



APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
MONTHLY PUBLIC MEETING & RATE AND FEE HEARING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
[TUESDAY, MAY 19, 2026, 5:30 PM MST](#)

Meeting also conducted via Google Meet.

1. **Welcome (5:32 pm)**

- a. Welcome called to order by Derek Price, Board Chair
- b. Roll Call & Conflict of Interest Disclosure - No conflicts were disclosed.

Board Members:

Derek Price, Chair
Justin Shea, Vice Chair
Jon "Otto" Blum, Treasurer
David Olson, Clerk
Scott Witkin
Karri Taix (online)

Staff & Contractors:

Jody Anagnos, Office Manager
Chris Bullock, Road & Water Mgr
Nathan Bracken, legal counsel (online)

Absent: Caroline Gleich

Guests: Joe Santos - Rimrock Engineering; Aaron Sanborn - Zion Public Finance (online)

2. **General Public Comment (5:32pm)**

- Kate Fitzgerald - Silver Creek Rd
- Justin Brach - Crescent Drive
- Sally White - Pace Rd
- Luann Lukenbach - Summit Dr
- John Nowoslawski - Oakridge Rd

4b. Rate and Fee Study Proposal - Moved up in the agenda as the Board requested Aaron's presence to answer questions about the proposal for a rate and fee study. Derek clarified that this is a proposal for a full permit, road and water rate study not just water. The proposal has three different categories, one is water rate study, then transportation utility fees and user and development fees. The model is how these fees are set to make sure the costs are covered. The Board would take this information to help determine the fees. We want an objective third party recommendation based on a study. This study is a tool and the Board decides which fees they want to implement or not. The goal is to figure out the best way to fund the district. The Service area has never had the money to

do everything that people want in terms of road improvements. In Nathan's tenure we have never done a study on how to fund the roads. The study will examine the expense to the Service Area including personnel, overhead costs, legal, etc. Some districts track expenses and time like a legal office and then bill the resident. Derek proposed looking at the a la carte cost vs the whole proposal. We don't need the water fee. We need the road, permit and development study which the cost is about \$22,000 which is the amount budgeted in December.

Derek's opinion is that we don't need to do the water rates as we work with Rural Water for rate and fee studies for water. Derek proposed we move ahead with Zion Public proposal on a limited or a la carte basis. We are unique in that we manage the roads as a special district. The County owns the roads. This proposal would qualify under a small purchase but the staff wanted Board approval on this study.

Derek made a motion to move ahead with rate study for the user and development fee study, the transportation utility fee study and the report and presentation, Justin seconded the motion. The vote was split. (vote 4 yay and 1 nay) Roll call: Yay: Derek, Justin, David, Otto. Nay: Scott. The motion passes.

At 6:30pm Karri dropped off the call before the vote.

3. **Consent Agenda (6:33pm)**

Scott motioned to approve the consent agenda as presented, Derek second the motion. All Trustees in attendance voted in favor of approving the consent agenda. (vote 5-0)

[Link: Approved minutes for April 21, 2026 Board meeting](#)

[Link: Approved minutes for May 6, 2026 Board meeting](#)

4. **Administrative & Financial (6:34pm)**

- a. Personnel and Accountant Contract and Compensation - Most of this discussion will be saved for closed session. Due to staff changes and reorganization of duties the Board discussed compensation for the Accountant. An increase was approved in September and duties have changed.

Scott motioned to change the compensation for the accountant based on redistribution of duties, David seconded the motion to change the compensation. All Trustees in attendance voted in favor of changing the compensation for the accountant. (vote 5-0)

- b. Rate and Fee Study Proposal - See above.

5. **Public Hearing - Rate and Fee Schedule (6:36PM)**

- a. Proposed 2026 rate and fee schedule discussion - Jody presented. There are just a few items that are proposed to change. There are three new fees and about five that are going down so they are more in line with actual costs.
- b. Public Comment - There was no public comment.
- c. Resolution 2026-04: Nathan noted a couple typos in the resolution to update.

Scott motioned to adopt the rate and fee changes presented and Justin Shea seconded the motion. All Trustees in attendance voted in favor of approving Resolution 2026-04 to adopt changes to the rate and fee schedule. (vote 5-0)

[Link: Resolution 2026-04: Adopting new rate and fee schedule](#)

6. Water, Roads & Trails Update (6:46pm)

- a. Update on bond progress - Chris presented. We have one more waiting period for the NEPA but once that period is completed, we will be done with the bond requirements. We are planning to close the bond in early June. Jody added that we have two more submittals to provide to the state which are the project contracts.
- b. Water, road and trails update - Repairs for the Greenfield well are in process. The arsenic level is down. Usually, the arsenic level is pretty consistent which is why the water is blended with the District well. The point of this repair is to stop sediment.
- c. RFP for Culinary Water Storage Tank - Joe Santos from Rimrock Engineering is here to answer any questions about the proposals for the culinary project. The Board was provided bid tabulations from the proposals. The low bid is \$3.9 million. The final item is the well house/pump station which will be designed once we know how much water is diverting from the well. The Board asked for staff's recommendation which was the lowest cost but to ensure they could deliver. The name of the contractor is MC Contractors.

