



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 16, 2025 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, July 16, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Michael Farrar

Council Members | Kevin Sair | Annie Spendlove | Scott Taylor | Richard Palmer

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 826 6151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

PUBLIC HEARING

1. Resolution R-2025-13 A Resolution of the Town Council of the Town Of Apple Valley Dissolving The Big Plains Water Special Service District.
2. Ordinance O-2025-27 Adopt Title 7.01 Water An Ordinance Establishing a Municipal Water Department and Adopting the Apple Valley Water Utility Code.
3. Ordinance O-2025-28 An Ordinance Adopting the Big Plains Water Special Service District Culinary Water Master Plan, Including the Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.
4. Resolution R-2025-14 Adopting the 2024 Water Conservation Plan Previously Adopted and Approved by the Big Plains Water Special Service District.
5. Resolution R-2025-15 Amending the Fiscal Year 2026 Budget to Establish a Water Department.
6. Resolution R-2025-16 Amend Title 01.20.040 Cost Of Services in Apple Valley Water Utility Code.

DISCUSSION AND ACTION

7. Ordinance O-2025-25 Amend Title 11.08.070 Driveways.
*Planning Commission recommended approval on July 9, 2025.
8. Ordinance O-2025-23 Zone Change from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5) for parcel: AV-HWC-2.
*Planning Commission recommended approval on July 9, 2025.

- [9.](#) Ordinance O-2025-26 Amend Title 11.02.030 Definitions and 11.02.080 Preliminary Plat Review Process.
*Planning Commission recommended approval on July 9, 2025.
- [10.](#) Grant Contract Approval to Accept the Funding for FY2025 Outdoor Recreation Planning Assistance in the amount of \$150,000.00.
- [11.](#) Resolution R-2025-17 Appointment of Alternate Planning Commission Member (Dan Harsh).
- [12.](#) Resolution R-2025-13 A Resolution of the Town Council of the Town Of Apple Valley Dissolving The Big Plains Water Special Service District.
- [13.](#) Ordinance O-2025-27 Adopt Title 7.01 Water An Ordinance Establishing a Municipal Water Department and Adopting the Apple Valley Water Utility Code.
- [14.](#) Ordinance O-2025-28 An Ordinance Adopting the Big Plains Water Special Service District Culinary Water Master Plan, Including the Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.
- [15.](#) Resolution R-2025-14 Adopting the 2024 Water Conservation Plan Previously Adopted and Approved by the Big Plains Water Special Service District.
- [16.](#) Resolution R-2025-15 Amending the Fiscal Year 2026 Budget to Establish a Water Department.
- [17.](#) Resolution R-2025-16 Amend Title 01.20.040 Cost Of Services in Apple Valley Water Utility Code.
18. Approval to open a new bank account with State Bank of Southern Utah with Treasurer/Council Member Kevin Sair and Mayor Michael "Mike" Lee Farrar as signers, with Michelle Kinney as an online only account.

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

- [19.](#) Disbursement Listing for TOAV and BPW June 2025.
- [20.](#) Budget Report for TOAV and BPW Fiscal Year 2025 through June 2025.
- [21.](#) June 2025 Water Usage Comparison.
- [22.](#) Minutes: June 18, 2025 - Town Council Hearing and Meeting.
- [23.](#) Minutes: June 18, 2025 - Big Plains Water Special Service District Hearing and Meeting.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

Legislative Summary

Amendment to Title 11.08.070 – Driveways Apple Valley Town Code

Purpose:

This amendment updates and expands driveway regulations to provide a clear and enforceable framework for residential access construction in the Town of Apple Valley. It aligns driveway design standards with fire code requirements and introduces a flexible approach that allows for either a prescriptive standard or an engineered alternative.

Background:

The previous code required compliance with fire code and set basic width minimums but lacked detail on structural requirements, emergency vehicle access provisions, and construction standards. The Town has since adopted a *Residential Driveway Minimum Design and Construction Standards* document, which outlines comprehensive technical specifications for new driveways.

Key Features of the Amendment:

- Incorporates the Town’s adopted driveway specification as a **prescriptive option**, not a mandatory standard.
- Allows **site-specific engineered designs** as an alternative, provided they demonstrate the ability to support a 75,000-pound fire apparatus.
- Clarifies dimensional requirements, including minimum widths, vertical clearances, and turning radii for emergency access.
- Establishes construction specifications for subgrade preparation, base material, compaction, and soft spot repair.
- Requires maintenance to preserve emergency vehicle access and provides for inspection and testing by the Town prior to final acceptance.
- Limits driveway use to no more than five dwellings and requires Town Council approval for driveways serving more than three residences.

Effect of the Amendment:

This amendment provides developers and property owners with two compliance paths—prescriptive or engineered—while maintaining safety and access requirements for emergency services. It supports improved infrastructure durability, design flexibility, and consistency with adopted standards.

Recommendation:

Staff recommends approval of the revised Title 11.08.070 to formalize and modernize driveway regulations and to ensure compatibility with Apple Valley’s long-term planning and public safety goals.

**APPLE VALLEY
ORDINANCE O-2025-25**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: AMENDMENT “11.08.070 Driveways” of the Apple Valley Subdivisions is hereby *amended* as follows:

AMENDMENT

11.08.070 Driveways

- ~~A. All driveways must meet fire code.~~
- ~~B. Driveways serving single residential dwellings shall be a minimum of twelve (12) feet wide.~~
~~Driveways serving three or less residential dwellings shall be a minimum of fifteen (15) feet wide. No driveway shall serve more than three residences, unless approved by the town council.~~

SECTION 2: ADOPTION “11.08.071 General Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.071 General Requirements(*Added*)

- 1. All residential driveways shall comply with access requirements that support fire apparatus weighing up to seventy-five thousand (75,000) pounds.
- 2. Driveways must meet applicable provisions of the 2006 Utah Wildland-Urban Interface (WUI) Code and the 2021 International Fire Code (IFC).
- 3. These requirements apply to all new residential driveways within town limits and do not apply to public roads or high-volume residential streets.
- 4. Driveways may be constructed using:
 - a. The Town’s Residential Driveway Minimum Design and Construction Standards, or
 - b. A site-specific design prepared by a licensed professional engineer.

(1) The engineered design must demonstrate equivalent or superior load-bearing capacity sufficient to support a 75,000-pound fire apparatus.

(2) All engineered designs shall be subject to Town review and approval prior to construction.

SECTION 3: **ADOPTION** “11.08.072 Minimum Width Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.072 Minimum Width Requirements(*Added*)

1. Driveways shall meet the following minimum unobstructed widths:

a. Serving one dwelling unit:

(1) Minimum width of twelve (12) feet.

b. Serving two to three dwelling units:

(1) Minimum width of fifteen (15) feet.

2. No driveway shall serve more than five (5) residential dwellings.

a. Driveways serving more than three (3) dwellings shall:

(1) Require Town Council approval.

(2) Comply fully with all fire and access code requirements.

SECTION 4: **ADOPTION** “11.08.073 Clearance And Surface Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.073 Clearance And Surface Requirements(*Added*)

1. Minimum vertical clearance shall be thirteen (13) feet, six (6) inches.

2. Driveway surfaces must:

- a. Be all-weather and capable of supporting emergency vehicle loads.
- b. Remain free from obstruction or degradation that impairs emergency access.

SECTION 5: **ADOPTION** “11.08.074 Length, Turnouts, And Turnarounds” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.074 Length, Turnouts, And Turnarounds(*Added*)

- 1. Driveways exceeding one hundred fifty (150) feet in length shall include a turnaround.
- 2. Driveways exceeding two hundred (200) feet in length and less than twenty (20) feet wide shall include both turnouts and turnarounds:

a. Turnouts must be:

- (1) At least ten (10) feet wide.
- (2) At least thirty (30) feet long.
- (3) Constructed with all-weather surface.

b. Turnarounds must meet the following turning radii:

- (1) Inside radius: minimum of thirty (30) feet.
- (2) Outside radius: minimum of forty-five (45) feet.

SECTION 6: **ADOPTION** “11.08.075 Maintenance” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.075 Maintenance(*Added*)

- 1. Driveways must be maintained in a condition suitable to support fire apparatus at all times.
- 2. If soft spots, rutting, or surface degradation occur:
 - a. Affected areas must be promptly repaired.
 - b. Repairs shall restore the driveway to a firm, unyielding surface meeting original load-bearing specifications.

SECTION 7: **ADOPTION** “11.08.076 Bridge Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.076 Bridge Requirements(*Added*)

- 1. Driveways incorporating bridges shall:
 - a. Clearly post vehicle load limits at both bridge entrances.
 - b. Use bridge designs approved by the Code Official.

SECTION 8: **ADOPTION** “11.08.077 Construction And Engineering Standards” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.077 Construction And Engineering Standards(*Added*)

- 1. Subgrade Preparation
 - a. When using the Town’s prescriptive standard, the subgrade must:
 - (1) Be scarified to a depth of twelve (12) inches.
 - (2) Be moisture-conditioned to within ±2% of optimum moisture content.
 - (3) Be compacted to at least ninety-five percent (95%) of the maximum dry density per ASTM D1557 (Modified Proctor).
 - b. Minimum required subgrade strength shall be a California Bearing Ratio (CBR) of three

(3).

c. If weaker soil conditions are suspected:

(1) The Town may require a geotechnical investigation and alternative design.

2. Base Course

a. The base course must:

(1) Consist of well-graded crushed aggregate meeting UDOT, APWA, or Washington County untreated base course standards.

(2) Be sourced from an approved aggregate supplier with documented testing.

(3) Be compacted to a minimum thickness of eight (8) inches.

(4) Be placed in lifts not exceeding six (6) inches (loose) and compacted to ninety-five percent (95%) per ASTM D1557.

3. Soft Spot Repair

a. Prior to base course placement, the subgrade shall be inspected for soft or unsuitable areas by the contractor, homeowner, or Town representative.

b. Soft spots shall be:

(1) Excavated to competent material.

(2) Replaced with compacted granular material meeting base course standards.

(3) Stabilized with geogrid or suitable geofabric, if needed.

4. Alternatives and Engineered Designs

a. Applicants are not required to follow the Town's prescriptive standard if an alternative design is submitted.

b. Alternative designs must:

(1) Be prepared by a licensed professional engineer.

(2) Demonstrate equivalent or superior structural performance capable of supporting a 75,000-pound fire apparatus.

(3) Be reviewed and approved by the Town prior to construction.

5. Testing and Acceptance

a. All driveway installations shall be subject to inspection and testing prior to final Town acceptance.

b. Compaction tests and material quality verification may be required at the Town's discretion.

SECTION 9: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 10: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 11: EFFECTIVE DATE This Ordinance shall be in full force and effect from July 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



Proposal: Zone Change
Current Zone: RE-5
Proposed Zone: AG-5
Acres: 4.6
Project location: AV-HWC-2
Number of Lots: 1
Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current RE-5 to a proposed AG-5. The property is located at 1820 East 2000 South (AV-HWC-2) and is 4.6 acres in size. As stated in the application the purpose for the zone change is for Farming, Livestock and Orchards. It should be known that the property acreage is 4.6 acres which is below the AG-5 acre requirement.

The property is currently zone RE-5. Surrounding zoning is RE-5 to the north and west, A-10 to the east and PD to the south. The General Plan for this property is Residential Low 5+ Acres. The applicant is asking to change the zone to AG-5 which does not fall in line with the General Plan. Apple Valley may want to have the applicant start with a General Plan amendment so that both the general plan land use map and zoning designation align. For the General Plan to be effective, zoning applied to land should conform to the General Plan. When comparing the permitted and conditional uses listed in both the Residential Estate (current zone) and Agricultural Zone (proposed zone) it appears the Agricultural Zone could significantly change the use of this land.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, "As agricultural property owners request, preserve agricultural land". It appears this zone change application is in line with the intent of the General Plan; however, significant changes to the use of the land should align with the General Plan.

Apple Valley will need to determine if a General Plan Amendment is necessary prior to processing this zone change application. If the zoning of the proposed land is changed to AG-5, the applicant and future land owners would be required to abide by the Agricultural Zone requirements found 10.10.020.

**TOWN OF APPLE VALLEY
ORDINANCE O-2025-23**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-HWC-2 FROM RURAL ESTATES 5 ACRES ZONE (RE-5) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-HWC-2 from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 9, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change aligns with the Town’s General Plan and serves a rational public interest; and

WHEREAS, on July 16,2025, the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION I: Zoning Amendment

The zoning designation for parcel AV-HWC-2 is hereby changed from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5).

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 16th day of July, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

See Fee Schedule Page 2

Item 8.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Aaron Brekke		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: 1820 E 2000 S		Parcel ID: AV-HWC-2	
Existing Zone: RE-5		Proposed Zone: AG-5	
For Planned Development Purposes: Acreage in Parcel <u>4.60</u> Acreage in Application <u>4.60</u>			
Reason for the request Farming, Livestock and Orchards			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. **N/A** A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 05/22/2025
-------------------------	---------------------------

Official Use Only	Amount Paid: \$ 1219.52	Receipt No: 56167
Date Received: 5/22/25	Date Application Deemed Complete:	
By:	By:	

Zoning Districts

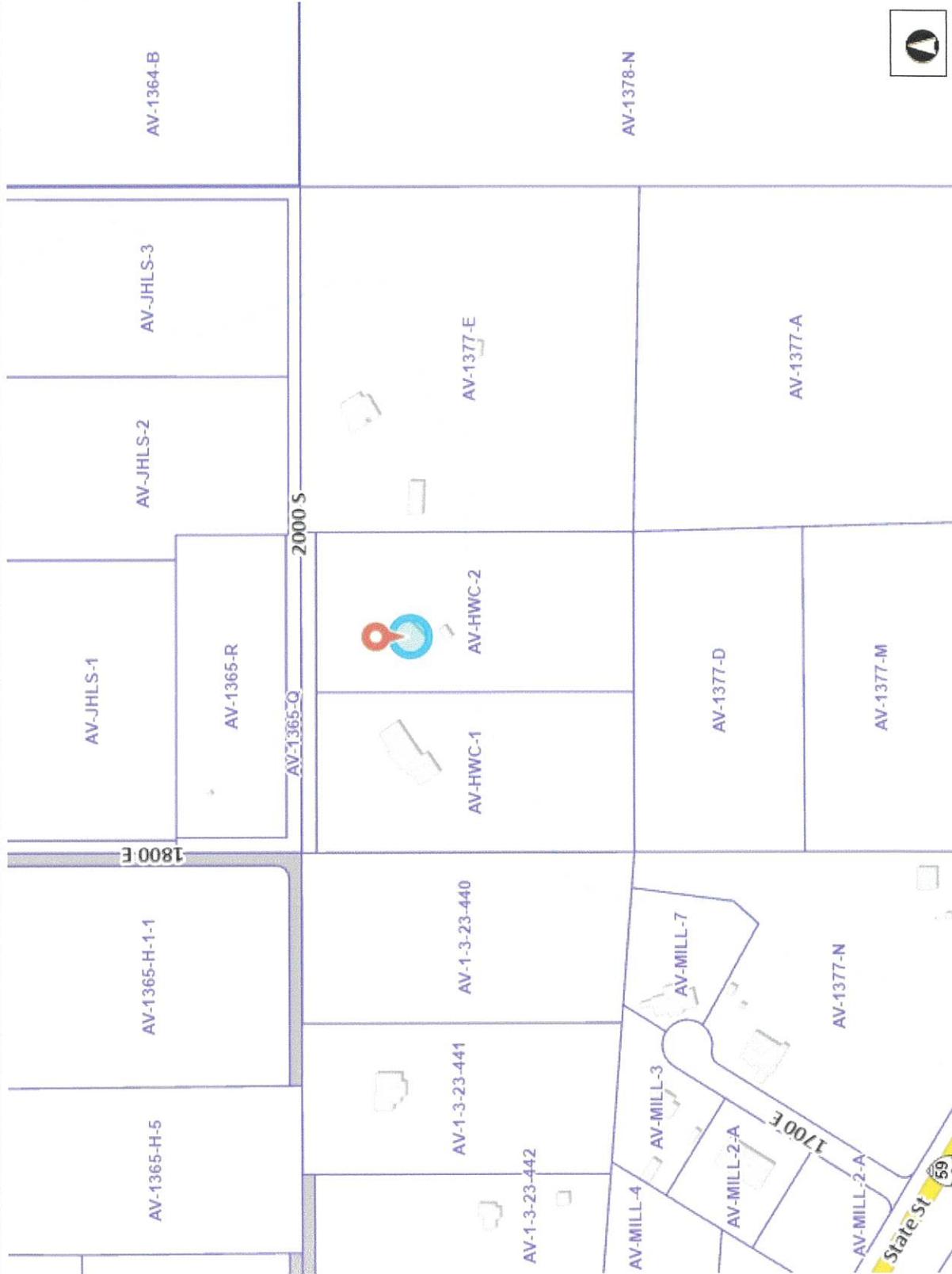
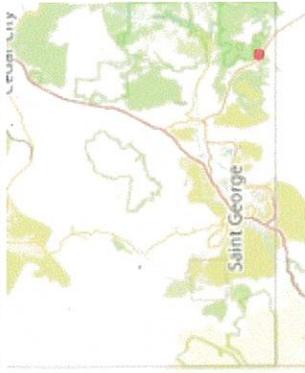
- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - A Agriculture
- Single-Family Residential > .5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV-Park - Recreational Vehicle Park

Future Annexation Boundary





Title



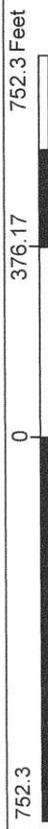
Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

Item 8.

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Item 8.

Account 1028385 Viewing Doc Owner

Name
GARVIN ERIN GRAY

In Care Of Attention

Address1
1820 E 2000 S
Address2

City State Zip Country
APPLE VALLEY UT 84737

Phone Email

Date	Remarks
-	-

Remarks 1
Date
Remarks

Corporate Name

DBA Name

Account 1028385 Viewing Doc Owner

Name
BREKKE AARON CHARLES

In Care Of Attention

Address1
1820 E 2000 S

Address2

City State Zip Country
APPLE VALLEY UT 84737

Phone Email

Date	Remarks
-	-

Remarks 1
Date
Remarks

Corporate Name

DBA Name

Quit Claim Deed Page 1 of 1
Gary Christensen Washington County Recorder
03/20/2024 03:45:35 PM Fee \$40.00 By OLD
REPUBLIC TITLE (ST GEORGE BLVD)



MAIL TAX NOTICE TO GRANTEE:

Erin Gray Garvin
1820 East 2000 South
Apple Valley, Utah 84737
File Number: 2400325BC

QUIT CLAIM DEED

Erin Gray Garvin GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

Erin Gray Garvin and Aaron Charles Brekke, As Joint Tenants GRANTEE

the following tract of land in Washington, County, State of UTAH, to-wit

Lot Two (2), HWC PROPERTIES LOT SPLIT, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: AV-HWC-2

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 13th day of February, 2024.

Erin Gray Garvin
Erin Gray Garvin

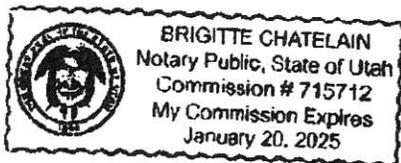
STATE OF: UTAH

COUNTY OF: Washington

The foregoing instrument was acknowledged before me this 13th day of February, 2024 by Erin Gray Garvin

[Signature]

Notary Public
Commission Expires:



Account 1028385 Viewing Doc Quit Claim Deed

Entry Number 20240008429 Book Page Recording Date 03/20/2024 03:45:35 PM

Fee \$40.00 Consideration \$10.00 Instrument Date 02/13/2024

From	To
GARVIN ERIN GRAY	GARVIN ERIN GRAY
	BREKKE AARON CHARLES

Legal Information

Subdivision	Lot	Block	Unit	Building
HWC PROPERTIES LOT SPLIT (AV)	2			
Section	Township		Range	

Legal Description

Parcel Number Account Number Vesting Deed

AV-HWC-2 1028385 [Account](#)

This document references more accounts than can be displayed. The number of accounts on this document is 1

Related Information

Entry Number	Book Page
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Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
02/15/2024 09:42:39 AM Fee \$40.00 By
PROSPECT TITLE INSURANCE



Prepared By Prospect Title Insurance
Agency, LLC
104532-24

Mail Property Tax Notice to:
1820 E 2000 S
Apple Valley, UT 84737

Space Above This Line for Recorder's Use

WARRANTY DEED

GRANTOR(S) Megan Lebaron and Christian Holt

Hereby CONVEY AND WARRANT(S) to:

GRANTEE(S) Erin Gray Garvin, an unmarried woman

for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of
land in Washington County, State of Utah:

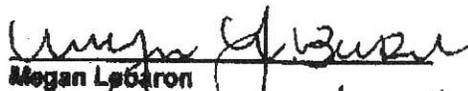
See Attached Exhibit "A"

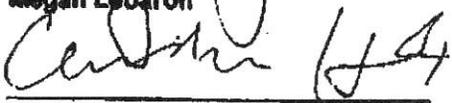
Tax Parcel No. AV-HWC-2

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way Covenants,
Conditions and Restrictions now of record.

WITNESS our hands on 14th day of February, 2024.

Grantor:


Megan Lebaron


Christian Holt

STATE OF UTAH
COUNTY OF WASHINGTON

On this 14th day of February, 2024, before me Kiley Blood, a notary public, personally appeared Megan Lebaron and Christian Holt, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal.


Notary Public

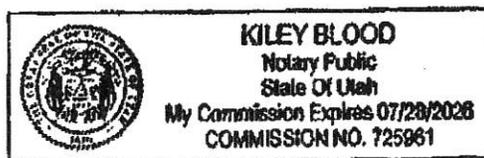


EXHIBIT A

Lot 2, Final Plat HWC Properties Lot Split, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

Parcel ID# _____

Item 8.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Aaron Brekke am/are the applicant(s) of the application known as
1820 E 2000 S located on parcel(s)
AV-HWC-2 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Aaron Brekke
 Name


 Applicant/Owner

5/21/25
 Date

~~Erin Brekke~~
 Name

~~Applicant/Owner~~

~~5/21/25~~
 Date

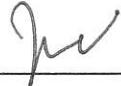
 Name

 Applicant/Owner

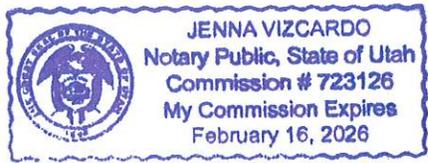
 Date

State of Utah
 County of Washington

On this 22 day of May, in the year 2025, before me, Jenna Vizcardo a notary public, personally appeared Aaron Brekke, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. 
 (notary signature)

(seal)



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

Item 8.

STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

Aaron Brekke and Erin Brekke

I (We) ... being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Handwritten signature]

Property Owner

Property Owner

Subscribed and sworn to me this 22 day of May, 2025.

[Handwritten signature]

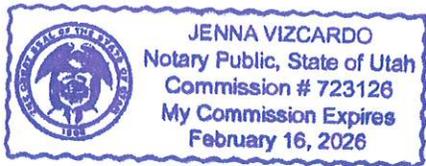
Notary Public

Residing in:

Washington

My Commission Expires:

2/16/26



AGENT AUTHORIZATION

I (We), ... the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) ... to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this ... day of ..., 20 ...

Notary Public

Residing in:

My Commission Expires:

TAX_ID	FIELD5	FIELD6	FIELD8	FIELD9	FIELD10
AV-1377-E	KHULY JORGE A, FERNANDEZ LOURDES M	6030 SW 78TH ST	SOUTH MIAMI	FL	33143
AV-1377-D	CANAAN VIEW RANCH LLC	782 S RIVER RD # 148	SAINT GEORGE	UT	84790
AV-HWC-2	GARVIN ERIN GRAY, BREKKE AARON CHARLES	1820 E 2000 S	APPLE VALLEY	UT	84737
AV-1377-A	CANAAN VIEW RANCH LLC	782 S RIVER RD # 148	SAINT GEORGE	UT	84790
AV-HWC-1	ZITTING ROBERT C TRUSTEES, ZITTING MELANIE	1810 E 2000 S	APPLE VALLEY	UT	84737-4935

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BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE AND MERIDIAN AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 18 AND SECTION 17 TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 17 TO THE NORTHWEST CORNER OF SECTION 21: THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 21 AND SECTION 22 TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTIONS 22, 27 AND 34 TO THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER OF SECTION 11; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 11 AND SECTION 12 TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 12 TO THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 18 TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 18 AND SECTION 19 TO THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTIONS 24, 23, 22, 21 AND 20 TO THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTHERLY ALONG THE WEST LINE OF SECTIONS 20, 17, 8 AND 5 TO THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°51'17" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 2,642.59 FEET; THENCE SOUTH 89°52'29" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 2,640.00 FEET, TO THE SOUTHEAST CORNER OF SECTIONAL LOT 10; THENCE NORTH 00°13'22" WEST, ALONG SAID SECTIONAL LOT A DISTANCE OF 1,315.50 FEET, TO THE SOUTHWEST CORNER OF SECTIONAL LOT 8; THENCE NORTH 89°48'42" EAST, ALONG SAID LOT A DISTANCE OF 1,320.00 FEET; THENCE NORTH 00°13'22" WEST, A DISTANCE OF 1316.95 FEET, TO THE SOUTHEAST CORNER OF SECTIONAL LOT 5; THENCE NORTH 00°13'22" WEST, ALONG SAID LOT A DISTANCE OF 2642.99 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 31; THENCE SOUTH 89°44'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 2,100.92 FEET, TO THE SOUTHWEST CORNER OF SECTION 30; THENCE NORTH 00°05'21" WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 2,651.79 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 30; THENCE NORTH 00°10'22" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,461.75 FEET; THENCE NORTH 47°24'33" WEST, A DISTANCE OF 1,742.36 FEET; THENCE SOUTH 89°57'59" WEST, A DISTANCE OF 1,360.03 FEET, TO THE SOUTH ¼ CORNER OF SECTION 24 TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2,643.58 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 89°53'47" WEST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 1,318.89 FEET, TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #499255, FILED AND ON RECORD AT THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING ON THE EAST 1/16TH LINE OF SECTION 26; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES SOUTH 00°01'41" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,321.07 FEET, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 26; THENCE SOUTH 89°55'07" WEST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,318.01 FEET; THENCE SOUTH 89°55'27" WEST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,319.14 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #423108 IN SAID WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING ON THE WEST 1/16TH LINE

OF SAID SECTION 26; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES SOUTH 00°04'51" EAST ALONG SAID 1/16TH LINE, A DISTANCE OF 1,320.13 FEET, TO A POINT ON THE CENTER SECTION LINE; THENCE SOUTH 89°56'29" WEST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 1,318.80 FEET, TO THE EAST ¼ CORNER OF SECTION 27; THENCE SOUTH 89°54'58" WEST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 2,642.24 FEET, TO THE CENTER SECTION LINE OF SAID SECTION 27; THENCE SOUTH 00°03'39" EAST, ALONG THE CENTER SECTION LINE, A DISTANCE OF 2,637.96 FEET, TO THE SOUTH ¼ CORNER OF SAID SECTION 27; THENCE SOUTH 89°53'25" WEST, ALONG THE SOUTH SECTION LINE, A DISTANCE OF 2,638.36 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE WEST, ALONG THE SOUTH LINE OF SECTION 28, A DISTANCE OF 2,640.51 FEET, TO THE SOUTH ¼ CORNER OF SAID SECTION 28; THENCE SOUTH 89°50'50" WEST, ALONG THE SOUTH SECTION LINE, A DISTANCE OF 2,635.69 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF SAID SECTION 28, THE FOLLOWING TWO (2) COURSES NORTH 00°07'18" WEST, A DISTANCE OF 2,638.66 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 28 ; THENCE NORTH 00°07'15" WEST, A DISTANCE OF 2,640.42 FEET, TO THE SOUTHWEST CORNER OF SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21 THE FOLLOWING TWO (2) COURSES NORTH 00°05'43" WEST, A DISTANCE OF 2,638.43 FEET, TO THE WEST ¼ CORNER OF SAID SECTION 21; THENCE NORTH 00°06'22" WEST, A DISTANCE OF 2,639.01 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 00°06'22" WEST, ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 631.70 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SR-59; THENCE SOUTH 73°32'44" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5,512.18 FEET, TO THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 00°02'25" EAST, ALONG SAID EAST LINE, A PORTION OF WHICH IS ALSO ALONG A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345 IN SAID WASHINGTON COUNTY RECORDERS OFFICE, A DISTANCE OF 1,705.68 FEET, TO THE EAST ¼ CORNER OF SAID SECTION 21; THENCE ALONG SAID PARCEL THE FOLLOWING TWENTY NINE (29) COURSES NORTH 89°53'29" EAST, ALONG THE CENTER SECTION LINE A DISTANCE OF 1,319.79 FEET, TO A POINT ON THE WEST 1/16TH LINE; THENCE SOUTH 00°03'53" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 2,636.52 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE SOUTH 00°04'17" EAST, ALONG THE WEST 1/16TH LINE A DISTANCE OF 1,319.53 FEET, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 27; THENCE NORTH 89°55'00" EAST, ALONG SAID 1/16TH LINE A DISTANCE OF 184.32 FEET; THENCE NORTH 33°44'12" EAST, A DISTANCE OF 248.06 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 27°10'52", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 189.7 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 31°14'05", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.77 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 47°09'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 288.10 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 13°04'57" THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 23°10'41", THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 202.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 56°24'18", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.60 FEET; THENCE NORTH 30°32'12" EAST, A DISTANCE OF 165.67 FEET; THENCE SOUTH 79°09'39" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 27; THENCE NORTH 00°03'39" WEST, ALONG SAID CENTER SECTION LINE A DISTANCE OF 309.44 FEET; THENCE NORTH 89°54'2

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EAST, A DISTANCE OF 1,117.67 FEET; THENCE NORTH 00°04'41" WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 00°05'93" WEST, A DISTANCE OF 1,318.70 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SECTION 22; THENCE NORTH 89°53'56" EAST ALONG SAID 1/16TH LINE, A DISTANCE OF 202.70 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 22; THENCE NORTH 00°03'03" WEST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,318.73 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 22; THENCE NORTH 89°53'29" EAST, ALONG SAID CENTER SECTION LINE, A DISTANCE OF 1,319.79 FEET, TO THE WEST ¼ CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST; THENCE NORTH 89°51'31" EAST, ALONG THE CENTER SECTION LINE OF SAID SECTION 23, A DISTANCE OF 1,319.71 FEET, TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23; THENCE SOUTH 00°05'26" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 2,177.10 FEET; THENCE NORTH 72°04'06" EAST, A DISTANCE OF 777.03 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 0460 WASHINGTON COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES NORTH 60°46'58" EAST, A DISTANCE OF 156.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 11°17'08", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 196.97 FEET; THENCE NORTH 72°04'06" EAST, A DISTANCE OF 1,521.72 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SAID SECTION 23; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°52'39" EAST, ALONG SAID 1/16TH LINE, A DISTANCE OF 1,450.46 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23 THE FOLLOWING TWO (2) COURSES NORTH 00°08'56" WEST, A DISTANCE OF 1,320.87 FEET, TO THE EAST ¼ CORNER OF SECTION 23; THENCE NORTH 00°08'34" WEST, A DISTANCE OF 2,638.10 FEET, TO THE SOUTHEAST CORNER OF SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION 14 THE FOLLOWING TWO (2) COURSES AND LEAVING SAID PARCEL NORTH 00°06'02" WEST, A DISTANCE OF 2,645.85 FEET, TO THE EAST ¼ CORNER OF SAID SECTION 14; THENCE NORTH 00°08'45" WEST, A DISTANCE OF 2,645.08 FEET, TO THE NORTHWEST CORNER OF SECTION 13; THENCE NORTH 89°51'81" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2,641.91 FEET, TO THE NORTH ¼ CORNER OF SAID SECTION 13; THENCE NORTH 89°50'51" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,642.17 FEET, TO THE POINT OF BEGINNING. SAID BOUNDARY IS THE MUNICIPAL BOUNDARY OF APPLE VALLEY TOWN.

**APPLE VALLEY
ORDINANCE O-2025-26**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11.02.030 Definitions” of the Apple Valley Subdivisions is hereby *amended* as follows:

AMENDMENT

11.02.030 Definitions

The following words and phrases used in this title, in addition to those listed in AVLU 10.04, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context.

ADJACENT LANDOWNERS: Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

AFFECTED ENTITY: As stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the Utah department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use code change.

ADMINISTRATIVE LAND USE AUTHORITY:

- 1. An individual, board, or commission appointed or employed by the Town, including Town staff or the Town Planning Commission.
- 2. Does not include a municipal legislative body or a member of a municipal legislative body.

BLOCK: The land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL PURPOSES: The division of a parcel of land into two (2) or more lots none of which is less

than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

COMMUNICATIONS EASEMENT: An exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

COMMUNICATIONS INFRASTRUCTURE: Facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

COUNTY: Washington County, Utah.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

DEDICATION: Land set aside by an owner for any general and public uses.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

FINAL PLAT: The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this title and adopted pursuant thereto.

GENERAL PLAN: A plan, labeled "General Plan of Apple Valley Town", including maps or reports or both, which has been approved by the Town Council as required by law, or such plan as it may be amended from time to time.

JOINT UTILITY COMMITTEE: The representatives of the Town, Big Plains Water ~~and Sewer~~ Special Service district, and other utility companies as may be required by the Town that are authorized to review and sign construction drawings.

LOT: A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

LOT RIGHT OF WAY: A strip of land of not less than twenty-six feet (26') wide connecting a lot to a street for use as private access to that lot.

OFFICIAL ZONING MAP: A zoning map adopted by the Town Council pursuant to the provisions of Utah Code § 10-9a-501, 1953, as amended.

OPEN SPACE: Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

PERSON: Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

PLANNING COMMISSION: The Apple Valley Town Planning Commission.

PLAT: A map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

SANITARY SEWER AUTHORITY: Ash Creek Special Service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the Town.

SECURITY: An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

STREET, ARTERIAL: A street, existing or proposed, which serves or is intended to serve as a major traffic-way, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, COLLECTOR: A street, existing or proposed, which is the main means of access to an arterial street system.

STREET, CUL-DE-SAC: A street which originates from a designated Town street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the Town Council, the Planning Commission and the fire chief.

STREET, PRIVATE: A right of way or easement in private ownership not dedicated or maintained as a public street.

STREET, PRESCRIPTIVE EASEMENT: A road in private ownership, open to public use, not dedicated or maintained as a public road.

STREET, RESIDENTIAL: A street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

SUBDIVIDER: Any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for

himself or for another.

SUBDIVISION:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and
2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of un-subdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use code;
2. A recorded agreement between owners of adjoining un-subdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use code; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous un-subdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use code.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the un-subdivided parcel of property or subject the un-subdivided parcel to the provisions of this chapter.

SUBDIVISION IMPROVEMENT PLANS: The civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.

TOWN: Apple Valley Town, Utah. **TOWN COUNCIL:** The Town Council of Apple Valley Town, Utah. **TOWN ENGINEER:** The Town engineer of Apple Valley Town, Utah, or a consulting engineering firm designated as the Town engineer by the Town Council. **TOWN PLANNER:** The professional planner of Apple Valley Town, Utah, or person designated as such by the Apple Valley Town Council.

SECTION 2: AMENDMENT "11.02.080 Preliminary Plat Review Process" of the Apple Valley Subdivisions is hereby *amended* as follows:

AMENDMENT

11.02.080 Preliminary Plat Review Process

Any division of land, unless otherwise exempted in this Title, requires completion of a Preliminary and Final Plat. The following outlines the review process for Preliminary Plat, as intended by Utah State Code 10-9a-604, as amended. If there is any conflict in content or interpretation, Utah State Code shall prevail.

- A. If the application requires legislative approvals, such as a zone change, annexation, general plan amendment, right of way or easement vacation, or any other legislative action, the legislative approval shall be completed prior to the submittal of the Preliminary Plat application.
- B. The applicant may request a pre-application meeting with a Town representative to discuss the proposal and submittal requirements. If requested, the Town and applicant shall follow the process outlined in 11.02.0670.
- C. The Town shall provide, or have available on the town website, each of the following:
 1. The Preliminary Plat application.
 2. The owner's affidavit.
 3. A breakdown of the application fees.
 4. A copy of the applicable land use ordinance.
 5. A complete list of standards required for the project.
 6. The Preliminary Plat drawings checklist.
- D. The applicant submits an application, including the Preliminary Plat, Subdivision Improvements Plans, and all required documentation and information.
- E. The Town checks the submittal for completeness.
 1. If the submittal includes all materials, the Town receives the submittal and starts the review cycle.
 2. If the submittal is found to be incomplete, the submittal is returned to the applicant. No review shall commence until the Town determines the application is complete.
- F. If the location of the proposed subdivision is within one hundred feet (100') of a Water Conveyance Facility, within twenty (20) calendar days after receipt of the completed application, the Town shall notify in writing the Water Conveyance Facility Owner(s) of the application and request comments related to the following aspects of the Water Conveyance Facility: access, maintenance, protection, safety, and any other issues related.
 1. Any Water Conveyance Facility shall have at least twenty (20) days to respond. While the Town may provide comments to the applicant before this twenty (20) day window is complete, the Administrative Land Use Authority shall not grant approval until at least (20) days after the day on which the Town mailed notice to the Water Conveyance Facility.
 2. Water Conveyance Facility: Shall mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or stormwater drainage and any related easement for the ditch, canal, flume, pipeline, or other watercourse. See State Code 73-1-15.5-1b.
- G. Within forty (40) days, the Town shall complete a review of the Preliminary Plat and Subdivision Improvement Plan, except as follows:
 1. The review cycle dates restrictions and requirements do not apply to the

- review of subdivision applications affecting property within identified geological hazard areas.
2. The review cycle number of days only applies to single-family, two-family, and townhome developments. It does not apply to other land uses, such as commercial, industrial, or mixed-use.
- H. After review, the Town will determine if the completed application meets all requirements or requires corrective actions and shall notify the applicant in a written response:
1. If the Town determines that the application requires corrections, the Town must be specific and cite the ordinance, statute, or specification that requires the modification. Comments shall be logged in an index of requested modifications or additions. The required corrections are sent to the applicant to prepare a resubmittal.
 2. The Town may require additional information relating to the applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for the construction of public improvements.
 3. If the application is found to meet all codes, standards, and specifications, it is forwarded to the Administrative Land Use Authority for review and approval.
- I. After receiving the list of required modifications or additions, the applicant's resubmittal shall include a written explanation in response to each of the municipality's review comments, identifying and explaining the applicant's revisions or reasons for declining to make the revisions.
- J. The Town shall review the resubmittal to ensure that the applicant has responded to each item logged in the index of requested modifications or additions. If the response does not address each item, the Town shall return the submittal to the applicant.
1. If the resubmittal is complete, the Town shall accept the application for a second review cycle. The time frame to complete the review depends on how quickly the applicant was able to respond to the corrections in full and if the applicant made any material changes.
 - a. If the applicant responds within forty (40) days, the Town has forty (40) days to complete the second review cycle.
 - b. If the applicant responds after forty (40) days, the Town has sixty (60) days to complete the second review cycle.
 - c. If the applicant made a material change that merits a new review, then the review shall restart at the first review cycle as it relates to the new material.
 2. The review cycle number of days only applies to single-family, two-family, and townhome developments. It does not apply to other land uses, such as commercial, industrial, or mixed-use.
- K. If the Town neglects to include a required change or correction in the initial review process, the modification or correction can only be imposed on subsequent reviews if necessary to protect public health and safety or to enforce state or federal law.
1. If the Town finds the resubmittal does not comply with all applicable codes, standards, and specifications, another review letter and index of requested modifications or additions shall be created and sent to the applicant. This shall

be provided to the applicant up until the fourth review cycle, at which point the application shall be forwarded to the Administrative Land Use Authority for review with a recommendation that the application does not meet all codes, standards, and specifications. The applicant may appeal this determination as outlined in Utah Code 10-9a-604.2(11), as amended.

