

## **SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT FACILITIES IMPACT FEE APPLICATION INFORMATION AND INSTRUCTION GUIDE**

The Snyderville Basin Special Recreation District is a special District formed by Summit County to plan for, construct and operate recreation facilities and programs in the Snyderville Basin (the un-incorporated area surrounding Park City). Voters in the District authorized the sale of general obligation bonds to build the recreation facilities. As population increases in the Snyderville Basin, additional community park facilities (baseball fields, soccer fields and park support structures), recreation facilities and trails will be constructed using the funds collected through impact fees, as required by the District rules and regulations. More information on the facilities to be constructed can be obtained by requesting a copy of the Capital Facilities Plan and Recreation and Trails Master Plan from the District.

*The application, which accompanies this instruction guide, is required to be completed in full, in compliance with the Summit County Ordinance concerning new construction within the Snyderville Basin Special Recreation District.*

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 recreation facilities impact fee you pay will be the result of a series of computations required by Utah law. The stated initial fee in the regulations differs between residential housing, where the fee starts at \$4,140.27 per unit, and commercial lodging (non-condominium) where the fee starts at \$521.82. Commercial projects (retail, office, industrial, etc.) are assessed on the project size at \$.38 per square foot. After the [application](#) is filed with the District, the stated initial fee will be computed and adjusted in the computation by the District to

account for property taxes paid by the property in the past to retire the recreation bond and the amount that is estimated to be paid in the future, over the life of the bond. After the adjustments have been made to reduce the fee for property tax credits, the fee computation and statement will be provided to you within a time period of two (2) working days for payment.

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 to make certain that what you build to qualify for the credit is what the District planned in the capital facilities plan. You are not entitled to credits for recreation facilities which are not in the facilities plan or which are required by Summit County in the planning and development approval process.

The District may give credit for complete construction and dedication of trails or other facilities, which are in the capital facilities plan on a case-by-case basis. 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 as much as possible, payment must be made to the District. A receipt for presentation to the Summit County building official will be required, before a building permit will be issued.

If you disagree with the fee computation or believe that you are exempt from payment of the fee, you may appeal the fee computation or the applicability of the fee to your project 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 formal Rules and Regulations from the District and use the information in the rules to advise you on the appeal process.

Snyderville Basin Special  
Recreation District

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