



## Summit County Service Area #3

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### WELCOME TO SUMMIT COUNTY SERVICE AREA #3

Welcome to Silver Creek Estates! This guide will help you learn about the community, history, utilities and parks. You'll notice there aren't individual mailboxes in Silver Creek Estates. US Postal Service mail is delivered to the mail house on Valley Drive. You can see the mailhouse which is adjacent to the roundabout on Silver Creek Road, take the Valley Drive turnoff to access the mailhouse. Please talk to the Seller of your property or the post office for keys. The Service Area doesn't manage the postal boxes although the Service Area does own and maintain the building. Rocky Mountain Power is the electricity provider. Enbridge, formerly Dominion Energy, is the gas provider. Trash pick-up is provided by Republic Services.

### WHAT IS SERVICE AREA #3

Summit County Service Area #3 (SCSA3) is a special district known as a "service area" or "local or special district." All special districts, including service areas, are independent, government entities created to carry out specific purposes. SCSA#3 provides water, roads, trails, drainage and park services to a limited area of Summit County. Although SCSA3 was created by Summit County, SCSA3 is a political subdivision of the State of Utah that is "separate and distinct from any other political subdivision of the state." See Utah Code § 17B-1-103. As such, SCSA3 is governed by its elected Board of Trustees and regulated by the State rather than Summit County. As a government entity, SCSA3 is not a private water company nor is it an HOA.

### HISTORY

Silver Creek Estates was originally planned as a private, gated community. In the 1960s, the developer abandoned those development plans and turned the property and water rights over to Summit County. Because the roads weren't built to Summit County standards and the County is not a water company; the County created the service area to manage the roads and water.

SCSA#3 was formed, in part, to administer water rights that it holds in trust for Silver Creek Estates property owners. The Service Area water system pumps water from the aquifer, stores it in water tanks and pipes it to connected properties or through private wells. The Service Area owns the majority of the water rights in the service area. Some properties are on private wells with their own private water right but the majority of the lots are on the service area water system or pull water from a private well diverting water from the Service Area's water right.

In addition to the roads and water, SCSA#3 maintains some trails and Lewis Park Preserve for the enjoyment of the community. Trails are actively used by walkers, joggers, bikes, and horses. No motorized vehicles of any kind are allowed on the trails or preserve.

A fun fact about Silver Creek Estates is that Mammoth Road is named because bones of a mammoth were found in that area.

## BOARD OF TRUSTEES & STAFF

The Board of Trustees is made up of seven volunteer full-time residents of Silver Creek Estates that serve four year terms. The seats are separated into two districts: the upper district (plats A, B, C) and the lower district (plats, D, E, F, G, H, I). The Board assigns officials: a Board Chair, Vice Chair, Clerk and Treasurer. The Board oversees and gives direction to the Service Area staff. The staff is made up of two people: a General Manager and an Office Manager plus road and water contractors including a Water Operator, a Road Manager, Water Engineers, Road Engineers and legal counsel.

The Board meets once a month, usually on the third Tuesday at 5:30 PM. Board meeting dates and location are subject to change. You may receive notification of Board meetings by enrolling in Summit County's alert system, "NOTIFY ME," found on the Service Area's home page:

<https://summitcounty.org/733/Service-Area-3> or by requesting notifications through Utah's Public Notice website: <https://www.utah.gov/pmn/> You can review all of our resolutions and regulations on the Service Area's web page under Agendas & Minutes or Resolutions, Regulations & Budgets. The staff emails a quarterly newsletter for all Service Area 3 residents. There is a link on the web page to all past and present newsletters.

## HOW IS SCSA3 FUNDED

SCSA#3 is funded through a line item on your taxes, gas and road taxes, Ad Valorem tax, water rights administration fees, water fees and construction permit fees.