- L. If, on the fourth and final review, a municipality fails to respond within forty (40) business days, the municipality shall, upon request of the property owner, and within ten (10) business days after the day on which the request is received:
1. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
 2. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the application's deficiency and of the right to appeal the determination to a designated appeal authority.
 - a. The appeal authority shall be the Town Council.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from July 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

Utah Division of Outdoor Recreation

Post-Award Process Guide for Grant Recipients



**GRANTS &
PLANNING**
UTAH OUTDOOR RECREATION

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OVERVIEW

Introduction

Congratulations on receiving a grant award from the Utah Division of Outdoor Recreation! This post-award guide was created to answer all the necessary questions you may have throughout the lifecycle of your grant project. If you have further questions, please contact our helpful staff.

Grants and Planning Staff Contacts

Associate Director of Grants and Planning

Tara Mckee 385-441-2702; tmckee@utah.gov

Grant Program Manager

Patrick Morrison 385-268-2504; patrickmorrison@utah.gov

Grant Administrator - OHVR

Rachel Toker, 385-303-1519; racheltokcer@utah.gov

Grant Program Specialist - UCORE

Caroline Weiler 385-264-4171; cweiler@utah.gov

Grant Analyst - UORG

Noemi Molina 385-564-4621 ; nmolina@utah.gov

Grant Analyst - LWCF/RTP

Evan Beitsch 385-835-1829 ebeitsch@utah.gov

Statewide Recreation Planning Coordinator - ORPA

Emily Meadows 801-920-2857; emeadows@utah.gov

Contracts Analyst

Maureen Casper, 801-247-4069; mmcasper@utah.gov

Utah Division of Outdoor Recreation Grant Programs

[Utah Outdoor Recreation Grant \(UORG\)](#)

This Legislature-authorized grant helps build tourism in communities around the state through the construction and expansion of outdoor recreation amenities. This grant provides funding for new outdoor recreation infrastructure projects and helps communities build recreation amenities that support local economic development.

[Recreation Restoration Infrastructure Grant \(RRI\)](#)

This grant funds the restoration or rehabilitation of existing and developed recreation areas and trails so the public can safely access them.

[Off-Highway Vehicle Recreation Grant \(OHVR\)](#)

The OHVR grant provides assistance to sustain, enhance, and improve upon motorized recreation within Utah.

Recreational Trails Program (RTP)

The RTP grant is funded from fuel taxes collected from off-highway recreational fuel use. Funds are used to construct, restore, and maintain recreational trails and trail-related facilities for motorized and non-motorized recreational trails.

Land and Water Conservation Fund (LWCF)

LWCF is a federally funded program to assist government agencies with the creation of high-quality, public outdoor recreation facilities. All projects must be available for public recreation and remain in perpetuity. The LWCF manual provides guidelines for administering this program.

Year-Round OHV Land Acquisition Grant

The Year-Round OHV Land Acquisition Grant is a matching grant intended to provide access and continued use for off-highway vehicle (OHV) users on new and existing trails. Allowable applicants can apply at-need for funding to purchase land, ROWs, and easements. A portion of funding can be used for title work, legal descriptions, and surveying of the land intended for purchase.

Outdoor Recreation Planning Assistance Program (ORPA)

This is a newly developed technical assistance service intended to build capacity at the local level to support outdoor recreation in Utah. ORPA's goal is to support community-led outdoor recreation projects and planning efforts. After the application period closes, an internal staff review is conducted. Projects that will receive ORPA support will work with staff to finalize a scope-of-work agreement before beginning the project.

Utah Children's Outdoor Recreation and Education Grant (UCORE)

This funding aims to teach youth (ages 6-18) the physical skills that can make outdoor recreation part of a healthy and active lifestyle. UCORE complements the state's Every Kid Outdoors (EKO) Initiative and hopes to provide more opportunities so no child is left inside. These projects are for programming expenses that DOR infrastructure grants cannot fund such as insurance, gear, transportation costs, scholarship and lodging for participants.

Important Policies for Grant Projects**National Environmental Policy Act (NEPA)**

Any project breaking ground requires environmental clearance regardless of land ownership. For RTP and LWCF projects, construction may not begin until NEPA has been completed and approved by UDOT and the RTP/LWCF grant administrator. Applicants should have either completed NEPA or begun the process of obtaining the correct environmental clearance before applying. [Environmental Clearance Checklist](#).

State Historic Preservation Office (SHPO)

The Utah State Historic Preservation Office provides advice and guidance to government agencies who undertake projects subject to Section 106 of the [National Historic Preservation Act of 1966 \(NHPA\)](#) and Utah's cultural resource law under. [Utah Code Section 9-8-404](#).

SHPO consults on projects purview to historic preservation laws to ensure federal and state projects don't carelessly destroy cultural resources. Projects include construction, rehabilitation, demolition, licenses, permits, loan guarantees, transfer of federal property, etc.

State and local governments and others using federal funds are also required to comply with Section 106.

[Cultural Resource Compliance Guidance Information](#)

How Grants are Awarded

The Division will conduct an initial internal review of all applications for completeness, ineligible project components, sufficient matching funds, and the required attachments and documentation. Applications will then be submitted to the appropriate committee for review and recommendations.

Advisory Committees

The Utah Division of Outdoor Recreation is supported by two separate advisory committees:

- *Utah Outdoor Recreation Infrastructure Advisory Committee* - The Utah Outdoor Recreation Infrastructure Advisory Committee (ORIC) is composed of 17 experts from the outdoor recreation and economic development industries in Utah. The ORIC evaluates grant applications for all Utah Outdoor Recreation Grant (UORG) programs and non-motorized Recreational Trails Program (RTP) applications. Members of the committee serve up to a four-year term along with an elected vice-chair. The ORIC is chaired by the director of the Utah Division of Outdoor Recreation.
- *OHV Advisory Council* - The OHV Advisory Council is composed of appointed volunteers across the state of Utah that are experts in off-highway vehicle recreation. Members of the council can serve up to two four-year terms along with an elected chair and vice-chair. The rest of the 12-member council is composed of representatives from diverse motorized backgrounds and organizations. The OHV Advisory Council evaluates grant applications from the Off-Highway Vehicle Recreation Grant (OHVR) and the motorized category of the Recreational Trails Program.

Post Award: What to Expect

Contract

Upon notification of receiving a grant award from the Division of Outdoor Recreation, all grantees will enter into a contract between the Utah Department of Natural Resources, and the applicant organization. This contract establishes the project title, contract number, award amount, project match, use of funds, approved scope of work, and timeline for the applicant's project. It is important applicants help the division work through this process in a timely manner. Contracts will begin to be sent out within two weeks of the award announcement and will be processed via email and electronic signatures. A fully executed contract is needed before any work can begin.

Signatories: Grantees will be asked who will be the signatory on the contract. Sometimes the individual applying for the grant award will not be the one signing the contract, but will need to stay involved to help keep the process moving forward.

Scope of Work: Each contract contains a scope of work defining the terms of the project. This scope of work is pulled from the project abstract and description sections on the application. Please verify this scope of work before executing the agreement.

Length of Contract: Contract length varies between grant programs:

- 36 Month Contract
 - LWCF
- 28 Month Contract
 - UORG Regional Asset Tier
 - UORG Tier 1
 - OHVR
 - ORPA
- 24 Month Contract
 - RTP
- 18 Month Contract
 - UORG Mini-Grant
 - Utah Outdoor Classroom Grant
 - Utah Children's Outdoor Recreation and Education Grant
 - ORPA

Liability: If an infrastructure project, all workers involved in the project's construction must be covered with liability insurance coverage. Applicants partnering with contractors or land managers may substitute protections afforded by the partnering organization with those of their own. For example, a nonprofit working under a service agreement with a

land management organization or a contracted company who holds their own worker's comp insurance.

Amendments to the Contract

Each grantee is expected to complete the project within the time period stated in the contract. The State realizes that due to unforeseen circumstances an amendment to the contract may be needed.

Acceptable amendments include:

- Time extensions
- Funding modifications
- Scope of Work changes
- Change of application organization

If an amendment is needed, the grantee must submit in writing (by email is acceptable) to their grant manager the contract name, contract number, current expiration date, project status update, and requested contract modification and reasoning. Please provide additional information depending on type of request:

- Contract extension - provide justification for extension, specific date for extension to be changed, provide an updated timeline for the project to be completed.
- Funding modifications - why additional funding is needed.
- Scope of Work changes - reason for a change in the scope.
- Change of applicant organization - reason for change, proof of support from new applicant organization.

Amendment requests **should** be submitted to the grant staff at least **2 months prior** to the current project expiration date. Requests after the expiration date will not be accepted.

If an amendment is approved, the amendment documentation will be emailed via Adobe Sign to the authorized signer for execution.

Beginning of Grant Project

On-the-Spot Funding

Grant recipients who need more financial assistance, may request special funding to help begin their project. Recipients must provide an invoice to demonstrate that they recently had goods delivered or services rendered. Proof of payment will be required within 30 days. If upfront funding or a large deposit is required by the vendor, please let us know and we will evaluate the request.

TOWN OF APPLE VALLEY
RESOLUTION R-2025-17

APPOINTMENT OF ALTERNATE PLANNING COMMISSION MEMBER

WHEREAS, the Town of Apple Valley by ordinance (Ordinance No. 2004-2-0) established a Planning Commission, which requires the mayor, with the advice and consent of the town council, to appoint alternate members of the Planning Commission; and

WHEREAS, an alternate planning commission member vacancy exists; and

WHEREAS, Mayor Michael Lee Farrar along with the Town Council has nominated Daniel “Dan” Harsh for the appointment to the Planning Commission as an alternate member.

NOW, THEREFORE, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed, and held on the 16th day of July 2025, and upon motion duly made and seconded,

BE IT RESOLVED AS FOLLOWS:

Dan Harsh is appointed as alternate member of the Town of Apple Valley Planning Commission whose 2-year term will expire on Friday, July 16, 2027;

EFFECTIVE DATE: This Resolution shall be in full force and effect from July 16, 2025.

PRESIDING OFFICER

Michael Lee Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____



RESOLUTION NO. R-2025-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY DISSOLVING THE BIG PLAINS WATER SPECIAL SERVICE DISTRICT.

RECITALS

WHEREAS, the Town of Apple Valley (“the Town”) is municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Apple Valley Town Council (“Town Council”) is designated as the governing and legislative body of the Town.

WHEREAS, pursuant to Utah Code Annotated, Title 17D, Chapter 1, the Town has the authority to create and dissolve Special Service Districts.

WHEREAS, the Town Council passed Resolution No. 2011-25 on September 1, 2011, which created the Big Plains Water Special Service District (the “District”) for the purpose of providing water and sewerage services to residents within the district boundaries of the District.

WHEREAS, the Town Council, being the legislative body of the municipality that created the District, has the authority to approve of the dissolution of the District pursuant to Utah Code Annotated Title 17D, Chapter 1, Section 601 if the Town determines that the District is no longer needed for the purposes for which it was created.

WHEREAS, the Town Council has determined and/or hereby determines that circumstances have changed such that the continued existence and operation of the District is unnecessary and the purposes for which the District was created can be accomplished more effectively and efficiently by another government entity, more specifically, the Town.

WHEREAS, the Town Council finds that any outstanding bond, note or other obligation of the District is either: (i) payable solely from and secured exclusively by revenues of the District, the amount of which shall not be reduced or impaired as a result of the dissolution; or (ii) subject to adequate provision for the payment of such bond, note, or obligation in accordance with its terms, thereby ensuring no impairment of the rights of the holders thereof.

WHEREAS, the Town Council finds that the District is not currently subject to any contractual obligation to provide services or all parties to any such contract to provide services have given their consent to the dissolution.

WHEREAS, the Town Council, finding no further advantage of maintaining two separate entities, desires now to dissolve the District and transfer all assets, liabilities, and obligations from said entity to the Town.

RESOLUTION

NOW THEREFORE, be it hereby resolved by the Town Council of the Town of Apple Valley, as follows:

1. Incorporation of Recitals. The Recitals set forth above are incorporated fully into this Resolution as if set forth herein and constitute the findings of the Town Council.
2. Findings in Support of Resolution. Based upon the Recitals set forth above and the Town Council's knowledge of the operations, assets and obligations of the District, the Town Council finds that the District is no longer needed for the purposes for which it was created.
3. Assumption of Assets, Liabilities, and Obligations. Upon dissolution of the District, the Town shall assume, and the District hereby transfers to the Town, all remaining assets, rights, liabilities, obligations, and responsibilities of the District. This assumption includes, without limitation, the assumption of any servicing obligations and any outstanding bond, note, or other obligation in accordance with the terms of the bond, note, or other obligation, respectively.
4. Dissolution. The District, having been determined to be no longer necessary for the purposes for which it was created, is hereby dissolved by the Town Council pursuant to and in accordance with the procedures set forth in Utah Code Annotated Title 17D, Chapter 1, Section 601 et seq., as amended.
5. Procedural Compliance. The Town shall file, and the Town Council is hereby authorized to file, the proper notices and documents with the Office of the Lieutenant Governor for the State of Utah and the Office of the Utah County Recorder as outlined in Utah Code Annotated Title 17D, Chapter 1, Section 603, and shall take any other steps necessary to effectuate the dissolution in accordance with applicable law.
6. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.
7. Conflicts/Repealer. This Resolution repeals and supersedes the provisions of any prior Town resolution in conflict herewith.
8. Effective Date. This Resolution shall become effective immediately upon adoption by the Town Council and execution by the Mayor.

ADOPTED AND APPROVED BY THE TOWN OF APPLE VALLEY TOWN COUNCIL this 16th day of July, 2025 based upon the following vote:

Council Person:

Richard Palmer	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Scott Taylor	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Annie Spendlove	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Kevin Sair	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Michael Farrar (Mayor)	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOWN OF APPLE VALLEY
a Utah municipal corporation

ATTEST:

Michael "Mike" Farrar, Mayor

Jenna Vizcardo, Town Clerk

**APPLE VALLEY
ORDINANCE O-2025-27**

**AN ORDINANCE ESTABLISHING A MUNICIPAL WATER DEPARTMENT AND
ADOPTING THE APPLE VALLEY WATER UTILITY CODE**

RECITALS

WHEREAS, the Town of Apple Valley (the “Town”) is a municipal corporation organized and existing under the laws of the State of Utah;

WHEREAS, the Town is the designated culinary water provider within its incorporated boundaries, and the Town Council has determined that it is necessary to adopt a municipal water ordinance for the effective governance, operation, and regulation of water service within the Town;

WHEREAS, the Town Council has dissolved the Big Plains Water Special Service District and assumed its assets, liabilities, and responsibilities;

WHEREAS, the Town Council desires to codify the rules and regulations related to culinary water service, water use, connection standards, metering, rates and fees, and enforcement provisions;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION 1: **ADOPTION** “7.01 Water” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

7.01 Water(*Added*)

SECTION 2: **ADOPTION** “7.01.010 Establishment Of Water Department” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

7.01.010 Establishment Of Water Department(*Added*)

There is hereby created the Apple Valley Water Department, which shall be responsible for the operation, maintenance, administration, and expansion of the Town’s culinary water system. The department shall be administered by the Mayor or designee, subject to oversight by the Town Council.

SECTION 3: **ADOPTION** “7.01.020 Adoption Of Water Code” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

7.01.020 Adoption Of Water Code(*Added*)

The water-related provisions of the document titled “1.00.000 Policies and Procedures for Retail Water Service”, attached hereto as Exhibit A, are hereby adopted by reference as the official Apple Valley Water Utility Code. These provisions shall govern all policies, procedures, technical standards, and administrative rules related to municipal water service within the Town of Apple Valley.

A complete copy of the adopted Apple Valley Water Utility Code shall be maintained on file with the Town Clerk and shall be made available to the public in both printed and electronic form at the Town Office and on the official Town website.

SECTION 4: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 6: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from July 16, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

Exhibit A

Definitions

For purposes of this Exhibit A, the following terms shall have the meanings set forth below:

- A. Department: Refers to the “Apple Valley Water Department,” which is the entity responsible for administering the municipal water system and services within the Town of Apple Valley.
- B. Town: Refers to the incorporated Town of Apple Valley, Utah.
- C. Town Boundaries: Refers to the legally established boundaries of the Town of Apple Valley, as may be amended from time to time.
- D. Board: Refers to the Town Council of the Town of Apple Valley, acting as the governing body for the Department.
- E. Water Superintendent: Refers to the individual appointed by the Town to manage the operations, maintenance, and technical administration of the Apple Valley Water Department.
- F. Customer: Refers to any individual, business, or entity receiving retail water service from the Department.
- G. Connection Fee: Refers to the fee required for establishing or transferring a connection to the Department’s water system.

1.00.000 Policies And Procedures For Retail Water Service

[1.01.000 Mission Statement](#)

[1.02.000 Application For Water Service](#)

[1.03.000 Termination Of Service](#)

[1.04.000 Billing And Payment Of Bills](#)

[1.05.000 Rates, Charges, And Fees](#)

[1.06.000 Service Connections](#)

[1.07.000 Multiple Units](#)

[1.08.000 Fire Hydrants And Fire Lines](#)

[1.09.000 Water Main Extensions](#)

[1.10.000 Upgrading Size Of Connections](#)

[1.11.000 All Other Services](#)

[1.12.000 General Provisions And Obligations](#)

[1.13.000 Control Of Backflow And Cross Connections](#)
[1.14.000 Well Drilling Policy](#)
[01.15.000 Bulk Water Sales](#)
[01.16.000 Water Design Standards](#)
[01.17.000 Penalties And Violations](#)
[01.18.000 Critical Infrastructure Records Policy](#)
[01.20.000 Appendix A Schedule Of Water Rates, Fees, And Charges](#)
[01.21.000 Appendix B Acknowledgement Of Water Supply](#)
[01.22.00 Storage Tanks](#)

APPLE VALLEY WATER DEPARTMENT POLICIES AND PROCEDURES FOR RETAIL WATER SERVICE

HISTORY

Amended by Ord. on 12/28/2020

1.01.000 Mission Statement

To Provide Safe and Clean Drinking Water to the Department Residents as well as Fire Protection that Meets State Standards.

1.02.000 Application For Water Service

[1.02.010 New Connections For Water Service](#)
[1.02.020 Transfer Of An Existing Connection To A New Applicant](#)
[1.02.030 Temporary Retail Connections](#)
[1.02.040 Procedures For Obtaining Water Service For Development Projects](#)
[1.02.050 Procedures For Other Work On Water System](#)

1.02.010 New Connections For Water Service

- A. Applicants desiring a connection for property located within the Department shall notify the Department requesting that the Department provide the required retail water service. New connections may be installed prior to an approved culinary use. However, it will be locked and unusable until such time a building permit has been issued by the Town of Apple Valley. As an exception, water meters may be installed for agricultural use only. It may not be connected to any structure or be used as culinary water. Any unauthorized use will be subject to lockout. The installation will require the impact fee, connection fee and if applicable (at the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customer) an appropriate municipal category water right provided by applicant by conveyance provided by applicant by conveyance. If the agricultural connection is changed to culinary use and the property is under new ownership, the connection will be subject to the impact fee less any standby credits. The Department will then follow its procedures for obtaining water service. The applicants shall bear the cost of all expenses associated with providing the retail water service. If providing

service by the Department requires a mainline extension, the applicant will follow the procedures starting with 1.02.040 Procedures for Obtaining Water Services for Development Projects.

- B. Upon approval of the new water connection and payment of required deposit, the applicant shall engage at their own expense a licensed and insured contractor approved by the Water Superintendent for the excavation of the water main. The contractor shall schedule the excavation at a time when the Water Superintendent is available to supervise the excavation. Contractor shall obtain an Encroachment Permit from the Town, if required. Upon excavation of the water main, the Water Superintendent shall then install the service line and required water meter. After the installation of the water meter, the contractor shall then replace excavated materials, and repair the impacted area to the condition prior to excavation. This includes new road base or asphalt as required by Apple Valley Town Standards.
- C. Unless waived by the Department for good cause, applicants desiring a connection for property not included within the existing boundaries of the Department shall petition to annex their lands into the Department before their application will be processed. The petition shall include a legal description of the property and reasonable evidence that the petitioner is the owner of the property to be annexed or is the lawful agent of the owner. In addition, if the property is located within the legal boundaries of an incorporated city, the application shall also comply with the procedure in Section A.
- D. All applicants shall sign a Water Application and Agreement. Such application shall include the location of the desired water service, the name of the applicant, the date of application, proof of ownership of the property, and the basic terms and conditions with which the applicant shall be required to comply to receive water service. Such terms and conditions shall require the applicant to:
 - 1. Pay the current connection deposit as established by the Department's Administrative Control Board. After completion of the connection, the Department will provide applicant an itemized billing of time and materials for the connection, and shall either refund the unused portion of the deposit or bill the applicant for the balance. Refund of deposit will be mailed within 30 days of completion. If a balance remains, that amount shall be paid within 30 days of completion or the meter is subject to lockout until payment in full is received. Connection certificates issued and agreements providing for connections executed prior to the effective date of these rules and regulations shall be honored.
 - 2. All new applicants shall provide to the Department the applicant's social security number and pay to the Department a \$100 deposit, which, at the option and request of the applicant, may be credited to

the applicant's account after one year, provided that the applicant's account has not been delinquent at any time during the one-year time period. Should the applicant fail to request that the deposit be credited to their account after such time, the Department shall retain the deposit until either party terminates service. Upon termination, the Department will return the deposit to the applicant, less any amounts still owing to the Department. Should an applicant choose not to provide their social security number; the applicant shall pay a \$500 deposit, which will be retained by the Department until either party terminates service. Upon termination, the Department will return the deposit to the applicant, less any amounts still owing to the Department. Existing customers shall not be required to provide the Department with their social security number, unless their accounts have ever been delinquent for more than ninety (90) days.

3. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre foot of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in. Conveyance to the Department, must be in a form or manner approved by the Department, an existing water right in a quantity sufficient to allow the Department to meet the use applied for by the applicant. For a single-family residential connection with outside irrigation not exceeding one acre, the quantity of water right to be conveyed is 1.0- acre foot. The requirement for other applications, such as commercial or larger acreage, shall be determined on a case-by-case basis. The conveyance to the Department and the Department's obligation to service the applicant is conditioned upon approval by the State Engineer of a change application filed by the Department to change the nature and place of use and the point of diversion of the conveyed water right to that consistent with the requested service. Any reduction by the State Engineer in the quantity of water approved as a result of change of nature of use or forfeiture shall be the responsibility of the applicant.
4. Pay for all sums of water usage and service charges at the rates lawfully set from time to time by the Department's Administrative Control Board. The Department shall impose a five percent (5%) finance charge, applied monthly to all delinquent accounts.
5. Abide and obey all rules and regulations then in effect and thereafter adopted by the Department.
6. Pay all water and service charges by the last day of the month the statement is prepared. Failure to pay said charges within 30 days of statement date will result in the account being declared delinquent

and the water service terminated upon proper notice. Water service shall be restored upon payment of all delinquent amounts plus a reasonable service restoration charge.

7. Pay any interest, collection charge, and restoration fee set forth in these rules and regulations.
 8. Pay all costs, including attorney's fees, incurred by the Department through its efforts to collect any delinquency or to enforce these rules and regulations.
 9. Acknowledge that the service connection and all of its parts and materials from the water main to the point of connection to the line stubbed from the building, said point of connection being immediately downstream of the meter box, shall be the property of the Department.
 10. Acknowledge that the Department reserves the right at any time, without notice, to shut off or curtail water service, in the event of a water scarcity, to facilitate repairing or maintenance of the Department's water system, or to protect the Department's water system and supply from contamination which could endanger the public health.
 11. Identify a relative by name and address, not living with the applicant.
 12. Notify the Department of any cross-connection, backflow incident, or other condition within the customer's system which may put the Department's system and/or water supply at risk for contamination. Notification must occur as soon as possible, but no later than 24 hours upon learning about such conditions.
 13. Acknowledge that the customer shall be responsible for installing and maintaining a thermal expansion chamber and a pressure reducing valve on the cold water line feeding the customer's water heater, and that any damage which may occur as a result of a missing or faulty thermal expansion chamber or pressure reducing valve shall be the responsibility of the customer. Neither the chamber nor the valve shall be removed except to necessitate a replacement or repair.
- E. The Department shall maintain a list of customers with unpaid water bills. Applications for water service from previous customers with unpaid balances shall not be processed until the unpaid balances together with interest are paid.
- F. Upon proper execution of the annexation petition, if applicable, signing of the Water Application and Agreement, payment of the current connection fee, buy-in or conveyance of the required water rights, plus any other charges or fees that are determined to be due and the Department's

determination that water and facilities are available for service at such location, the applicant shall be accepted as a retail customer of the Department.

HISTORY

Amended by Res. [BPW-R-2023-11](#) on 8/10/2023 Amended by Res. [BPW-R-2024-10](#) on 6/19/2024

1.02.020 Transfer Of An Existing Connection To A New Applicant

- A. An existing connection may be transferred to a new applicant upon the same terms and conditions as required for a new connection with the exception that in place of a connection fee, the new applicant must demonstrate proof of purchase or lease. Proof may be demonstrated by a deed or lease for the property involved, or by such other evidence as the Department may deem sufficient.
- B. If the new applicant is a renter or lessee, the property owner must also sign a Water Application and Agreement. The property owner must return the Water Application and Agreement within ten (10) days after the renter or lessee has signed an agreement if a local resident. Out of town property owners must return the application within ten (10) days. If the property owner does not return the application within the specified number of days, water service shall be terminated at the service address until the application is received. Payment of the bill shall be the responsibility of the property owner. If requested by the property owner, a copy of the bill will be mailed to the renter or lessee.
- C. If the renter or lessee operates a business on the property, the renter or lessee shall remit a refundable deposit, the amount of which shall be established from time to time by the Board of Trustees.

1.02.030 Temporary Retail Connections

- A. Applicants for a connection to provide water on a temporary basis (for purposes such as construction) shall sign a Temporary Water Use Agreement which shall include the information, terms and conditions included in the regular Water Application and Agreement and also the estimated amount of water usage. The applicant shall also pay a connection fee which shall consist of the estimated charge for actual services rendered and non-recoverable materials used in making the connection, plus a reasonable service charge for the processing of the application.
- B. Upon approval of the application, payment of the required fees and installation of the service connections by the Department, the applicant may connect into the Department's system through the service connection

provided. The connection shall be made according to requirements and terms which the Department may consider appropriate to monitor the safety, health and integrity of its water and its facilities. The water provided shall be used only for the purpose outlined in the application; use in any other manner may constitute grounds for cancellation of service.

- C. All damage to the service connection, meter, and excess water usage shall be billed to the applicant and payable upon the terms and conditions of the Water Application and Agreement.
- D. The water rates for temporary retail service shall be the Department's retail rate plus ten percent (10%). In addition, the applicant shall pay a \$25 connection fee.

1.02.040 Procedures For Obtaining Water Service For Development Projects

A. Prior to zone change or preliminary plat:

1. The Developer will meet with the Water Superintendent to discuss available services. If none are available, options to obtain services will be discussed. The Developer is expected to review and be familiar with the Department's most recently adopted Culinary Water Master Plan. A preliminary will serve letter will outline requirements needed to hookup to the Department system and any and all water infrastructure needed to be supplied by the developer to serve the project. The applicant assumes the entire risk of water availability for the project, subdivision, or development.
2. A will serve letter will only be issued along with an application for a building permit if water services are available.
3. A letter with results will be given to the Developer to provide to the Town of Apple Valley Planning and Zoning Board.
4. An Acknowledgement of Water Form (Appendix B) must be signed and submitted with the preliminary plat application with the Town of Apple Valley. Said acknowledgement form outlines that the Department does not guarantee that water will be available for the project, subdivision or development when applied for.
5. No Department officer or employee is authorized to issue a will serve letter. The preliminary and final will serve letters must be provided and signed by the Department Engineer, along with the Department Chairman's signature. Any letter issued in conflict of this section shall be null and void.

B. Following approval of the preliminary plat:

1. The Developer's engineer will provide proposed construction plans

as per Department Design Standards to the Apple Valley Joint Utilities Commission (JUC) committee, and to a Department representative.

2. The Department Engineer will then review, redline and return plans at the new JUC meeting to the Developers. The Developer's engineer will make the requested corrections on the Master set of construction plans.
 3. The Developer will provide a set of the final completed master construction plans for a final review by the Department Engineer or Department Staff.
 4. If plans are approved, the Department representative will sign-off on the master set of construction plans.
- C. A Pre-Construction meeting will then be held by the Apple Valley Public Works Consultant. Contractor shall provide a copy of his Utah State License, evidence of the Contractor's insurance and proof of bonding, if required. The required amount of the bond shall be determined by the Department Engineer or Inspector based on the scope and exposure of the project. The Contractor may then start construction and arrange all required inspections with the Department Inspector as construction proceeds and finishes.
1. Upon completion of the work, the Contractor shall provide the Department with as-built plans, both in print and in electronic format, and proof of all soils testing that was completed during construction.
 2. Upon completion, the Developer is to provide a one (1) year warranty bond of 10% of the construction cost, or pay the bond amount to the Department. The bond amount will then be released back to the Developer after the one-year warranty period is over and any needed warranty repairs have been made.
 3. The Department transmits one executed copy of the Water Extension Agreement to the Developer and one copy to the Department Engineer. All Department engineering review fees and all inspection fees are to be paid by the Developer.

HISTORY

Amended by Res. [BPW-R-2023-11](#) on 8/10/2023

1.02.050 Procedures For Other Work On Water System

- A. Prior to work performed on the water system, all procedures in Section 1.02.040 Procedures for Obtaining Water Service for Development Projects must be followed.

- B. Contractor shall provide a copy of his Utah State License, evidence of the contractor's insurance, and a copy of an encroachment surety bond. The required amount of the bond shall be determined by the Department Engineer or Inspector based on the scope and exposure of the project.
- C. Department Engineer or Inspector will provide the Contractor written authorization to perform work as outlined in the proposal.
- D. Department Inspector makes visits to the site to observe the Contractor's work and to guard the Department against deficiencies in the work. The Contractor must follow all directions from the Department Inspector.

1.03.000 Termination Of Service

- A. When termination of service is desired, the water user shall notify the Department and request the preparation of a final bill.
- B. If the water user is a renter or lessee, upon payment of the final bill, the Department shall refund any previously received deposit. Otherwise, the deposit shall be applied towards the outstanding bill.
- C. If the deposit is more than required to cover the outstanding balance for water service, the outstanding balance shall be deducted from the deposit and the remainder refunded to the customer. A reasonable attempt shall be made to obtain a forwarding address to refund any remaining deposit. Deposits not refunded or claimed after one year shall be forwarded to the State of Utah.
- D. The Department may, for just cause and after due notice and an opportunity to be heard before the Chairman, terminate the water service of any customer.
- E. If any building permit has been revoked by the Town of Apple Valley, the Department will terminate service and remove the water meter.

1.04.000 Billing And Payment Of Bills

1.04.010 Meter Reading

1.04.020 Payment Of Bills

1.04.030 Disputed Bills

1.04.010 Meter Reading

- A. To the extent possible, water meters shall be read each month, and corresponding bills shall be sent to customers for that month's water use. However, this interval may be varied under special circumstances or situations.

- B. Large water users, such as apartment complexes and some types of businesses, shall have their own meters ready every month.
- C. An initial reading shall be made when water service is commenced and a final reading shall be made when service is terminated or transferred to a new customer.
- D. Except as set forth in Section B, the Department may elect not to read meters from December through February. During this time, estimated bills may be sent based on the rates and estimated usage as set from time to time by the Board. When the meters are buried by snow or other obstacles, or in other circumstances when the meter is inaccessible or otherwise unreadable, the Department also may estimate the bill, taking into account prior years' water use, the season, and the prevailing weather patterns and water use. Any overcharge or undercharge resulting from estimating water usage shall be equalized when the meter is next read and a billing thereon issued.
- E. Except when water usage is estimated, the water bill shall give a statement of the current and past meter readings and the current water consumption.

1.04.020 Payment Of Bills

- A. A bill shall be due and payable by the last day of the month the statement is prepared.
- B. A bill that is not paid by its statement due date shall be considered delinquent, and shall incur an interest charge of 5% per month on the delinquent balance. In addition, legal action may be taken to collect the amount due the Department.
- C. A bill which remains unpaid for more than 30 days after the statement date shall be sufficient grounds for termination of the water service.
- D. If a bill remains unpaid for more than 30 days after the statement date, a notice will be sent to the customer. The notice may or may not be contained in or printed on a customer's bill. The notice shall state that the bill is delinquent and that unless other arrangements are made with the Department Staff, the outstanding balance, and interest must be paid by the date specified in the delinquent notice (generally 15 days if mailed, 24 hours posted on the door), otherwise the water service will be terminated.
 - 1. If after the specified date the bill remains unpaid, a written notice shall be hand delivered to the service address. If no one is home, the notice shall be placed in some conspicuous place. The notice shall state that unless the account, interest charge, and a \$5.00 late notice fee are paid or other arrangements made with the Department Staff within 24 hours, water service will be terminated.

2. If the customer pays the bill, interest charge, and late notice fee in full, the account will be cleared, and revert back to normal status.
 3. If the account remains unpaid or other arrangements for payment have not been made by the customer with the Department Staff, the water service shall be terminated the morning of the date specified on the notice. Water service shall not be resumed until the delinquent bill, the interest charge, the \$5.00 late notice fee, and the \$50.00 service restoration fee have all been paid. The Department shall have a full twenty-four (24) hours to restore the water service after payment has been made.
- E. If a customer calls to make payment arrangements with Department Staff, the reason for the request must be unexpected financial hardships. Payment plans should only be allowed in extreme cases. The Department Staff may approve up to a 3- month payment plan for accounts with an outstanding balance less than \$500.00. Any plan for a balance greater than \$500.00 must be approved by the Department Chairman. Any scheduled payment not made when due will result in immediate termination of service without notice, in which case all outstanding amounts must be paid in full before service is restored.
- F. If the Department has terminated water service at any location for any reason, and if a customer or owner restores service at such location through the Department's system in any way without remedying the cause of such termination, such customer shall be assessed three times the normal restoration service fee, plus the cost of restoring the connection to its normal operational status. If anyone takes, uses, distributes, or transports water owned by the Department without the Department's permission, that person shall pay to the Department the full cost or value of the water, whichever is greater, and a fee of \$100.00.
- G. If a customer issues any check, money order, or other instrument for payment of a water bill which is not honored upon presentment or which was returned to the Department unpaid for any reason, the Department may elect to pursue, without waiving any other remedy, claim, or cause of action, those remedies set forth in the Utah Dishonored Instruments Act, Utah Code Ann. Section 7-15-1 et seq. The Department also may elect to give notice of a water service Termination date, and in the that event, service shall be terminated without further notice.
- H. If, after at least one year of uninterrupted service, a retail customer is not then in arrears or otherwise in default, the customer may request the Department to average the customer's bill into equal monthly payments. at the end of each year, the customer's usage will be reviewed, and the equal monthly payment adjusted, if necessary. Enrollments for this plan will be open once per year.

I. The Department shall accept the following methods of payment for retail customers' payments on account: Check; cash; cashier's check; money order; Automated Clearing House; credit card; or check-by-phone payments made through a third party designated by the Department.

J. Security Deposits

1. A security deposit of \$100.00 will be charged to all customers. After one year, customers may request deposit to be credited to their account, provided the account has not been delinquent at any time during the one-year period.
2. A security deposit of \$100.00 will be charged to any customer who is on the Department's "red tag" (delinquent) list at least three times or more in any twelve-month period. The deposit shall be paid in cash or in immediately available funds, and it shall be tendered to the Department in full before service will be restored.

K. Payment of Standby Fees

1. Customers that are paying standby fees also receive the additional benefit of a waiver of normal impact fees. Customers in the Standby program who fail to stay current on their standby fees place the Department and its other customers in a financially unsustainable position by reducing ongoing revenue and future impact fee revenue.
2. Effective January 1, 2018, the Department will no longer extend the impact fee waiver to customers who fall behind on their standby fee payment beyond 90 days. Customers over 90 days delinquent as of Jan 1, 2018 will have until March 31st, 2018 to come current on past due standby fees. Previous standby customers may receive a credit toward the impact fee in an amount equal to the total standby fees paid.

1.04.030 Disputed Bills

A. Disputed Customer Billing:

1. If a customer believes that a bill is incorrect, the billing may be protested in writing only by mail or email. A copy of the envelope providing proof of the postmark must be submitted. Staff will fill out a customer billing protest form.
2. All protests shall be made within fifteen (15) days of the postmark date, or the protest is waived. The time period for allowing protests shall be set forth on the Water Application Agreement and/or monthly statement.

