

SUMMIT COUNTY SERVICE AREA #3

RESOLUTION NO. 2025 – 03

**ADOPTING THE 2025 FEE AND WATER RATE
SCHEDULE FOR SUMMIT COUNTY SERVICE AREA #3**

WHEREAS, Summit County Service Area #3 (the “**Service Area**”) is a special district that operates certain roads and provides water service to certain properties and residents within the vicinity of the Silver Creek Estates Subdivision, including the operation of a public water system; and

WHEREAS, the Service Area incurs various costs providing roads and water service to its constituents; and

WHEREAS, Utah Code § 17B-1-103 authorizes the Service Area to impose fees or other charges for the commodities, services, and facilities it provides to pay for some or all the Service Area’s associated costs and to “perform any act or exercise any power reasonably necessary for the efficient operation of the [Service Area] in carrying out its purposes;” and

WHEREAS, Utah Code § 73-10-32.5, which went into effect on May 7, 2025, pursuant to H.B. 274, authorizes the Service Area to consider water conservation when setting water rates and authorizes the Service Area to establish “conservation” water rates that are designed to encourage water conservation without showing that the rate is based on the its “actual cost of service” or “has a reasonable basis when compared to rates the public water system charges;” and

WHEREAS, the Service Area Board of Trustees (“**Board**”) desires to update its fee and water rate schedule to better account for the costs the Service Area incurs in carrying out its purposes; and

WHEREAS, the Board discussed proposed changes to its fee schedule during its regular meeting on April 22, 2025, and conducted a public hearing in compliance with Utah Code § 17B-1-643 on May 20, 2025, at 6:00 p.m. to consider updating and amending its fee schedule to increase certain existing fees and to impose new fees to cover the costs of the services the Service Area provides; and

WHEREAS, after holding the public hearing and taking public comment, the Board desires to amend its fee schedule pursuant to its authority under Utah Code Ann. §§ 17B-1-103 and 17B-1-643.

NOW, THEREFORE, be it ordained by the Board of Trustees of Summit County Service Area #3 that:

1. The Service Area adopts the fee schedule attached to this resolution pursuant to Utah Code §§ 17B-1-103 , 73-10-32.5, and 17B-1-643; and

2. All other fee schedules that the Service area previously adopted are repealed and replaced by the attached fee schedule; and

3. Service Area staff are instructed to post the attached fee schedule to the Service Area's website, and to post notice of the fee schedule as authorized under Utah Code § 17B-1-313.

4. The attached fee schedule will go into effect on June 1, 2025.

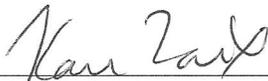
ADOPTED AND APPROVED by majority vote at a duly called meeting of the Board of Trustees on this 20th day of May 2025.

SUMMIT COUNTY SERVICE AREA NO. 3



Scott Witkin, Chair

ATTEST:



Board Clerk

VOTING

John Ball	Yea
Jon Otto Blum	Yea
David Olson	Yea
Rick Parisi	Yea
Derek Price	Yea
Karri Taix	Nay
Scott Witkin	Yea



Connected Water Rate and Fee Schedule

Effective June 1, 2025

Residential Water Rates	
Residential Water System Monthly Base Rate ERU (includes 20,000 gallons.)	per \$109 per month
Residential Water System Monthly Overage Rate (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
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	\$139 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). In turn, 1.778 ERUs x \$109 (base residential rate) = \$193.78 per month.	
Water System New Connection Permit Fee	\$12,000 Residential (includes meter / beacon up to 1.5". \$3000 2"+ Meter)
Grace Period New Connection Fee (6/1/25 - 12/31/25 only)	Discounted rate of \$6,000 during grace period, must connect by 10.31.27 or reapply for new connection
Non-Residential Water System Rates	
Non-Residential Water System Monthly Base Rate (includes 10,000 gallons)	\$175 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
Lien Fee	\$300
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
Commercial Site Visit Fee (weather dependant)	\$400 per visit
Expedited Commercial Site Visit (weather dependant)	add \$125 per site visit, 2-3 business day turnaround. Same day site visit add \$175
Standby Fees	
Vacant Lot Standby Fee (for water system eligible lots)	\$300 annually (billed in January)
Residential w/ Wells Standby Fee (for lots adjacent to water line)	\$250 annually (billed in January)
Water Evaluation & Dedication Fees	
Residential Water Use Evaluation Fee	Starting at \$3,000 for a single family residence
Non-Residential Water Use Evaluation Fee	Starting at \$8,000+ per lot. (Major development, or multi lot, mixed use, requires development agreement)
Water Rights Dedication Fee	Cost starting at \$4,000
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	\$2,500
Non sufficient funds (NSF) Check Fee	\$35

Cross Connection & Backflow Testing	SA3 Inspection \$99 Annually. Can only take 80 at this rate
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 (for lots adjacent to water line)	\$250 annually (billed in January)
Vacant Lot Standby Fee (for water system eligible lots)	\$300 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")
Grace Period New Connection Fee (6/1/25 - 12/31/25)	Discounted rate of \$6,000 during grace period, must connect by 10.31.27
Non residential Water System Connection Permit	\$20,000 plus \$1,500 per meter/per unit
New Well Construction / Well Start Card Permit	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
Resumption of Service (revoked authorization of SA3 water rights)	\$2,500
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
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 \$3,000 for a single family residence
Non-Residential Water Use Evaluation Fee	Starting at \$8,000+ per lot. (Major development, or multi lot, mixed use, requires development agreement)
Water Rights Dedication Fee	Starting at \$4,000
Other Water Rates and Fees	
Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
Lien Fee	\$300 Administration Fee
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	<p style="text-align: center;">Legal Fees (If required)</p> 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
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**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
Transfer of Service - Rental Property	\$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	
Residential Site Visit Fee (weather dependent)	\$75 per visit
Expedited Residential Site Visit (weather dependent)	\$125 per site visit, 2-3 business day turnaround. Same day site visit \$175
Commercial Site Visit Fee (weather dependent)	\$400 per visit
Expedited Commercial Site Visit (weather dependent)	add \$125 per site visit, 2-3 business day turnaround. Same day site visit add \$175

Other Fees	
Delinquent/Past Due Payments	\$25 Monthly Administration Fee per month
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
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	\$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	Residential - \$75 per each inspection and re-inspection Commercial - \$400 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
Lien Fee	\$300 Administration Fee
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
Leak Assistance Application & Policy	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.

Effective June 1, 2025