

REGULATION NO. 2021 - 06

**A REGULATION OF SUMMIT COUNTY SERVICE AREA #3
AMENDING AND ADOPTING WATER SERVICE RATES
AND FEES**

WHEREAS, Summit County Service Area #3 (the “**Service Area**”) owns water rights, water shares and contracts authorized for the diversion of water from individual wells and a central water system, and

WHEREAS, the Service Area owns and operates water wells, storage and a central water system and must receive reasonable compensation from water users connected to the water system to fund operating expenses, capital improvement reserves, debt service and reserves for emergencies, repairs and replacements to the central water system; and

WHEREAS, the Service Area also owns various water rights and shares that certain private well owners who are not connected to the Service Area’s water system are authorized to divert, and the Service Area incurs costs and expenses maintaining such rights; and

WHEREAS, the Service Area is required to pay administrative costs, assessments for system administration by the State of Utah and assessments and contract payments related to certain water right, water shares, and contracts, and must fund the payment of such expenses to maintain the water rights the Service Area uses and holds in trust for its constituents; and

WHEREAS, the Service Area last made significant amendments to its water fee schedule on March 11, 2013, via Ordinance #2013-1; and

WHEREAS, the Service Area Board of Trustees (“**Board**”) conducted a public hearing in compliance with law on May 17, 2021 at 6:00 p.m. to consider updating and amending its water service rates and fees; and

WHEREAS, after conducting the public hearing described above, the Board adopted the proposed water service rates and fees via Regulation No. 2021-02, with the exception of the proposed water rates for non-residential water use and water rates for properties with accessory dwelling units, which the Board desired to review and revise in response to the public comment received; and

WHEREAS, to provide an additional opportunity for public comment, the Board re-noticed all of the proposed water service rates and fees along with revised proposals for the non-residential water service rates for a second public hearing, which the Board held on July 6, 2021, at 6:00 pm after providing public notice of the hearing pursuant to 17B-1-643; and

WHEREAS, after holding the public hearing and taking public comment on the proposed water service rates and fees, the Board desires to amend its water service pursuant to its authority under Utah Code Ann. §§ 17B-1-103(2)(j) – (k) and 17B-1-643.

NOW, THEREFORE, be it ordained by the Board of Trustees of Summit County Service Area #3 that effective as of August 1, 2021:

1. The Service Area's fees, rates, fines, penalties, and charges for water rights and water service are amended as set forth in the fee schedule attached to this resolution; and
2. All other fees, rates, fines, penalties, and charges for water rights and water service that the Board adopted previously are repealed and replaced by the attached fee schedule, including but not limited to the fee schedule adopted pursuant to Ordinance No. 2013-1 and Regulation No. 2021-02; and
3. Service Area staff are instructed to post the attached fee schedule to the Service Area's website.

ADOPTED AND PASSED this 6th day of July, 2021.

BOARD OF TRUSTEES OF SUMMIT COUNTY SERVICE AREA NO. 3.

By: 
Vince Pao-Borjigin, Chair

ATTEST:

Paul Kraus, Board Clerk

VOTING

Trustee Adams voting	Y
Trustee Carpenter voting	Y
Larry Elbert	Y
Trustee Hanssen	Y
Trustee Kraus	ABSENT
Trustee Pao-Borjigin voting	Y
Trustee Sharp voting	Y



Summit County Service Area #3 RATE AND FEE SCHEDULE

Effective August 1, 2021

WATER RATES CONNECTED USERS		WATER RATE SCHEDULE <i>Paid in arrears</i>	
Residential Water Line - Base Rate (incl Greenfield Ranch)		\$99 per month (up to 20,000 gallons)	
Compassion Water Rate (Qualified low income)		\$75 per month (up to 10,000 gallons) <i>Over 10k gallons reverts to standard rate</i>	
\$0.006 per gallon	20,001-30,000 gallons	OVERAGES	\$0.020 per gallon 50,001-60,000 gallons
\$0.010 per gallon	30,001-40,000 gallons		\$0.040 per gallon 60,001-100,000 gallons
\$0.015 per gallon	40,001-50,000 gallons		\$0.060 per gallon Over 100,000 gallons
CONNECTION FEES			
Westwood Water Line	\$8,500	Temporary Uses	\$150 hydrant use fee <i>and</i> \$20 per 1,000 gallons
Plats A,D,E,F,H,I I-Block 2 (lots 2-10)+Block 3,5,6,7	\$6,200		
WATER RIGHTS - STANDBY FEES – EVALUATION		PAID IN ADVANCE JAN-DEC	
Water Right Fees Plats A,B,C		\$150 annually	
Vacant Lot Standby Fee (for water eligible lots)		\$276 annually	
Homes w/ Wells Standby Fee (for lots adj waterline)		\$180 annually	
Water Use Evaluation Fee		\$1,500	
Water Right Dedication Fee		\$1,500	
METERS			
Well Meter Fee for transfer of ownership without well meter		\$10,000 seller fee and \$5,000 buyer deposit	
Meter for Service Lines ¾ inches or less		\$375 Deduct from deposit; including installation	
Meter for Service Lines greater than ¾ inches		\$457 Deduct from deposit; including installation	
ROADS			
Road, Driveway and Culvert Condition <i>Security Deposit</i>		\$5,000 – New and Remodel Construction Deposit	
Road Condition, Driveway and Culvert <i>Fee</i>		\$5,000 New Construction Fee Fee for Remodel: \$1,500 0-900 sq ft \$2,500 901-2,000 sq ft; \$5,000 over 2,001 sq ft.	
Road Repair Fees due to damage by Construction + Snowplow		Rates on file with Gen'l Mgr	
NON-RESIDENTIAL WATER RATES			
Base rate of \$175 per month (up to 10,000 gallons per month)			
\$0.03 per gallon (10,001 to 20,000 gallons) \$0.04 per gallon (20,001 to 30,000 gallons) \$0.05 per gallon (over 30,001 and more)			
RESIDENTIAL RATES FOR CONNECTIONS WITH ACCESSORY DWELLING UNITS (ADUs)			
Residential connections with one ADU		\$139 Base Rate	
Residential connections with more than one ADU or other accessory structure that exceed 0.75 acre-feet		\$ 99 base rate x (total est. water use for property ÷ 0.540 ERU*) = rate for property.	
<p><i>*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 \$99 (base residential rate) = \$176 per month.</i></p>			
SERVICE FEES		DELINQUENCY + VIOLATIONS	
Removal of Meter	\$175	Delinquent Payments	2.5% per billing cycle
Service Stoppage (no disconnection)	\$30 per month	Delinquent Lien Fee	\$200
Resumption of Service (no disconnection)	\$75	Shut-off Notice	\$75
Inspection (per visit), Service Call, Meter Re-read	\$75	Conservation Violations	1 st Written warning 2 nd \$50, 3 rd \$100, 4 th \$500
Resumption of DISCONNECTED SERVICE	\$1,500	Theft of Service, Illegal or Bypass Connection	\$2,500 + Estimated 5-year annual usage
Shut-off Notice	\$125		
Transfer of Service: (Rental Property)	\$150 charge Prop Owner		
Transfer of Service: (Sale of Property)	\$250 charge Seller		