3. Disputed bills shall not be declared delinquent during the time the dispute is unresolved. Upon resolution of the dispute, a new statement showing the revised charges to the customer shall be issued. The payment of said revised charges shall become delinquent fifteen (15) days after the statement date of the new bill. If said charges are not paid, the water service may be terminated as provided in sections 1.04.020.D et seq.
4. Late fees shall not be charged from the time the customer notifies the Department of the dispute and the five (5) days after the time the staff makes a determination about classification.
5. In the event that a dispute remains unresolved in excess of thirty (30) days after protest, legal action may be initiated by the Department to resolve the dispute and to collect the lawful amounts due the Department.

B. Procedures for Investigating Customer Billing:

1. Department Staff will schedule a time with the Water Superintendent to manually read the meter.
2. After the meter has been manually read, the Water Superintendent will then make a determination about how to classify the water usage billed as:
 - a. Water used by the customer,
 - b. A water leak, or
 - c. A meter reading error.
3. Billing classified by the Water Superintendent as water used by the customer will result in the Department Staff reversing actions in A(3) and ensuring the customer's account accurately reflects the usage, unless the customer elects to appeal the Water Superintendent's decision to the Department Board as outlined in section B(6).
4. Billing classified as a water leak can be recalculated to reflect the usage of the same month in the last year.
5. Billing classified as a meter reading error shall be corrected to accurately reflect water usage.
6. Appeal of Water Superintendent's Classification: Customers are permitted to appeal classifications of water usage billed made by the Water Superintendent (as outlined in section B(1)) to the Department Board as follows:
 - a. The customer must fill out an Application to Appear Before the Board of Directors.

- b. The Department Staff will place the application on the agenda of the next available Department regular meeting.

1.05.000 Rates, Charges, And Fees

- A. All rates, charges, and fees presently existing and hereafter established, shall be set and changed from time to time by the Board of Trustees. Rates, charges, and fees shall be reasonably related, to the extent possible, to the cost of providing the service for which they are assessed. A schedule of current fees and charges in effect is set forth in Appendix A.
- B. All Administrative, Engineering and Legal services performed by or through the Department shall be reimbursable by the owner of the property at actual cost. This shall include all pre-administrative, pre-engineering and pre-legal services performed prior to any applications to the Town or the Department.

HISTORY

Amended by Res. [BPW-R-2023- 13](#) on 11/8/2023

1.05.010 Employee Water Service Fee Waiver

The Department may waive the monthly water service fee for a full-time Water Operator employed by the Department, provided that the Water Operator maintains a primary residence within the service area of the Department. This waiver shall remain effective only during the term of employment and residency within the Department. Upon separation of employment or relocation outside the Department boundaries, the waiver shall immediately terminate.

HISTORY

Adopted by Res. [BPW-R-2025-04](#) on 5/21/2025

1.06.000 Service Connections

- A. To the extent practicable, each residential service connection shall supply only one single family dwelling unit.
- B. Upon installation, the service connection becomes the property of and responsibility of the Department from the water main through the meter to the point of connection with the pipe stubbed from the building, said point of connection being immediately downstream of the meter box. The meter, as part of the service connection, shall be repaired or replaced by the Department, unless it becomes damaged or inoperable due to intentional damage by the customer. The Department shall have the right to estimate the amount of water used during the time the meter is inoperable. Such estimate shall be based upon past usage by the customer, usage by a customer with similar circumstances, or any other relevant criteria.

- C. Repair of leaks and service of plumbing on the customer side of the service connection shall be the responsibility of the customer. As such, water lost through a leak or open valve on the customer side of the service connection shall be paid for by the customer at the prevailing rates for water. The Department will attempt to notify the customer if a leak is suspected. If the meter has not been read for more than two months, the Department will adjust the customer's bill by charging its average wholesale water rate for the estimated amount of water lost because of the leak. The bill will not be adjusted until the customer has presented sufficient proof of repairing the break.
- D. Where possible, the meter and service connection shall occupy the public right-of-way. In cases where this is not possible, the meter may be situated on the customer's property. The Department shall have the right of access to water meters wherever located for inspection, meter reading, as well as for connection service and maintenance. The customer shall not do, allow, or cause to be done, any act or condition which would in any way impair or prevent the Department's access to its meter or service connection.
- E. The Department shall periodically, or upon reasonable request of the customer, test water meters for accuracy. Faulty meters shall be repaired or replaced by the Department.
- F. Any customer who tampers with, damages, or destroys a meter in any manner, shall be liable to the Department for all costs associated with returning the meter to its normal operation.
- G. The Department retains the right to inspect any conditions within or associated with a facility that may put the Department's system and/or water supply at risk for contamination. If a condition is discovered that may seem a risk, written notification shall be given to the customer along with a request for the customer's response and a proposed correction determined by the Department based upon the severity of the hazard. If, thereafter, the hazard is not corrected to the Department's satisfaction, or the Department determines the risk to public health to be imminent, water service shall be terminated immediately. Service shall not be resumed until the hazard is removed or adequately protected as determined by the Department.
- H. Whenever the Department, acting through its inspectors, determines that a water service connection is a hazard to the Department's system and/or water supply, a backflow prevention device and/or assembly shall be installed in accordance with the current plumbing code as adopted by the State of Utah and/or as contained in the Cross Connection Control Program for Utah maintained by the Utah Department of Environmental Quality, Division of Drinking Water. All backflow prevention assemblies shall be installed by the customer on the service line of the customer's water system, at or near the property line, or immediately inside the building being served;

the Department.

1.07.000 Multiple Units

- A. The owner of the property shall be liable for payment of all water delivered to the various units.
- B. If two or more buildings are connected to the same meter, and if their ownership should become severed, the original owner shall remain liable for payment of all water usage until separate meters can be placed in service for each building. The new owner shall be liable for all costs associated with the new service connection.

1.08.000 Fire Hydrants And Fire Lines

- A. The cost of installation and materials for fire hydrants, fire lines, and Detector Check Systems, shall be borne by those benefitting from the location of the facilities, as determined by the Department. Upon installation, the hydrants, fire lines, and Detector Check Systems shall become the property of the Department.
- B. Existing hydrants will be inspected, maintained, and replaced as determined by the Department.
- C. Use of fire hydrants without permission of the Department, except by the Fire Department, is prohibited.
- D. The Department shall have the right to approve the type of fire hydrant together with the design, specifications, and installation of all fire lines and Detector Check Systems. A Detector Check System is required when installing a fire line.
- E. Each month the Detector Check Systems shall be inspected to ensure the valves are turned on and to check for water use. Any unauthorized use shall be billed to the customer.
- F. The cost of inspecting and maintaining fire lines and Detector Check Systems shall be billed to the customer according to an approved fee schedule.

1.09.000 Water Main Extensions

- A. The Department requires main line extensions for all new structures requiring a building permit from the Town of Apple Valley. This requirement applies to all new building permit structures whether the permittee has independent water service from other Sources or not. The Department has the mandate from the Town's Fire Department to provide fire protection

service throughout the community. Main line extensions that are a part of a subdivision or a commercial development will be incorporated into the Development plans to be submitted to the Department. Development plans submitted to the Department will be reviewed based on the Department's Design Standards. Main line extensions that are not part of a development project require main line engineered drawings. The main line extension applicant may submit plans for review and/or coordination with the Department's Engineer, but must obtain necessary approvals from the Department before any main line extensions can be constructed. The final approval shall include the Engineer and the Water Superintendent with final authorization issued by the Water Superintendent.

- B. The cost of service for review and inspections for main line extensions will be charged the cost of service based on time and materials at the Department's published rates, including multiple review cycles.
- C. Any residential or commercial developer must request retail water service by signing a Water Application Agreement with the Department before installation of water mains, fire hydrants, or other waterworks required by the Department.
- D. To the extent practicable, the cost of installing water line extensions shall be borne by those benefitting from the extensions, as determined by the Department.
 - 1. If, in the discretion of the Department, projected future water needs require a water main of greater size than that needed for the development alone, the Department may require that a larger water main be installed.
- E. Existing water mains shall be maintained and replaced by the Department.
- F. All water main extensions shall become the property of the Department, subject to the terms of the Extension Agreement.

1.10.000 Upgrading Size Of Connections

- A. Customers desiring a larger service connection than is presently in place shall be charged the actual cost of up-sizing the connection.

1.11.000 All Other Services

- A. All other services to be rendered by the Department shall be negotiated between the customer and Department, and shall be approved by the Department Board. Every effort shall be made to ensure that fees charged for services rendered reasonably correspond with costs incurred by the

Department for such services.

1.12.000 General Provisions And Obligations

- A. Limitation of Liability: The Department shall not be responsible for disruptions, irregularities or failure of service caused by broken water mains, power outages, equipment failure, or other circumstances beyond its reasonable control, and in no event shall the Department be liable for any damage of any kind resulting therefrom.
- B. In the case of an emergency such as a natural disaster, the Department solicits the cooperation of all customers. During such emergencies, the Department will make every effort to keep its customers informed of the status and adequacy of its water supply.
- C. The Department reserves the right at any time, without notice, to shut off or curtail water deliveries through its mains for the purpose of making repairs or extensions or for other purposes, and no claim shall be made against the Department, by reason of any breakage whatsoever, or for any damage that may result from shutting off the water for repairing, laying, or relaying mains, hydrants, or other connections, or for any other reason whatsoever, including natural causes. The Department will attempt to provide notice to customers affected by a shut-off when adequate time exists to give such notice.
- D. In the event of scarcity of water, the Department Board may, by proclamation, limit the use of water for any purpose to the extent as in its judgment is required for the public good. In the event of such scarcity, and in the event that a meeting of the Department Board cannot be convened before preventative action is required, the Department's Chairman may issue a proclamation limiting the use of water. Said proclamation shall have full force and effect until such time as the Department Board shall be able to meet.
- E. The provisions of these rules and regulations shall be severable. If any provisions hereof, or the application of such provision under any circumstances is held invalid, it shall not affect any other provision of these rules and regulations, or its application in a different circumstance.
- F. No customer shall create or allow to exist any condition or activity which causes a Department employee reasonable fear and/or apprehension for the safety of the employee's person and/or personal property in the possession or custody of the employee.
- G. Any Department employee who reasonably fears for his personal safety or for the safety of personal property in the possession or custody of the employee, may take all reasonable acts, or refrain from acting, as the employee deems necessary to provide appropriate protection.

- H. An individual who tampers with Department facilities for the purpose of stealing water will be subject to fines and charged for water and services used.
- I. Tampering with the water in any way will result in a \$750 fine for the first offense, and \$1,500 for subsequent offenses, and will result in criminal prosecution. Tampering is considered the unauthorized manipulation or change of any water apparatus or related equipment in any fashion. All water related equipment including the meter and the meter can is considered the property of the Big Palms Water Special Service Department.
- J. In the event a customer violates any of the Department's policies, rules and/or regulations, the Department may take such remedial action as it deems appropriate, including but not limited to the termination of water service to the customer.

1.13.000 Control Of Backflow And Cross Connections

1.13.010 Definitions

1.13.020 General Policy

1.13.030 Responsibility: Water Superintendent/Inspector

1.13.040 Responsibility: Consumer

1.13.050 Responsibility: Certified Backflow Technician, Surveyor, Or Repair Person

1.13.060 Responsibility: Repair Of Backflow Assemblies

1.13.070 Requirements

1.13.080 Violations Of This Policy

1.13.010 Definitions

- A. **APPROVED BACKFLOW ASSEMBLY:** An assembly accepted by the Utah State Department of Environmental Quality, Division of Drinking Water, as meeting an applicable specification or as suitable for the proposed use.
- B. **AUXILIARY WATER SUPPLY:** Any water supply on or available to the premises other than the Water Superintendent public water supply will be considered as an auxiliary water supply. These auxiliary waters may include water from another Water Superintendent's public potable water supply or any natural source(s) such as a well, spring, river, stream, etc., or "used waters" or "industrial fluids". These waters may be contaminated or polluted or they may be objectionable and constitute an unacceptable water source over which the Water Superintendent does not have authority for sanitary control.
- C. **BACKFLOW:** The reversal of the normal flow of water caused by either back- pressure or back-siphonage.
- D. **BACK-PRESSURE:** The flow of water or other liquids, mixtures, or

substances from a region of high pressure to a region of lower pressure into the water distribution pipes of a potable water supply system for any source(s) other than the intended source.

- E. **BACK-SIPHONAGE:** The flow of water or other liquids, mixtures, or substances under vacuum conditions into the distribution pipes of a potable water supply system from any source(s) other than the intended source, caused by the reduction of pressure in the potable water system.
- F. **BACKFLOW PREVENTION ASSEMBLY:** An assembly or means designed to prevent backflow. Specifications for backflow prevention assemblies are contained within the Water Design Standards 01.16.000, as adopted by the State of Utah and in the Cross-Connection Control Program for Utah maintained by the Division of Drinking Water.
- G. **CONTAMINATION:** Means a degradation of the quality of the potable water supply by sewage, industrial fluids or waste liquids, compounds or other materials that may create a health hazard.
- H. **CROSS CONNECTION:** Any physical connection or arrangement of piping or fixtures which may allow non-potable water or industrial fluids or other material of questionable quality to come into contact with potable water inside a water distribution system. This would include temporary conditions, such as swing connections, removable sections, four-way plug valves, spools, dummy sections of pipe, swivel or change-over devices or sliding multiport tubes or other plumbing arrangements.
- I. **CROSS CONNECTION-CONTROLLED:** A connection between a potable water system and a non-potable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.
- J. **CROSS CONNECTION-CONTAINMENT:** The installation of an approved backflow assembly at the water service connection to any customer's premises where it is physically and economically infeasible to permanently eliminate or control all actual or potential cross connections within the customer's water distribution system; or, it shall mean the installation of an approved backflow prevention assembly of the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross connections which cannot be effectively eliminated or controlled at the point of the cross connection (isolation).
- K. **WATER SUPERINTENDENT:** The person designated to be in charge of the Department water operations, is invested with the authority and responsibility for the implementation of an effective cross connection control program and for the enforcement of the provisions of this policy.

1.13.020 General Policy

A. Purpose of Policy

1. To protect the Public drinking water supply of the Department from the possibility of contamination or pollution by requiring compliance with the Utah Public Drinking Water Rules (UPDWR) and the Plumbing Code as adopted by the State of Utah, and requiring a cross connection control protection of all public drinking water systems in the State of Utah. Compliance with these minimum safety codes will be considered reasonable diligence for the prevention of contaminants or pollutants which could backflow into the public drinking water system; and,
2. To promote the reasonable elimination or control of cross connections in the plumbing fixtures and industrial piping system(s) of the consumer, as required by the state regulations and plumbing code to assure water system safety; and to provide for administration of a continuing program of backflow prevention which will systematically examine risk and effectively prevent contamination or pollution of the drinking water system.

1.13.030 Responsibility: Water Superintendent/Inspector

A. Responsibility: Water Superintendent

1. The Water Superintendent shall be responsible for the protection of the drinking water distribution system from the foreseeable conditions leading to the possible contamination or pollution of the drinking water system due to the backflow of contaminants or pollutants into the drinking water supply.
2. Drinking water system surveys/inspections of the consumer's water distribution system(s) shall be conducted or caused to be conducted by individual's deemed qualified by and representing the Department, i.e., Water Superintendent. Survey records shall indicate compliance with the State of Utah regulations. All such records will be maintained by the Department.
3. The Department shall schedule and notify in writing, all consumers of the need for the periodic system survey to ensure compliance with existing applicable minimum health and safety standards.
4. Selection of an approved backflow prevention assembly for containment control required at the service entrance shall be determined from the results of the system survey.

5. The Water Superintendent's responsibility to enforce the applicable sections of the plumbing code begins at the point of service (downstream or consumer side of the meter) and continues throughout the length of the consumer's water system.
6. The Water Superintendent will review all plans to ensure that unprotected cross connections are not an integral part of the consumer's water system. If a cross connection cannot be eliminated, it must be protected by the installation of an air gap or an approved backflow prevention device/assembly, in accordance with the adopted Plumbing Code.

1.13.040 Responsibility: Consumer

A. Responsibility: Consumer

1. To comply with this policy as a term and condition of water supply and consumer's acceptance of service is admittance of his/her awareness of his/her responsibilities as a water system user.
2. It shall be the responsibility of the consumer to purchase, install, and arrange testing and maintenance of any backflow prevention device/assembly required to comply with this policy. Failure to comply with this policy shall constitute grounds for discontinuation of water service.

1.13.050 Responsibility: Certified Backflow Technician, Surveyor, Or Repair Person

A. Responsibility: Certified Backflow Technician, Surveyor, or Repair Person

1. Whether employed by the consumer or a utility to survey, test, repair, or maintain backflow prevention assemblies, the Certified Backflow Technician, Surveyor, or Repair Person will have the following responsibilities:
 - a. Ensuring that acceptable testing equipment and procedures are used for testing, repairing or overhauling backflow prevention assemblies.
 - b. Make reports of such testing and/or repairs to the consumer and the Water Superintendent on form approved for such use by the Water Superintendent within time frames as described by the Division of Drinking Water.
 - c. Include the list of materials or replacement parts being used on the reports.

- d. Insuring that replacement parts are equal in quality to parts originally supplied by the manufacturer of the assembly being repaired.
- e. Not changing design, material or operational characteristics of the assembly during testing, repair or maintenance.
- f. Performing all test of the mechanical devices/assemblies and shall be responsible for the competence and accuracy of all test reports.
- g. Insuring that his/her license is current, the testing equipment being used is acceptable to the State of Utah, and is in proper operating condition.
- h. Being equipped with, and competent to use, all necessary tools, gauges, and other equipment necessary to properly test, and maintain backflow prevention assemblies.
- i. Tagging each double check valve, pressure vacuum breaker, reduced pressure backflow assembly and high hazard air gap, showing the serial number, date tested and by whom. The certified technician's license number must also be on the tag.

1.13.060 Responsibility: Repair Of Backflow Assemblies

A. Responsibility: Repair of Backflow Assemblies

1. In the case of consumer requiring an assembly to be tested, any currently Certified Backflow Technician is authorized to make the test and report the results to the consumer and the Water Superintendent. The installation, replacement or repair of assemblies must be made by a tester having appropriate licensure form the Department of Commerce, Division of Occupational and Professional Licensing, except when the Backflow Technician is an agent of the assembly owner.

1.13.070 Requirements

- A. No water service connection to any premises shall be installed or maintained by the Water Superintendent unless the water supply is protected as required by State laws, regulations, codes, and this policy. Service of water to a consumer found to be in violation of this policy shall be discontinued by the Water Superintendent after due process of written notification of violation and an appropriate time for voluntary compliance and will not be

restored until such conditions or defects are corrected, if:

1. A backflow prevention assembly required by this policy for the control of backflow and cross connections is not installed, tested, and maintained; or
 2. If it is found that a backflow prevention assembly has been removed or by-passed; or
 3. If an unprotected cross connection exists on the premises; or
 4. If the periodic system survey has not been conducted.
- B. The customer's system(s) shall be open for inspection at all reasonable times to authorized representatives of the Department to determine whether cross connections or other structural or sanitary hazards, including violation of this policy exist and to audit the results of the required survey (R309-400 of the Utah Administrative Code).
- C. Whenever the Department deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, at or near the property line or immediately inside the building being served; but , in all cases, before the first branch line leading off the service line.
- D. The type of protective assembly required under C, shall depend upon the degree of hazard which exist at the point of cross connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey.
- E. All presently installed backflow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purposes described herein a the time of installation and which have been properly maintained, shall, except, for the inspection and maintenance requirement under F, be excluded from the requirements of these rules so long as the Department is assured that they will satisfactorily protect the public water system. Whenever an existing backflow prevention assembly is moved from the present location or, requires more than minimum maintenance or, when the Department finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly meeting all local and state requirements.
- F. It shall be the responsibility of the consumer at any premises where backflow prevention assemblies are installed to have certified surveys/inspections, and operational tests made at least once per year at the consumer's expense. in those instances where the Department deems the hazard to be great, it may require certified surveys/inspections and tests at a more frequent interval. It shall be the duty of the Department to see that

these tests are made according to the standards set forth by the State Department of Environmental Quality, Division of Drinking Water.

- G. All backflow prevention assemblies shall be tested within ten (10) working days of initial installation.
- H. No backflow prevention assemblies shall be installed so as to create a safety hazard. Example: Installed over an electrical panel, steam pipes, boilers, or above ceiling level.

1.13.080 Violations Of This Policy

- A. If violations of this policy exist or if there has not been any corrective action taken by the consumer within ten (10) days of the written notification of the deficiencies noted within the survey or test results, then the Department shall deny or immediately discontinue water service to the premises by providing a physical break in the service line until the customer has corrected the condition(s) in conformance with all State and local regulations and statutes relating to plumbing, safe drinking water suppliers, and this policy.

1.14.000 Well Drilling Policy

- A. Multiple users and well sharing agreements are not allowed on private wells. Wells are for single use only and must be located on the User's property.
- B. Permit Required; Prohibition Against Drilling or Use of a Water Supply Well
 - 1. No person, firm, or corporation or other entity shall drill a well or cause a well to be drilled without applying for and receiving a permit from the Department. no permit shall be issued until the requisite fee has been paid by the applicant. A person whose property is served by public water supply or is within 1,000 feet of the Department service lines, may not drill or use for any purpose a water supply well where the groundwater which may be pumped by such well.
- C. Contents of Permit
 - 1. A permit application shall be made in writing to the Department and shall contain the following information:
 - a. The applicant's name, address and telephone number.
 - b. The name, address and telephone number of the person, firm, corporation or other entity who will drill the well.
 - c. The name of the property owner upon whose property the well will be drilled and, if applicable, authorization to perform

the drilling.

- d. An accurate description of the location of where the well will be drilled.
- e. Clear and convincing evidence that the application will not further deplete the Department's water supply.
- f. Copies of all documents submitted to the State of Utah showing compliance with existing Utah law.
- g. Approval from the State of Utah to drill the well.

D. Emergency When There Is an Existing Well.

1. Notwithstanding any of the above provisions, a property owner with an existing well may drill a well or drill an existing well deeper and make application for a permit within three business days after drilling a well under the following conditions:
 - a. The well fails; and
 - b. It is not possible to obtain a permit prior to the well driller's availability to drill and/or redrill or deepen the existing well.

E. Reporting the Drilling of a Well after Completion.

1. Upon the completion of the well, the person, firm or entity drilling the well shall immediately submit to the Department all of the information and reports which the person, firm or entity must submit to the State of Utah or any agencies thereof pursuant to the State's laws, rules and regulations.

F. Fees.

1. The fee for a permit shall be \$250 and shall accompany the application for a permit.

G. Violations and Penalties.

1. Any person, firm, corporation, or other entity who shall violate any provisions of this Part, upon conviction thereof in any action brought before a Department Court in a manner provided for the enforcement of summary offenses under the Utah Rules of Criminal Procedure, shall be sentenced to pay a fine of not less than \$1,000, plus costs. Each day the violation continues without a permit shall constitute a separate offense.

H. Severability Clause.

1. If any part or provision of this Policy is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Policy and all provisions, clauses and words of this Policy shall be severable.

01.15.000 Bulk Water Sales

- A. Bulk Water Sales: Customers may apply for rental of a bulk meter for bulk water purchase.
- B. Application Required. Customers will apply for bulk water purchase by filling out an application for bulk water meter rental.
- C. Procedures for Processing Bulk Water Applications: Staff will review the application for completeness and ensure all fees are paid. The Staff will then annotate the meter number and the current meter reading.
- D. Verbal Communication with Water Superintendent Required: Bulk Water Customers are required to verbally communicate with the Water Superintendent before usage. The Water Superintendent will inform the customer which hydrant to use and instruct the applicant on safe use.
- E. Deposit and Other Fees. A deposit of \$1,000 is required for the rental of a bulk water meter. This deposit will remain on the account to cover any unpaid fees or to repair any damage to Department property. Any remaining deposit amount is refundable once the account is settled in full and all equipment is returned in proper working condition. Rental and water usage fees are outlined in Appendix A.
- F. The Customer must report the location the water is being used on. If the meter needs to be moved, the location must be reported to Staff.
- G. Loaning or subletting the meter, or removing water from the Town of Apple Valley is strictly prohibited.
- H. Customers Must Use Designated Hydrant. The Water Superintendent will inform the customer of which hydrant to use. The Customer must use the designated hydrant or hydrants, or the bulk use agreement will be terminated.
- I. Customers Responsible for Meter Reading. Customers are required to bring the bulk meter into the Town office by the last day of the usage month according to the date of application. Failure to bring the meter in by the 5th day of the following usage month will result in a \$250 fee. Failure to bring it in within 30 days following a usage month will result in an additional \$250 fee and the termination of the bulk water usage agreement.

- J. Payment policy: Bulk water meter will be invoiced monthly and must be paid in full by the due date each month. Failure to submit timely payments may result in finance charges, the suspension of bulk meter privileges, and forfeiture of the deposit.
- K. Customers Responsible for Damage or Loss. Any damage to or loss of meter, fire hydrant, other equipment or property will be paid for at the expense of the customer.
- L. Tampering with Meter Prohibited. Any intentional tampering with the meter, to include customers attempting to repair the meter, will result in termination of the bulk meter usage agreement and fines may be imposed.
- M. All provisions stated on the application are applicable and shall be adhered to. A lien may be placed on the property being serviced for all unpaid charges and cost of collection. Anyone who maliciously, willfully, or negligently consumes water from the Department without approval may be subject to misdemeanor or civil charges.

HISTORY

Amended by Res. [BPW-R-2025-02](#) on 2/19/2025

01.16.000 Water Design Standards

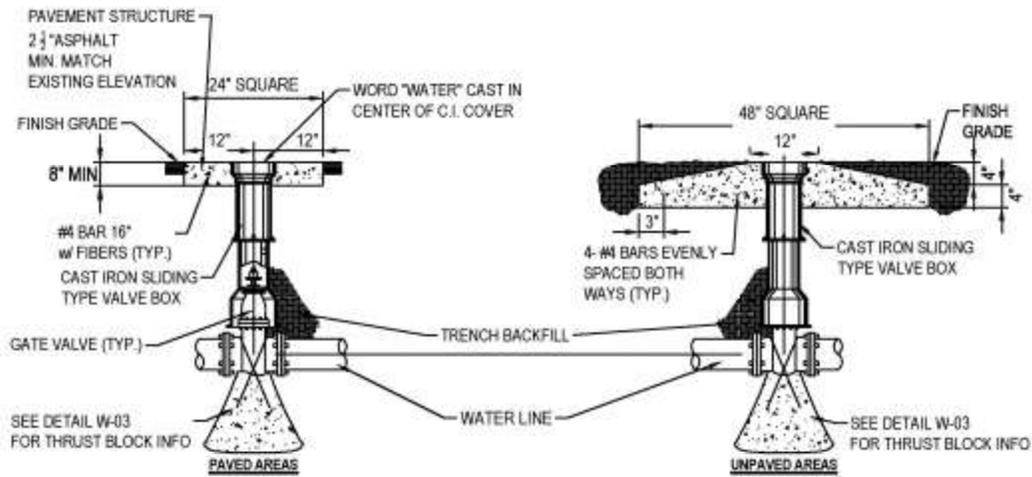
Disclaimer

The engineering detail depicted in Exhibit A includes a legacy title block referencing Big Plains Water SSD. While the image retains its original format for historical and technical continuity, the detail is officially adopted under the Apple Valley Water Department, administered by the Town of Apple Valley. All references to Big Plains Water SSD in this context shall be interpreted as applying to the Apple Valley Water Department moving forward.

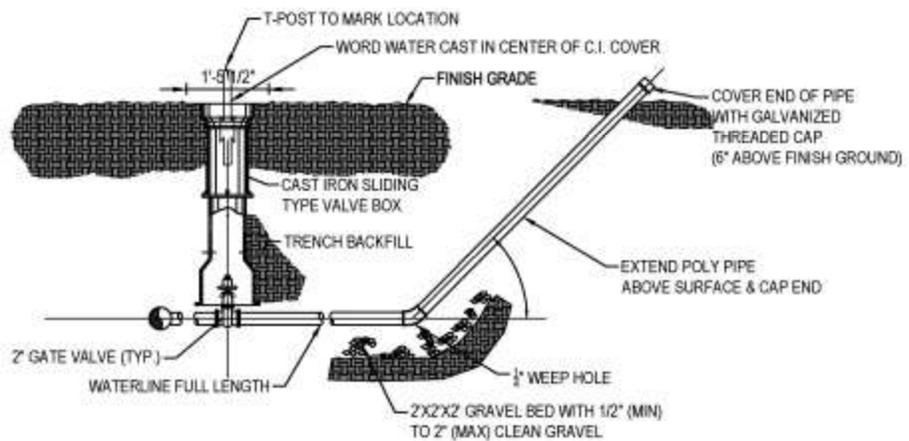
[Water Valve Box Detail; Blow Off Detail](#)
[Standard Fire Hydrant Detail \(Paved And Unpaved\) Thrust Blocks](#)
[6" Pressure Reducing Valve W/2" Bypass-Profile View](#)
[6" Pressure Reducing Valve W/2" Bypass-Plan View](#)
[1"-2" Water Meter-Plan View](#)
[1"-2" Water Meter-Profile View](#)
[Waterline Utility Crossing Detail](#)
[Water Meter With Fire Flow-Plan View](#)
[Water Meter With Fire Flow-Profile View](#)
[Trench Detail](#)

[Air Release Valve Detail](#)
[Carrier Pipe Detail-Cross Section](#)
[Backflow Detail](#)
[Pipe Fixtures-Plan](#)
[View Assorted Details](#)
[Meter Pedestal For Riser Connection](#)
[RTU Pedestal Elevations-Front And](#)
[Back RTU Pedestal Side Elevation](#)
[Vent Pipe Side Penetration](#)
[Pipe Fixtures-Plan And Profile](#)
[View Pipe Fixtures-Profile View](#)
[Pressure Gauge W/Hose Bib](#)
[Typical Cable Tool Well Section](#)
[Typical Screened/Gravel Packed Well](#)
[Section Hot Tap Plan View And Section View](#)

Water Valve Box Detail; Blow Off Detail



1 WATER VALVE BOX DETAIL SCALE: NONE

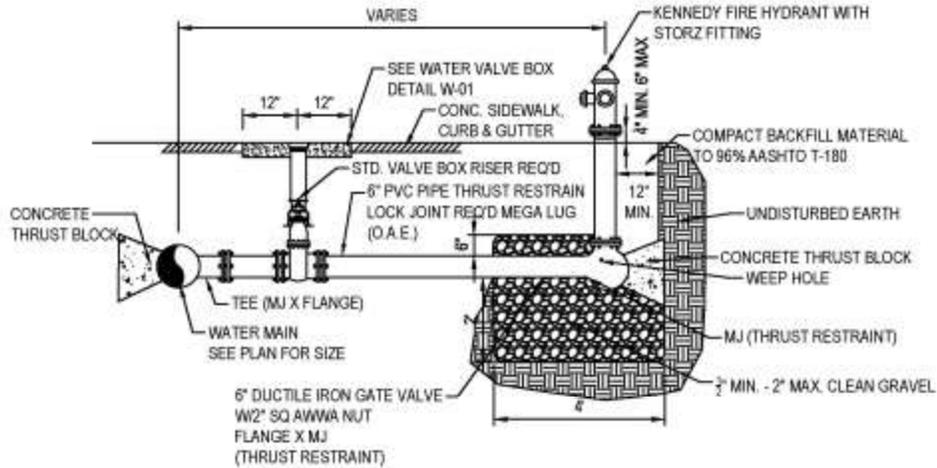


2 BLOW OFF DETAIL SCALE: NONE

PROJECT # DATE SJ1011 09/22/2017 W-01	BIG PLAINS WATER SSD STANDARD DETAILS WATER VALVE BOX AND BLOW OFF WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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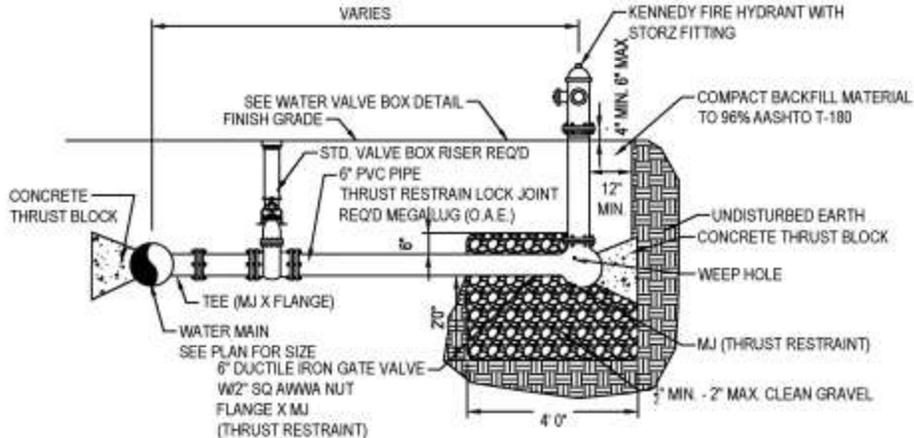
Standard Fire Hydrant Detail (Paved And Unpaved)

NOTE:
 1. TOP OF VALVE BOX AND CONCRETE COLLAR
 TO BE 1/4" BELOW FINAL GRADE.



1 STANDARD FIRE HYDRANT DETAIL (PAVED) SCALE NONE

NOTE:
 1. TOP OF VALVE BOX AND CONCRETE COLLAR
 TO BE 1/4" BELOW FINAL GRADE.



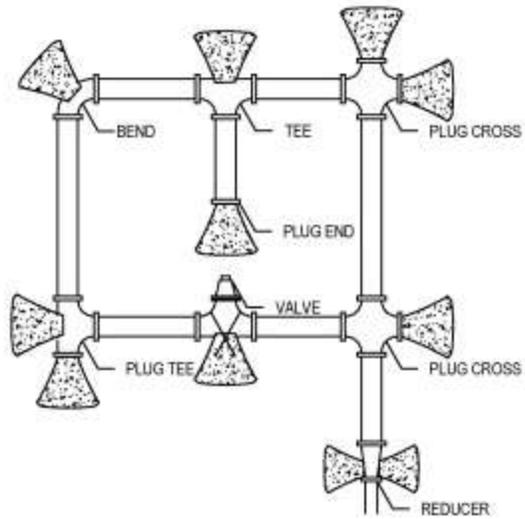
2 STANDARD FIRE HYDRANT DETAIL (UNPAVED) SCALE NONE

PROJECT # DATE SJ1011 09/22/2017 W-02	BIG PLAINS WATER SSD STANDARD DETAILS STANDARD FIRE HYDRANT DETAIL WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Thrust Blocks

NOTE:

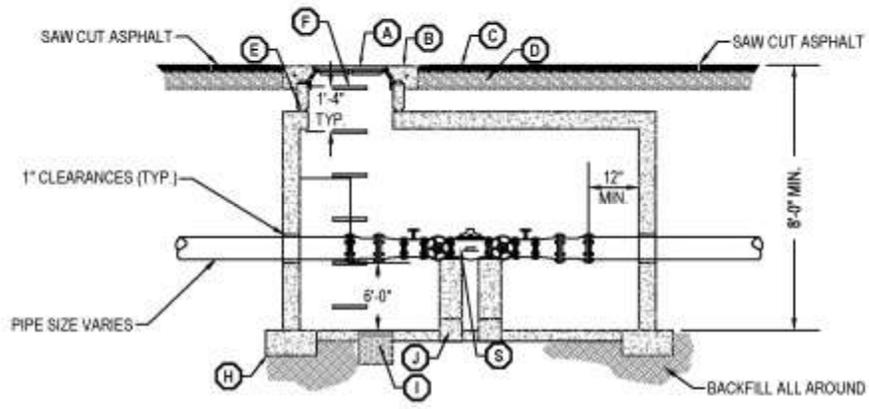
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS.
2. BLOCKING SHALL BE POURED IN PLACE PORTLAND CEMENT CONCRETE A MINIMUM OF 12 INCHES THICK BETWEEN SOLID UNDISTURBED OR COMPACTED EARTH AND FITTING. THRUST BLOCK SHALL BE PLACED TO PERMIT ACCESS TO THE PIPE AND FITTING.
3. MINIMUM BEARING AREAS ASSUME A WORKING PRESSURE OF UP TO 150 PSI (TEST PRESSURE 200 PSI) AND A MINIMUM SOIL BEARING PRESSURE OF 2000 PSI. IF THESE CONDITIONS ARE NOT MET, LARGER BLOCKING WILL BE REQUIRED.