Nathan stated the motion, to approve the proposal subject to the negotiation and development of the contract and a meeting with the selected contractor to discuss next steps and terms that is acceptable to staff and chair. Derek made a motion to accept the staff recommendation to award the culinary water project, Scott seconded the motion. All Trustees in attendance voted to approve the contractor proposal for the lowest bid to MC Contractors. (vote 5-0)

7. Public Comments II: (7:04pm)

No public comment

8. Closed Session

At 7:05pm, Justin made a motion to move into closed session to discuss the personnel, reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, David seconded the motion. All Trustees in attendance voted to move into closed session. (vote 5-0)

9. Adjournment (7:48)

Derek motioned to adjourn the meeting and Otto seconded the motion. All Trustees in attendance voted to adjourn the meeting. (vote 4-0)

Scott Witkin left at the very end of closed session but before the adjournment.

Next meeting is June 16, 2026 at Mountain Life Church.

Online participants: John Nowoslawski, Aaron Sanborn (Zion Public Finance)



Connected Water Rate and Fee Schedule

Effective June 1, 2026

Residential Water Rates

Residential Water System Monthly Base Rate per ERU (includes 20,000 gallons.)	\$112 per month
Residential Water System Monthly Overage Rate (above 20,000 gal monthly allocation)	\$0.01 per gallon (20,001 - 30,000) \$0.015 per gallon (30,001 - 40,000) \$0.03 per gallon (40,001 - 50,000) \$0.05 per gallon (50,001 - 60,000) \$0.08 per gallon (60,001 - 100,000) \$0.10 per gallon (Over 100,001)
Compassion Residential Water Rate (qualified low income)	\$75 per month (up to 10,000 gallons) Over 10k gallons reverts to residential base rate
Residential connections with ADU	\$142 Base Rate per ADU
Residential connections with more than one ADU or other accessory structure that exceed 0.75 acre-feet	Residential base rate x (total est. water use for property ÷ 0.540 ERU*) = rate for property
*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).	
Water System New Connection Permit Fee	\$12,000 Residential (includes meter / beacon up to 1.5". \$3000 2"+ Meter)

Non-Residential Water System Rates

Non-Residential Water System Monthly Base Rate (includes 10,000 gallons)	\$178 per month (up to 10,000 gallons)
Non-Residential Water System Usage Rate (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)
Non Residential New Connection Permit Fee	\$20,000 + \$1,500 meter/per unit

Violation Fees

Water Conservation Policy Violations	1st Written, 2nd+ \$500
Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
Annual Interest Rate	18% charged in December for Past Due Balances
Lien Fee	\$300
Backflow Violations	1st - Written Warning, 2nd - \$75 Fee, 3rd - Water Shut Off & Associated Fees
Shut-off Notice	\$125
End Point Tampering - Meter disconnect, etc	1st Written, 2nd - \$250, 3rd + Theft of Water - \$5000
Theft of Service, Illegal, or Bypass Connection	\$5,000 per occurrence

Site Visit Fees

Site Visit Fee (weather dependant)	\$75 per visit
Expedited Site Visit (weather dependant)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175

Standby Fees

Vacant Lot Standby Fee (for water system eligible lots)	\$310 annually (billed in January)
Residential w/ Wells Standby Fee (for lots adjacent to water line)	\$260 annually (billed in January)
Standby Fee for Dry Lots - Fireflow ONLY	\$0.00 starting for January 2027 billing

Water Evaluation & Dedication Fees

Residential Water Use Evaluation Fee	Starting at \$800 for a single family residence
Non-Residential Water Use Evaluation Fee	Starting at \$1,200 (Major development, or multi lot, mixed use, requires development agreement)
Water Rights Dedication Fee	Cost starting at \$1,500 deposit and bill for actual cost

Other Water Rates & Fees

Hydrant use fee (includes meter use)	\$3,000 Deposit + \$500 + Usage \$.05/gallon up to 100,000 gallons; then \$.10 for 100,001 + gallons
Resumption Service - Reconnection Fee	\$150
Non sufficient funds (NSF) Check Fee	\$35
Cross Connection & Backflow Testing	SA3 Inspection \$99 Annually, Can only take 80 at this rate
Annexation Fee	\$100 per Acre plus Staff and Legal Costs
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



