

FREQUENTLY ASKED QUESTIONS:

SERVICE AREA #3 RESIDENTIAL CONSTRUCTION PERMIT

Construction permits and utility permits are regulated under the Road Regulation 2025-05

which can be found on the Service Area website at:

<https://www.summitcountyutah.gov/DocumentCenter/View/25787/Road-Regulation-2025-05>

1. What is considered new construction? What is considered a remodel?

New construction is any new structure such as an ADU that is a separate structure or a new home, a detached garage or barn, would fall under new construction. Square footage includes the square footage of the garage space. We calculate total square footage.

A remodel is considered an addition to an existing building or construction activity within an existing building.

2. What is an excavation permit for?

Excavation permit and fee is for a project that does not include a structure such as a septic replacement, culvert work, or digging a pool where there are no pool mechanics. This fee is included in most new construction permit fees. If you're building a pool house or shed, you will have to put in a permit fee for that structure and the excavation fee is included in that permit fee.

7.8 Excavation Activity. Excavation Activity is a Construction Activity and requires completion and warranty bonds for issuance of a Service Area Permit.

3. Why is a road deposit required?

The road deposit is a refundable deposit for damage done to the road during construction. Before and after photos are taken of the road and culvert at the property. If the Road Manager notices damage to the road during construction, the property owner will be notified to make them aware of the damage in question.

7.2 Road Protection Deposit Required. Except for Construction Activity that requires a completion bond, all Construction Activity in the Service Area requires a Road Protection Deposit. The Service Area shall hold the Road Protection Deposit until completion of the Construction Activity. Upon completion of the Construction Activity, the Service Area shall refund the Road Protection Deposit provided that the Construction Activity complies with

Service Area Regulations and has not resulted in any damage, injury, or impairment to Service Area Rights-of-Way. In the event of a foregoing noncompliance or Service Area Rights-of-Way damage, injury, or impairment, the Service Area shall deduct from the Road Damage Deposit the appropriate amounts to repair, restore, correct, or otherwise cure the defect or defects. The Service Area shall issue an itemized statement to the owner of the Road Protection Deposit of all amounts deducted. Nothing in this Section shall be interpreted to prevent the Service Area from pursuing the collection of additional monetary damages in the event that the cost to repair, restore, correct, or otherwise cure the defect or defects exceeds the amount of the Road Protection Deposit.

4. What is the cut and fill permit for?

The cut and fill permit is for utility work that requires cutting of the road. The road repair requires consult with our road manager to ensure it is being rebuilt to Service Area specifications. 7.10 Cut and Fill. Cut and Fill involves the process of soil or rock removal from higher areas and adding that material to lower areas to level the grade of an area. Cut and Fill is a Construction Activity and the fees are calculated per 100 cubic yards pursuant to the Fee Schedule.

5. How long is a permit valid?

6.1 Service Area Permits are valid for 180 days from the date of issuance and may be renewed for an additional 90 days prior to expiration.

6. Are permit fees refundable?

If a project is not approved by Summit County or the project isn't built, the homeowner may request a refund. The Service Area retains some of the fee to cover the costs already associated with review of the plans and inspections that have already been completed. This fee is a minimum of \$500 but could be more based on time and money spent during the review process. The road deposit is refundable.

7. What are the inspection fees for?

There are two inspections: one at the start of your project and one at the conclusion. The pre construction inspection is meant to be a meet up with the contractor to answer any questions. The final is the inspection to review the road in order to refund the road deposit.

Inspection fees - there is one fee charged for the pre and post construction which is to document the condition of the road for damage due to construction. We charge for the inspection at the end of the project to deduct from the road deposit.

It is the responsibility of the homeowner to contact the Service Area to notify us that your project is complete

8. What kind of projects do not require a permit?

These projects do not require a permit but still require site and construction plan submittals for a letter to submit to Summit County.

- new roof (unless it involves popping the top and new roof line which would require a permit)
- solar install
- EV charger install
- new siding or new windows
- new decks or a covered deck don't need to be permitted
- loafing shed or another small structure under 200sf or a structure that is not permanent like a small greenhouse.

9. Why are there questions about water on the permit?

Water usage is always reviewed for a permit. We check the history of usage for the past few years as well as the current year. We make sure there is a meter and water rights are correct. Depending on the scope of the project, we order a water evaluation if there is a question of the amount of water needed for the project.

If you are currently using over your water allocation, you will not be approved for a construction permit. You can pay for a water evaluation to determine how much water you need to purchase and dedicate in order to build your project. The water evaluation is done by a third party water engineer.

If you have been able to change your water usage and show that you are using under or within your water allocation for a year, you will not need to provide water. If you continue to use over your water allocation after the structure has been built or the new construction has been completed, you will have to pay overages and after 18 months if the overages continue, you will

be required to purchase water to dedicate to the Service Area to cover your overages plus the cost of the water evaluation to determine the amount of water that will be required to dedicate.