1 THRUST BLOCKS SCALE NONE

<p>PROJECT # DATE SU1011 09/22/2017</p> <p>W-03</p>	<p>BIG PLAINS WATER SSD STANDARD DETAILS THRUST BLOCKS WASHINGTON COUNTY, UTAH</p>	 <p>BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192</p>
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6" Pressure Reducing Valve W/2" Bypass-Profile View



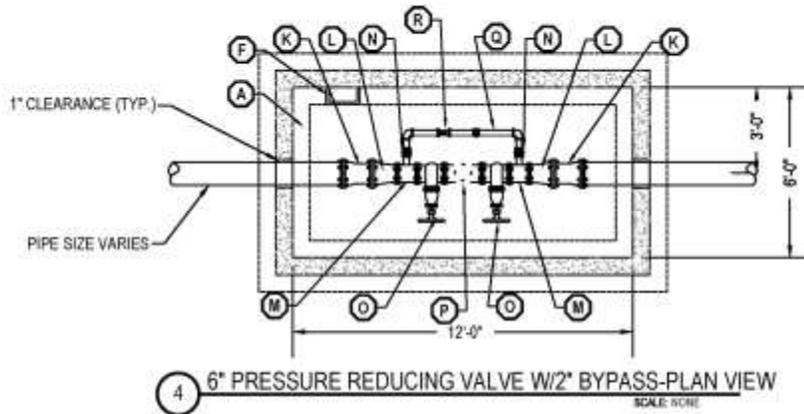
1 6" PRESSURE REDUCING VALVE W/2" BYPASS-PROFILE VIEW
SCALE: NONE

NOTE:
1. UNLESS OTHERWISE SHOWN ALL MATERIALS PER BWPSSD ENGINEERING STANDARDS

LEGEND			
NO.	*	ITEM	DESCRIPTION
A		MANHOLE RING AND COVER (RIBBLESS)	D&L A-1180 O.A.E.
B		4' X 8" THICK CONCRETE COLLAR	W/ 40' / #4 BARS & FIBERS
C		3" ASPHALT MAT	
D		8" COMPACTED UNTREATED BASE	
E		GRADE RING(S)	
F		MANHOLE STEP	(M.A. INDUSTRIES INC. O.A.E.)
G		CONCRETE VAULT TOP (6'X 12')	AMCOR UV612TT O.A.E.
H		9' X 18" FOOTING W/ 3-#4 BARS	
I		SUMP	12" X 12" X 12" W/SUMP PUMP & GRATE
J		CONCRETE SUPPORT BLOCKING	
K		x" M.J. X FLANGE ADAPTOR	CEMENT LINED
L		x" X 6" FLANGED REDUCER (IF REQ'D)	CEMENT LINED
M		6" FLANGED STEEL SPOOL WITH 2" OUTLET	EPOXY COATED AND LINED
N		2" GATE VALVE WITH HANDWHEEL	
O		6" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
P		6" PRESSURE REDUCING VALVE	WATTS ACV 115/6115 O.A.E.
Q		2" K-COPPER PIPE AND FITTINGS AS SHOWN	
R		2" PRESSURE REDUCING VALVE	
S		3/4" TAPPS w/ PRESSURE GAUGE	2 1/2", 0-300 PSI, GLYCERIN FILLED

PROJECT # SU1011 DATE 09/22/2017 W-04A	BIG PLAINS WATERSSD STANDARD DETAILS 6" PRESSURE REDUCING VALVE W/2" BYPASS-PROFILE WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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6" Pressure Reducing Valve W/2" Bypass-Plan View

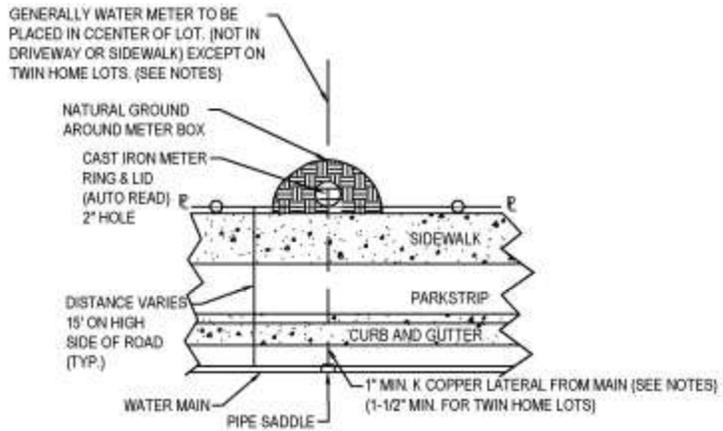


NOTE:
1. UNLESS OTHERWISE SHOWN ALL MATERIALS PER BWPSSD ENGINEERING STANDARDS

LEGEND			
NO.	*	ITEM	DESCRIPTION
A		MANHOLE RING AND COVER (RIBLESS)	D&L A-1180 O.A.E.
B		4' X 8" THICK CONCRETE COLLAR	W/ 40' / #4 BARS & FIBERS
C		3" ASPHALT MAT	
D		8" COMPACTED UNTREATED BASE	
E		GRADE RING(S)	
F		MANHOLE STEP	(M.A. INDUSTRIES INC. O.A.E.)
G		CONCRETE VAULT TOP (6'X 12')	AMCOR UV6127T O.A.E.
H		9" X 18" FOOTING W/ 3-#4 BARS	
I		SUMP	12" X 12" X 12" W/SUMP PUMP & GRATE
J		CONCRETE SUPPORT BLOCKING	
K		4" M.I. X FLANGE ADAPTOR	CEMENT LINED
L		4" X 6" FLANGED REDUCER (IF REQ'D)	CEMENT LINED
M		6" FLANGED STEEL SPOOL WITH 2" OUTLET	EPOXY COATED AND LINED
N		2" GATE VALVE WITH HANDWHEEL	
O		6" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
P		6" PRESSURE REDUCING VALVE	WATTS ACV 1156115 O.A.E.
Q		2" K-COPPER PIPE AND FITTINGS AS SHOWN	
R		2" PRESSURE REDUCING VALVE	
S		3/4" TAPPS w/ PRESSURE GAUGE	2 1/2", 0-300 PSI, GLYCERIN FILLED

PROJECT # SU1011 DATE 09/22/2017 W-04B	BIG PLAINS WATER SSD STANDARD DETAILS 6" PRESSURE REDUCING VALVE W/2" BYPASS- PLAN WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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1"-2" Water Meter-Plan View

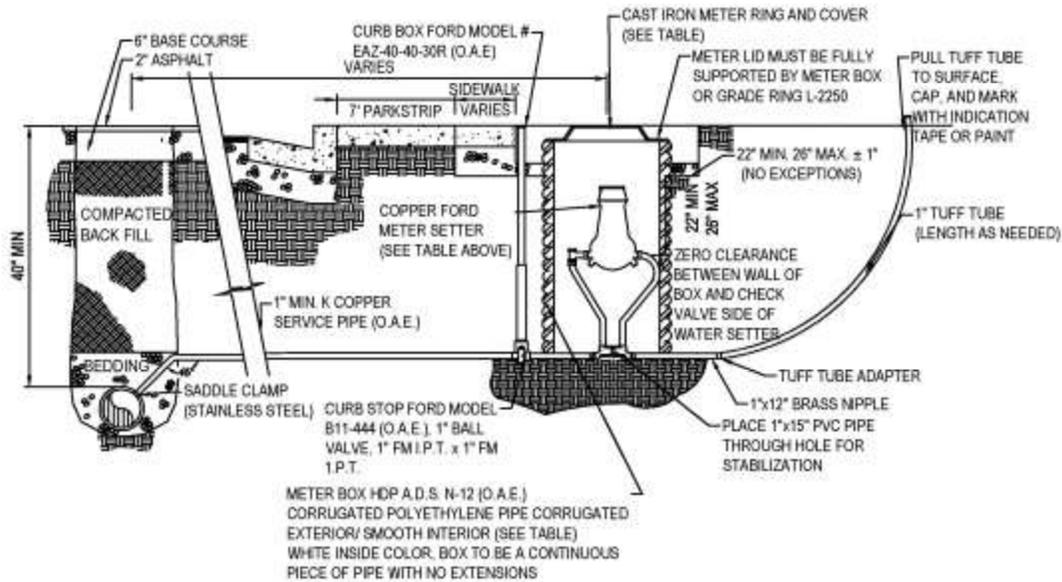


METER SIZE	BOX DIAMETER	D&L RING & COVER, OAE	FORD SETTER, OAE
1"	18"	L-2241	VBHC 74-18W-44-G or Q
1 1/2"	24"	B-5074	VBHH 76-18-44-66-G or Q
2"	30"	B-5076	VBHH 77-18-44-77-G or Q

1 1"-2" WATER METER-PLAN VIEW SCALE NONE

PROJECT # DATE SU1011 09/22/2017 <b style="font-size: 1.2em;">W-05A	BIG PLAINS WATER SSD STANDARD DETAILS 1"-2" WATER METER-PLAN VIEW WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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1"-2" Water Meter-Profile View



NOTES:

- 1- 3/4" LATERAL ALLOWED ONLY BY APPROVAL OF THE DISTRICT ENGINEER
- 2- ON TWIN HOME LOTS THE WATER METERS SHALL BE TEED OFF A COMMON 1-1/2" MIN. LATERAL COMING FROM THE MAIN AND PLACED ON EACH SIDE THE LOT DIVIDING LINE ACCORDING TO THE LAYOUT OF THE HOMES.

1 1"-2" WATER METER-PROFILE VIEW SCALE: NONE

PROJECT # DATE SJ1011 09/22/2017 <b style="font-size: 1.2em;">W-05B	BIG PLAINS WATER SSD STANDARD DETAILS 1"-2" WATER METER-PROFILE VIEW WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Waterline Utility Crossing Detail

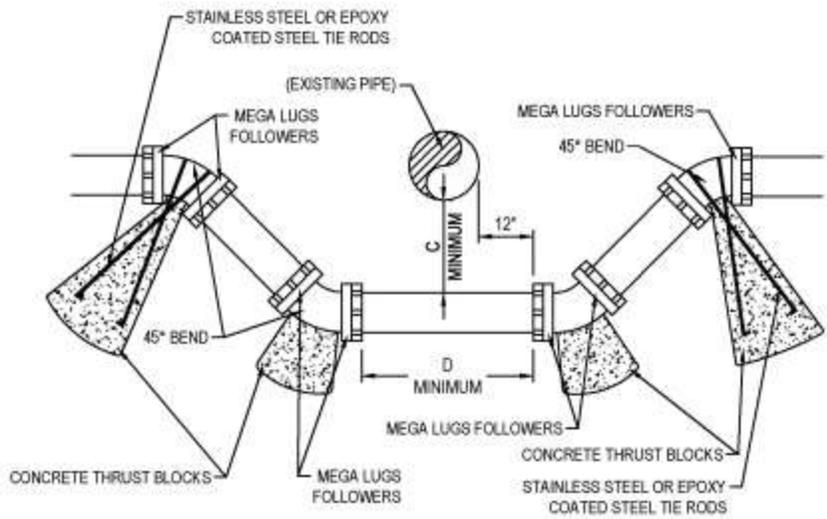


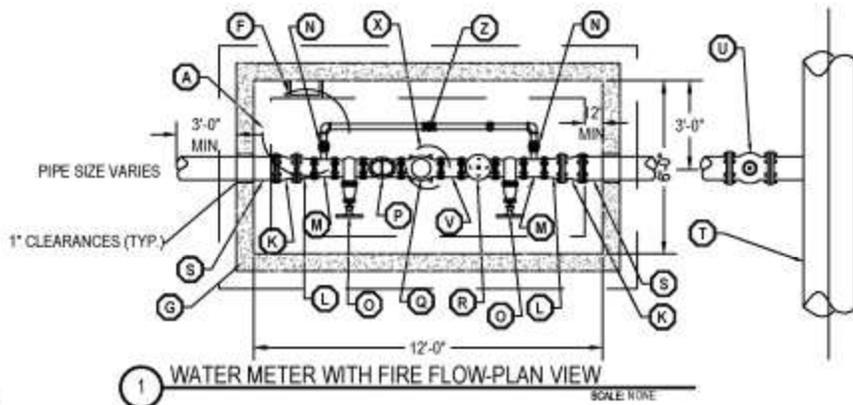
TABLE OF DIMENSIONS		
No.	OBSTRUCTION SEWER MAIN	OTHER
C	18"	12"
D MIN	FULL PIPE LENGTH	O.D. + 12"

- NOTES:
1. MATCH EXISTING SERVICE. BEND PIPE AROUND OBSTRUCTION.
 2. THRUST BLOCKS; NOT REQUIRED FOR FLANGE, WELDED, OR RESTRAINED JOINT PIPE SYSTEMS.
 3. LOOP WATER MAINS OVER TOP OF SEWER LINES.
 4. CONTRACTOR SHALL SUBMIT DETAILS OF RESTRAINED JOINT PIPE TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

1 WATERLINE UTILITY CROSSING DETAIL SCALE: NONE

PROJECT # DATE SJ1011 09/22/2017 <b style="font-size: 1.2em;">W-06	BIG PLAINS WATER SSD STANDARD DETAILS WATERLINE UTILITY CROSSING DETAIL WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Water Meter With Fire Flow-Plan View

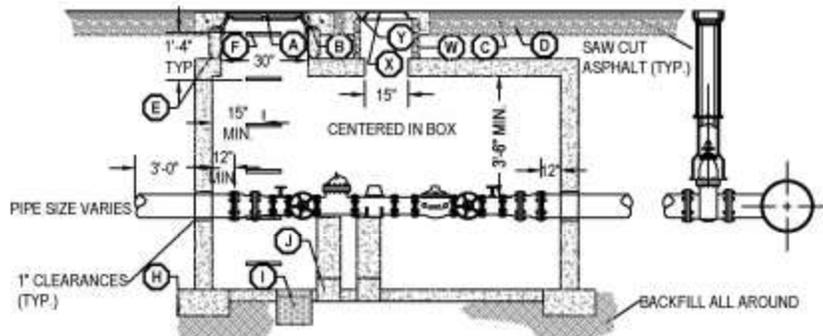


NOTE:
1. ALL MATERIALS PER CICWCD ENGINEERING STANDARDS UNLESS OTHERWISE SHOWN

NO.	*	ITEM	DESCRIPTION
A		MANHOLE RING AND COVER (RIBLESS)	D&L A-1180 O.A.E.
B		40 X 8" THICK CONCRETE COLLAR	W 40' 4" W4 BARS & FIBERS
C		3" ASPHALT MAT	
D		8" COMPACTED UNTREATED BASE	
E		GRADE RING(S)	
F		MANHOLE STEP	(M.A. INDUSTRIES INC. O.A.E.)
G		CONCRETE VAULT TOP (6' X 12')	AMCOR UV6127T O.A.E.
H		9" X 18" FOOTING W/ 3-#4 BARS	
I		SUMP	12" X 12" X 12" W/ SUMP PUMP & GRATE
J		CONCRETE SUPPORT BLOCKING	
K		6" MIN. FLANGE ADAPTOR	CEMENT LINED
L		x" X 6" FLANGED REDUCER (IF REQ'D)	CEMENT LINED
M		6" FLANGED STEEL SPOOL WITH 2" OUTLET	EPOXY COATED AND LINED
N		2" GATE VALVE WITH 4" NIPPLE	
O		6" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
P		6" SINGLE DETECTOR CHECK VALVE	WATTS SERIES 07F O.A.E.
Q		6" COMPOUND FLOW METER (PURCHASED FROM CITY)	COMPOUND W/ STRAINER
R		6" PRESSURE REDUCING VALVE (IF REQ'D)	
S		6" MIN. D.I. PIPE (TO OUTSIDE OF VAULT)	CEMENT LINED
T		CITY WATER MAIN	
U		GATE VALVE WITH BOX	SEE W1
V		6" FLANGED SPOOL 12" LONG	CEMENT LINED
W		18" DIA. HDPE PIPE	PER PIPE SPEC.
X		RING & LID w/ 2" HOLE	D&L-2241 O.A.E.
Y		30"x30"x8" THICK CONCRETE COLLAR	
Z		2" PRESSURE REDUCING VALVE	WATTS ACV 1156115 O.A.E.

PROJECT # SU1011 DATE 09/22/2017 <b style="font-size: 1.2em;">W-07A	BIG PLAINS WATER SSD STANDARD DETAILS WATER METER WITH FIRE FLOW-PLAN VIEW WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Water Meter With Fire Flow-Profile View



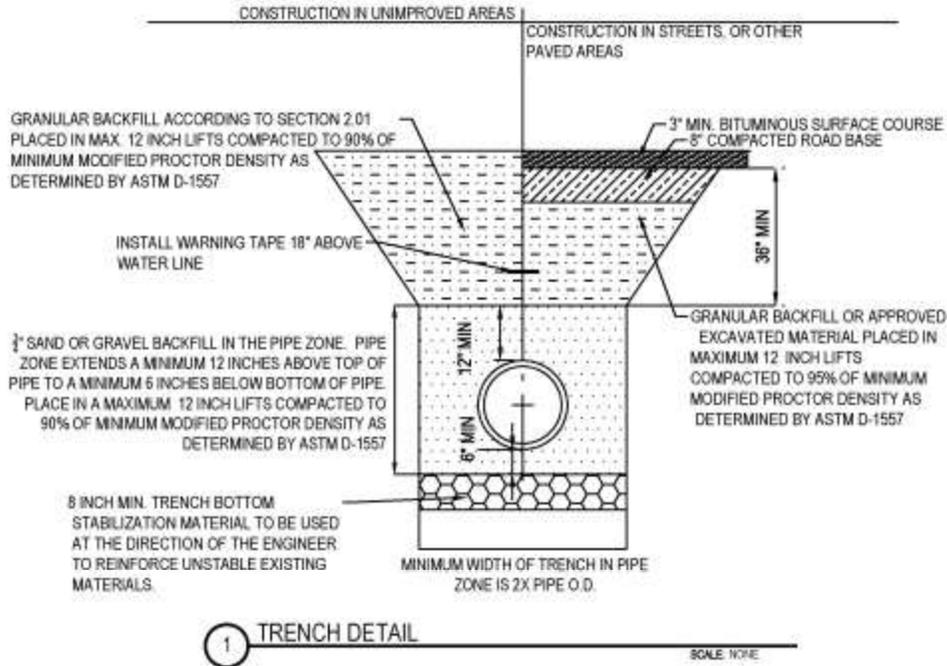
2 WATER METER WITH FIRE FLOW-PROFILE VIEW
SCALE: NONE

NOTE:
1. ALL MATERIALS PER CICWCD ENGINEERING STANDARDS UNLESS OTHERWISE SHOWN

NO.	*	ITEM	DESCRIPTION
A		MANHOLE RING AND COVER (RIBLESS)	D&L A-1180 O.A.E.
B		40 X 8" THICK CONCRETE COLLAR	W/ 40#4 BARS & FIBERS
C		3" ASPHALT MAT	
D		8" COMPACTED UNTREATED BASE	
E		GRADE RING(S)	
F		MANHOLE STEP	(M.A. INDUSTRIES INC. O.A.E.)
G		CONCRETE VAULT TOP (6'X 12')	AMCOR UV6127T O.A.E.
H		9' X 18" FOOTING W/ 3-#4 BARS	
I		SUMP	12" X 12" X 12" W/SUMP PUMP & GRATE
J		CONCRETE SUPPORT BLOCKING	
K		6" MIN. FLANGE ADAPTOR	CEMENT LINED
L		4" X 6" FLANGED REDUCER (IF REQ'D)	CEMENT LINED
M		6" FLANGED STEEL SPOOL WITH 2" OUTLET	EPOXY COATED AND LINED
N		2" GATE VALVE WITH 4" NIPPLE	
O		6" GATE VALVE WITH HANDWHEEL	NON-RISING STEM
P		6" SINGLE DETECTOR CHECK VALVE	WATTS SERIES 07F O.A.E.
Q		6" COMPOUND FLOW METER (PURCHASED FROM CITY)	COMPOUND W/ STRAINER
R		6" PRESSURE REDUCING VALVE (IF REQ'D)	
S		6" MIN. D.I. PIPE (TO OUTSIDE OF VAULT)	CEMENT LINED
T		CITY WATER MAIN	
U		GATE VALVE WITH BOX	SEE W1
V		6" FLANGED SPOOL 12" LONG	CEMENT LINED
W		18" DIA. HDPE PIPE	PER PIPE SPEC.
X		RING & LID w/ 2" HOLE	D&L-2241 O.A.E.
Y		30"x30"x8" THICK CONCRETE COLLAR	
Z		2" PRESSURE REDUCING VALVE	WATTS ACV 115/6115 O.A.E.

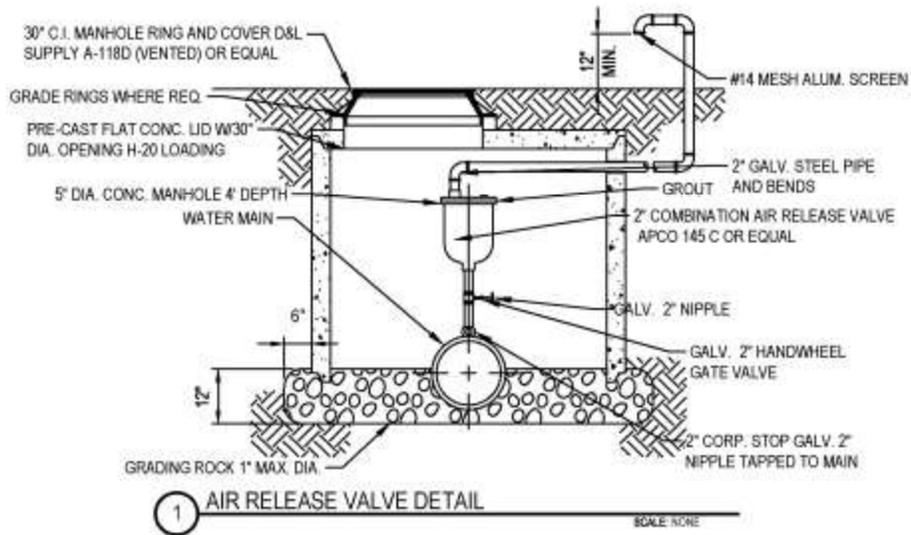
PROJECT # SU1011 DATE 09/22/2017 <b style="font-size: 1.2em;">W-07B	BIG PLAINS WATERSSD STANDARD DETAILS WATER METER WITH FIRE FLOW-PROFILE WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Trench Detail



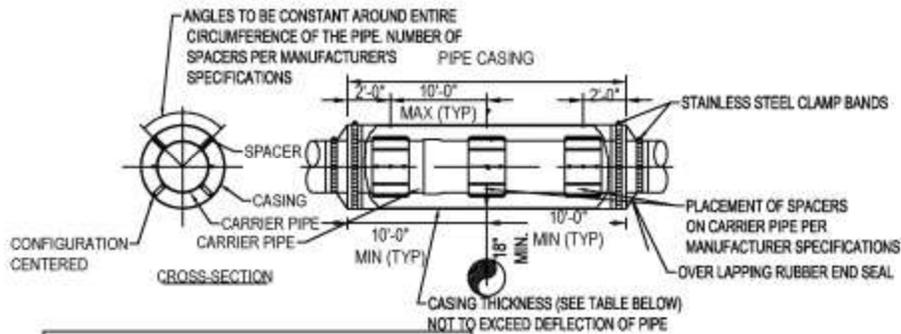
PROJECT # DATE SJ1011 09/22/2017	BIG PLAINS WATER SSD STANDARD DETAILS TRENCH DETAIL WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
W-08			

Air Release Valve Detail



<p>PROJECT # DATE SU1011 09/22/2017</p> <p>W-09</p>	<p>BIG PLAINS WATER SSD STANDARD DETAILS AIR RELEASE VALVE DETAIL WASHINGTON COUNTY, UTAH</p>		<p>BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192</p>
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Carrier Pipe Detail-Cross Section



CARRIER PIPE		
PIPE SIZE	CASING O.D.	THICKNESS *
6"	16"	1/4"
8"	18"	1/4"
10"	20"	5/16"
12"	24"	5/16"
16"	30"	3/8"
18"	30"	3/8"
20"	36"	1/2"
24"	42"	1/2"

* CASING INSTALLATIONS OVER 25 FEET BELOW FINISH GRADE TO HAVE THICKNESS DETERMINED BY A UTAH LICENSED PROFESSIONAL ENGINEER.
 * CASING INSTALLATIONS UNDER RAILROAD TRACKS TO HAVE THICKNESS DETERMINED BY A UTAH LICENSED PROFESSIONAL ENGINEER AND APPROVED BY UNION PACIFIC RAILROAD.

NOTE:

- STEEL PIPE CASING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A283, GRADE B, C, OR D. ALL JOINTS SHALL BE WELDED. INTERIOR JOINTS SHALL BE GROUND TO A SMOOTH FINISH. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C206, "AWWA STANDARD FOR FIELD WELDING OF STEEL WATER PIPE." COATINGS FOR STEEL CASING ARE NOT REQUIRED.
- STEEL PIPE CASING SHALL BE INSTALLED SYMMETRICAL ABOUT WATER MAIN CENTERLINE (TYP).
- PIPE CASING SHALL BE LAID TRUE TO LINE AND GRADE WITH NO BENDS OR CHANGES IN GRADE FOR THE FULL LENGTH OF THE CASING.
- AGENCY APPROVED CASING SPACERS AND END SEALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. USE A "CENTERED CONFIGURATION AND PROVIDE THE MANUFACTURER WITH THE FOLLOWING: (PIPE O.D., CASING I.D., AND CASING LENGTH.
- ALL PIPE JOINTS WITHIN THE CASING ARE TO BE RESTRAINED.

ALL PIPE JOINTS WITHIN THE CASING ARE TO BE RESTRAINED.

CASING TO BE FILLED WITH SAND OR GROUT AS APPROVED BY AGENCY.

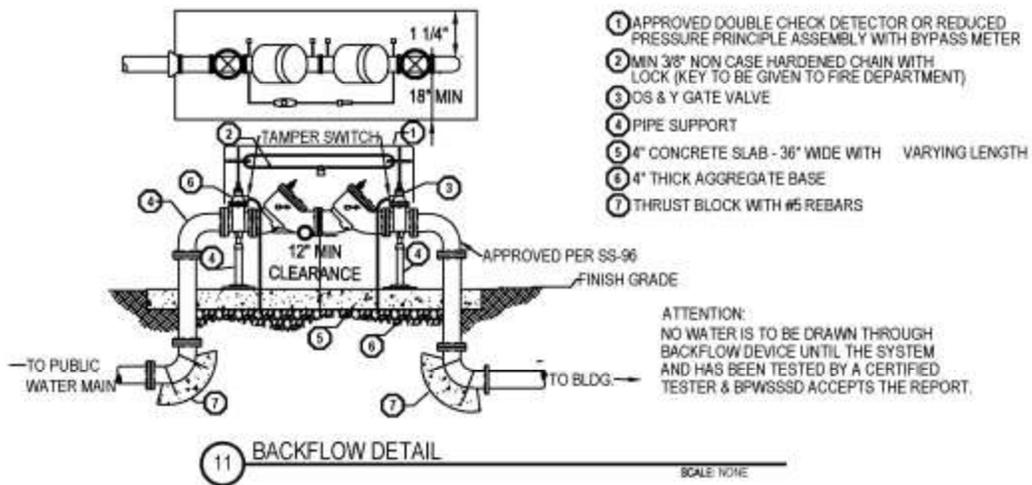
1 CARRIER PIPE DETAIL- CROSS SECTION SCALE: NONE

PROJECT # DATE SJ1011 09/22/2017 W-10	BIG PLAINS WATER SSD STANDARD DETAILS CARRIER PIPE DETAIL WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Backflow Detail

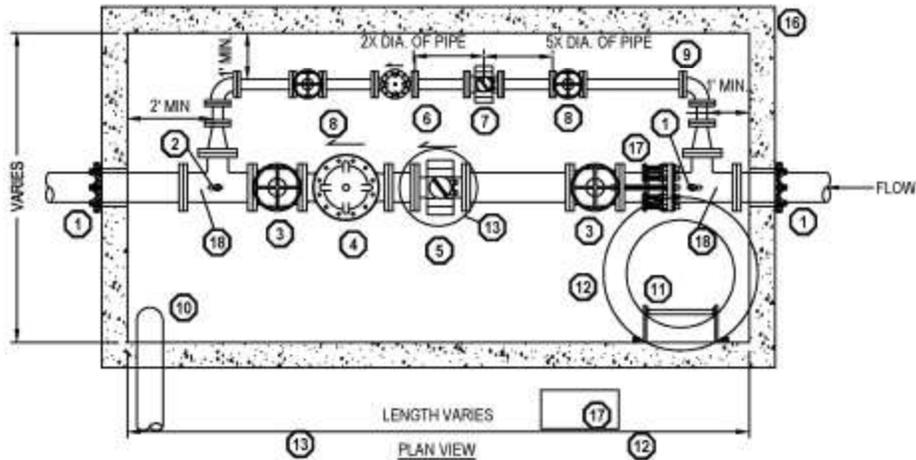
NOTES:

1. DOUBLE CHECK OR REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY TO BE APPROVED PER BPWSSD
2. ALL MATERIALS SHALL BE U.L. - F.M. APPROVED
3. TYPICAL LINE DRAWING. ACTUAL INSTALLATION MAY VARY WITH FIELD CONDITIONS AND FIRE DEPARTMENT REQUIREMENTS.
4. ALL JOINTS BETWEEN MAIN AND DETECTOR CHECK SHALL BE FLANGED CONNECTED.



PROJECT # DATE SJ1011 09/22/2017 <h2 style="margin: 0;">W-11</h2>	BIG PLAINS WATER SSD STANDARD DETAILS BACKFLOW DETAIL WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Pipe Fixtures-Plan View

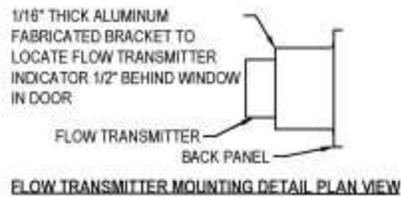
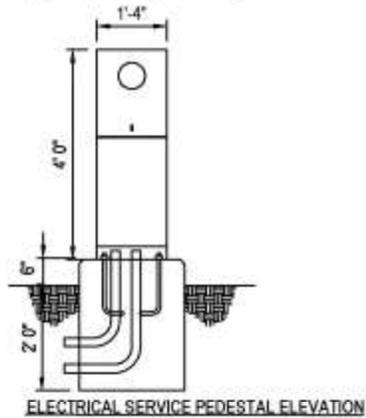
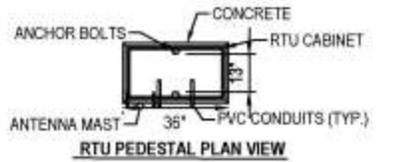


LEGEND		
NO.	ITEM	QUANTITY
1	MECHANICAL JOINT RESTRAINT (MEGALUG O.A.E) INSTALLED FLUSH AGAINST VAULT	2
2	PRESSURE GAUGE AND HOSE BIB SEE DETAIL A	2
3	GATE VALVE (MUELLER RESILIENT O.A.E)	2
4	CHECK VALVE OR CHECKING PRV (APCO O.A.E OR CLA-VAL #93-01-BCSDKC)	1
5	MAGMETER (ENDRESS HAUSER O.A.E) W/ REMOTE MOUNT	1
6	BYPASS CHECK VALVE OR CHECKING PRV (APCO O.A.E OR CLA-VAL #93-01-ASCDKC)	1
7	BYPASS MAGMETER (ENDRESS HAUSER O.A.E) W/ REMOTE MOUNT	1
8	BYPASS GATE VALVE (MUELLER RESILIENT O.A.E)	1
9	FLANGED BYPASS MAXIMUM OF 2 SIZES SMALLER THAN MAIN	1
10	GALVANIZED STEEL/HDPE LADDER (RUNGS SPACED 9' APART O.C.)	1
11	30" MANHOLE ACCESS (D&L A-1180 COVER O.A.E)	1
12	RING & LID (O&L-2241 O.A.E)	1
13	PIPE SUPPORT (TYP)	3
14	12" x 12" x 2" CONCRETE BLOCK (TYP)	3
15	ENGINEERED PRECAST CONCRETE VAULT. SIZE TO BE DETERMINED BY BPWSSSD	1
16	RTU PEDESTAL SEE DETAIL D	1
17	TIE ROD STYLE DISMANTLING JOINT (ROMAC DJ400 O.A.E)	1
18	THREADED SUBMERSIBLE TRANSDUCER 0-150 PSI RANGE (KPSI O.A.E)	2

1 PIPE FIXTURES: PLAN VIEW SCALE NONE

PROJECT # DATE SU1011 09/22/2017 <h2 style="margin: 0;">W-12A</h2>	BIG PLAINS WATER SSD STANDARD DETAILS PIPE FIXTURES PLAN VIEW WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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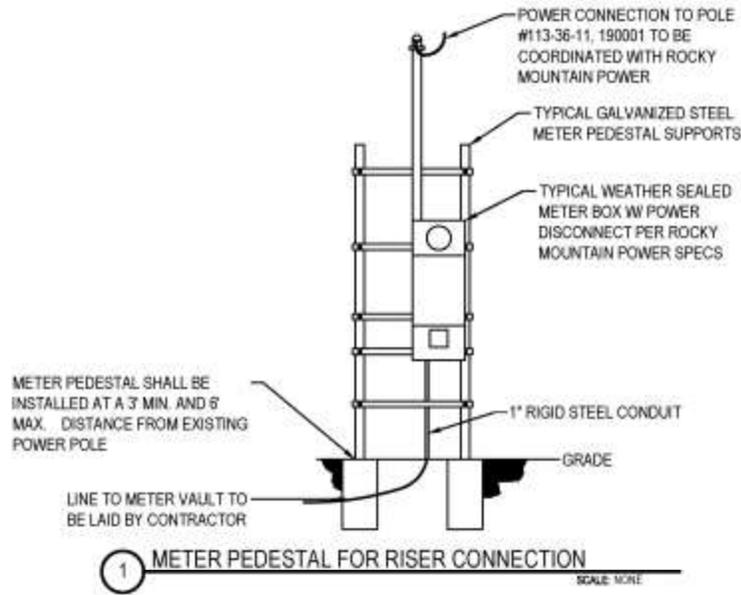
Assorted Details



1 ASSORTED DETAILS SCALE: 1

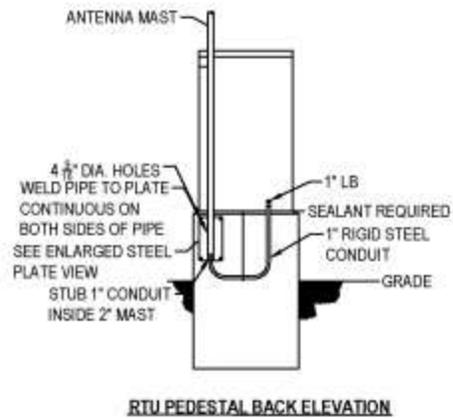
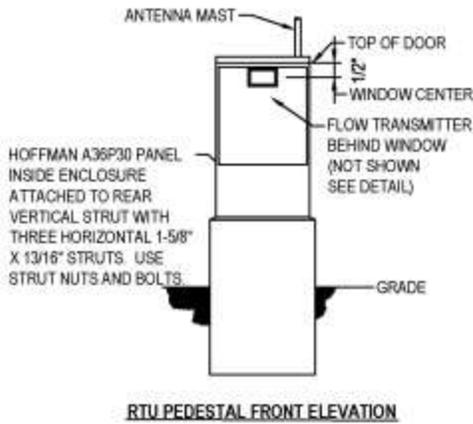
<small>PROJECT # DATE</small> SU1011 09/22/2017 W-12B	BIG PLAINS WATER & SEWER SSD STANDARD DETAILS ASSORTED DETAILS WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Meter Pedestal For Riser Connection



PROJECT # SU1011	DATE 09/22/2017	BIG PLAINS WATER SSD STANDARD DETAILS METER PEDESTAL FOR RISER CONNECTION WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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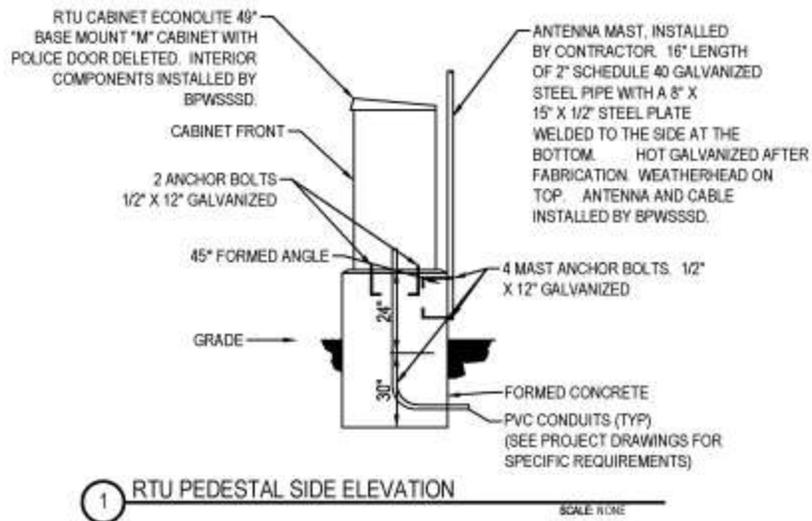
RTU Pedestal Elevations-Front And Back



1 RTU PEDESTAL ELEVATIONS- FRONT AND BACK SCALE NONE

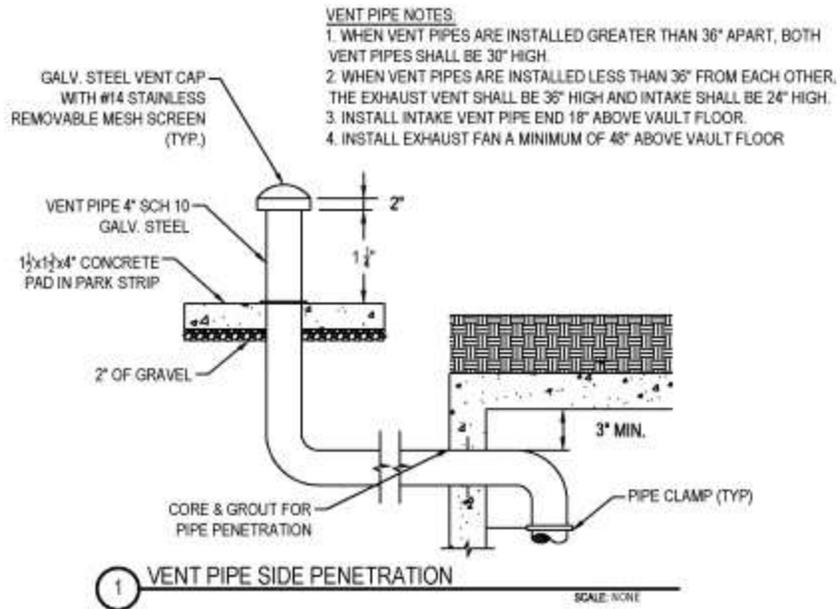
<p>PROJECT # DATE SU1011 09/22/2017</p> <p>W-12D</p>	<p>BIG PLAINS WATER SSD STANDARD DETAILS RTU PEDESTAL ELEVATIONS WASHINGTON COUNTY, UTAH</p>		<p>BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192</p>
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RTU Pedestal Side Elevation



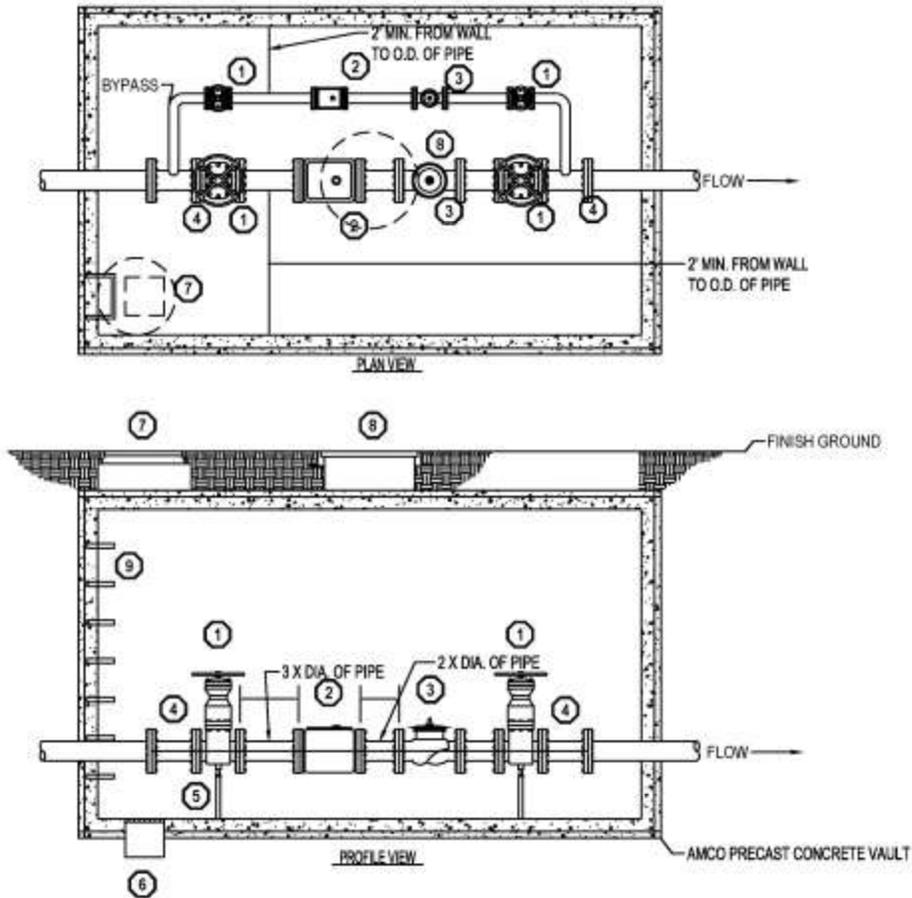
PROJECT # SU1011	DATE 09/22/2017	BIG PLAINS WATER SSD STANDARD DETAILS RTU PEDESTAL SIDE ELVATION WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
W-12E				

Vent Pipe Side Penetration



<p>PROJECT # DATE SUJ1011 09/22/2017</p> <p>W-12F</p>	<p>BIG PLAINS WATER SSD STANDARD DETAILS VENT PIPE SIDE PENETRATION WASHINGTON COUNTY, UTAH</p>		<p>BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192</p>
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Pipe Fixtures-Plan And Profile View



LEGEND	
NO.	ITEM
1	GATE VALVE (MULLER RESILIENT SEAT OR APPROVED EQUAL)
2	MAGMETER (ENDRESS HAUSER OR APPROVED EQUAL)
3	CHECK VALVE (APCO OR APPROVED EQUAL)
4	TEE
5	PIPE SUPPORTS
6	12" X 12" X 12" SUMP W/PUMP & GRATE
7	24" MIN. MANHOLE ACCESS W/ CAST IRON LID
8	24" TO 36" SECONDARY MAINTENANCE ACCESS (DAL 1408 COVER OR APPROVED EQUAL)
9	GALVANIZED STEEL HOPE LADDER (RINGS SPACED 9' APART O.C.)