Summit County Service Area #3

Well Users Rate and Fee

Annual Fees	
SCSA #3 Water Right Administration Fee - Plats A,B,C, and authorized SA3 water rights	\$214 annually (billed in January)
Residential w/ Wells Standby Fee	\$260 annually (billed in January)
Vacant Lot Standby Fee	\$310 annually (billed in January)
New Service	
Water System Connection Permit (limited to lots adjacent to established lines)	\$12,000 (includes meter up to 1.5")
Non residential Water System Connection Permit	\$20,000 plus \$1,500 per meter/per unit
New Well Construction / Well Start Card Permit	0,500 (includes meter up to 1.5". 2" + meter +\$3,000) Owner required to install vault
Violation Fees	
Non Compliant Well Meter Fee (transfer of ownership with non-compliant well meter)	Seller Fee - \$10,000 and Buyer - \$5,000
Non-Compliance Water Regulations Fee	1st warning, 2nd Month - \$2500, Each Additional Month \$5,000
End Point Tampering - Meter disconnect, etc	1st Written, 2nd - \$250, 3rd + Theft of Water \$5,000
Water Conservation Fee: (For well users on Service Area Water Right: 325,851 gallons/1 acre ft per year) To be billed upon over allocation	Usage over 325,581 Gallons 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
Backflow Violations	1st - Written Warning, 2nd - \$75 Fee, 3rd - Water Shut Off & Associated Fees
Non-Compliance Water Regulation Fee	1st warning, 2nd Month \$2,500, Each Additional Month \$5,000
Water Conservation Policy Violations	1st Written, 2nd+ \$500
Site Visit Fees	
Site Visit Fee (weather dependent)	\$75 per visit
Expedited Site Visit (weather dependent)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175 (weather dependent)
Water Evaluation & Dedication Fees	
Residential Water Use Evaluation Fee	Starting at \$800 for a single family residence
Non-Residential Water Use Evaluation Fee	Starting at \$1,200+ per lot. (Major development, or multi lot, mixed use, requires development agreement)
Water Rights Dedication Fee	\$1,500 Deposit plus Bill for Actual Additional Legal and Staff Cost
Other Water Rates and Fees	
Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
Annual Interest Rate	18% charged in December for Past Due Balances
Lien Fee	\$300 Administration Fee
Private Well Beacon Fee	\$18/year

Hydrant use fee (includes meter use)	\$3,000 Deposit + \$500 + Usage \$.05/gallon up to 100,000 gallons; then \$.10 for 100,001 + 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

Summit County Service Area 3

Property Transfer, Roads and Construction Fee Schedule

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

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

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

Site Visit Fees	
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Site Visit Fee (weather dependent)	\$75 per visit
Expedited Site Visit (weather dependent)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175

Other Fees

Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
Annual Interest Rate	18% charged in December for Past Due Balances
Lien Fee	\$300 Administration Fee
Driveway / Roadway Track Out Damage Fee	1st warning, 2nd \$300, 3rd \$750. + Documented cost of damage plus additional fees as applicable (minimum damage fee \$2,500)
Road Repair Fees due to damage by construction, snowplow, or other	Documented cost of damage plus additional fees as applicable (minimum damage fee \$2,500)
Snow Plow Violation Fees	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
Annexation Fee	\$100 per Acre plus All Staff and Legal Costs
Non Sufficient Funds (NSF) Returned Check Fee	\$35

Summit County Service Area 3

Roads and Right of Way Fee Schedule

GRADING, EXCAVATING AND FILLING ACTIVITIES THAT IMPACT SERVICE AREA ROADS (TO BE IMPOSED IF NOT IMPOSED OR COLLECTED BY SUMMIT COUNTY)

Grading permit	Residential - \$500 application fee if 250 cubic yards or less, \$2500 application fee if 250+ cubic yards - \$5,000 application fee. Plus reimbursement of documented costs the Service Area incurs repairing damage to roads and public rights-of-way caused by grading project.
Excavation Permit and Completion Bond	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
Warranty bond	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
Road closure permit	\$5,000 for the permit and \$1,000 per day for Silver Creek Road. \$2,500 and \$500 per day for all other roads
Cut and Fill Permit Fee above 100 cu. yds	\$100 per 100 cu. yds

ENCROACHMENTS AND STRUCTURES IN SERVICE AREA RIGHTS-OF-WAY

Non-Compliant ROW Violation	1st warning, 2nd Month \$5000, each Additional Month \$7500
Site Visits	\$75 per each inspection and re-inspection
Second Drive Way Encroachment Fee	\$1500 (owner responsible for culvert, as needed)
Snow Plow Violation Fees	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)

Other Water Rates & Fees

Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
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	<i>Effective 6.1.26</i>