



SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT IMPACT FEE INSTRUCTION GUIDE

Impact fees are one-time fees charged by the Recreation District to new development in the Snyderville Basin (the un-incorporated area surrounding Park City). These fees contribute to the capital costs associated with the demand that new development places on the District's parks, trails and recreation facilities. Impact fees are not collected for additions to existing homes, remodeling jobs that do not increase the number of separate family living spaces, commercial remodels that do not increase the square footage, and electrical and plumbing work.

The parks, trails and recreation facilities impact fee you pay will be the result of a series of computations required by the State of Utah Impact Fees Act. The stated initial fee for residential housing is \$3,443.89 per unit. Commercial projects (retail, office, industrial, hotel, etc.) are assessed on the project size at \$.56 per square foot. After the application is filed with the District, the stated initial fee will be computed and then adjusted down by the District to account for the value of the anticipated future property taxes the property owner will pay to retire the District's outstanding general obligation bonds for park, recreation and trail facilities.

You are entitled to additional credit if you have, without compensation, constructed and dedicated to the District any of the capital facilities planned to be built by the District. Obtaining this credit will require advance planning and consultation between you and the District. The District may give credit for complete construction and dedication of trails or other facilities listed in the Impact Fee Facilities Plan on a case-by-case basis. You are not entitled to credits for facilities which are not in the Facilities Plan or which are required by Summit County in the planning and development approval process. Credit will not be given for land or facilities offered by the developer for density credits.

After all allowable credits have been used to reduce the fee, you will be issued a statement with the impact fee payable. Once paid by either cash or check, the District will generate a receipt that must be presented to the Summit County Building Department before a building permit can be issued.

If you disagree with the fee computation or believe that you are exempt from payment of the fee, you may appeal to the Administrative Control Board of the District. If you decide to appeal any decision involved in the fee computation or payment process, please obtain a copy of the Impact Fee Enactment Resolution from the District which includes procedures on the appeal process.

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