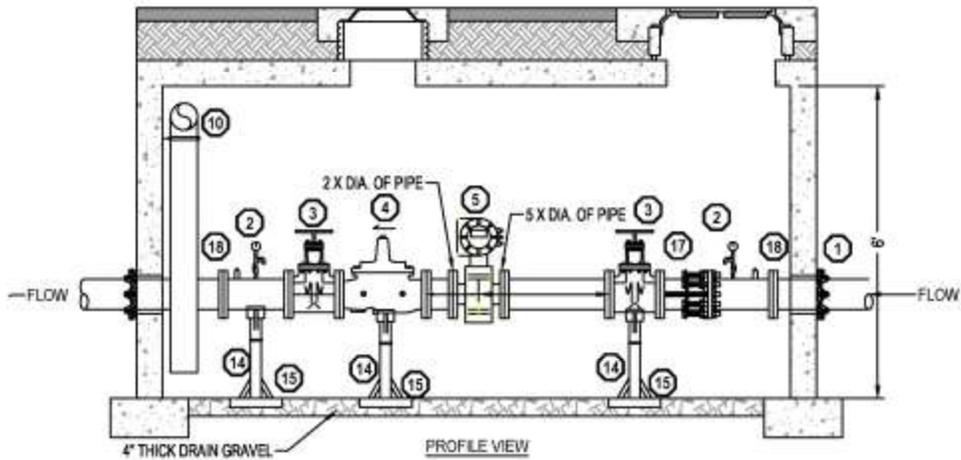
- NOTE:
- CHECK VALVE MAY BE REPLACED BY CHECKING PRV IF NECESSARY.
 - LINE IN VAULT MAY BE REDUCED TO DECREASE THE SIZE OF METER AS APPROVED BPWSSD.
 - A MINIMUM OF (3) PIPE SUPPORTS TO BE PLACED UNDER MAIN AND BYPASS LINES
 - BYPASS SHALL BE A MAXIMUM OF 2 SIZES SMALLER THAN MAINLINE UNLESS APPROVED BY BPWSSD.

1 PIPE FIXTURES: PLAN & PROFILE VIEW

SCALE: N/C/E

PROJECT # SU1011 DATE 09/22/2017 W-12G	BIG PLAINS WATER SSD STANDARD DETAILS PIPE FIXTURES: PLAN & PROFILE VIEW WASHINGTON COUNTY, UTAH	 BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Pipe Fixtures-Profile View

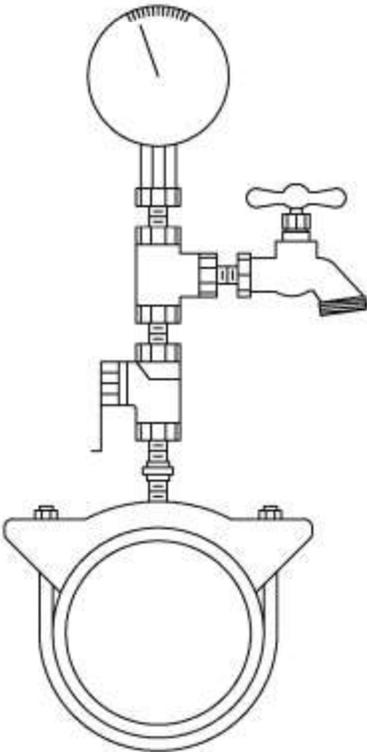


LEGEND		
NO.	ITEM	QUANTITY
1	MECHANICAL JOINT RESTRAINT (MEGALUG O.A.E) INSTALLED FLUSH AGAINST VAULT	2
2	PRESSURE GAUGE AND HOSE BIB SEE DETAIL A	2
3	GATE VALVE (MUELLER RESILIENT O.A.E)	2
4	CHECK VALVE OR CHECKING PRV (APCO O.A.E OR CLA-VAL #93-01-BCSDKC)	1
5	MAGMETER (ENDRESS HAUSER O.A.E) W/ REMOTE MOUNT	1
6	BYPASS CHECK VALVE OR CHECKING PRV (APCO O.A.E OR CLA-VAL #93-01-ASCDKC)	1
7	BYPASS MAGMETER (ENDRESS HAUSER O.A.E) W/ REMOTE MOUNT	1
8	BYPASS GATE VALVE (MUELLER RESILIENT O.A.E)	1
9	FLANGED BYPASS MAXIMUM OF 2 SIZES SMALLER THAN MAIN	1
10	GALVANIZED STEEL/HDPE LADDER (RUNGS SPACED 9" APART O.C.)	1
11	30" MANHOLE ACCESS (D&L A-1180 COVER O.A.E)	1
12	RING & LID (D&L-2241 O.A.E)	1
13	PIPE SUPPORT (TYP)	3
14	12" x 12" x 2" CONCRETE BLOCK (TYP)	3
15	ENGINEERED PRECAST CONCRETE VAULT. SIZE TO BE DETERMINED BY BPWSSSD	1
16	RTU PEDESTAL SEE DETAIL D	1
17	TIE ROD STYLE DISMANTLING JOINT (ROMAC DJ400 O.A.E)	1
18	THREADED SUBMERSIBLE TRANSDUCER 0-150 PSI RANGE (KPSI O.A.E)	2

1 PIPE FIXTURES: PROFILE VIEW SCALE: NONE

PROJECT # SU1011 DATE 09/22/2017 W-12H	BIG PLAINS WATER SSD STANDARD DETAILS PIPE FIXTURES: PROFILE VIEW WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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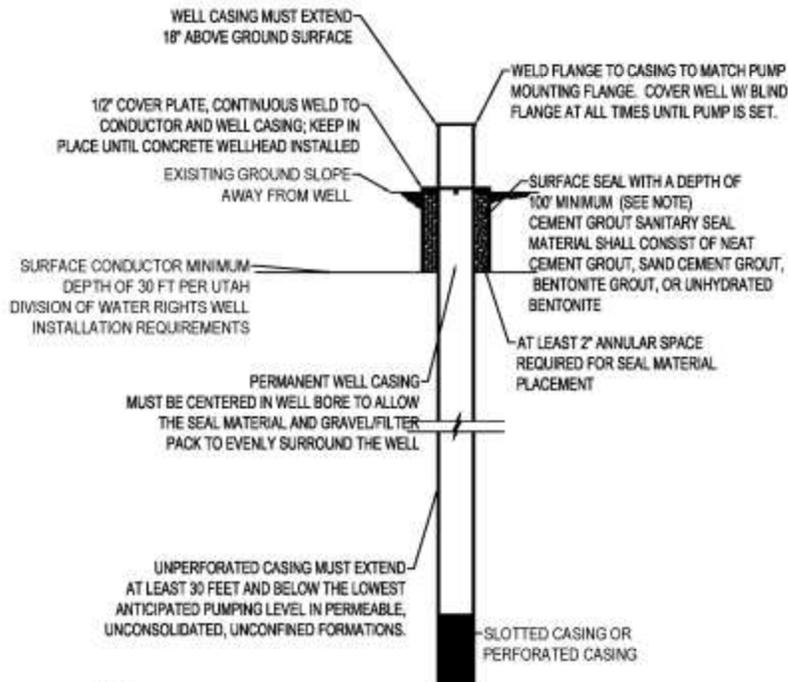
Pressure Gauge W/Hose Bib



PRESSURE GAUGE W/ HOSE BIB

<p>PROJECT # DATE SU1011 09/22/2017</p> <p>W-13</p>	<p>BIG PLAINS WATER SSD STANDARD DETAILS PRESSURE GAUGE W/ HOSE BIB WASHINGTON COUNTY, UTAH</p>		<p>BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192</p>
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Typical Cable Tool Well Section

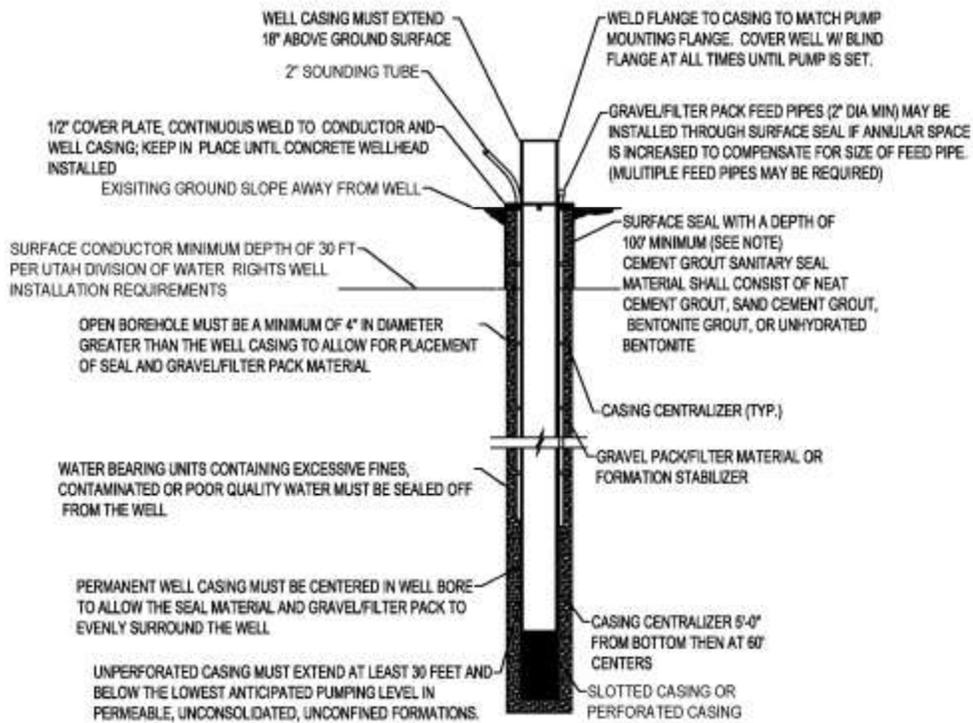


NOTE
THE SURFACE SEAL MUST BE PLACED FROM GROUND SURFACE TO A MINIMUM DEPTH OF 30 FEET AND AT LEAST 5 FEET INTO A CONFINING UNIT ABOVE THE WATER PRODUCTION ZONE IN UNCONSOLIDATED FORMATIONS STRATIFIED WITH CLAY, OR AT LEAST 5 FEET INTO COMPETENT CONSOLIDATED FORMATIONS.

1 TYPICAL CABLE TOOL WELL SECTION SCALE: NONE

<small>PROJECT # DATE</small> SU1011 09/22/2017 W-14	BIG PLAINS WATER SSD STANDARD DETAILS TYPICAL CABLE TOOL WELL SECTION WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Typical Screened/Gravel Packed Well Section



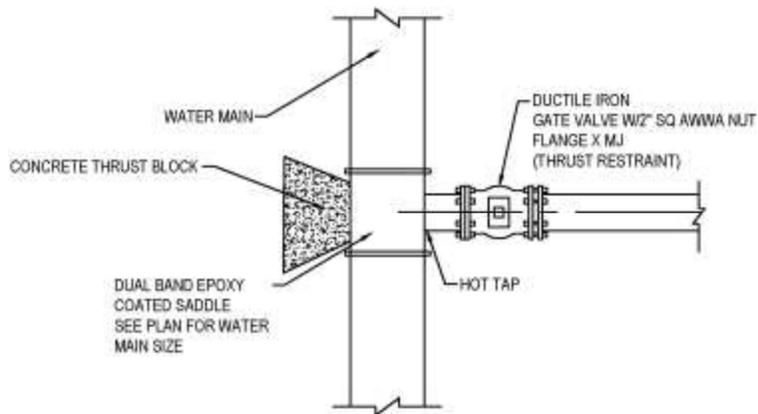
NOTE
THE SURFACE SEAL MUST BE PLACED FROM GROUND SURFACE TO THE DEEPEST OF THE FOLLOWING OPTIONS AS APPLICABLE:

- 1) A MINIMUM DEPTH OF 100 FEET AND FOR A THICKNESS OF AT LEAST 30 FEET THROUGH A PROTECTIVE CLAY LAYER (R309-600-R(1)(V), R309-204-6(6)(i))
- 2) FROM STATIC WATER LEVEL TO GROUND SURFACE IN UNCONSOLIDATED FORMATIONS (NO CONFINING UNIT);
- 3) AT LEAST 5 FEET INTO A CONFINING UNIT IN CLAY STRATIFIED UNCONSOLIDATED FORMATIONS; AND
- 4) AT LEAST 5 FEET INTO COMPETENT CONSOLIDATED FORMATIONS.

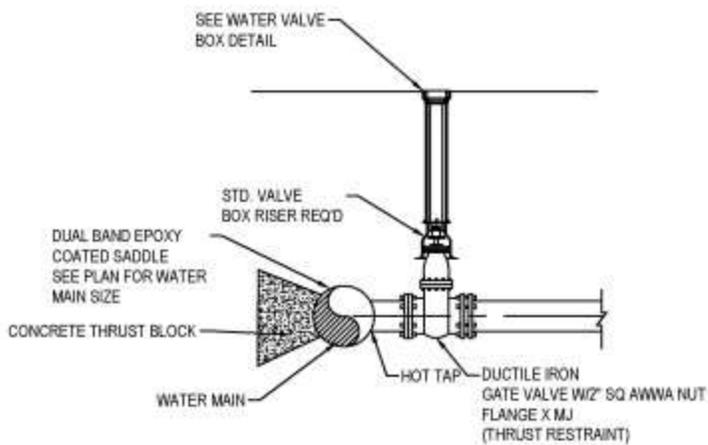
1 TYPICAL SCREENED/GRAVEL PACKED WELL SECTION
SCALE: N/A

PROJECT # DATE SUJ1011 09/22/2017 W-15	BIG PLAINS WATER SSD STANDARD DETAILS TYPICAL SCREENED/GRAVEL PACKED WELL SECTION WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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Hot Tap Plan View And Section View



1 HOT TAP PLAN VIEW SCALE: NONE



2 HOT TAP SECTION VIEW SCALE: NONE

PROJECT # SU1011	DATE 09/22/2017	BIG PLAINS WATER SSD STANDARD DETAILS HOT TAP WASHINGTON COUNTY, UTAH		BIG PLAINS WATER SSD 1777 N. Meadowlark Drive Apple Valley, Utah 84737 Phone 435-877-1190 Fax 435-877-1192
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01.17.000 Penalties And Violations

A. Notwithstanding individual penalties stated elsewhere in this policy, the following policy shall apply to this entire manual as follows:

1. A maximum criminal penalty for the violation of any policy may be imposed a fine not to exceed the maximum class B misdemeanor or fine under the Utah Code Annotated Section 76-3-301 or by a term of imprisonment up to six (6) months, or both the fine and term imprisonment.
2. Terms of imprisonment. A person who has been convicted of a misdemeanor may be sentenced to imprisonment as follows:
 - a. In the case of a class B misdemeanor, for a term not exceeding six (6) months.
 - b. In the case of a class C misdemeanor, for a term not exceeding ninety (90) days.
3. Infractions:
 - a. A person convicted of an infraction may not be imprisoned but may be subject to a fine, forfeiture and disqualification, or any combination.
 - b. Whenever a person is convicted of an infraction and no punishment is specified, the person, the person may be fined as for a class C misdemeanor.
4. Fines. A person convicted of an offense may, in addition to any term of imprisonment imposed, be sentenced to pay a fine not to exceed:
 - a. Class B Misdemeanor: One thousand dollars (\$1,000.00) when the conviction is of a class B misdemeanor conviction; and
 - b. Class C Misdemeanor; Infraction: Seven hundred fifty dollars (\$750.00) when the conviction is of a class C misdemeanor conviction or infraction conviction.
5. Fines of Corporations: The sentence to pay a fine, when imposed upon a corporation, association, partnership, or governmental instrumentality for an offense defined in this policy for which no special corporate fine is specified, shall be to pay an amount fixed by the court, not exceeding:
 - a. Class B Misdemeanor: Five thousand dollars (\$5,000.00) when the conviction is for a class B misdemeanor conviction; and

- b. Class C Misdemeanor; Infraction: One thousand dollars (\$1,000.00) when the conviction is for a class C misdemeanor conviction or for an infraction conviction.

6. Continuing Violation: In all instances where the violation of this policy is a continuing violation, a separate offense shall be deemed committed on each day during or on which the violation occurs or continues to occur.

01.18.000 Critical Infrastructure Records Policy

A. Purpose: This Policy shall be known as the Big Plains Water Special Service Department ("Department") Critical Infrastructure Records Policy or the "Policy", the purpose of which is to protect water Critical Infrastructure information and records from disclosure and to ensure that any release of said information and records is limited to project-specific data necessitated by a defined development need or governmental purpose.

B. Background:

1. Federal Law: The United States Congress adopted the America's Water Infrastructure Act of 2018 ("AWIA") (Pub. L. No. 115-270), which requires community drinking water systems to conduct a risk and resilience assessment ("RRA") and prepare or revise an emergency response plan ("ERP"). A drinking water system must certify to the U.S. Environmental Protection Agency ("EPA") that the RRA and ERP have been completed every five years. The AWIA protects any information submitted to the EPA from public disclosure (Pub. L. No. 115-270, Section 2013(b)). The drinking water system is only required to submit the certification to the EPA, and not the actual RRA and ERP, and thus the public disclosure of the RRA and ERP is subject to state law.
2. State Law: The Government Records Access and Management Act provides that the Department's records regarding security measures designed for the protection of persons or property, including building and public works designs relating to ongoing security measures, are not subject to public disclosure (Utah Code Ann. (UCA) Section 63G-2-106): protects records if disclosure "would jeopardize the security of governmental property, governmental programs, or governmental recordkeeping systems from damage, theft, or other appropriation or use contrary to law or public policy" (UCA Section 63G-2-305(12)); and protects the following drinking water system records: " (a) an engineering or architectural drawing of the drinking water facility; and (b) except as provided in Section 63G-2-106, a record detailing tools or processes the drinking water facility uses to secure, or prohibit access to, the records described in Subsection (84)(a)" (UCA Section 63G-2-305(84)). In 2022, the Utah Legislature adopted S.B. 254, Government Records Access Revisions, which protects from disclosure certain water critical infrastructure records.

3. Department Funding: To clarify what Department records are protected under

GRAMA Section 63G-2-305(12) and (84), the Department finds, and for purposes of this Critical Infrastructure Records Policy defines, the following records to be "protected": All engineering and architectural drawings of the Department's entire system(s) (including collection, treatment and distribution facilities, as applicable), and all supporting and related documentation such as studies, diagrams, maps, construction renderings, GIS data, work orders, and similar materials, whether in paper, electronic or other format.

C. Definitions: For purposes of this Critical Infrastructure Records Policy the following words will have the following meanings:

1. "Critical Infrastructure" has the same meaning as in Section 1016(e) of the Patriot Act of 2001 (42 U.S.C. Section 5195c(e)): "systems and assets, whether physical or virtual, so vital to the United States that the incapacity or destruction of such systems and assets would have a debilitating impact on security, national economic security, national public health or safety, or any combination of those matters". Pursuant to Presidential Directive 21, water systems are defined as "Critical Infrastructure".
2. "Drinking water facilities" or "water facilities" means the entirety of the Department's collection, treatment and distribution system(s), as applicable.
3. "Government Records Access and Management Act" or "GRAMA" means Utah Code Ann. Title 63G, Chapter 2.
4. "Protected" or "Protected Record" has the meaning set forth in Utah Code Ann. Section 63G-2-103(20): "record that is classified [as] protected as provided by Section 63G-2-305."

D. Exempt Records: Pursuant to Section 63G-2-106 of GRAMA, the following records are exempt from and are not subject to the disclosure requirements set forth in GRAMA, and it is the policy of the Department that these records shall not be disclosed pursuant to any GRAMA request or other type of records request, except to the extent otherwise required by state or federal law:

1. Security measures and plans, including a plan to prepare for or mitigate terrorist activity, or for emergency and disaster response and recovery. This shall include, but is not limited to, the Department's RRA and ERP, as applicable, prepared pursuant to the AWIA. The Department's RRA and/or ERP shall include any and all GIS data of the Department's Critical Infrastructure systems.
2. Risk Assessment or Security Audit results, or data collected from any risk assessment or security audit performed by the Department. This

collected data includes any and all GIS data of the Department's Critical Infrastructure systems.

3. System and facility data that may disclose points of access to, or vulnerabilities of, the Department's collection, treatment and distribution systems, including any and all GIS data, as applicable.

E. Protected Records: Pursuant to Section 63G-2-305(84) of GRAMA, the following records are Protected and are subject to disclosure only to the extent authorized in GRAMA:

1. Records, the disclosure of which would jeopardize the security of governmental property, programs or recordkeeping systems from damage, theft or other appropriation or use contrary to law or public policy. Said records, if not exempt under Subsection D of this Critical Infrastructure Records Policy, include system and facility data that may disclose points of access to, or vulnerabilities of, the Department's treatment and culinary water distribution systems, including GIS data, as applicable.
2. Engineering or architectural drawings of the Department's drinking water facilities, as applicable.
3. Records detailing tools or processes the Department uses to secure, or prohibit access to, the records described in Sections B.2 and D.2 of this Policy, except to the extent those records fall within the categories of records described as exempt from disclosure under Section D of this Policy.

F. Public Records: Pursuant to Section 63G-2-106(3) of GRAMA, any certification that the Department has conducted a risk and resilience assessment under 42

U.S.C. Section 300i-2 is a public record. However, the resulting RRA or ERP, including any supporting data, drawings, summaries, GIS data or information, and other related material, shall not be considered a public record and shall be exempt from disclosure under GRAMA.

G. Policy of Strict Application: It is the intent of the Department that this Critical Infrastructure Records Policy be applied strictly to prohibit disclosure of Critical Infrastructure Records and data to the greatest extent allowed under the law and this Critical Infrastructure Records Policy. Due to security sensitive nature of the Department's Critical Infrastructure, any balancing test set forth in the law shall be weighed more heavily in favor of privacy protection and non-disclosure rather than disclosure. To the extent that the Department's Critical Infrastructure GIS data is included within the Department's RRA, ERP or any other risk assessment or security audit described in this Critical Infrastructure Records Policy, the Department's intent and policy is to keep dissemination of such GIS and related data as restricted as allowed under the law. In its consideration of records requests for the material described herein as exempt or protected, before releasing

any such record the Department shall require that a requester demonstrate a project specific or other

legally justified need for the record. By way of example, the Department will release limited project-specific records and data only to owners or developers of property to be served by Department facilities, to Blue Stakes utilities and agencies, or to government agencies that have a lawful need for the requested data.

H. Subsequent Modifications/Higher Law:

1. Critical Infrastructure Records Policy Not Exhaustive: The governing body of the Department reserves the right to add to, delete from, or change this Critical Infrastructure Records Policy at any time. Each GRAMA request or other request for a record shall be considered on a case-by- case basis, taking into consideration this Critical Infrastructure Records Policy, as well as state and federal laws.
2. Higher Law to Control: In the event of any conflict between the Critical infrastructure Records Policy and any applicable federal or state law, rule, or regulation, the federal or state law, rule, or regulation, including amendments and modifications thereto, shall control to the extent of such inconsistency.

01.20.000 Appendix A Schedule Of Water Rates, Fees, And Charges

01.20.010 Residential

01.20.020 Commercial

01.20.030 Bulk Meter

01.20.040 Cost Of Services

01.20.010 Residential

Residential Standby Fee:

\$75.00/month Residential Base Fee:

\$75.00/month Residential Usage

Fees:

Gallons Used	Charge/1,000 Gal	Total
0-base/standby		\$75.00
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.75	Calculated based on usage
12,001-25,000	\$2.00	Calculated based on usage
25,001-35,000	\$2.25	Calculated based on usage

35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$47.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$4700 75	Calculated based on usage

Residential Impact Fee (3/4 in Connection):

\$17,788 Connection Fee Deposit by Meter Size:

3/4-inch Connection Fee:

\$1,600 1-inch Connection

Fee: \$1,900 1.5-inch

Connection Fee: \$2,900

2-inch or Larger Connection Fee: Quoted Upon Request

Actual cost of the connection depending on the size of meter required.

At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre foot of municipal category water rights must be bought-in at \$10,000.00 per connection, or deeded to the Department in lieu of the buy-in.

HISTORY

Amended by Res. [BPW-R-2023-11](#) on 8/10/2023 Amended by Res. [BPW-R-2024-10](#) on 6/19/2024

01.20.020 Commercial

Commercial 1-inch meter base/standby rate: \$102.00 /month

Commercial 1.5-inch meter base/standby rate: \$141.93 /month

Commercial 2-inch meter base/standby rate: \$202.76 /month

Commercial 3-inch meter base/standby rate: \$552.51 /month

Commercial 4-inch meter base/standby rate: \$1,24190 .93/month

Commercial Usage Fees: \$1.50 per 1,000 Gallons

Commercial Impact Fee: (Based on connection diameter-see table below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre feet of water of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERC's	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.

HISTORY

Amended by Res. [BPW-R-2023-11](#) on 8/10/2023 Amended by Res. [BPW-R-2024-10](#) on 6/19/2024

01.20.030 Bulk Meter

Bulk Meter Usage Fees:

\$49 meter fee for usage up to five days, with a \$5.00 charge for each additional day the meter is out.

The water usage cost is \$8.00 /1,000 gallons used.

The meter must be read at least every 30 days.

A \$1,000 meter deposit is required.

There will be a \$250 additional charge for late (greater than five (5) days and thirty (30) days.)

HISTORY

Amended by Res. [BPW-R-2024-10](#) on 6/19/2024 Amended by Res. [BPW-R-2025-02](#) on 2/19/2025

01.20.040 Cost Of Services

COST OF SERVICES

- Application Processing Fee \$125
- Well Permit Fee \$250
- Engineering Actual Cost
- Inspections \$60/Hour
- Will Serve Letters \$81.00 Initial Fee (1/2 hour), \$81.00 for Additional Half Hours
- Call-Outs \$60 First Hour Minimum / \$80 Additional Hours
- Equipment Actual Cost
- Late Notice Fee \$5
- Service Restoration Fee \$50
- Interest Charges 5%/Month

HISTORY

Amended by Res. [BPW-R-2023-11](#) on 8/10/2023 Amended by Res. [BPW-R-2024-14](#) on 7/17/2024

01.21.000 Appendix B Acknowledgement Of Water Supply

APPENDIX B

Big Plains Water SSD
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

I/We, _____ am/are the applicant(s) of the _____ application known as _____ located on parcel(s) _____ within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or

development for which this application is being submitted; and

2. Prior to receiving approval for the application, the applicant shall be required by the

Town of Apple Valley to provide a preliminary Will Serve letter from the Big Plains Water Special Service Department ("Department") which verifies the conditions required to provide services to the project, subdivision, or development; and

3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name Applicant/Owner Date

Name Applicant/Owner Date

Name Applicant/Owner
Date State of _____)
)§
County of _____)

On this _____ day of _____, in the year 20____, before me, _____ a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)
(seal)

01.22.00 Storage Tanks

All water storage tanks built by or for the Big Plains Water Special Service Department must be constructed of concrete and comply with Utah Division of Drinking Water Standards (R309-545). All water tanks will be designed by the Big Plains Water Department based upon the required Town of Apple Valley and Big Plains Water Special Service Department needs at the time of design.

HISTORY

Adopted by Res. [BPW-R-2024-13](#) on 6/26/2024



ORDINANCE NO. O-2025-28

AN ORDINANCE ADOPTING THE BIG PLAINS WATER SPECIAL SERVICE DISTRICT CULINARY WATER MASTER PLAN, INCLUDING THE FIVE POINT SYSTEM ANALYSIS, RECOMMENDED SYSTEM IMPROVEMENTS, SYSTEM FINANCING PLAN, IMPACT FEE FACILITIES PLAN, AND IMPACT FEE ANALYSIS

RECITALS

WHEREAS, the Town of Apple Valley, Utah ("Town") is a political subdivision of the State of Utah and is authorized to enact ordinances for the health, safety, and welfare of its residents; and

WHEREAS, the Town has assumed the responsibilities, assets, and service obligations of the dissolved Big Plains Water Special Service District ("Big Plains"), including the public culinary water system; and

WHEREAS, on September 13, 2023, the Board of Big Plains adopted Resolution No. BPW-R-2023-09, formally approving a Culinary Water Master Plan, Including The Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan, And Impact Fee Analysis for the water system in accordance with Utah Code § 11-36a-101 et seq.; and

WHEREAS, the Town Council now desires to adopt the same Culinary Water Master Plan, Including The Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan, And Impact Fee Analysis for continued use by the Town and to codify their application in a new chapter of the Apple Valley Municipal Code;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH:

SECTION 1 – ENACTMENT OF CHAPTER 14.04

A new chapter, Chapter 14.04 titled "Water Impact Fee Enactment," is hereby adopted in the Apple Valley Municipal Code as follows:

Chapter 14.04 – Water Impact Fee Enactment

14.04.010 – Purpose

A. The purpose of this chapter is to adopt and enforce culinary water impact fees in accordance with the Utah Impact Fees Act and to support the sustainable funding of system improvements required by new development.

14.04.040 – Adoption of Plan and Analysis

A. The Town of Apple Valley hereby adopts and incorporates by reference the Culinary Water Master Plan, Including The Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan, And Impact Fee Analysis adopted by the Big Plains Water Special Service District through Resolution No. BPW-R-2023-09.

1. These documents are included as Exhibit A attached to this ordinance.
2. Exhibit A includes, but is not limited to:
 - a. All exhibits, appendices, and supporting documentation approved as part of the Big Plains resolution;
 - b. Any amendments or technical clarifications made prior to the adoption of this ordinance.

B. The adopted plan and analysis shall govern the assessment and collection of culinary water impact fees within the Town.

14.04.030 – Public Notice and Hearing Procedure

A. Prior to implementation, the Town shall:

1. Publish a Class A public notice at least ten (10) days before a scheduled public hearing;
2. Make available for public review:
 - a. A complete copy of the Impact Fee Facilities Plan and Analysis; and
 - b. A written summary of the plan and analysis;
3. Deposit copies in each public library within the Town;
4. Conduct a public hearing to receive and consider public comment.

14.04.040 – Compliance

A. This chapter shall be administered in accordance with the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101 et seq., and any future amendments.

14.04.050 – Severability

A. If any section or provision of this chapter is declared invalid by a court of competent jurisdiction, the remainder shall remain in full force and effect.

SECTION 2 – CONFLICTS

All ordinances, resolutions, or parts thereof in conflict with this ordinance are hereby repealed.

SECTION 3 – EFFECTIVE DATE

This ordinance shall become effective immediately upon publication or posting as required by Utah law, and after completion of the procedural requirements in AVMC 14.04.030.

ADOPTED AND APPROVED BY THE TOWN OF APPLE VALLEY TOWN COUNCIL this 16th day of July, 2025 based upon the following vote:

Council Person:

Richard Palmer	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Scott Taylor	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Annie Spendlove	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Kevin Sair	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Michael Farrar (Mayor)	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOWN OF APPLE VALLEY
a Utah municipal corporation

ATTEST:

Michael "Mike" Farrar, Mayor

Jenna Vizcardo, Town Clerk

EXHIBIT A

BIG PLAINS WATER SPECIAL SERVICE DISTRICT

RESOLUTION NO. BPW-R-2023-09

A RESOLUTION OF BIG PLAINS WATER SPECIAL SERVICE DISTRICT (“DISTRICT”) APPROVING AND ADOPTING AN IMPACT FEE FACILITIES PLAN AND ANALYSIS FOR WATER INFRASTRUCTURE; AND ESTABLISHING AND ADOPTING AN ASSOCIATED IMPACT FEE TO MEET THE DEMANDS OF NEW GROWTH. THIS RESOLUTION AMENDS, SUPERSEDES AND REPLACES THE EXISTING DISTRICT IMPACT FEE ANALYSIS.

WHEREAS, the board of Big Plains Water Special Service District (“Board”) finds and determines growth and development activity in the District will create additional demand and need for water infrastructure improvements in the District; and

WHEREAS, the District, pursuant to Utah Code Ann. 11-36a-303, had a study and analysis performed to determine the existing conditions and needs regarding public safety, and to determine projected needs as the District grows during the next 20 years, which study and analysis shall serve as an impact fee facilities plan, also known as a capital facilities plan, for said public facilities; and

WHEREAS, the Board desires to give formal acceptance and approval of said public facilities impact fee facilities plan and impact fee analysis; and

WHEREAS, the Board desires to impose impact fees based upon said public facilities impact fee facilities plan and the analysis contained therein; and

WHEREAS, the Board finds that impact fees should be charged to all new development activity, as defined in Utah Code 11-36a-102(3), unless excepted below, which may be used to pay for the debt service associated with the debt capacity built into the existing facilities, the cost of additional improvements that are required to support new growth and development; and

WHEREAS the Board, after a public notice as required by law, held a public hearing on August 10, 2023, to consider the adoption of this Resolution, a copy of which, as well as the copy of the public facilities impact fee facilities plans and impact fee analysis, has been made available for public inspection at 1777 N Meadowlark Dr, Apple Valley, UT 84737 for a period of 10 days prior to such public hearing; NOW THEREFORE, BE IT RESOLVED by the District Board as follows:

1. The District hereby approves and adopts the following impact fee facilities plan and impact fee analysis: Big Plains Water Special Service District Culinary Water Master Plan (including a Five Point System Analysis, Recommended System Improvements, System Financing Plan, Impact Fee Facilities Plan and Impact Fee Analysis), dated July 17, 2023, prepared by Sunrise Engineering.
2. The Board hereby establishes one service area consisting of the entire geographical area of the District.
3. The Board hereby establishes the following residential unit impact fees and non-residential development impact fees:

Year	Maximum Residential Fee per Unit
2023	\$17,788.00
2024	\$17,788.00
2025	\$17,788.00
2026	\$17,788.00

Year	Maximum Residential Fee per Unit
2027	\$17,788.00

Year	Size of Connection	Maximum Non-Residential Fee per Unit
2023	3/4"	\$17,788.00
2024	1"	\$31,623.11
2025	1 1/2 "	\$71,152.00
2026	2"	\$126,492.44
2027	3"	\$284,608.00

4. The impact fees shall be calculated and charged to all new development as follows:
 - (a) Single Family Residential Unit or Equivalent Residential Unit or ERU shall mean the system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use. A residential unit is defined as a house, apartment unit, condominium unit, etc. The impact fees shall be paid to the District prior to final plat recordation, or paid prior to issuance of a building permit if for an existing platted lot where fees were not collected at the time of final plat recordation. Remodels or additions are not required to pay an additional impact fee unless an additional residential unit is created.
 - (b) The 'Non-Residential' impact fee shall be charged for non-residential units according to the total size of the connection and the equivalent residential units. The impact fees shall be paid to the District prior to final plat recordation, or paid prior to issuance of a building permit if for an existing platted lot where fees were not collected at the time of final plat recordation. Remodels or additions that result in increased size of connection are subject to impact fees.
5. The Board may adjust the impact fee at the time the same is charged to
 - (a) respond to:
 - (i) unusual circumstances in specific cases; or
 - (ii) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and
 - (b) ensure that impact fees are imposed fairly.
6. The amount of an impact fee for a particular development may be adjusted based upon studies and data submitted by the developer that proves that the enacted impact fee would be unfair to impose upon the development, and shows what the amount should reasonably be.
7. A developer, including a school district or a charter school, is allowed to receive a credit against or proportionate reimbursement of an impact fee if the developer: (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

- 8. A developer shall receive a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - (a) are system improvements; or
 - (b) (i) are dedicated to the public; and
 - (ii) offset the need for an identified system improvement.
- 9. The District Board may exempt, either wholly or partially, an impact fee for:
 - (a) Development activity attributable to:
 - (i) Low income housing;
 - (ii) The state;
 - (iii) A school district or charter school; or
 - (b) Other development activity that the Board determines has a broad public purpose.

