel Fees - Up to 10,000 sf</b>	\$20,000 + Deposit. (includes water evaluation + excavation fee) Does not include cut and fill permit
<b>Non-Residential Construction and Remodel Fees - 10,000+ sf</b>	Starting at \$20,000 + Deposit. Requires development agreement
<b>Driveway and/or Parking Lot Bond for Driveways, Parking Lots, and Culverts for all Comercial Construction</b>	Deposit -120% of the estimated cost to complete restoration and vegetation
<b>Asphalt Cut Permit Fee</b>	\$3000 + \$250 per sq ft (cuts allowed April-Sept, other limitations may apply)
<b>Second Drive Way Encroachment Fee</b>	\$1500 (+ owner responsible for culvert as needed)
<b>Road Repair Fees</b> due to damage by construction, snowplow, or other	Documented cost of damage plus additional fees as applicable (minimum damage fee \$2,500)
<b>Driveway / Roadway Track Out Fee</b>	1st warning, 2nd \$300, 3rd \$750. + any repair damage (minimum damage fee \$2,500)

<b>Utility Construction</b>	
<b>Utility Construction Permit Fee</b>	\$1000 per project (does not include road cut and fill)
<b>Asphalt Cut Permit Fee</b>	\$3000 + \$250 per ft (cuts allowed April-Sept, other limitations may apply)
<b>Road closure permit</b>	\$5,000 for the permit and \$1,000 per day for Silver Creek Road. \$2,500 and \$500 per day for all other roads

<b>Site Visit Fees</b>	
<b>Residential Site Visit Fee</b> (weather dependant)	\$75 per visit
<b>Expedited Residential Site Visit</b> (weather dependant)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175
<b>Commercial Site Visit Fee</b> (weather dependant)	\$400 per visit
<b>Expedited Commerical Site Visit</b> (weather dependant)	add \$125 per site visit, 2-3 business day turnaround. Same day site visit add \$175

<b>Other Fees</b>	
-------------------	--

<b>Delinquent/Past Due Payments</b>	\$25 Monthly Administration Fee per month
<b>Lien Fee</b>	\$300 Administration Fee
<b>Driveway / Roadway Track Out Damage Fee</b>	1st warning, 2nd \$300, 3rd \$750. + Documented cost of damage plus additional fees as applicable (minimum damage fee \$2,500)
<b>Road Repair Fees</b> due to damage by construction, snowplow, or other	Documented cost of damage plus additional fees as applicable (minimum damage fee \$2,500)
<b>Snow Plow Violation Fees</b>	1st Written Courtesy Notice, 2nd \$175, 3rd \$300, 4th + \$750 per season. Additionally, homeowner is responsible for all costs to repair damaged to snow plowing equipment, roads, ROW, and/or Trails. Minimum damage fee \$2500
<b>Non Sufficient Funds (NSF) Returned Check Fee</b>	\$35

**Summit County Service Area 3**  
**Roads and Right of Way Fee Schedule**

<b>GRADING, EXCAVATING AND FILLING ACTIVITIES THAT IMPACT SERVICE AREA ROADS (TO BE IMPOSED IF NOT IMPOSED OR COLLECTED BY SUMMIT COUNTY)</b>	
<b>Grading permit</b>	\$500 application fee if 250 cubic yards or less, \$2500 application fee if 250+ cubic yards \$5,000 application fee. <b>Plus reimbursement of documented costs the Service Area incurs repairing damage to roads and public rights-of-way caused by grading project.</b>
<b>Excavation Permit and Completion Bond</b>	Residential - \$1000 permit fee plus 120% of estimated cost of excavation for completion bond Commercial - \$5000 permit fee plus 120% of estimated cost of excavation for completion bond
<b>Warranty bond</b>	Up to 10% of the excavation completion bond or asphalt cut repair bond or the applicant's proven costs of completion for one year following Service Area acceptance of the excavation or asphalt cut repair project
<b>Road closure permit</b>	\$5,000 for the permit and \$1,000 per day for Silver Creek Road. \$2,500 and \$500 per day for all other roads
<b>Cut and Fill Permit Fee above 100 cu. yds</b>	\$100 per 100 cu. yds

<b>ENCROACHMENTS AND STRUCTURES IN SERVICE AREA RIGHTS-OF-WAY</b>	
<b>Non-Compliant ROW Violation</b>	1st warning, 2nd Month \$5000, each Additional Month \$7500
<b>Site Visits</b>	Residential - \$75 per each inspection and re-inspection Commercial - \$400 per each inspection and re-inspection
<b>Second Drive Way Encroachment Fee</b>	\$1500 (owner responsible for culvert, as needed)
<b>Snow Plow Violation Fees</b>	1st written courtesy notice, 2nd - \$175, 3rd - \$300, 4th + \$750 per season. Additionally, homeowner is responsible for cost to repair damaged to snow plowing equipment, roads, ROW, and/or trails. (minimum damage fee \$2500)

<b>Other Water Rates &amp; Fees</b>	
<b>Delinquent/Past Due Payments</b>	\$25 Monthly Administration Fee per month
<b>Lien Fee</b>	\$300 Administration Fee
<b>GRAMA: include SA3's Records Policy, Resolution 2017-09, adopted on December 21, 2017. Staff time charged after first 15 minutes per UCA 63-2-203</b>	Legal Fees (if required) B&W photocopies for 8.5" x 11" double-sided \$0.25 B&W photocopies for 11" x 17" single-sided \$0.50 Color photocopies for 8.5" x 11" single-sided \$0.60 Color photocopies for 11" x 17" single-sided \$1.50
<b>Leak Assistance Application &amp; Policy</b>	Update item 3. c. The customer must not have received another billing adjustment within the 24 months preceding the date of receipt of the Water Leak Assistance Application by the Water Operator or other person delegated the responsibility.

Proposed April 22, 2025