## SILVER CREEK BY NUMBERS

- 580 - Number of parcels in Service Area 3
- 205 - Upper lots, plats A, B, C - the majority of these parcels are on wells
- 217 - Number of lots that are on the water system
- 93 - Lots that pay a standby fee which means they are either vacant, located along a water line but not connected or have their own private well and water right but are located along the water line.
- 26 miles of road in the service area that Service Area 3 manages and maintains
- 1.0 acre foot of water is 325,851 gallons of water per year
- .75 acre foot of water is 244,388 gallons of water per year

## ANNUAL WATER ALLOTMENTS

To ensure that SCSA3 can supply water to those lots within Silver Creek Estates that are entitled to water service, the Board decided in the 1960s to impose annual limitations on how much water each lot can divert. These allotments allow private wells in Upper Silver Creek, plats A, B and C, the ability to divert up to 1.0 acre-feet per year (325,851 gallons) and lots in Lower Silver Creek, plats D, E, F, G, H, I, that are connected to the water system the ability to receive up to 0.75 acre-feet per year (244,388 gallons.) The purpose of the annual allocation is to ensure that SCSA3 residents stay within the limits of its water rights and has sufficient water for its residents' reasonable needs, including the last lots to develop. There are a few 'dry' lots within the service area and they are not entitled to receive water through the service area. Water is limited in the Service Area and in Snyderville Basin. The Snyderville Basin's water rights are extremely limited and hard to acquire which is why they demand some of the highest prices in Utah. If your water demands exceed the amount of water SCSA#3 has reserved for your lot,

you will need to acquire additional water rights/shares to cover your water usage. Currently, 1.0 acre foot of water that originates in Snyderville Basin is estimated to cost between \$80,000 - \$120,000 per right/share, if you can find one to buy.

## WATER BILLING

- Residents in the upper lots (plats A, B, C) pay an annual water rights administration fee for their 1.0 acre foot of water (325,851 gallons). The Service Area must report how much water is used from our water rights every year to stay in compliance with our water rights. This annual fee is billed to residents in January for the previous year.
- Residents on the water system pay a monthly connection fee, for 20,000 gallons/month of water. There is a tiered fee structure for using more than monthly water allotment. If residents on the water system go over their annual allotment of 244,388 gallons, they also pay overages for going over their annual allotment.
- Standby Fees are paid by owners of vacant lots or owners with a private water right that are along the water line. Owners benefit from a nearby water line for reduced insurance costs, increased property value and increased firefighting capability.
- There are a limited number of parcels in Silver Creek Estates where water is serviced by Mountain Regional water, another local water supplier. Those parcels are in the East Creek Ranch development.
- Monthly water bills are due on the last day of the month that you are billed. Billing usually happens in the first seven days of the next month and is due on the last day of the month.
- A \$25 late fee per month is assessed if bills are not paid on time.
- If you don't pay your water bill, the Service Area files liens with Summit County which includes a \$300 lien administration fee. Those liens are filed with the County in early September and show up on your tax bill in the fall.
- Residents can pay their water bill a few ways: online through Xpressbillpay.com, by mailing in a check or paying in person at the office. We do not accept cash.
- XpressBillPay.com allows residents to set up autopay and pay via ACH or with a credit card on file. Xpress Bill Pay accepts Mastercard, Visa and Discover.

## EYE ON WATER

Every well and water connection has a meter to track water usage. The Service Area strongly advises all property owners to enroll in Eye On Water. Eye On Water is an app /web based, free service offered to our customers that monitors water use and to identify potential continuous flow water leaks. You can set alerts to notify you of potential continuous flows. Enroll at [eyeonwater.com](http://eyeonwater.com) or through their app. Property owners are responsible for the cost of all repairs and water overages due to leaks starting from the meter into the property. Water leaks add up quickly and lead to expensive overage charges. This is a conservation effort intended to ensure we all have water for many years to come.