Furthermore, if any exemption is given (other than for low income housing), the Board may pay for the impact through grants, other fees, the general fund, or other budgetary funds.
- 10. Any fee payer that has paid an impact fee pursuant to this Resolution may challenge the impact fee only in accordance with Utah Code 11-36a-701.
- 11. This Resolution supersedes and/or repeals the provision(s) of any ordinance(s) or resolution(s) that is/are inconsistent with the provisions of this Resolution.
- 12. This Resolution shall take effect November 3, 2023, upon publication or posting, as required by law.

PASSED AND ADOPTED BY THE BOARD on this 10th day of August 2023.

Barratt Nielson, Board Chair

Jenna Vizcardo, District Clerk

Harold Merritt voted Aye Yes
 Frank Lindhart voted Aye Yes
 Ross Gregerson voted Aye Yes
 Barratt Nielson voted Aye Yes
 Andy McGinnis voted Aye Yes





BIG PLAINS WATER SPECIAL SERVICE DISTRICT CULINARY WATER MASTER PLAN

July 2023

PREPARED BY:

SUNRISE ENGINEERING, INC.
11 North 300 West
Washington, UT 84780
TEL: 435-652-8450



BIG PLAINS WATER SPECIAL SERVICE DISTRICT CULINARY WATER MASTER PLAN

July 2023

INCLUDES:

**FIVE POINT SYSTEM ANALYSIS
RECOMMENDED SYSTEM IMPROVEMENTS
SYSTEM FINANCING PLAN
IMPACT FEE FACILITIES PLAN
IMPACT FEE ANALYSIS**

PREPARED BY:



Nathan Wallentine
Project Engineer
State of Utah #12338863

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I. INTRODUCTION

A. PREFACE

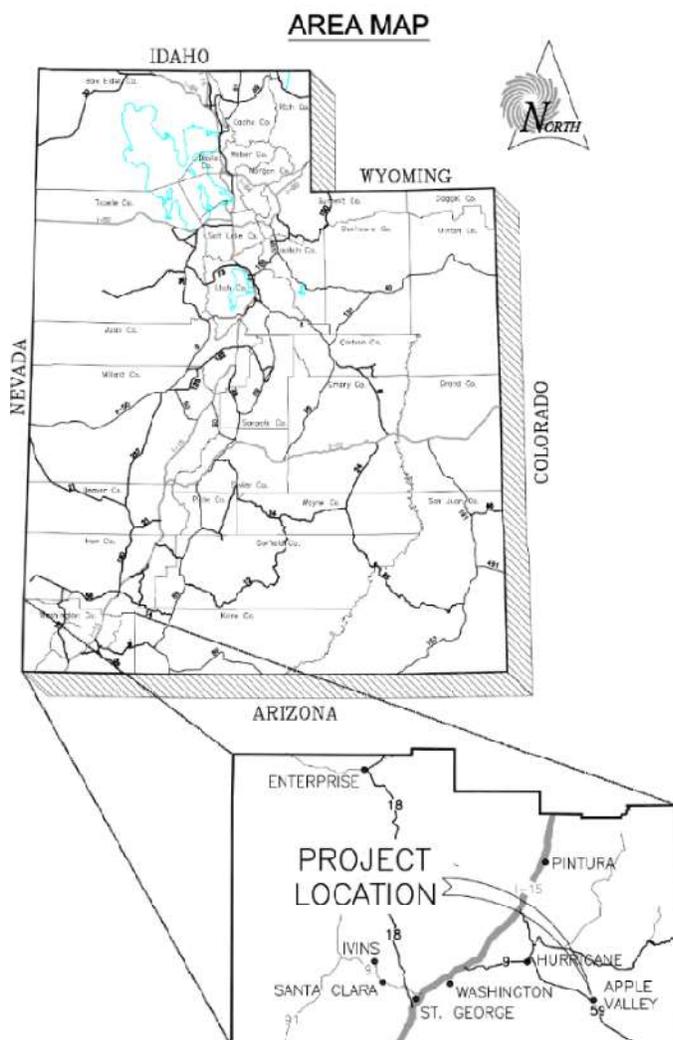
Big Plains Water Special Service District (BPWSSD) has entered into an agreement with Sunrise Engineering, Inc. to prepare this Culinary Water Master Plan. The plan will provide board members with the information they need to make important decisions relating to water infrastructure as the District continues to grow and develop over the next 20 years. This plan will provide information regarding the existing culinary water infrastructure, analyze these facilities for adequacy, and make recommendations in order to meet projected demands.

B. INTRODUCTION

This Culinary Water Master Plan has been prepared for BPWSSD, located in Washington County, Utah in the town of Apple Valley. The BPWSSD consists of three water systems: Apple Valley, Cedar Point, and Cannan Springs. The District is a political subdivision and operates as an independent special district under Utah law. An area map showing the location of BPWSSD has been included as Figure I.B-1.

BPWSSD is anticipating additional growth and development in the future. This plan is intended to help the district evaluate their ability to meet the increasing demands placed on the system by development, and to identify and correct existing deficiencies in the culinary water system.

Figure I.B-1: Area Map



The water system has been analyzed according to the Utah Division of Drinking Water regulations and includes a 5-point review of the Apple Valley, Cannan Springs, and Cedar Point systems consisting of water rights, water source capacity, water storage capacity, water treatment, and water distribution.

As part of the plan, Sunrise Engineering has recommended several improvements to the culinary water system and has developed a sample financing plan as a possible means to fund the recommended improvements.

The existing water rates and impact fees have also been analyzed as a possible means of supporting the recommended system improvements. The recommended water rates and impact fees are fair and reasonable and will allow BPWSSD to continue to maintain the level of service that is required of a public water system for the present time and over the planning period

II. SYSTEM USERS' ANALYSIS

A. PROJECTED GROWTH RATE

An important element in the development of a Culinary Water Master Plan is the projection of the population growth rate. This projection gives the planner an idea of the future demands on the culinary water system throughout the planning period.

Projecting future growth can be subjective but should be grounded in historical trends and current information as much as possible. BPWSSD is only accounting for Apple Valley, and we have census data for Apple Valley. After meeting with Apple Valley officials, it was decided that a rate increase of 5% will be used in this analysis. The future growth can be projected using the following compound interest formula:

$$F = P(1+i)^N$$

F = Future Population

P = Present Population

i = Projected Growth Rate

N = Years

Table II.A-1 shown on the following page summarizes the projected population and number of equivalent residential units (ERUs) throughout the 20-year planning periods. This was done using the compound interest formula for Apple Valley, Cedar Point, and Cannan Springs Individually and then added them together to get a total estimated ERU's that can be used in the impact fees and financial calculations. It is important to understand that projected growth rate figures are not the cornerstone of this Master Plan. If the maximum number of system connections is reached earlier or later than projected, then future improvements to support such growth may either come earlier or later. Impact Fees should not be significantly affected if the actual rate of growth varies from the rate used in the plan.

Table II.A-1 Projected Growth Rate

Apple Valley					Cannan Springs					Cedar Point				
Year	Est. Growth Rate	Residential ERU's	Total ERU's (Res+Com+Other)	Estimated Population	Year	Est. Growth Rate	Residential ERU's	Total ERU's (Res+Com+Other)	Estimated Population	Year	Est. Growth Rate	Residential ERU's	Total ERU's (Res+Com+Other)	Estimated Population
2023	5.00%	264	345	613	2023	5.00%	13	13	58	2023	5.00%	149	157	278
2024	5.00%	277	362	644	2024	5.00%	32	32	61	2024	5.00%	156	165	292
2025	5.00%	291	380	676	2025	5.00%	52	52	64	2025	5.00%	164	173	306
2026	5.00%	306	399	710	2026	5.00%	55	55	67	2026	5.00%	172	182	322
2027	5.00%	321	419	745	2027	5.00%	58	58	70	2027	5.00%	181	191	338
2028	5.00%	337	440	782	2028	5.00%	60	60	74	2028	5.00%	190	201	355
2029	5.00%	354	462	821	2029	5.00%	64	64	78	2029	5.00%	200	211	373
2030	5.00%	371	485	863	2030	5.00%	67	67	82	2030	5.00%	210	221	391
2031	5.00%	390	509	906	2031	5.00%	70	70	86	2031	5.00%	220	232	411
2032	5.00%	410	535	951	2032	5.00%	74	74	90	2032	5.00%	231	244	431
2033	5.00%	430	562	999	2033	5.00%	77	77	94	2033	5.00%	243	256	453
2034	5.00%	452	590	1048	2034	5.00%	81	81	99	2034	5.00%	255	269	475
2035	5.00%	474	619	1101	2035	5.00%	85	85	104	2035	5.00%	268	282	499
2036	5.00%	498	650	1156	2036	5.00%	89	89	109	2036	5.00%	281	297	524
2037	5.00%	523	683	1214	2037	5.00%	94	94	115	2037	5.00%	295	311	550
2038	5.00%	549	717	1274	2038	5.00%	99	99	121	2038	5.00%	310	327	578
2039	5.00%	576	753	1338	2039	5.00%	103	103	127	2039	5.00%	325	343	607
2040	5.00%	605	790	1405	2040	5.00%	109	109	133	2040	5.00%	342	360	637
2041	5.00%	635	830	1475	2041	5.00%	114	114	140	2041	5.00%	359	378	669
2042	5.00%	667	871	1549	2042	5.00%	120	120	147	2042	5.00%	377	397	702
2043	5.00%	700	915	1626	2043	5.00%	126	126	154	2043	5.00%	395	417	738

B. LENGTH OF PLANNING PERIOD

This Culinary Water Master Plan uses a 20-year planning period beginning in the year 2023 and running through year 2043. Water rights will be evaluated for a 40 year time period. These planning periods are consistent with standard practice and will allow an adequate evaluation of the system for potential infrastructure improvements or other needs. It is assumed that by 2043 with a 5.0% growth rate, Apple Valley will reach approximately 915 ERU's, Cannan Springs approximately 126 ERU's (this includes an expected development that will be adding 37 connections in the next couple years), and Cedar Point approximately 417 ERU's which in total is 1,458 ERU's for all three systems.

C. HISTORICAL WATER USAGE

Culinary water usage data was also provided by BPWSSD for analysis. We were given monthly water meter usage data from 2015 to 2022 for Apple Valley and Cedar Point and from 2018 to 2022 for Cannan Springs. The data has been tabulated and analyzed to determine usage trends for BPWSSD including the average usage per connection. The results of this analysis have been summarized in Table II.D-1 through Table II.D-3.

Table II C-1: Apple Valley Average Culinary Water Usage

Year	Average Usage Per Connection		
	Yearly (gal)	Monthly (gal)	Daily (gal)
2015	133,320	11,110	365
2016	120,014	10,001	329
2017	107,360	8,947	294
2018	103,020	8,585	282
2019	104,959	8,747	288
2020	110,380	9,198	302
2021	152,705	12,725	418
2022	107,589	8,966	295
8 Yr Ave=	117,418	9,785	322
5 Yr Ave=	115,731	9,644	317
3 Yr Ave=	123,558	10,296	339

Table II C-2: Cannan Springs Average Culinary Water Usage

Year	Average Usage Per Connection		
	Yearly (gal)	Monthly (gal)	Daily (gal)
2018	272,694	22,724	747
2019	314,049	26,171	860
2020	333,348	27,779	913
2021	281,609	23,467	772
2022	229,601	19,133	629
5 Yr Ave=	286,260	23,855	784
3 Yr Ave=	281,519	23,460	771

Table II C-3: Cedar Point Average Culinary Water Usage

Year	Average Usage Per Connection		
	Yearly (gal)	Monthly (gal)	Daily (gal)
2015	207,283	17,274	568
2016	157,536	13,128	432
2017	146,062	12,172	400
2018	138,673	11,556	380
2019	140,949	11,746	386
2020	312,318	26,027	856
2021	287,502	23,958	788
2022	141,752	11,813	388
8 Yr Ave=	191,509	15,959	525
5 Yr Ave=	204,239	17,020	560
3 Yr Ave=	247,191	20,599	677

Average usage for 3 year, 5 year, and 8 year timeframes were calculated as shown in the previous tables. The 3 year average usage per connection is 339 gallons per day (gpd) for Apple Valley, 771 gpd for Cannan Springs, and 677 gpd for Cedar Point. This

value is an average based on the number of active connections from 2020-2022 and will be referenced throughout this plan.

It should be noted that BPWSSD does not have a secondary water irrigation system for outside watering. Because of this, customers use the culinary water system for outdoor use. The usage numbers presented in this plan represent all uses of the culinary system, including outdoor usage.

Water usage also varies significantly throughout the year. During winter months, water usage typically goes down as outside watering becomes unnecessary. Peak water usage generally corresponds to summer months, when outdoor watering is at its peak.

To further understand BPWSSD usage patterns, the total annual and monthly water usage over the years 2019-2022 have been averaged and compared. Table II.D-4 through II.D-6 below presents the variation in usage throughout the year.

Table II.D-4: Apple Valley Seasonal Water Usage

Monthly % of Usage		
Month	% of Annual	% of Average
Jan	3.6%	43.3%
Feb	3.9%	46.9%
Mar	4.9%	59.3%
Apr	6.7%	80.0%
May	9.7%	116.3%
Jun	12.1%	145.1%
Jul	14.1%	169.2%
Aug	16.2%	194.5%
Sep	8.5%	101.9%
Oct	10.3%	123.7%
Nov	5.6%	66.8%
Dec	4.4%	53.0%

Table II.D-5: Cannan Springs Seasonal Water Usage

Monthly % of Usage		
Month	% of Annual	% of Average
Jan	4.0%	48.0%
Feb	3.7%	44.5%
Mar	5.3%	63.8%
Apr	7.0%	84.1%
May	9.3%	112.0%
Jun	15.7%	188.7%
Jul	15.4%	184.7%
Aug	13.1%	157.3%
Sep	9.0%	108.6%
Oct	6.7%	79.9%
Nov	6.0%	71.5%
Dec	4.7%	56.9%

Table II.D-6: Cedar Point Seasonal Water Usage

Monthly % of Usage		
Month	% of Annual	% of Average
Jan	4.0%	48.3%
Feb	2.7%	31.9%
Mar	8.9%	106.9%
Apr	4.5%	54.4%
May	7.5%	89.7%
Jun	8.1%	97.6%
Jul	14.4%	172.3%
Aug	13.7%	164.0%
Sep	12.0%	144.1%
Oct	10.9%	131.1%
Nov	7.0%	83.9%
Dec	6.3%	75.7%

Based on the usage data provided, the period of lowest water usage runs from December through March with approximately 4.7% of the total annual usage occurring in each of these months on average. The period of highest usage runs from June through September for all three areas. For Apple Valley, the month of August represents the month with the peak water usage, with 16.2% of the total annual usage with the usage also being 1.95 times the overall average usage through the year. For Cannan Springs, the month of June

represents the month with the peak water usage, with 15.7% of the total annual usage with the usage also being 1.89 times the overall average usage through the year. For Cedar Point the month of July represents the month with the peak water usage, with 14.4% of the total annual usage with the usage also being 1.72 times the overall average usage through the year. Peak Day Demand is typically shown as double the average day demand; however, since BPWSSD experiences higher usage in the summer months due to outdoor watering a slightly higher peak day was used. The peak demand for this report will be 2 times the average day demand resulting in a peak day demand of 677 gpd for Apple Valley, 1,543 gpd for Cannan Springs, and 1,354 gpd for Cedar Point.

III. WATER RIGHTS ANALYSIS

A. EXISTING WATER RIGHT

The State has written guidelines specific to 40-year Water Right Plans. These plans when prepared are based on historical growth or planned growth, and current and future water right inventory. The plan projects current water right required and future water right required based on current state methods. The plan may predict a water right surplus.

Sunrise completed a detailed water rights inventory report for BPWSSD based on information recorded by the Utah Division of Water Rights. This report has been included in this plan as Appendix C. It includes a full water rights review, map exhibits, and recommended actions to protect the water rights listed in the report.

The existing water rights owned by BPWSSD are listed in Table III.A-1 below. The water rights are listed according to number, flow rates in gpm and cfs, and duty in ac-ft.

Table III.A-1: BPWSSD Culinary Water Rights

Culinary Water Rights		Flow		
W.R. #	Source	gpm	cfs	AcFt.
81-1799	Underground Wells	0.62	0.001	1.00
81-3169	Underground Wells	125.53	0.370	202.50
81-3200	Underground Wells	38.74	0.370	62.50
81-3641	Canaan Mountain Spring & Spring Areas	112.00	0.250	36.85
81-4619	Canaan Springs	58.00	0.130	8.15
81-2171	Underground Wells	100.08	0.223	25.20
81-4600	Underground Wells	57.65	0.128	93.00
81-4614	Underground Wells	36.27	0.081	58.50
81-5318	Underground	0.62	0.001	1.00
81-5559	Underground	4.04	0.009	5.00
81-5560	Underground	26.03	0.058	22.00
81-5561	Underground	4.13	0.009	3.50
81-5562	Underground	4.34	0.010	7.00
81-5567	Surface	13.78	0.031	1.00
81-5568	Underground	2.24	0.005	1.00
81-5513	Underground	42.77	0.095	69.00
Total Water Rights		626.8	1.8	597.2

Considering the available water rights shown in the table above, BPWSSD has access to 597.2 ac-ft of water rights. All water rights are held in a bank, allowing all sources to draw from rights owned by BPWSSD.

B. EXISTING REQUIRED WATER RIGHT

The State of Utah Public Administrative Rules for Public Drinking Water Systems, R309-510, states that a community should have adequate water right to supply each culinary ERU with 400 gallons per day for indoor water use, plus an amount for outdoor use as dictated by irrigated acreage and a consumptive use value obtained from the State guidelines. If adequate data exists, the provider is allowed to substitute historical usage data instead. Apple Valley's historical average usage of 298 gpd per ERU, Cannan Spring's historical average usage of 771 gpd per ERU, and Cedar Point's historical average usage of 677 gpd per ERU will be used in this plan.

By multiplying the average water usage per ERU in the BPWSSD by the number of existing ERUs, the current required amount of water rights can be determined as shown in Table III.B-1.

Table III.B-1: BPWSSD Current Required Water Right

Apple Valley						
345 ERUs X	$\frac{339 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	81	gpm
345 ERUs X	$\frac{339 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	131	Ac-Ft
Cannan Springs						
13 ERUs X	$\frac{771 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	7	gpm
13 ERUs X	$\frac{771 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	11	Ac-Ft
Cedar Point						
157 ERUs X	$\frac{677 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	74	gpm
157 ERUs X	$\frac{677 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	119	Ac-Ft
					Existing Water Right	597 Ac-Ft 627 gpm
					Total Required Water Right	261 Ac-Ft 162 gpm
					Existing Culinary System Water Right Surplus	336 Ac-Ft 465 gpm

The existing water right surplus or deficit is determined by subtracting the current required water right demand in each area from the total available water right which yields a surplus of 336 Ac-ft.

C. PROJECTED REQUIRED WATER RIGHT

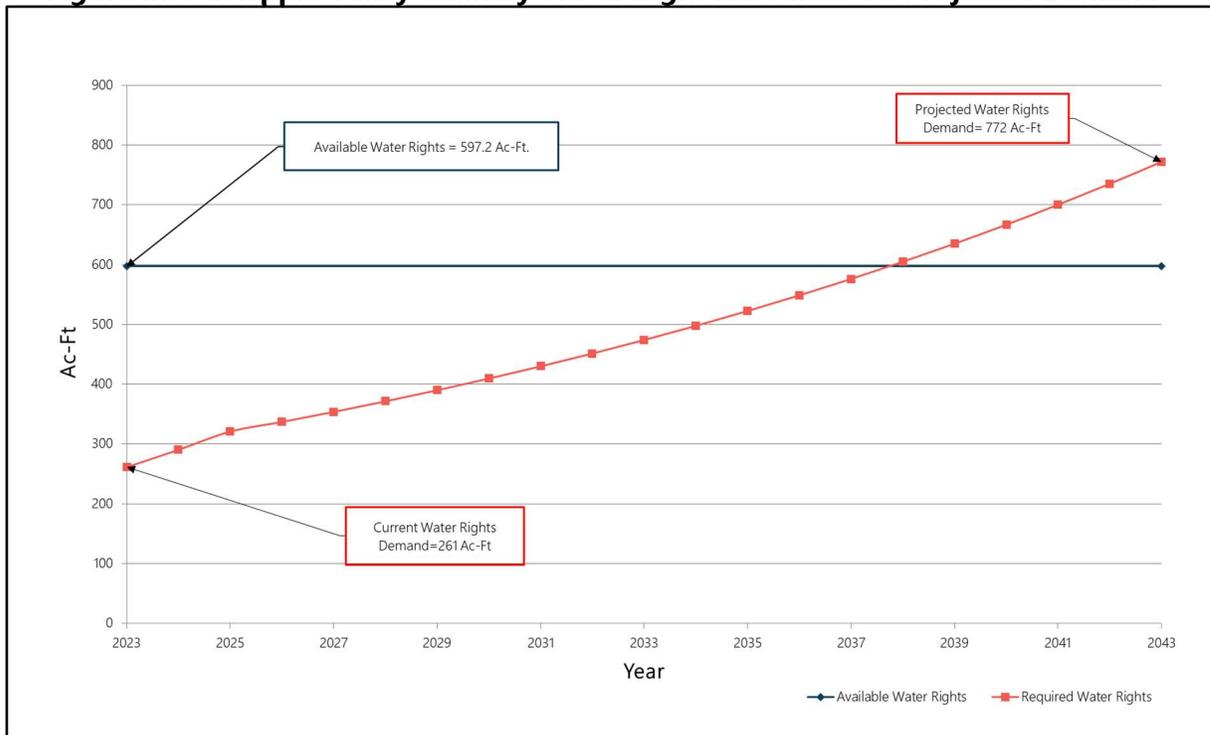
The projected amount of required water rights at the end of the 20-year planning period can also be calculated by substituting the projected number of ERUs into the calculation for the current number of ERUs as shown in Table III.C-1 through Table III.C-3.

Table III.C-1: BPWSSD 20-Year Required Water Right

Apple Valley						
915 ERUs X	$\frac{339 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	215	gpm
915 ERUs X	$\frac{339 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	347	Ac-Ft
Cannan Springs						
126 ERUs X	$\frac{771 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	67	gpm
126 ERUs X	$\frac{771 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	109	Ac-Ft
Cedar Point						
417 ERUs X	$\frac{677 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day X}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	=	196	gpm
417 ERUs X	$\frac{677 \text{ gpd X}}{\text{ERU}}$	$\frac{365 \text{ day X}}{1 \text{ yr}}$	$\frac{1 \text{ Acft.}}{325,829 \text{ gal}}$	=	317	Ac-Ft
			Existing Water Right		597	Ac-Ft 627 gpm
			Total Required Water Right		772	Ac-Ft 479 gpm
			Existing Culinary System Water Right Surplus		-175	Ac-Ft 148 gpm

The projected water right surplus or deficit is determined by subtracting the projected required water right from the total available water right. The 20-year projection results in a deficit of 175 ac-ft. Figure III.C-1 shows the projected culinary water right demands vs. BPWSSD’s existing available water right resources throughout the planning period.

Figure III.C-1: Apple Valley Culinary Water Right Resources vs. Projected Demand



D. RECOMMENDED WATER RIGHT IMPROVEMENTS

Water rights have continued to be a growing concern in Southern Utah. Analysis shows that BPWSSD does not have sufficient water rights for the anticipated growth over the 20-year planning period. New developments should either deed additional municipal water rights to BPWSSD for subdivision approval or pay an equivalent fee to the district to utilize the water rights. This will allow the district to maintain needed water rights. It is recommended that developers provide an additional 1 ac-ft of water right for each ERU a developer brings to the system.

IV. WATER SOURCE CAPACITY ANALYSIS

A. EXISTING WATER SOURCE CAPACITY

To analyze source capacity, all available culinary water sources must first be identified. These sources are listed in the tables below along with flow values provided by the District. The total flow is 565 gpm for Apple Valley, 97 gpm for Cannan Springs, and 123 gpm for Cedar Point as shown in Table IV. A-1 through Table IV.A-3 below.

Table IV.A-1: Apple Valley SSD Culinary Water Source Capacity

Apple Valley Sources	Total Flow	
Wells	CFS	gpm
Well #1	0.8	380
Well #2	0.4	185
Source Total =	1.3	565

Table IV.A-2: Cannan Springs SSD Culinary Water Source Capacity

Cannan Springs Sources	Total Flow	
Wells	CFS	gpm
Upper Spring	0.1	58
Lower Sping	0.1	39
Source Total =	0.2	97

Table IV.A-3: Cedar Point SSD Culinary Water Source Capacity

Cedar Point Sources	Total Flow	
Wells	CFS	gpm
Well #59	0.1	60
Jessop Well	0.1	30
Cooke Well	0.1	33
Source Total =	0.3	123

B. EXISTING REQUIRED WATER SOURCE CAPACITY

The State of Utah Public Administrative Rules for Public Drinking Water Systems, R309-510, states that a water system should have an adequate water source capacity to supply peak day demand. This is implied to be two and a half the amount of average day demand. Multiplying the historical usage by 2 results in a peak day demand of

597 gpd/ERU for Apple Valley, 1,543 gpd/ERU for Cannan Springs, and 1,354 gpd/ERU for Cedar Point.

By multiplying the peak day culinary water usage per ERU by the number of existing ERUs, the existing required culinary water source capacity was determined. This calculation is shown below in Table IV.B-1 through Table.B-3.

Table IV.B-1: Apple Valley Current Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
345	ERUs X	$\frac{677 \text{ gpd}}{\text{ERU}}$	$\times \frac{1 \text{ day}}{24 \text{ hr}}$	$\times \frac{1 \text{ hr}}{60 \text{ min.}}$	=	162 gpm
Total Available Source Capacity						565 gpm
Existing Culinary System Source Capacity						403 gpm
						Surplus

Table IV.B-2: Cannan Springs Current Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
13	ERUs X	$\frac{1,543 \text{ gpd}}{\text{ERU}}$	$\times \frac{1 \text{ day}}{24 \text{ hr}}$	$\times \frac{1 \text{ hr}}{60 \text{ min.}}$	=	14 gpm
Total Available Source Capacity						97 gpm
Existing Culinary System Source Capacity						83 gpm
						Surplus

Table IV.B-3: Cedar Point Current Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
157	ERUs X	$\frac{1,354 \text{ gpd}}{\text{ERU}}$	$\times \frac{1 \text{ day}}{24 \text{ hr}}$	$\times \frac{1 \text{ hr}}{60 \text{ min.}}$	=	148 gpm
Total Available Source Capacity						123 gpm
Existing Culinary System Source Capacity						-25 gpm
						Deficit

The existing source capacity surplus or deficit is determined by subtracting the existing required source capacity from the total available source capacity which yields a surplus of 403 gpm for Apple Valley, a surplus of 83 gpm for Cannan Springs, and a deficit of 25 gpm for Cedar Point.

C. PROJECTED REQUIRED WATER SOURCE CAPACITY

Projected required water source capacity at the end of the planning period is determined from the same information and calculations explained in Part B, except the projected number of culinary water ERUs is substituted into the calculations for the current number of ERUs as shown in Table IV.C-1 Table IV.C-3.

Table IV.C-1: Apple Valley Projected 20-Year Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
915	ERUs X	$\frac{677 \text{ gpd}}{\text{ERU}}$	X	$\frac{1 \text{ day}}{24 \text{ hr}}$	X	$\frac{1 \text{ hr}}{60 \text{ min.}}$
						= 430 gpm
Total Available Source Capacity						565 gpm
Projected Culinary System Source Capacity <u>Surplus</u>						135 gpm

Table IV.C-2: Cannan Springs Projected 20-Year Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
126	ERUs X	$\frac{1,543 \text{ gpd}}{\text{ERU}}$	X	$\frac{1 \text{ day}}{24 \text{ hr}}$	X	$\frac{1 \text{ hr}}{60 \text{ min.}}$
						= 135 gpm
Total Available Source Capacity						97 gpm
Projected Culinary System Source Capacity <u>Deficit</u>						-38 gpm

Table IV.C-3: Cedar Point Projected 20-Year Required Culinary Water Source Capacity

Required Indoor/Outdoor Source - Historic Usage						
417	ERUs X	$\frac{1,354 \text{ gpd}}{\text{ERU}}$	X	$\frac{1 \text{ day}}{24 \text{ hr}}$	X	$\frac{1 \text{ hr}}{60 \text{ min.}}$
						= 392 gpm
Total Available Source Capacity						123 gpm
Projected Culinary System Source Capacity <u>Deficit</u>						-269 gpm

The projected source capacity surplus or deficit is determined by subtracting the projected required source capacity from the total available source capacity, which yields a projected surplus of 135 gpm for Apple Valley, a projected deficit of 38 gpm for Cannan Springs, and a projected deficit 269 gpm for Cedar Point at the end of the 20-year planning period. Figure IV.C-1 through Figure IV.C-3 shows the projected culinary water source capacity demands vs. BPWSSD’s existing available source capacity resources throughout the planning period.

Figure IV.C-1: Apple Valley Culinary Water Source Capacity Resources vs. Projected Demands

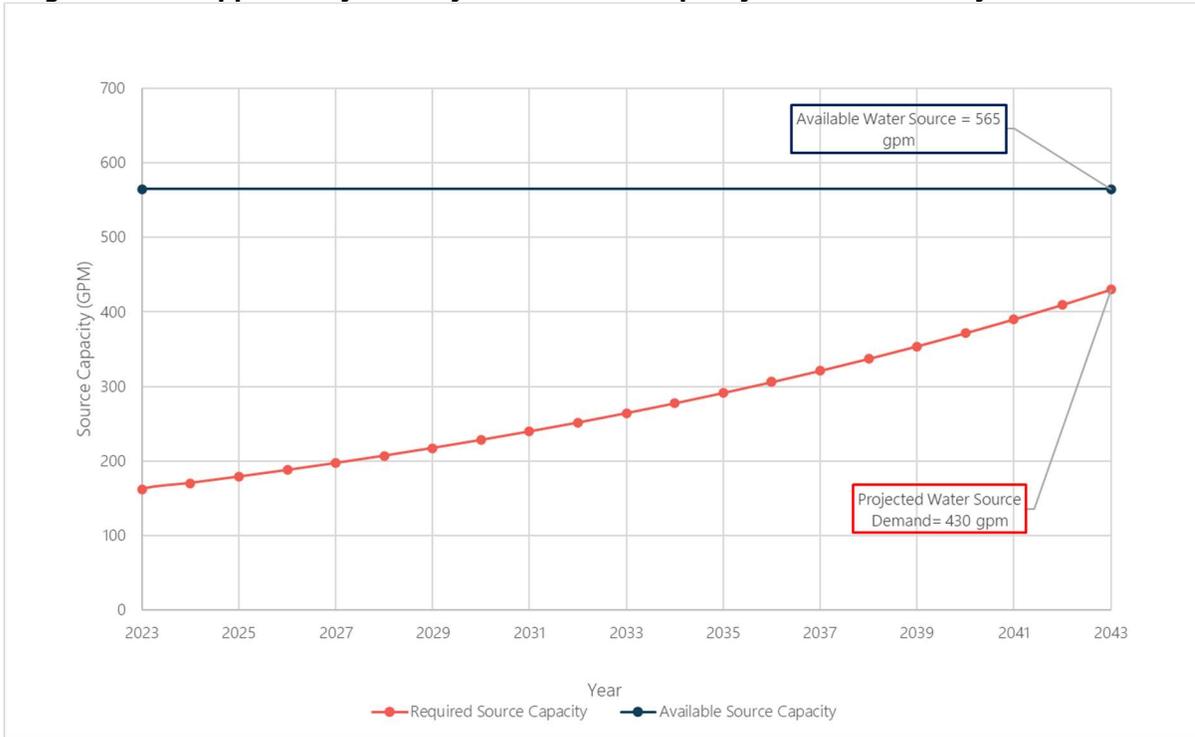


Figure IV.C-2: Cannan Springs Culinary Water Source Capacity Resources vs. Projected Demands

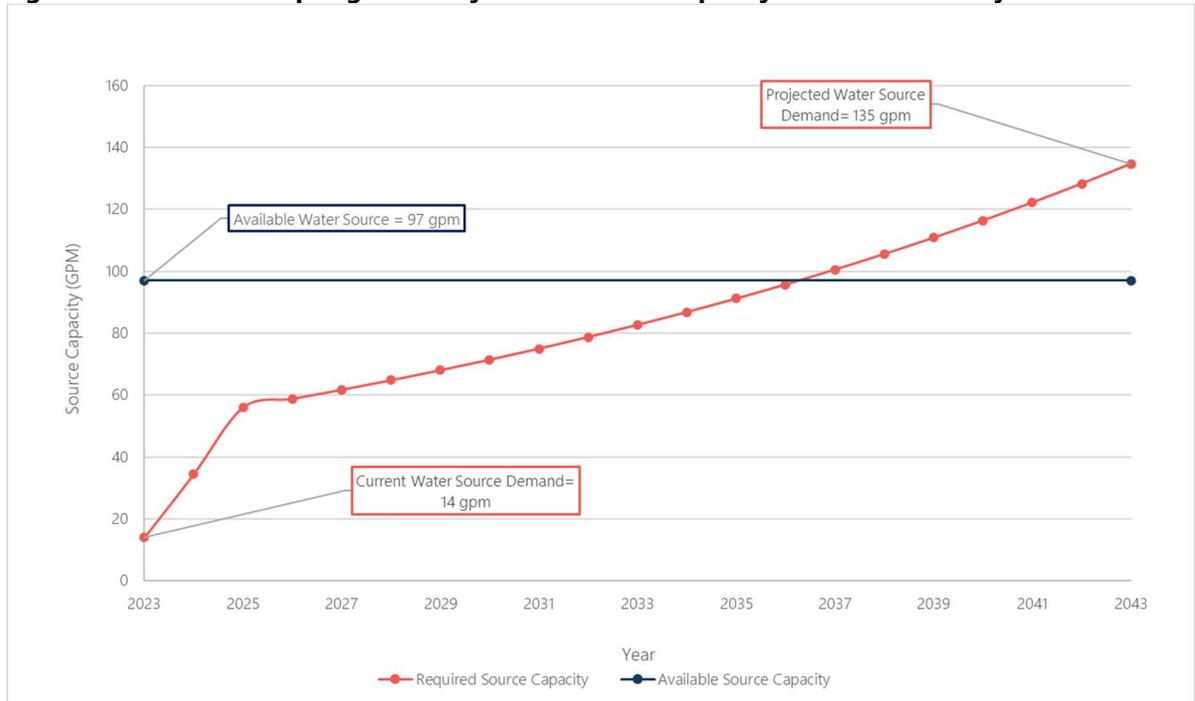
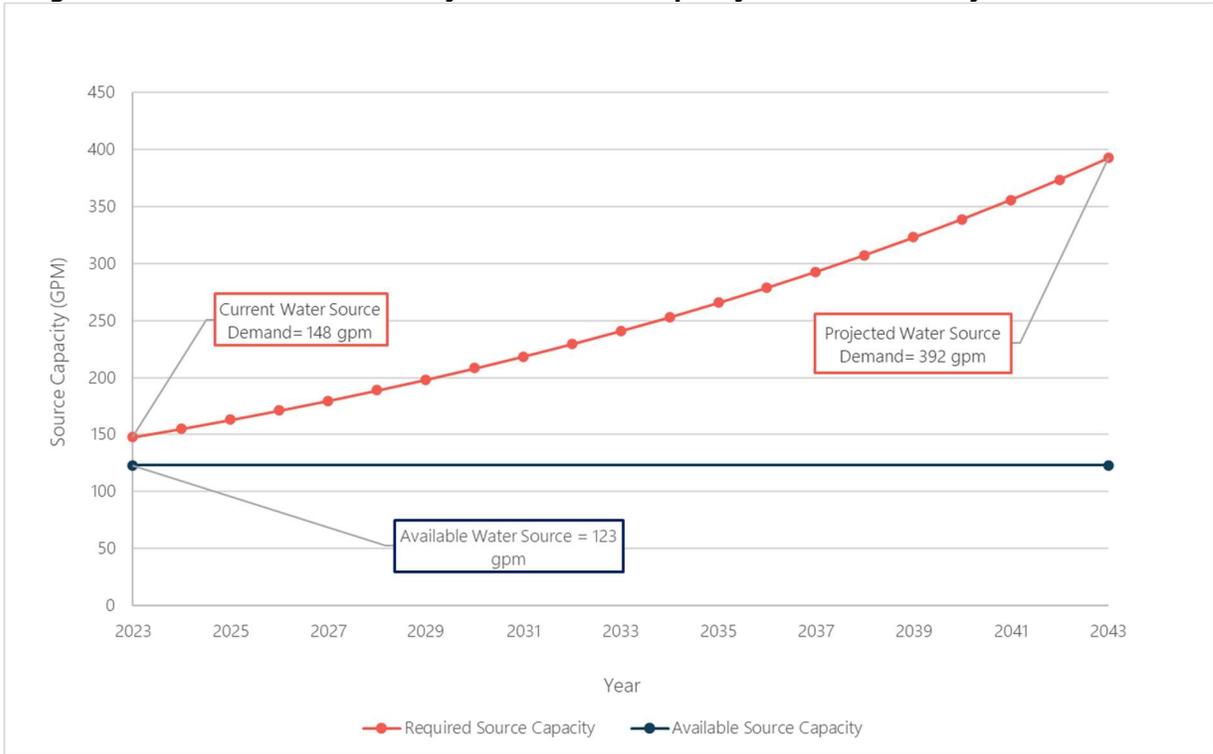


Figure IV.C-3: Cedar Point Culinary Water Source Capacity Resources vs. Projected Demands



D. RECOMMENDED WATER SOURCE CAPACITY IMPROVEMENTS

Because of the insufficient amount of water source in the projected future, it is recommended that a new well be constructed in Cedar Point and Cannan Springs to cover the deficits shown above along with equipping the Rock Well in Cedar Point which will give approximately another 100 gpm resulting in an existing surplus of 75 gpm rather than a deficit of 25 gpm.

