



Summit County Service Area #3 NOTICE OF PUBLIC HEARING

JULY 6, 2021 6 PM

The Board of Trustees for Summit County Service Area #3 (SCSA#3) will hold a public hearing on June 28, 2021, beginning at 6:00 P.M. at 629 Parkway Drive, Park City, Utah to consider adjustments and increases to SCSA#3's water rate schedule. The last substantive update to SCSA#3's water rates occurred in 2013 and changes are needed to account for current operating costs and conditions.

This hearing will be in addition to the hearing the Board held on May 17, 2021, at which time the Board approved most of the proposed water rate schedule but deferred action on the proposed water rates for non-residential uses (i.e., uses other than a single-family residence) and accessory dwelling units (ADUs) to address comments received from the public on those uses. SCSA#3 has developed two rate options for non-residential use rates and three rate options for ADUs. The Board requests public comment on these options as well as the overall fee schedule it discussed and approved during the May 17 hearing, which is set forth below.

Documents regarding the above are available for public inspection at 629 Parkway Drive, Park City, Utah or on the Service Area's website at: <https://www.summitcounty.org/733/Service-Area-3>. For physical copies, please contact the Service Area's general manager, John O'Brien, at (435) 649-7949 or gm@scsa3.org.

WATER RATES CONNECTED USERS	PROPOSED WATER RATE SCHEDULE
Residential Water Line - Base Rate	\$99 per month (up to 20,000 gallons)
Compassion Water Rate (Qualified low income)	\$75 per month (up to 10,000 gallons) 10K+ results in standard rates
Greenfield Ranch Annexed Area	\$99 per month (up to 20,000 gallons)
• Additional Use Charge	\$0.006 per gallon 20,001-30,000 gallons
• Additional Use Charge	\$0.010 per gallon 30,001-40,000 gallons
• Additional Use Charge	\$0.015 per gallon 40,001-50,000 gallons
• Additional Use Charge	\$0.020 per gallon 50,001-60,000 gallons
• Additional Use Charge	\$0.040 per gallon 60,001-100,000 gallons
• Additional Use Charge	\$0.060 per gallon Over 100,000 gallons
CONNECTION FEES	
Temporary Uses	\$150 hydrant use \$20 per 1,000 gallons
Westwood Water Line	\$8,500
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	
<i>PAID IN ADVANCE JAN-DEC</i>	
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- transfer of ownerships without wellmeter-	\$10,000 seller fee \$5,000 buyer deposit
Meter for Service Lines ¾ inches or less	Deduct from deposit; including installation
Meter for Service Lines greater than ¾ inches	Deduct from deposit; including installation
ROADS	
Road, Driveway and Culvert Condition Security Deposit	\$5,000 – New and Remodel Construction Deposit
Road Condition, Driveway and Culvert Fee	\$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 Const + Snowplow	Rates on file with Gen'l Mgr

The Board seeks the public's comments on the following options for NON-RESIDENTIAL USES connected to the Service Area's water system (i.e. any use other than a single-family-home service).

<p align="center"><u>Non-Residential Use – Option #1</u></p> <p><i>Non-residential users would pay water rates pursuant to a schedule, subject to the existing requirement that the Board cannot approve, in its discretion, a non-residential connection to the water system without an evaluation confirming that the system has sufficient capacity for the proposed non-residential use.</i></p> <p align="center"><u>Non-Residential Use – Option #2</u></p> <p><i>Under current Service Area regulations, an evaluation must be done to determine whether the Service Area's system has sufficient capacity to service each proposed non-residential use. These evaluations also calculate the estimated water use associated with the proposed non-residential development. This evaluation shows the needed water in acre/ft. Under this option, the acre/ft requirement would then be applied to the ERU (Equivalent Residential Unit) for the Service Area to calculate a base rate.</i></p>	<p align="center"><u>Non-Residential Use Option #1 (Rate Schedule)</u></p> <p>Base rate of \$199 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)</p> <p align="center"><u>Non Residential Use – Option #2 (Base Rate)</u></p> <p>For instance, if the current ERU for the Service Area is 0.573 acre-feet per year and the water evaluation for the non-residential use is 1.50 acre/ft per year, this would convert to 2.6178 ERU's. Converted to monthly base rate of 2.6178 X \$99 (the standard residential base rate)= \$259.16 per month base rate.</p>
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The Board seeks the public's comments on the following options for ACCESSORY DWELLING UNITS (ADUs) located on properties connected to the Service Area's water system.

<p align="center"><u>ADUs – Option #1</u></p> <p><i>Each property with an ADU would pay 1.5 times the \$99 per month base rate. Properties with ADUs would pay the same average rates as properties without ADUs.</i></p> <p align="center"><u>ADUs – Option #2</u></p> <p><i>Per current Service Area regulations, each ADU property will receive an individual water evaluation. This evaluation determines the indoor and outdoor water needs to determine if additional water rights need to be dedicated to the SCSA#3. This evaluation shows the needed water for the property with the ADU in acre/ft. Under this option, the acre/ft requirement would then be applied to the ERU (Equivalent Residential Unit) for the Service Area to determine the base rate. Properties with ADUs would pay the same average rates as properties without ADUs.</i></p> <p align="center"><u>ADUs – Option #3</u></p> <p><i>Each ADU would be charged per a square foot amount.</i></p>	<p align="center"><u>ADUs – Option #1</u></p> <p>1.5 x base rate of \$99 = \$148.50 per month for the property.</p> <p align="center"><u>ADUs – Option #2 (Base Rate)</u></p> <p>If the current ERU for the Service Area is 0.573 acre-feet per year and water evaluation for a property with an ADU shows that the property will require 0.94 acre/ft per year, this would equal 1.64 ERU's. Converted to a monthly base rate of 1.64 X \$99 (the residential base rate)= \$162.39 per month base rate.</p> <p align="center"><u>ADUs – Option #3 (Base Rate)</u></p> <p>0 to 500 square foot - \$149 per month base rate plus standard overage charges 501- 1,000 square foot - \$199 per month base rate plus standard overage charges 1,001+ square foot - \$299 per month base rate plus standard overage charges</p>
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DELINQUENCY + VIOLATIONS

Delinquent Payments	2.5% per billing cycle
Delinquent Lien Fee	\$200
Theft of Service Illegal or Bypass Connection	\$2,500 + Est 5-year annual usage
Conservation Violations 1 st Written warning	2 nd \$50, 3 rd \$100, 4 th \$500
Shut-Off Notice	\$75

SERVICE FEES

Inspection	\$75 per visit
Service Call	\$75
Meter Re-read	\$75
Removal of Meter	\$175
Resumption of Service (no disconnection)	\$75
Resumption of DISCONNECTED SERVICE	\$1,500
Service Stoppage (no disconnection)	\$30 per month
Shut-off Notice	\$125
Transfer of Service: Rental Property	Charge Property Owner \$150
Transfer of Service: Sale of Property	Charge Seller \$250