## PROPERTY SURVEY & RIGHT-OF-WAYS

The public roads and other right-of-ways (ROW) are owned by Summit County who has designated SCSA#3 as the authority for Silver Creek Estates. SCSA#3 encourages all property owners to perform a property survey prior to concluding your property purchase to identify property issues such as encroachments in the public right-of-way that Summit County owns but that SCSA3 maintains. The

BUYER will assume responsibility for correcting any existing encroachments. Before you purchase your property consult with a professional surveyor. Do not rely on parcel maps and your own measurements. SCSA#3 is responsible for maintaining all of the ROW within its jurisdiction: both the roads as they are actually built and the roads as they are platted. Often, they are not the same. The width of the ROW varies according to the terms set forth in each plat or conditions of the dedication. Please consult your plat document which can be seen at the Summit County Parcel Viewer web page. Once a ROW has been dedicated to public use, it remains a legal ROW until it is formally abandoned, even if the road with its associated ROW has not been constructed. In addition to authorizing public access over the streets, roads, and trails within the community, the ROW ensures access and use by SCSA#3 and others for road maintenance and expansion, utilities, and other public purposes. Landscaping, fences, structures, and other installations placed within ROW may pose a threat to public safety. SUMMIT COUNTY CODE (SCC) requires property owners to obtain a permit from the County before encroaching upon a ROW. Failure to obtain a permit from the County could result in a Class C misdemeanor conviction and fines for each day the encroachment remains within the ROW. Property owners may also be required to remove the encroachment from the ROW at their expense (SCC 7-6-1 and 7-6-9).

#### SNOWPLOWING

- The Service Area 3 is responsible for plowing the 26 miles of road in the Service Area. Residents are responsible for their own driveways and private property.
- It is unlawful for homeowners and their service providers to push snow into or across the road due to the damage to roads and trails by private snow plows (SCC 7-3-5).
- Violations will be documented and there are snow plow violation fees per the Service Area's Rate and Fee Schedule. The property owner is responsible to pay for any repairs and damage to the road due to snow plow violations.
- All snow accumulation on private property must remain on your property or moved with permission to another property (SCC 7-3-4). All property owners should communicate this requirement to their contractors.
- Even if you own the property across the street, you can not plow the snow across the street due to damage to the road and ROW, and the damage the windrow does to the snow plows and cars.
- Snowplow violation letters are emailed to homeowners throughout the winter and there is a fee schedule for snowplow violations in our Rate and Fee Schedule. These violations do not carry over from one winter season to the next but fees increase from a one time courtesy notice to a \$750 fee for multiple violations.

#### CONSTRUCTION PERMITS

If you intend to build or remodel on our property, you must obtain a construction services permit through the Service Area in addition to Summit County Building and Planning Department. Summit County will not issue a building permit without ensuring that the Service Area has signed off on your project. Based on the plans submitted, the Service Area will determine if there is enough water to support your construction project and you'll be able to stay in your water allotment. We work with a third party water engineer to determine if your project will keep you within your water allotment. You must submit the construction plans, site plan and landscaping plan with a completed permit for review. The Service Area also collects a \$5,000 road deposit which is refundable upon completion of your project and inspection to determine that no damage has been done to the road. You can email the office at

permit@summitcosa3ut.gov or find the construction permit application on the Service Area website on the Forms page.

#### NOTICES AND CORRESPONDENCE

It is the responsibility of the homeowner to keep your contact information with the Service Area up to date. We use email and mail to notify residents of road closures, water interruptions and neighborhood reminders. For Board meetings, Rate and Fee, Budget Hearings and Tax increases, the Service Area must follow Utah law in 'noticing' these meetings including postings on the Utah Public Notice site, the Service Area web page plus notices posted at the office and mailhouse. We email all residents our quarterly newsletter which is created and distributed by Service Area staff.

#### CONTACT US

- The Service Area office is located at 629 Parkway Drive.
- Mailing and physical address: 629 Parkway Drive, Park City, UT 84098
- Office hours are Monday through Thursday from 10am - 3pm and Friday from 10am - 2pm in person by appointment only
- Web site: <https://summitcounty.org/733/Service-Area-3>
- Phone number is: 435-500-6276 or 435-500-6226
- Email: permit@summitcosa3ut.gov or aclerk@summitcosa3ut.gov

SCSA#3 strives to work with our residents to ensure the roads, the ROW and our water rights are managed in a manner that protects public safety, ensures public access, and respects private property rights. Please contact our office with any questions.