V. WATER STORAGE CAPACITY ANALYSIS

A. EXISTING WATER STORAGE CAPACITY

To analyze storage capacity, all available culinary water storage must first be identified. The existing storage facilities for Apple Valley consist of two tanks (both 220,000 gal.), two tanks for Cannan Springs (100,000 gal and 50,000 gal), and 1 tank for Cedar Point (1,000,000 gal.). The total storage is shown in Table V.A-1 through Table V.A-3 below.

Table V.A-1: Apple Valley Culinary Water Storage Capacity

Existing Storage Capacity:	
Apple Valley Tank 1	220,000 gal.
Apple Valley Tank 2	220,000 gal.
Total Existing Storage Capacity	440,000 gal.

Table V.A-2: Cannan Springs Culinary Water Storage Capacity

Existing Storage Capacity:	
Cannan Springs Tank 1	100,000 gal.
Cannan Springs Tank 2	50,000 gal.
Total Existing Storage Capacity	150,000 gal.

Table V.A-3: Cedar Point Culinary Water Storage Capacity

Existing Storage Capacity:	
Cedar Point Tank	1,000,000 gal.
Total Existing Storage Capacity	1,000,000 gal.

B. EXISTING REQUIRED WATER STORAGE CAPACITY

Water storage capacity requirements are found in the State of Utah Administrative Rules for Public Drinking Water Systems, R309-510. These regulations require storage for a community’s culinary water system to meet one full day’s use requirement for all water connections, plus the required fire flows for a minimum of one hour.

Storage requirements for fire protection vary slightly from community to community. In general, fire flow requirements are set by the local Fire Chief or are based on building size and type of construction. The Statewide minimum fire flow is 1,000 gpm.

The projected water storage capacity surplus or deficit is determined by subtracting the projected required water storage capacity from the total available water storage capacity, which yields a projected deficit of 22,089 gpd for Apple Valley, a deficit of 46,250 gpd for Cannan Springs, and a surplus of 571,759 gpd for Cedar Point at the end of the planning period.

Figure V.C-1 through Figure V.C-3 shows the projected culinary water storage capacity demands vs. BPWSSD’s existing available storage capacity resources throughout the planning period.

Figure V.C-1: Apple Valley Water Storage Capacity vs. Projected Demands

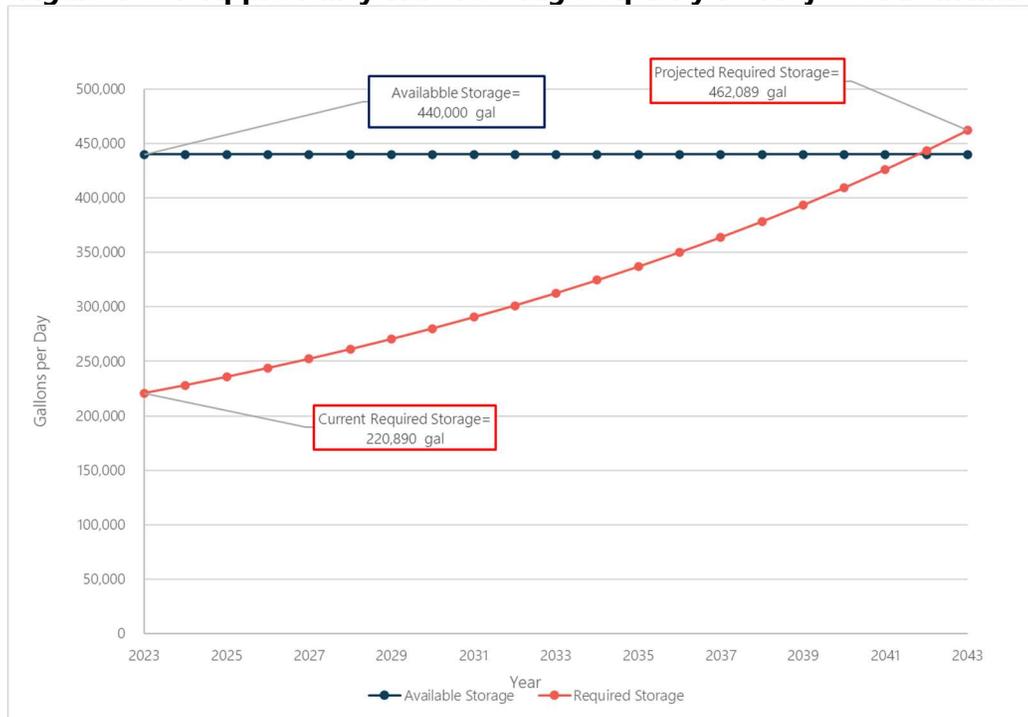


Figure V.C-2: Cannan Springs Water Storage Capacity vs. Projected Demands

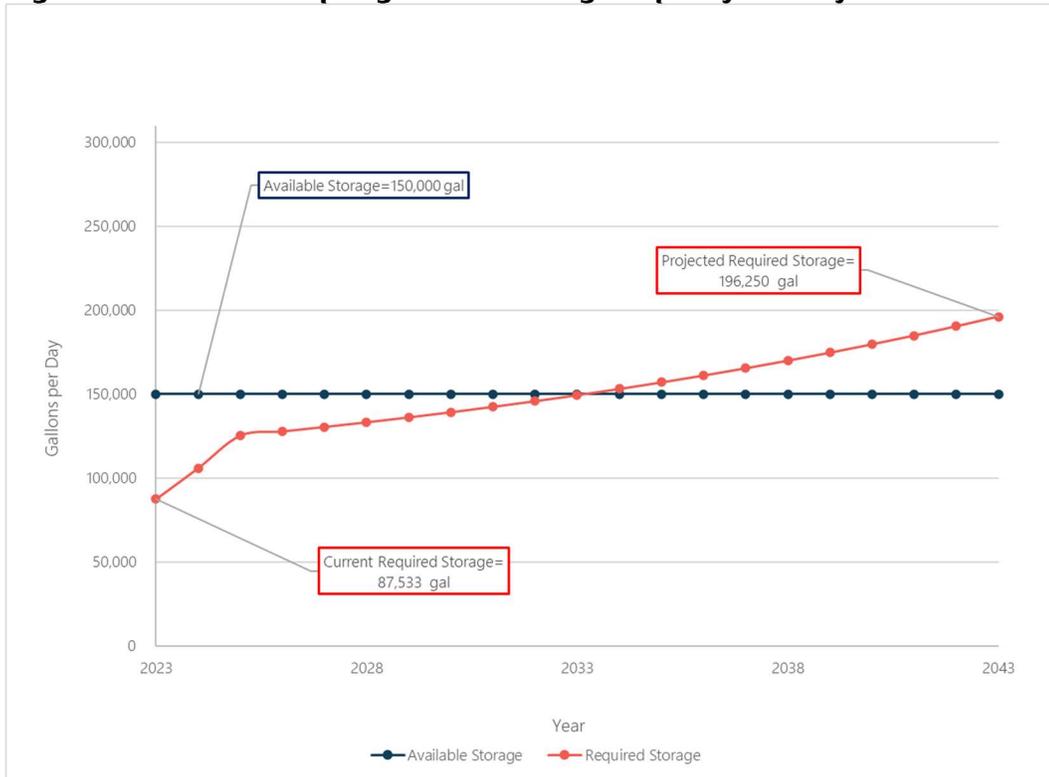
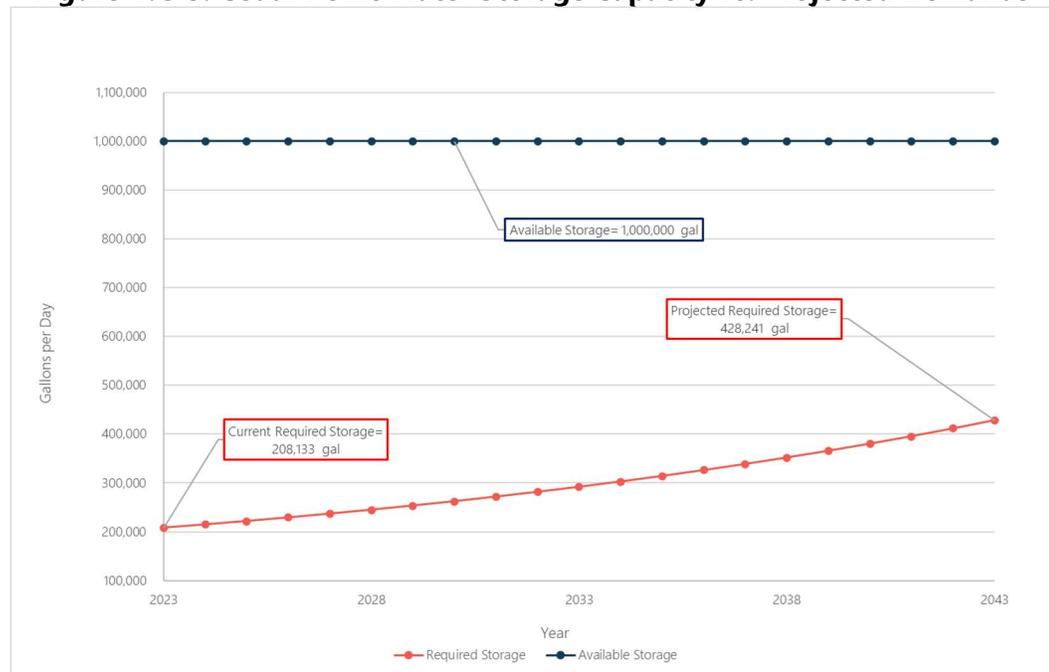


Figure V.C-3: Cedar Point Water Storage Capacity vs. Projected Demands



D. EXISTING ELEVATION CONSTRAINTS

In order to supply adequate pressure throughout the system in Apple Valley, a new 1,000,000-gallon tank being used to help supply adequate pressures throughout the system should be placed at an elevation of about 4,970 ft which may be obtainable on the hills just north of where the current tanks are located.

Cannan Springs and Cedar Point do not currently have tank elevation constraints.

E. RECOMMENDED WATER STORAGE CAPACITY IMPROVEMENTS

Projected storage requirements will need to be evaluated as subdivisions are approved and constructed. It is anticipated that the majority of growth in Cedar Point will be within the service limits of the existing tank, thus no improvements for this area have been recommended.

However, due to the projected deficit of about 46,250 gpd in Cannan Springs, it is recommended that Cannan Springs increases their storage with a 100,000-gallon tank.

Apple Valley is currently projected to have a storage deficit for the planning period and the tanks are at a lower elevation so an additional tank at higher elevation will be needed to help Apple Valley be within the state pressure requirements. A new 1,000,000-gallon tank is recommended to help with pressure and storage requirements throughout the system and support the growth and construction of future communities.

Figure V.E-1 and Figure V.E-2 below shows the projected water storage capacity demands vs. BPWSSD's available storage capacity throughout the planning period for Apple Valley and Cannan Springs with these recommendations. Should the local fire authority change the fire flow requirements for the district, sizing for the Cannan Springs tank may need to be increased.

Figure V.E-1: Apple Valley Culinary Water Storage Capacity vs. Projected Demands

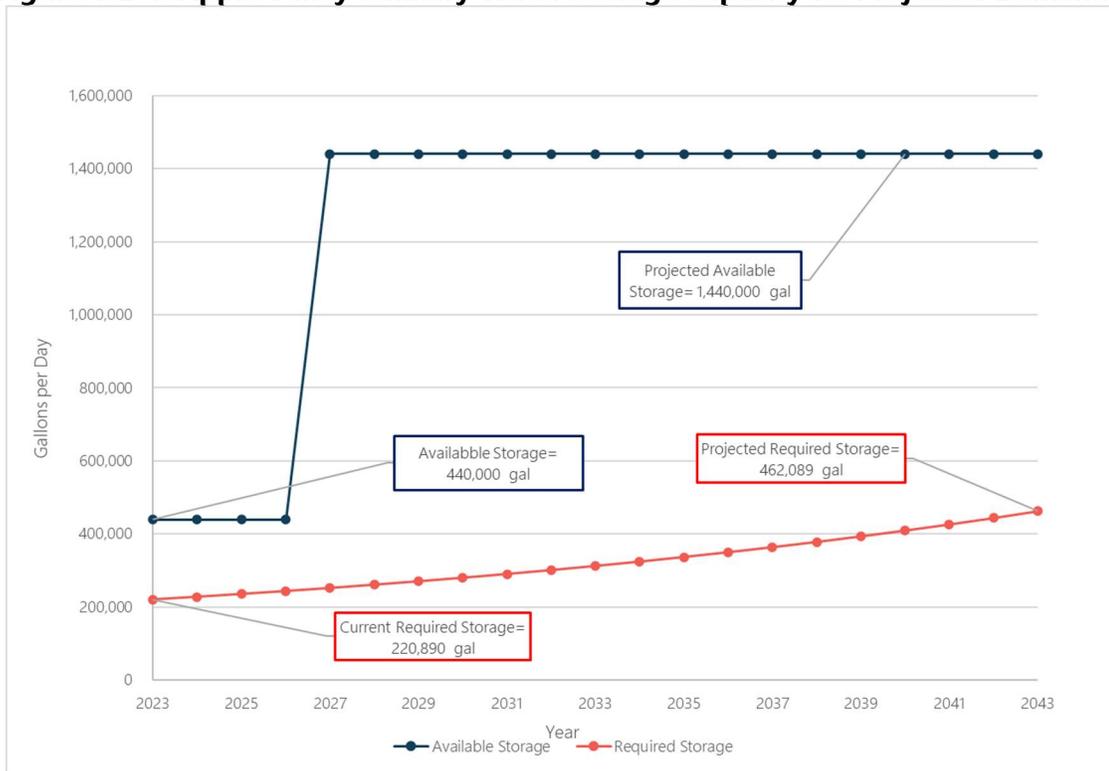
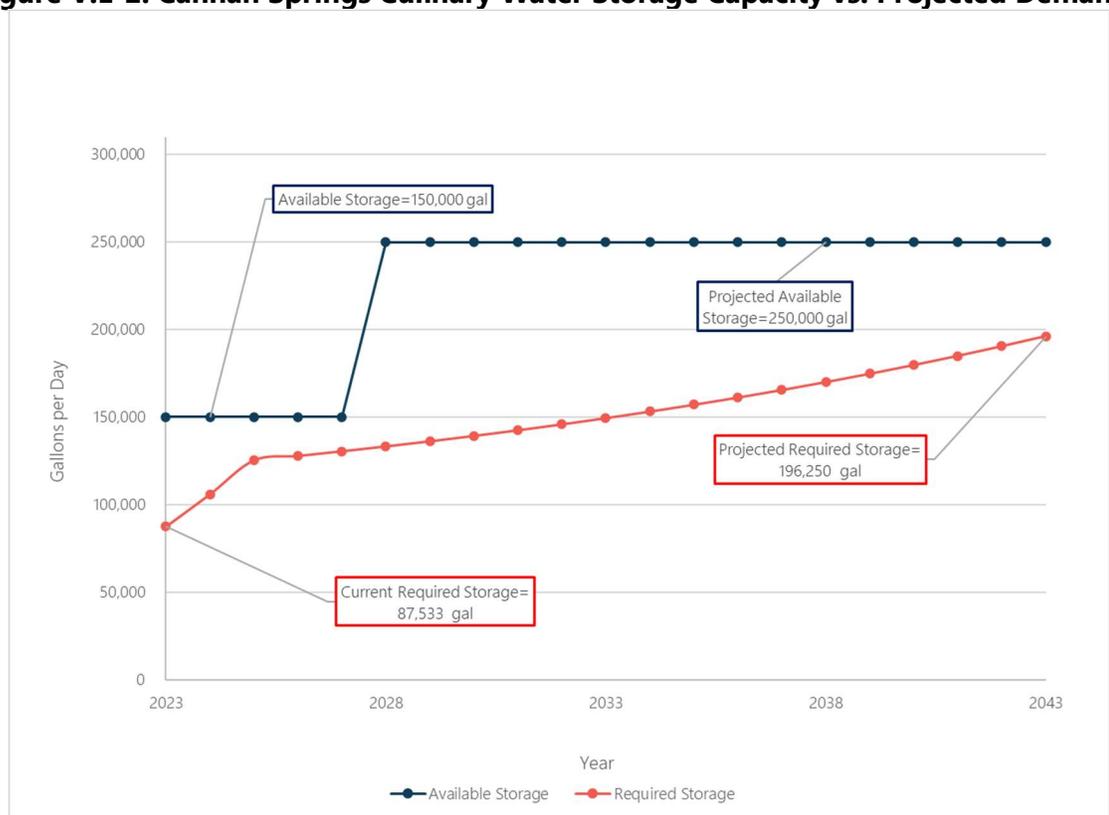


Figure V.E-2: Cannan Springs Culinary Water Storage Capacity vs. Projected Demands



VI. WATER TREATMENT REQUIREMENTS

A. GENERAL REQUIREMENTS

BPWSSD does not currently treat water. As growth occurs it may become necessary to treat water. As new growth occurs and additional sources are put online, the distribution system should be improved so all sources tie directly into storage before source water enters the distribution system.

The State of Utah Public Drinking Water Regulations R309, in accordance with the National Safe Drinking Water Act, have adopted “primary” regulations for the protection of public health and “secondary” regulations related to taste and aesthetics. Applicable “primary” standards and treatment techniques must be met by all public drinking water systems. “Secondary” standards are optional standards which are meant to help water suppliers avoid consumer complaints.

VII. WATER DISTRIBUTION SYSTEM ANALYSIS

A. EXISTING DISTRIBUTION SYSTEM ANALYSIS

The State of Utah Administrative Rules for Public Drinking Water Systems, R309-510, require distribution systems to be sized to supply peak instantaneous flows, while maintaining a minimum system pressure of 30 psi. The rule also requires that distribution systems are able to supply peak day flows plus fire flows for a minimum of 1 hour, while maintaining a minimum system pressure of 20 psi. The system also needs to provide peak day flows while maintaining a minimum system pressure of 40 psi. As a general guideline, it is recommended that the system be able to provide a minimum static pressure of 50 psi at every point in the distribution system.

The indoor peak instantaneous demand equation (see Table VII.A-1 through Table VII.A-3) is found in the State of Utah Public Administrative Rules for Drinking Water Systems, R309-510. This rule also provides a flow requirement of 2.83 gpm per irrigated acre for use in determining the outdoor peak instantaneous demand. By taking a representative sample of homes/yards in BPWSSD and averaging the area of irrigated landscaping, an average area of 0.03 irrigated acres per ERU was determined and used to estimate the outdoor peak instantaneous demand. The number of outdoor ERUs represents the estimated number of existing ERUs because there is no secondary irrigation system.

Table VII.A-1: Apple Valley Current Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N=	Number of ERU's
Q=	10.8 X 345 ^{.64}		=	454 gpm
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	345 ERU X	$\frac{0.03 \text{ acre}}{\text{ERU}}$	X	$\frac{2.83 \text{ gpm}}{\text{irr. acre}}$
			=	29 gpm
Current Peak Instantaneous Demand				= 484 gpm
Peak Day Demand & Fire Flow				
All ERUs				
345 ERUs X	$\frac{677 \text{ gpd}}{\text{ERU}}$	$\frac{1 \text{ day}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	= 162 gpm
			Fire Flow	= 1,000 gpm
Current Peak Day Demand + Fire Flow				= 1,162 gpm

Table VII.A-2: Cannan Springs Current Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N= Number of ERU's	
Q=	10.8 X 13 ^{.64}			= 56 gpm
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	13 ERU X	0.03 acre X	2.8340278 gpm	= 1 gpm
		ERU	irr. acre	
Current Peak Instantaneous Demand				= 57 gpm
Peak Day Demand & Fire Flow				
All ERUs				
13 ERUs X	1,543 gpd X	1 day	1 hr	= 14 gpm
	ERU	24 hr	60 min.	
Fire Flow				= 1,000 gpm
Current Peak Day Demand + Fire Flow				= 1,014 gpm

Table VII.A-3: Cedar Point Current Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N= Number of ERU's	
Q=	10.8 X 157 ^{.64}			= 275 gpm
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	157 ERU X	0.03 acre X	2.83 gpm	= 13 gpm
		ERU	irr. acre	
Current Peak Instantaneous Demand				= 288 gpm
Peak Day Demand & Fire Flow				
All ERUs				
157 ERUs X	1,354 gpd X	1 day	1 hr	= 148 gpm
	ERU	24 hr	60 min.	
Fire Flow				= 1,000 gpm
Current Peak Day Demand + Fire Flow				= 1,148 gpm

As previously discussed, the peak day demand is 2 times the average amount of historical usage. The State regulation for fire flow requires a minimum of 1,000 gpm if no recommendation has been provided by the local fire authority. State regulations require all fire hydrants to be served from 8-inch diameter or larger pipelines unless it can be proven through the use of modeling that 6-inch lines are sufficient.

The existing BPWSSD culinary water distribution system has been modeled for these demands using the computer program Infowater by Innovyze®. The main network of the distribution system is providing good service to the majority of connections.

However, there are a few locations where required pressures and flows are not able to be met. Improvements have been recommended to negate the existing deficiencies. These can be seen in Figures VII.C-1 through VII.C-3.

B. PROJECTED DISTRIBUTION SYSTEM ANALYSIS

The projected distribution system analysis is performed using the same assumptions as in the existing system analysis, except that the projected number of ERUs are inserted into the calculations. The projected peak instantaneous demand and peak day demand plus fire flow are calculated in Table VII.B-1 through Table VII.B-3. Exhibits of the current system can also be seen below in Figures VII.B-1 through VII.B-3

Table VII.B-1: Apple Valley Projected 20-Year Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N= Number of ERU's	
Q=	10.8 X 915 ^{.64}	=	849 gpm	
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	915 ERU X	$\frac{0.03 \text{ acre}}{\text{conn.}}$	$\times \frac{2.83 \text{ gpm}}{\text{irr. acre}}$	= 78 gpm
Projected Peak Instantaneous Demand				= 926 gpm
Peak Day Demand & Fire Flow				
All ERUs				
915 ERUs X	$\frac{677 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	= 430 gpm
				Fire Flow = 1,000 gpm
Projected Peak Day Demand + Fire Flow				= 1,430 gpm

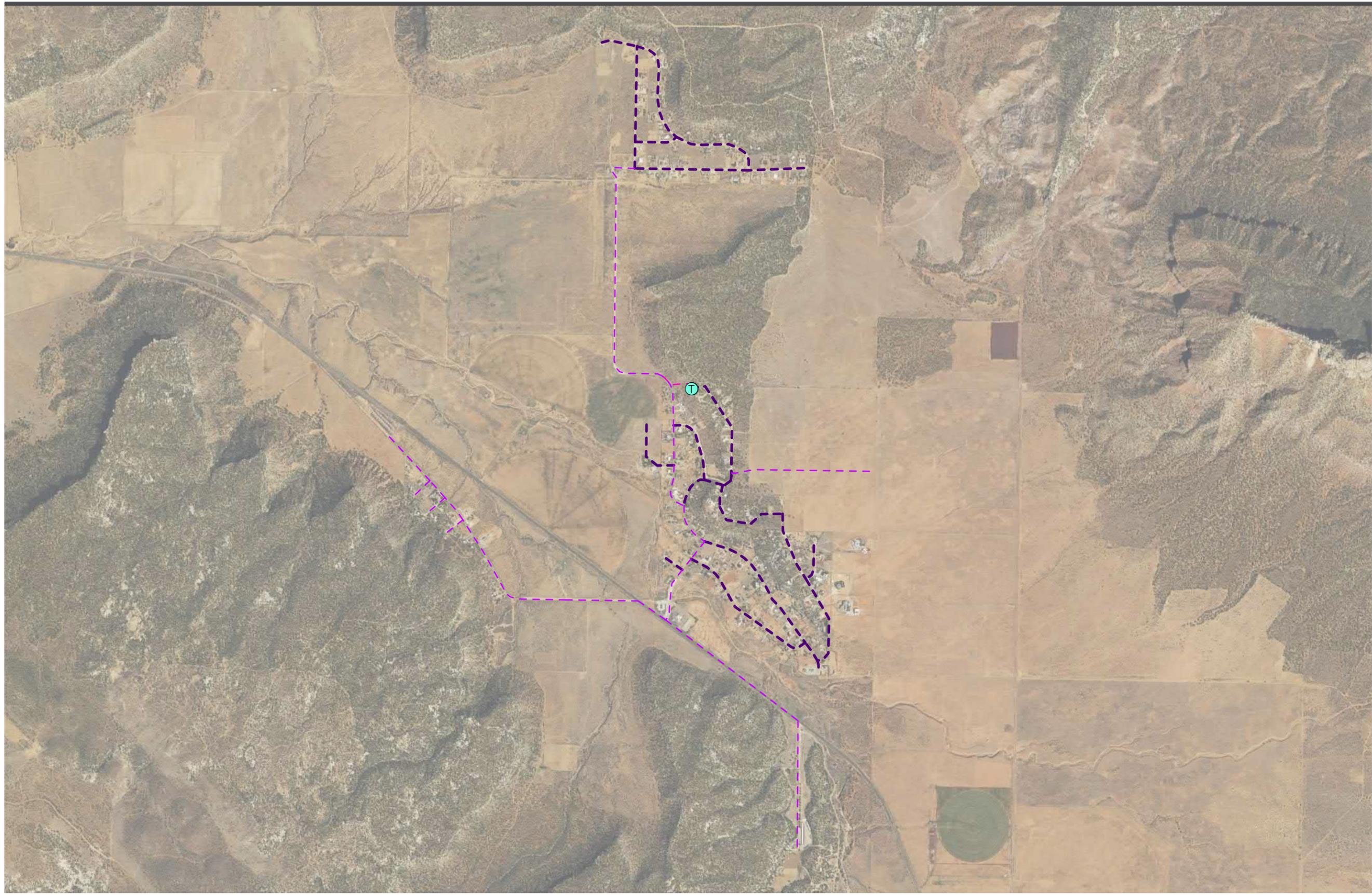
Table VII.B-2: Cannan Springs Projected 20-Year Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N= Number of ERU's	
Q=	10.8 X 126 ^{.64}	=		238 gpm
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	126 ERU X	$\frac{0.03 \text{ acre}}{\text{conn.}}$	X	$\frac{2.8340278 \text{ gpm}}{\text{irr. acre}}$
				= 11 gpm
	Projected Peak Instantaneous Demand			= 249 gpm
Peak Day Demand & Fire Flow				
All ERUs				
126 ERUs X	$\frac{1,543 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	= 135 gpm
			Fire Flow	= 1,000 gpm
	Projected Peak Day Demand + Fire Flow			= 1,135 gpm

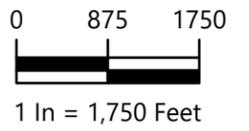
Table VII.B-3: Cedar Point Projected 20-Year Required Distribution Demands

Indoor Peak Instantaneous Demand:				
Q=	10.8 X N ^{.64}		N= Number of ERU's	
Q=	10.8 X 417 ^{.64}	=		513 gpm
Outdoor Peak Instantaneous Demand: Q = N X Irr. Acre/ERU X gpm/Irr. Acre				
Q=	417 ERU X	$\frac{0.03 \text{ acre}}{\text{conn.}}$	X	$\frac{2.8340278 \text{ gpm}}{\text{irr. acre}}$
				= 35 gpm
	Projected Peak Instantaneous Demand			= 549 gpm
Peak Day Demand & Fire Flow				
All ERUs				
417 ERUs X	$\frac{1,354 \text{ gpd X}}{\text{ERU}}$	$\frac{1 \text{ day}}{24 \text{ hr}}$	$\frac{1 \text{ hr}}{60 \text{ min.}}$	= 392 gpm
			Fire Flow	= 1,000 gpm
	Projected Peak Day Demand + Fire Flow			= 1,392 gpm

APPLE VALLEY



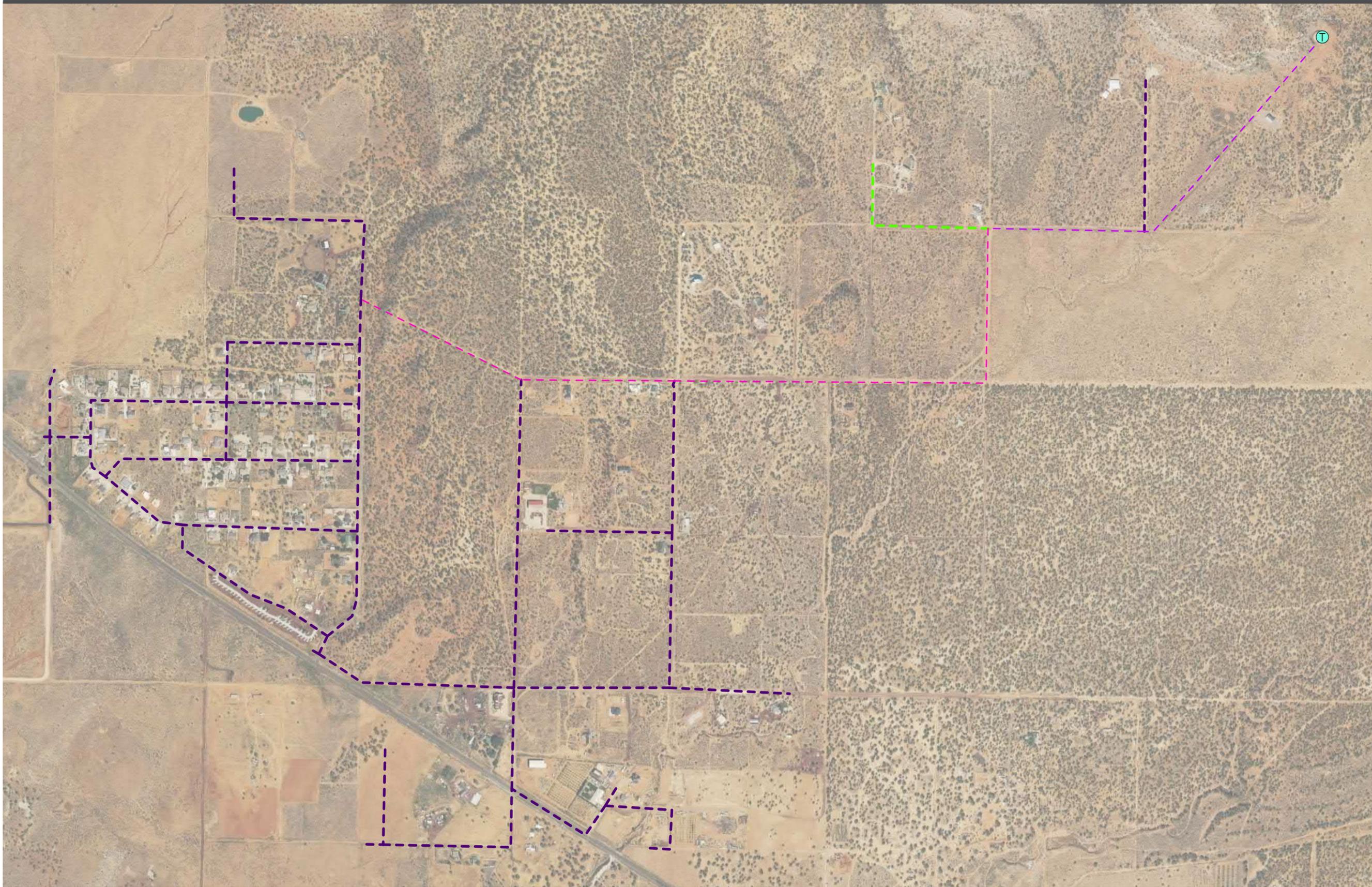
MAP LEGEND



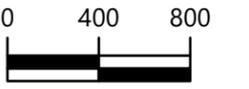
-  Water Tank
- Existing Water Mains
 -  8"
 -  10"
 -  12"



CEDAR POINT



MAP LEGEND



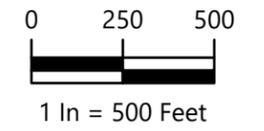
1 In = 800 Feet

- Water Tank
- Existing Water Mains
 - 6"
 - 8"
 - 10"
 - 12"





MAP LEGEND



-  Water Tank
- Existing Water Mains
-  8"



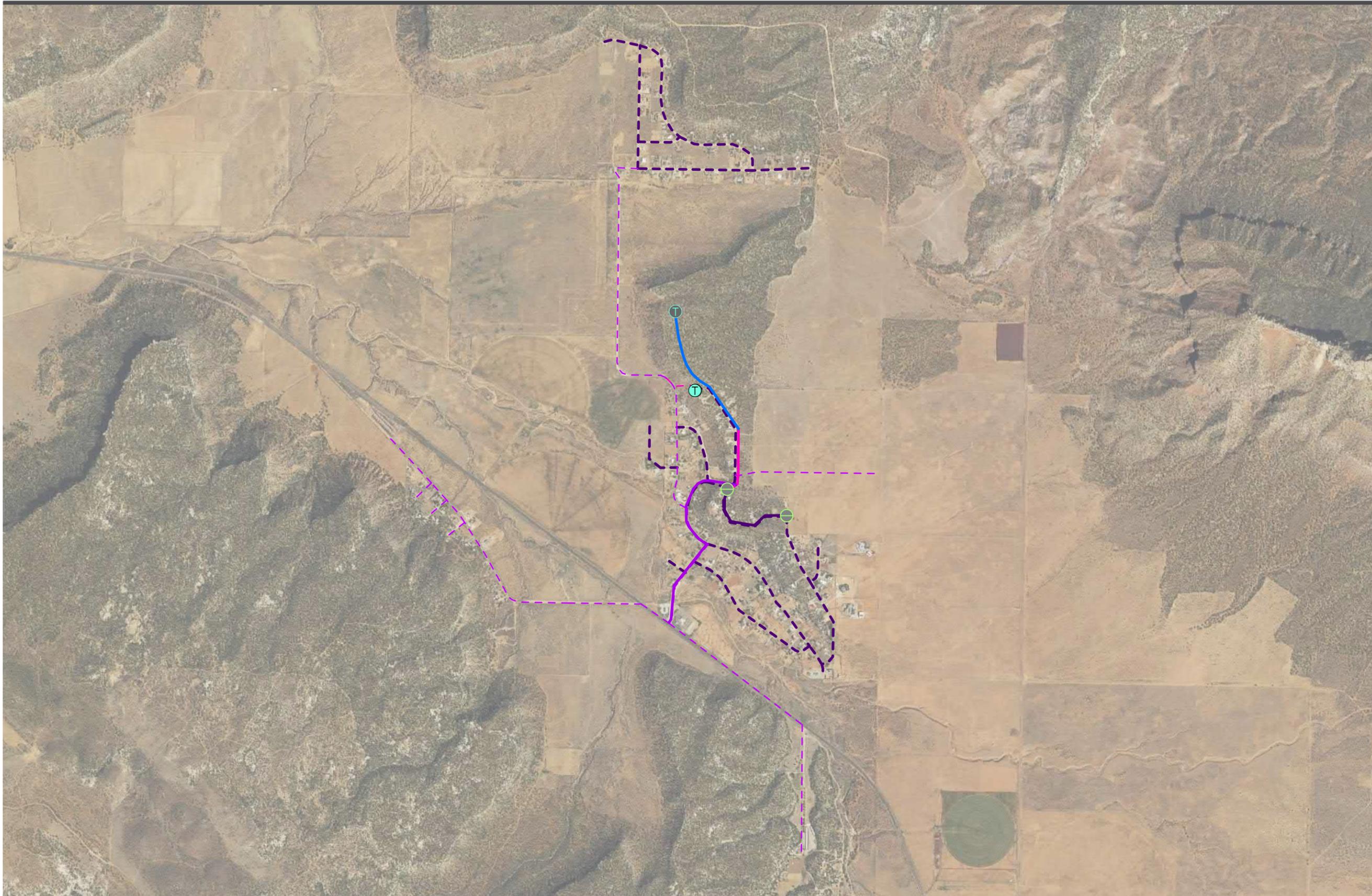
A final model incorporating all of the recommended distribution system improvements has also been created. This system was modeled using the projected 2043 system demands. With these modifications, the system will be able to meet projected peak day demands with a 1,000-gpm fire flow.

The projected peak instantaneous demands (while maintaining a minimum pressure of 30 psi) and the projected peak day demands (while maintaining a minimum pressure of 40 psi) are able to be met throughout the entire system. Details of this analysis have also been provided in Appendix B.

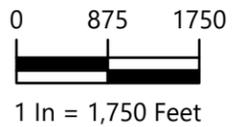
C. RECOMMENDED DISTRIBUTION SYSTEM IMPROVEMENTS

In an effort to meet the State requirements with the current and future demands the following distribution system improvements are recommended. The recommendations are shown in the exhibits below.

APPLE VALLEY



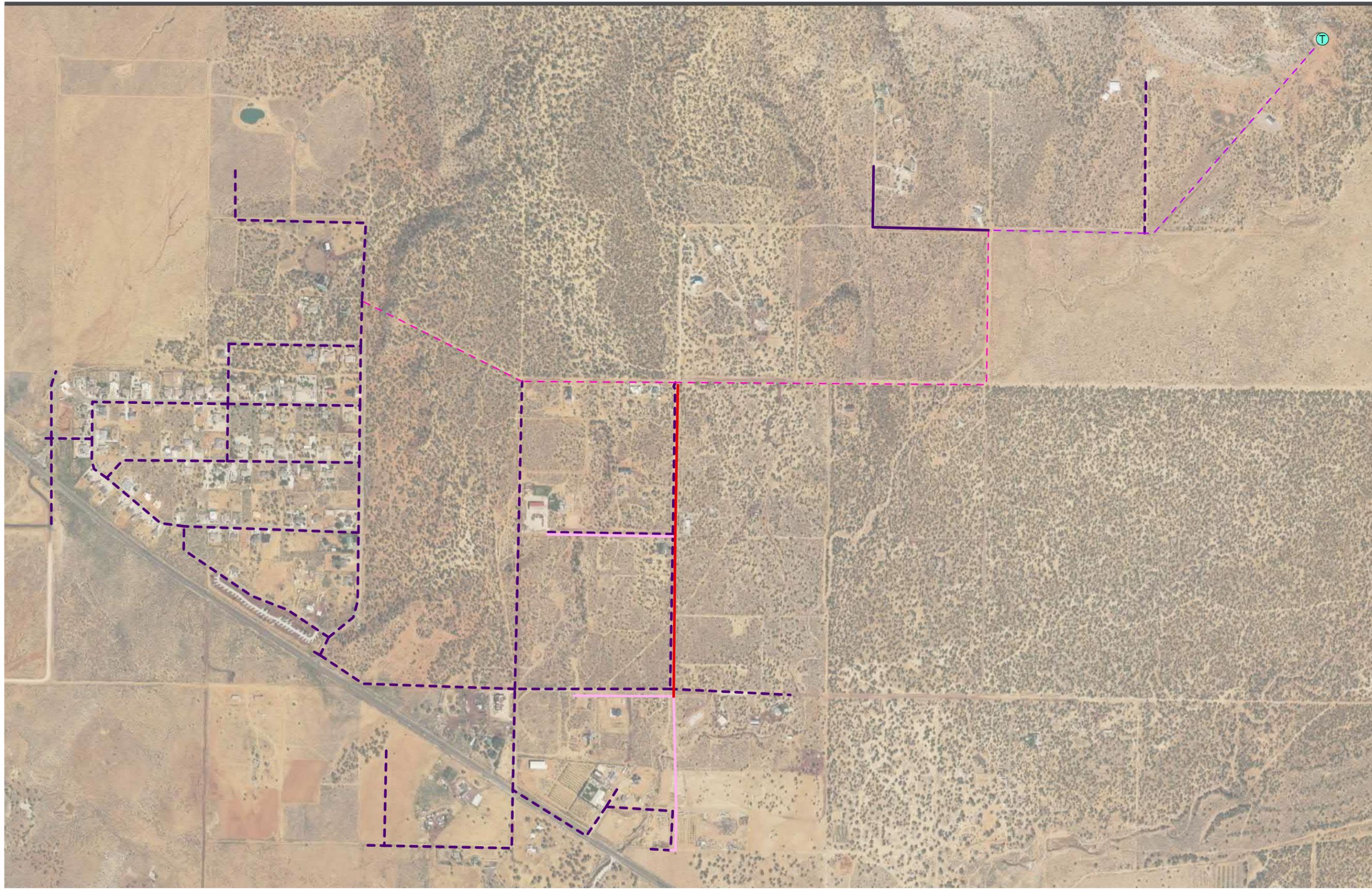
MAP LEGEND



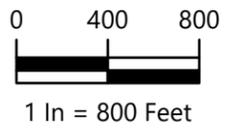
-  Water Tank
- Existing Water Mains
 -  8"
 -  10"
 -  12"
-  Water Tank Improvements
-  Water Control Valves Improvements
- Water Mains Improvements
 -  8"
 -  10"
 -  12"
 -  16"



CEDAR POINT

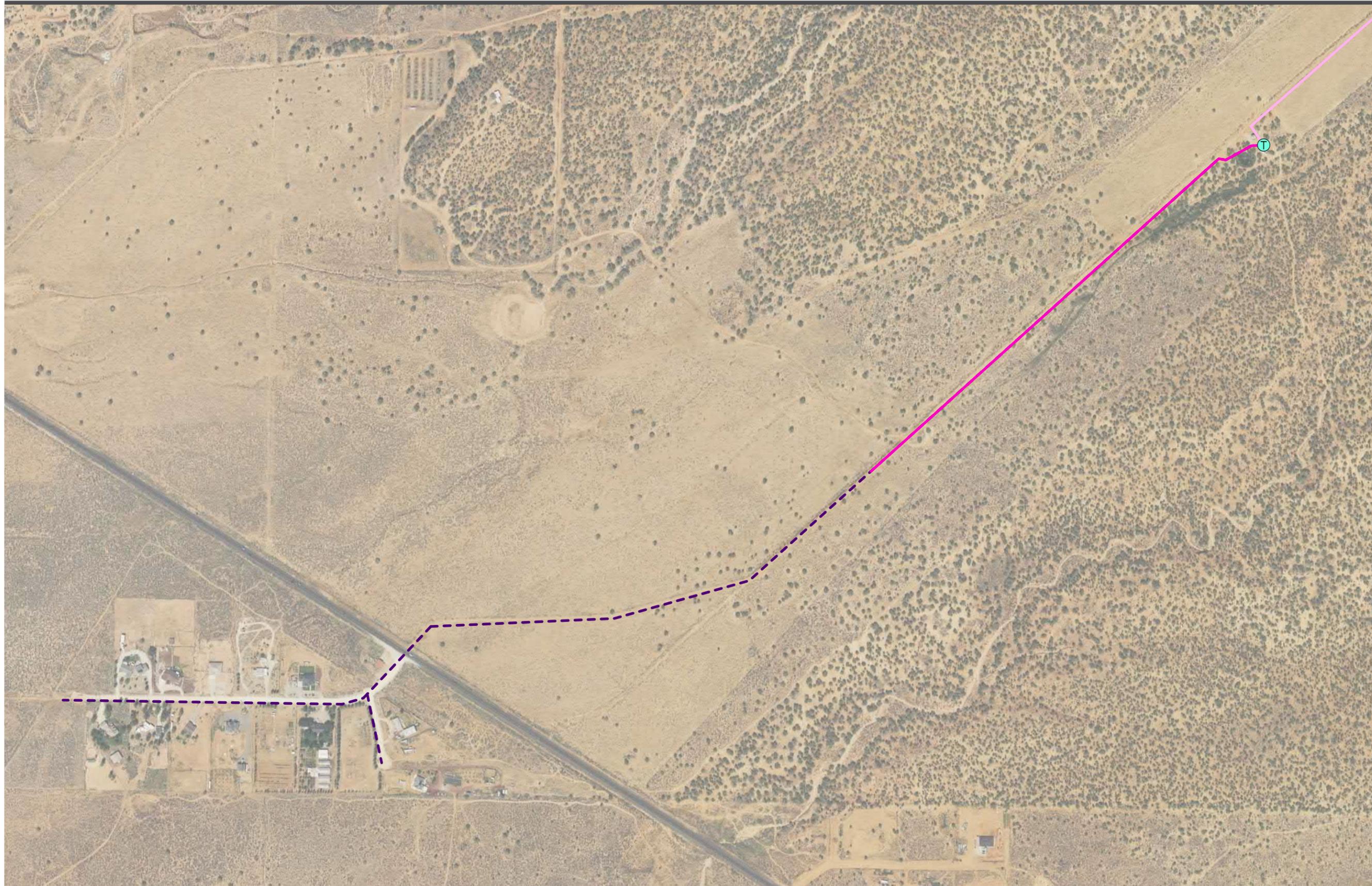


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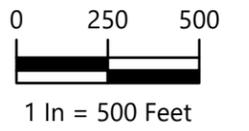


-  Water Tank
- Existing Water Mains
 -  6"
 -  8"
 -  10"
 -  12"
- Water Mains Improvements
 -  3"
 -  4"
 -  8"





MAP LEGEND



-  Water Tank
- Existing Water Mains
 -  8"
- Water Mains Improvements
 -  3"
 -  10"



VIII. SUMMARY OF RECOMMENDED SYSTEM IMPROVEMENTS

A. RECOMMENDED SYSTEM IMPROVEMENTS

Based on the findings from Sections III - VII, showing immediate system needs as well as requirements for growth projected over the next 20 years, it is recommended that BPWSSD proceed with a construction project to implement improvements as required to bring the system into conformance with State rules. Table VIII.A-1 through Table VIII.A-3 summarizes the recommended improvements.

Table VIII.A-1: Apple Valley Recommended System Improvements

ANALYSIS	RECOMMENDED IMPROVEMENTS
1. Water Rights	No Improvements
2. Water Source Capacity	No Improvements
3. Water Storage Capacity	New High elevation 1,000,000 Gallon Tank Routine Tank Inspection Scada to All Tanks/Wells in all Systems
4. Distribution System	New Line to connect high elevation Tank will be tied back into the existing system using two PRVs. To do this will require approximately 2,523 ft of 16" pipe, 3,680 ft of 12" pipe, 1,250 ft of 10" pipe, and 1,800 ft of 8" pipe. Connect all three systems together with roughly 23,865 ft of pipe from Apple Valley to Cedar Point and roughly 23,180 ft of pipe from Cedar Point to Cannan Springs Additional Fire Hydrants

Table VIII.A-2: Cedar Point Recommended System Improvements

ANALYSIS	RECOMMENDED IMPROVEMENTS
1. Water Rights	No improvements
2. Water Source Capacity	New Well
3. Water Storage Capacity	Routine Tank Inspection.
4. Distribution System	Upgrade 6" line to 8" line (1,496 ft) Source Transmission Line 3" & 4" Line project (3,825 ft)

Table VIII.A-3: Cannan Springs Recommended System Improvements

ANALYSIS	RECOMMENDED IMPROVEMENTS
1. Water Rights	Water Right Plan
2. Water Source Capacity	New Well
3. Water Storage Capacity	New 100,000 Gallon Tank Routine Tank Inspection.
4. Distribution System	Replace the first 2,730' of 8" line coming from the tank toward the town with 10" line

B. PRELIMINARY ENGINEER’S OPINION OF PROBABLE COST

An Engineer’s Opinion of Probable Cost (EOPC) for the recommended water system improvements has been provided in Appendix D.

The EOPC includes all anticipated construction costs, contingency budgets, and all other normal project costs such as survey, administration, engineering, legal services, fiscal costs, rights-of-way, etc.

C. PROPOSED FINANCING PLAN

Table VIII.C-1 outlines a sample financing scenario for the recommended improvements. The financing scenario includes funding under the assumption that projects begin in fiscal year 2024 with the self-participation of \$50,000 being paid up front and new debt services beginning the following year in 2024. It has been assumed that a grant for approximately 30% of the project cost will be received for this analysis. After the District knows the actual value of the grant received this proposed financing plan may need to be reevaluated.

SECTION VIII – SUMMARY OF RECOMMENDED SYSTEM IMPROVEMENTS

TABLE VIII.C-1			
BIG PLAINS SSD WATER			
FY 2024 PROPOSED FINANCING PLAN			
TOTAL PROJECT COST			\$ 11,120,600
Proposed Funding:	Rate	Term in Yrs.	Principal
Self Participation			\$ 50,000
New Grant			\$ 3,320,000
New Loan	2.50%	30	\$ 7,750,600
TOTAL PROJECT FUNDING:			\$ 11,120,600
FY 2024 EXPENSES			
EXPENSES: (First Year of New Debt Serv. Pmt.)			
clerical contractor labor			\$3,537
town interlocal agreement costs			\$152
water salaries and wages			\$50,039
water benefits			\$28,982
admin salaries and wages			\$8,383
admin benefits			\$4,537
public postings			\$566
travel/fuel			\$896
training			\$334
books/subscriptions/memberships			\$1,076
admin supplies and expenses			\$5,885
postage			\$490
bank servc charges			\$1,062
professional service			\$23,327
accounting & audit fees			\$6,801
water testing			\$6,420
legal fees			\$4,499
system maintenance and repairs			\$11,304
system equipment			\$6,168
well maintenance and repairs			\$1,725
tank maintenance and repairs			\$2,599
equipment costs other than fuel			\$3,443
equipment fuel			\$2,513
utilities			\$13,931
telephone and internet			\$249
insurance			\$5,178
depreciation expense			\$142,813
interest expense			\$97,607
	Subtotal Expenses:		\$434,517
EXISTING DEBT SERVICE			\$229,540
	Subtotal Existing Annual Debt Service:		\$229,540
NEW DEBT SERVICE			
New Project Loan			\$370,305
	Subtotal New Annual Debt Service:		\$370,305
Renewal and Replacement Fund (10% of Annual Expenses)			\$43,452
	GRAND TOTAL EXPENSES:		\$1,077,814
ANNUAL INCOME	<u>New Conn.</u>	<u>Fee</u>	
*New Impact Fee	44	\$ 21,541	\$ 953,232
Impact Fee for Loan Repayment			\$ 513,272
Total Number Of ERUs			559
Average Monthly Water User Rate/ERU (with no other income)			\$95.04
OTHER INCOME			
Connection Fees			\$64,758
Water Standby Fees			\$42,411
Other Operating Income			\$32,172
Sundry Revenue			\$324
Interest Income			\$2,124
Total			\$141,789
Average Monthly Water User Rate/ERU			\$73.91
	TOTAL ANNUAL INCOME:		\$1,591,086

IX. WATER RATE ANALYSIS

A. GENERAL

Generally, water rates are a combination of base rates and overage rates wherein a base amount of water is provided for the base rate charge. The base rate is charged to all connections in the system whether or not water is used and should cover all operation and maintenance costs of the system. Overage rates are normally set to encourage water conservation but should always cover all variable costs of the system. BPWSSD has established the following as their current service fee rate structure:

Table IX.A-1: Big Plains Existing Culinary Water Rates

Big Plains SSD Existing Residential Water Rate Structure		
Total Base Rate		\$49.00 per Conn./Month
Includes		0 Gallons
Overage Steps		
Cost Per 1,000 Gal.	Low Gallons	High Gallons
\$1.50	1	5,000
\$1.75	5,001	12,000
\$2.00	12,001	25,000
\$2.25	25,001	35,000
\$2.50	35,001	45,000
\$2.75	45,001	& UP
Example of Water User's Bill Based on Usage		
Usage	Amount	
(Gallons)	Existing Rates	
0	\$	49.00
5,000	\$	56.50
12,000	\$	68.75
25,000	\$	94.75
35,000	\$	117.25
90,000	\$	266.00

B. AVERAGE RATE DETERMINATION FOR FY2024

Table VIII.C-1 shows the values used to determine the average water rate per ERU which should be divided among all system customers. The table uses data for the year of the new debt service (2024) and uses the existing and new debt service as part of the equation.

Annual revenues must be sufficient to cover the expenses incurred by the construction, maintenance, and administration of the water system. These expenses could include items such as debt service, personnel services, operation & maintenance, insurance, and other supplies & expenses. It is strongly recommended that the District maintain

a funded depreciation account or a replacement fund to provide the money necessary for replacement and repair of water department facilities and pipelines. The loan for the proposed project may require a fund where at least 10% of the expenses, including debt service, be set aside for this purpose.

Based on the calculations shown in Table VIII.C-1 the average water rate per residential connection (1 ERU) for any newly adopted rate structure for the year 2024 would need to be approximately \$73.91. It should be noted that this assumes that the system has grown to a total of 559 ERUs Between Apple Valley, Cannan Springs, and Cedar Point and that the district has chosen to pursue construction of the proposed improvements. It is estimated that this rate would allow BPWSSD to pay the debt and operations costs associated with the culinary water system. The existing average monthly user rate revenue per ERU was calculated to be \$61.62 and determined to be insufficient to meet the \$73.91 per ERU that was calculated. A rate increase of \$12.29 is estimated to be needed to cover the anticipated expenses; however, rates should be looked at annually as expenses increase in a typical year.

C. BASE AND OVERAGE RATE DETERMINATION

This study includes separating the average user rate into base and overage rates and investigates possible rate structures that would promote conservation and work hand-in-hand with drought management policies. It is generally recommended that the base rate should cover the operation and maintenance (O&M) expenses of the system. Variable costs are covered by the overage rates. This rate scenario simply identifies base and overage rates that should satisfy the revenue requirements based on estimated O&M expenses and on projected water usage. BPWSSD is able to set the rate structure to any amount it deems to be fair. However, the rates should be such that the system remains financially viable. BPWSSD may decide to lower the base rate and increase variable costs in order to promote further conservation.

BPWSSD should have a rate schedule that will result in revenues that will provide the necessary culinary water system improvements as recommended in this Plan and maintain the current level of O&M. The base and overage rates should be examined each year to ensure that enough revenue is being generated to cover the expenses.

It is important to note that if BPWSSD does not experience any future growth which in turn will generate no revenue from impact fees, there will be a fixed base rate of about \$142 per connection that would be required in order to support the implementation of the recommended improvements in the Plan.

D. POSSIBLE RATE STRUCTURE

Tables IX.D-1, IX.D-2, and IX.D-3 illustrate possible rate structures based on the base and overage rates suggested in Section C. The overage rate structure is stepped to promote conservation by charging a higher amount for excessive water usage. The tables also include some examples of water bills based on the proposed rate structure and show bills based on existing rates for comparison. An amount is shown for the average monthly water use of approximately 14,043 gallons per month which is based on taking the weighted average of the daily usage per ERU for all three areas. This being 339 gpd for Apple Valley, 771 gpd for Cannan Springs, and 677 gpd for Cedar Point multiplied by the average numbers of ERC's. The weighted average comes out to be 453 gpd which is then used to get the monthly usage of 14,043 gallons. The way to confirm that the average rate produced will cover annual expenses is to implement the structure and evaluate the results after a full year of use.

Calculations based on the District's financial data show that the proposed rate structures should provide an average rate revenue sufficient to sustain the system. It is recommended that, if in a given year there are excess funds generated by the existing rate, these funds be saved in an interest-bearing Renewal and Replacement account for expenditures on future projects.

This plan can be tailored to include guidelines for adding new customers on a temporary basis to provide beneficial use of the surplus water. The intent of the process is to protect the surplus water right until BPWSSD needs the water based on BPWSSD additional growth. This action may produce an additional income stream which could possibly be used to reduce the user rate.

Adding the mentioned "new customers" will require legal counsel to set up the New Customer Agreement/s which will protect BPWSSD through the process.

TABLE IX.D-1 Big Plains SSD Possible Residential Water Rate Structure (Option 1)			TABLE IX.D-2 Big Plains SSD Possible Residential Water Rate Structure (Option 2)		
Total Base Rate \$49.00 per Conn./Month			Total Base Rate \$60.00 per Conn./Month		
Includes 0 Gallons			Includes 0 Gallons		
Overage Steps			Overage Steps		
Cost Per 1,000 Gal.	Low Gallons	High Gallons	Cost Per 1,000 Gal.	Low Gallons	High Gallons
\$2.30	1	5,000	\$1.30	1	5,000
\$2.55	5,001	12,000	\$1.50	5,001	12,000
\$2.80	12,001	25,000	\$1.70	12,001	25,000
\$3.05	25,001	35,000	\$1.90	25,001	35,000
\$3.30	35,001	45,000	\$2.10	35,001	45,000
\$3.55	45,001	& UP	\$2.30	45,001	& UP
Example of Water User's Bill Based on Usage			Example of Water User's Bill Based on Usage		
Usage	Amount		Usage	Amount	
(Gallons)	Existing Rates	Proposed Rates	(Gallons)	Existing Rates	Proposed Rates
0	\$ 49.00	\$ 49.00	0	\$ 49.00	\$ 60.00
5,000	\$ 56.50	\$ 60.50	5,000	\$ 56.50	\$ 66.50
12,000	\$ 68.75	\$ 78.35	12,000	\$ 68.75	\$ 77.00
14,000	\$ 72.75	\$ 83.95	14,000	\$ 72.75	\$ 80.40
25,000	\$ 94.75	\$ 114.75	25,000	\$ 94.75	\$ 99.10
35,000	\$ 117.25	\$ 145.25	35,000	\$ 117.25	\$ 118.10
90,000	\$ 266.00	\$ 338.00	90,000	\$ 266.00	\$ 242.60

TABLE IX.D-3 Big Plains SSD Possible Residential Water Rate Structure (Option 3)		
Total Base Rate \$70.00 per Conn./Month		
Includes 0 Gallons		
Overage Steps		
Cost Per 1,000 Gal.	Low Gallons	High Gallons
\$0.50	1	5,000
\$0.60	5,001	12,000
\$0.70	12,001	25,000
\$0.95	25,001	35,000
\$1.20	35,001	45,000
\$1.45	45,001	& UP
Example of Water User's Bill Based on Usage		
Usage	Amount	
(Gallons)	Existing Rates	Proposed Rates
0	\$ 49.00	\$ 70.00
5,000	\$ 56.50	\$ 72.50
12,000	\$ 68.75	\$ 76.70
14,000	\$ 72.75	\$ 78.10
25,000	\$ 94.75	\$ 85.80
35,000	\$ 117.25	\$ 95.30
90,000	\$ 266.00	\$ 172.55

E. SUMMARY

Based on the District's financial data and the information presented in this Plan, the existing average monthly user rate revenue per ERU of \$61.62 has been determined to be insufficient to meet the \$73.91 per ERU that is needed per the Financing Plan. A rate increase of \$12.29 is estimated to be needed to cover the anticipated expenses. Rate structure option 1 left the base rate the same as the current base rate of \$49. Options 2 and 3 show what the overage rates would look like by increasing base rate of \$60 and \$70. Water rates and fees should be reviewed by BPWSSD periodically to ensure that they keep up with inflation rates and increased costs in system maintenance. The Cash Flow Projection included in Appendix E does not assume a yearly rate increase.

BPWSSD does not have to adopt the amounts shown in the rate analysis. However, the rates suggested are calculated to be enough to ensure that the water fund remains viable while paying for the existing debt service and the projected debt based on the recommendations in this plan. The existing debt is projected to be paid off by FY 2054, in which case the rate structure may want to be reconsidered.

X. IMPACT FEES

A. IMPACT FEE

This report constitutes a capital fee facilities plan to determine the public facilities requirement to serve development resulting from new development activity. An impact fee that is charged by a community may be used to pay for capital costs and the debt service associated with surplus capacity built into the system provided actual costs can be documented. The surplus capacity in the water system can be assessed to growth, and for this reason, impact fees can pay for that portion of the debt service associated with the system surplus capacity. The impact fee should also be used to pay for the cost of improvements to the system that are required to support new growth as new connections are added to the system. It is recommended that an impact fee be charged on all new connections at the time of plat approval to help with the necessary capital improvements that BPWSSD will be taking on. It should be noted that the connection fees may not be combined into the impact fee. The State of Utah has mandated that connection fees may only be charged for the actual costs of the connection into the water system.

B. CALCULATION

The total cost that is eligible for the impact fee assessment is equal to the existing debt service from previous water improvements projects that can be attributed to new growth plus the portion of any planned water improvements project that will be constructed to accommodate new growth. The combined total cost that is due to new growth is divided by the projected number of new ERUs that will be added to the system within the service area. The impact fee calculation can be found in Table X.B-1.

All recommended projects are required to improve the system regardless of growth. However, most of the recommendations benefit new growth as well and therefore are partially impact fee eligible. It was determined that the impact fee eligibility of all the proposed improvement projects would be equal to 82% leaving a total of \$11,385,726 that is impact fee eligible. A breakdown of all the different projects and the amounts that are impact fee eligible can be seen below in Table X.B-1. The storage improvements, water right plan, and water source for Cannan Springs along with the

water source for Cedar Point and the project to connect all three systems were all deemed to be 100% impact fee eligible because they would be required to maintain the current level of service during future growth. The distribution system improvements for Cannan Springs was deemed 0% impact fee eligible because it is only required to for the existing pipelines and future development does not impact the projects. The storage improvements for Apple valley are 96% impact fee eligible and the distribution system improvements for Apple Valley and Cedar Point are 34% and 77% impact fee eligible, respectively.

TABLE X.B-1 BIG PLAINS SSD IMPACT FEE ANALYSIS CULINARY WATER MASTER PLAN					
					6/5/23
EXISTING DEBT SERVICE					
	Remaining Debt	% Eligible		Eligible	
Debt Service-Principle-2013 Water Bond	\$ 1,690,000.00	52%	\$	879,645	
Debt Service-Principle-2014A Water Bond	\$ 2,089,653.86	52%	\$	1,087,665	
Debt Service-Principle-2014B Water Bond	\$ 268,136.48	52%	\$	139,565	
Debt Service-Principle-well 59	\$ 60,000.00	52%	\$	31,230	
Debt Service-Principle-Canaan Springs	\$ 295,000.00	52%	\$	153,548	
Total debt service			\$	4,402,790.34	52%
			\$	2,291,652	
PROPOSED IMPROVEMENT PROJECTS					
Project	Year	Total Cost	%IFE	Impact Fee Eligible	
Water Storage Capacity Improvements - Apple Valley	2024	\$ 2,161,000	96%	\$	2,074,560
Water Storage Capacity Improvements - Cannan Springs	2024	\$ 585,400	100%	\$	585,400
Water Right Plan - Cannan Springs	2024	\$ 11,500	100%	\$	11,500
Water Source - Cannan Springs	2024	\$ 573,300	100%	\$	573,300
Water Source - Cedar Point	2024	\$ 573,300	100%	\$	573,300
Distribution System Improvements - Apple Valley	2024	\$ 1,967,500	34%	\$	664,013
Distribution System Improvements - Cannan Springs	2024	\$ 499,400	0%	\$	-
Distribution System Improvements - Cedar Point	2024	\$ 604,200	77%	\$	467,000
Connecting Apple Valley, Cannan Springs, Cedar Point Distribution Sytem	2024	\$ 4,145,000	100%	\$	4,145,000
<i>Proposed Improvements total:</i>		\$ 11,120,600	82%	\$	9,094,073
				Impact Fee Eligible Cost for Projects	\$ 11,385,726
				No. of ERUs (2024)	559
				Future ERUs (2039)	1,199
				No. of New ERU's Due to Growth	640
				Maximum Eligible Impact Fee Amount = Total Eligible Cost / New ERU's	\$ 17,788 /ERU

P:\Apple Valley Town\08320 Big Plains Culinary Water Master Plan & IFFP\06 Design\Apple Valley 5 Point Analysis final - Update.xlsx\J.F.

Table X.B-1 shows that the maximum impact fee that BPWSSD may assess each new ERU is \$17,788. BPWSSD is free to charge less than the maximum if it decides to do so but should ensure that collected impact fees are sufficient to cover future culinary water system impacts due to growth. This is based on an assumed project construction timeline of 15 years.

The city is also free to charge impact fees based on meter size if they choose to do so. The maximum fee for each meter size is determined by the increase in cross sectional area in relation to the average residential meter size of 3/4". Table X.B-2 below shows the maximum fee with this calculation up to a 3" meter size.

Table X.B-2: Big Plains Maximum Impact Fees

Meter Size	X-Sectional Area (in ²)	% Area Increase	Maximum Non-Residential Impact Fee per Unit
3/4"	0.44	0%	\$ 17,788.00
1"	0.79	78%	\$ 31,623.11
1 1/2"	1.77	300%	\$ 71,152.00
2"	3.14	611%	\$ 126,492.44
3"	7.07	1500%	\$ 284,608.00

It is important to note that these impact fees are for the improvements suggested in Section VII and do not provide for the district to design and build anything beyond the proposed projects.

All new additions to the system will need to be considered in the impact fee calculations. Otherwise the developer should be required to make the improvements.

C. IMPACT FEE CERTIFICATION

The Impact Fee Certification is included as Appendix F.

D. IMPACT FEE RELATED ITEMS

There are a few items related to Impact Fees that BPWSSD staff should keep in mind when planning for, collecting, and expending Impact Fees.

Generally, it is a good idea to update this plan at least every five years, or more frequently if occasion arises.

District board members should be made aware that, in conformance with Utah Code 11-36a-602, Impact Fees can generally only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific public facility type for which the fee was collected (i.e. transportation impact fees cannot be used for water or sewer projects). Also, Impact Fees in Utah must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies.

BPWSSD board members should also ensure that proper accounting of the Impact Fees occurs (track each fee in and out). See Utah Code 11-36a-601.

APPENDIX A

FIVE POINT ANALYSIS

Water Rights:

Apple Valley Current & Projected Required Water Right (2023-2043):				
Year	Number of ERUs	Avg. Usage (gpd/conn.)	Existing Water Rights	Water Rights Required (Ac-ft)
2022	295	338.5	597.2	112
2023	345	338.5	597.2	131
2024	362	338.5	597.2	137
2025	380	338.5	597.2	144
2026	399	338.5	597.2	151
2027	419	338.5	597.2	159
2028	440	338.5	597.2	167
2029	462	338.5	597.2	175
2030	485	338.5	597.2	184
2031	509	338.5	597.2	193
2032	535	338.5	597.2	203
2033	562	338.5	597.2	213
2034	590	338.5	597.2	224
2035	619	338.5	597.2	235
2036	650	338.5	597.2	247
2037	683	338.5	597.2	259
2038	717	338.5	597.2	272
2039	753	338.5	597.2	285
2040	790	338.5	597.2	300
2041	830	338.5	597.2	315
2042	871	338.5	597.2	330
2043	915	338.5	597.2	347

Cannan Springs Current & Projected Required Water Right (2023-2043):				
Year	Number of ERUs	Avg. Usage (gpd/conn.)	Existing Water Rights	Water Rights Required (Ac-ft)
2022	13	771.3	597.2	11
2023	13	771.3	597.2	11
2024	32	771.3	597.2	28
2025	52	771.3	597.2	45
2026	55	771.3	597.2	47
2027	58	771.3	597.2	50
2028	60	771.3	597.2	52
2029	64	771.3	597.2	55
2030	67	771.3	597.2	58
2031	70	771.3	597.2	61
2032	74	771.3	597.2	64
2033	77	771.3	597.2	67
2034	81	771.3	597.2	70
2035	85	771.3	597.2	74
2036	89	771.3	597.2	77
2037	94	771.3	597.2	81
2038	99	771.3	597.2	85
2039	103	771.3	597.2	89
2040	109	771.3	597.2	94
2041	114	771.3	597.2	99
2042	120	771.3	597.2	103
2043	126	771.3	597.2	109

Cedar Point Current & Projected Required Water Right (2023-2043):				
Year	Number of ERUs	Existing Water Rights	Avg. Usage (gpd/conn.)	Water Rights Required (Ac-ft)
2022	132	597.2	677.2	100
2023	157	597.2	677.2	119
2024	165	597.2	677.2	125
2025	173	597.2	677.2	132
2026	182	597.2	677.2	138
2027	191	597.2	677.2	145
2028	201	597.2	677.2	152
2029	211	597.2	677.2	160
2030	221	597.2	677.2	168
2031	232	597.2	677.2	176
2032	244	597.2	677.2	185
2033	256	597.2	677.2	194
2034	269	597.2	677.2	204
2035	282	597.2	677.2	214
2036	297	597.2	677.2	225
2037	311	597.2	677.2	236
2038	327	597.2	677.2	248
2039	343	597.2	677.2	260
2040	360	597.2	677.2	273
2041	378	597.2	677.2	287
2042	397	597.2	677.2	301
2043	417	597.2	677.2	317

Source Capacity:

Apple Valley Current & Projected Required Source Capacity (2023-2043):					
Year	Number of ERUs	Peak Day Usage (gpd/conn.)	Existing Source Capacity	Source Capacity Required (gpm)	Surplus Source Capacity (gpm)
2022	295	677	565	139	426
2023	345	677	565	162	403
2024	362	677	565	170	395
2025	380	677	565	179	386
2026	399	677	565	188	377
2027	419	677	565	197	368
2028	440	677	565	207	358
2029	462	677	565	217	348
2030	485	677	565	228	337
2031	509	677	565	239	326
2032	535	677	565	251	314
2033	562	677	565	264	301
2034	590	677	565	277	288
2035	619	677	565	291	274
2036	650	677	565	306	259
2037	683	677	565	321	244
2038	717	677	565	337	228
2039	753	677	565	354	211
2040	790	677	565	372	193
2041	830	677	565	390	175
2042	871	677	565	410	155
2043	915	677	565	430	135

Cannan Springs Current & Projected Required Source Capacity (2023-2043):					
Year	Number of ERUs	Peak Day Usage (gpd/conn.)	Existing Source Capacity	Source Capacity Required (gpm)	Surplus Source Capacity (gpm)
2022	13	1543	97	14	83
2023	13	1543	97	14	83
2024	32	1543	97	34	63
2025	52	1543	97	56	41
2026	55	1543	97	59	38
2027	58	1543	97	62	35
2028	60	1543	97	65	32
2029	64	1543	97	68	29
2030	67	1543	97	71	26
2031	70	1543	97	75	22
2032	74	1543	97	79	18
2033	77	1543	97	83	14
2034	81	1543	97	87	10
2035	85	1543	97	91	6
2036	89	1543	97	96	1
2037	94	1543	97	101	-4
2038	99	1543	97	106	-9
2039	103	1543	97	111	-14
2040	109	1543	97	116	-19
2041	114	1543	97	122	-25
2042	120	1543	97	128	-31
2043	126	1543	97	135	-38

Cedar Point Current & Projected Required Source Capacity (2023-2043):				
Year	Number of ERUs	Percent Reduction in Usage per ERU	Peak Day Usage (gpd/conn.)	Source Capacity Required (gpm)
2022	132	0	1,354	124
2023	157	0	1,354	148
2024	165	0	1,354	155
2025	173	0	1,354	163
2026	182	0	1,354	171
2027	191	0	1,354	180
2028	201	0	1,354	189
2029	211	0	1,354	198
2030	221	0	1,354	208
2031	232	0	1,354	219
2032	244	0	1,354	229
2033	256	0	1,354	241
2034	269	0	1,354	253
2035	282	0	1,354	266
2036	297	0	1,354	279
2037	311	0	1,354	293
2038	327	0	1,354	308
2039	343	0	1,354	323
2040	360	0	1,354	339
2041	378	0	1,354	356
2042	397	0	1,354	374
2043	417	0	1,354	392

Storage Capacity:

Apple Valley Storage Capacity Analysis						
Year	Number of ERUs	Storage Required	Fire Flow Stg Rqd	Emergency Supply	Existing Stg Capacity	Total Stg Rqd
2015	287	97,154	60,000	39,288	440,000	196,442
2016	237	80,228	60,000	35,057	440,000	175,285
2017	255	86,418	60,000	36,604	440,000	183,022
2018	251	84,883	60,000	36,221	440,000	181,104
2019	264	89,284	60,000	37,321	440,000	186,604
2020	264	89,284	60,000	37,321	440,000	186,604
2021	264	89,284	60,000	37,321	440,000	186,604
2022	295	99,838	60,000	39,960	440,000	199,798
2023	345	116,712	60,000	44,178	440,000	220,890
2024	362	122,548	60,000	45,637	440,000	228,184
2025	380	128,675	60,000	47,169	440,000	235,844
2026	399	135,109	60,000	48,777	440,000	243,886
2027	419	141,864	60,000	50,466	1,440,000	252,330
2028	440	148,957	60,000	52,239	1,440,000	261,197
2029	462	156,405	60,000	54,101	1,440,000	270,506
2030	485	164,225	60,000	56,056	1,440,000	280,282
2031	509	172,437	60,000	58,109	1,440,000	290,546
2032	535	181,059	60,000	60,265	1,440,000	301,323
2033	562	190,111	60,000	62,528	1,440,000	312,639
2034	590	199,617	60,000	64,904	1,440,000	324,521
2035	619	209,598	60,000	67,399	1,440,000	336,997
2036	650	220,078	60,000	70,019	1,440,000	350,097
2037	683	231,082	60,000	72,770	1,440,000	363,852
2038	717	242,636	60,000	75,659	1,440,000	378,295
2039	753	254,768	60,000	78,692	1,440,000	393,459
2040	790	267,506	60,000	81,876	1,440,000	409,382
2041	830	280,881	60,000	85,220	1,440,000	426,101
2042	871	294,925	60,000	88,731	1,440,000	443,657
2043	915	309,671	60,000	92,418	1,440,000	462,089

Cannan Springs Storage Capacity Analysis						
Year	Number of ERUs	Storage Required	Fire Flow Stg Rqd	Emergency Supply (25%)	Existing Stg Capacity	Total Stg Rqd
2018	13	10,027	60,000	17,507	150,000	87,533
2019	13	10,027	60,000	17,507	150,000	87,533
2020	13	10,027	60,000	17,507	150,000	87,533
2021	13	10,027	60,000	17,507	150,000	87,533
2022	13	10,027	60,000	17,507	150,000	87,533
2023	13	10,027	60,000	17,507	150,000	87,533
2024	32	24,797	60,000	21,199	150,000	105,996
2025	52	40,305	60,000	25,076	150,000	125,382
2026	55	42,321	60,000	25,580	150,000	127,901
2027	58	44,437	60,000	26,109	150,000	130,546
2028	60	46,659	60,000	26,665	150,000	133,323
2029	64	48,992	60,000	27,248	150,000	136,239
2030	67	51,441	60,000	27,860	150,000	139,301
2031	70	54,013	60,000	28,503	150,000	142,516
2032	74	56,714	60,000	29,178	150,000	145,892
2033	77	59,550	60,000	29,887	150,000	149,437
2034	81	62,527	60,000	30,632	150,000	153,159
2035	85	65,653	60,000	31,413	150,000	157,067
2036	89	68,936	60,000	32,234	150,000	161,170
2037	94	72,383	60,000	33,096	150,000	165,479
2038	99	76,002	60,000	34,000	150,000	170,002
2039	103	79,802	60,000	34,951	150,000	174,753
2040	109	83,792	60,000	35,948	150,000	179,740
2041	114	87,982	60,000	36,995	150,000	184,977
2042	120	92,381	60,000	38,095	150,000	190,476
2043	126	97,000	60,000	39,250	150,000	196,250

Cedar Point Storage Capacity Analysis						
Year	Number of ERUs	Storage Required	Fire Flow Stg Rqd	Emergency Supply	Existing Stg Capacity	Total Stg Rqd
2015	47	31,830	60,000	22,958	1,000,000	114,788
2016	63	42,666	60,000	25,666	1,000,000	128,332
2017	79	53,831	60,000	28,458	1,000,000	142,289
2018	91	61,958	60,000	30,490	1,000,000	152,448
2019	95	64,251	60,000	31,063	1,000,000	155,314
2020	102	68,992	60,000	32,248	1,000,000	161,240
2021	119	80,505	60,000	35,126	1,000,000	175,631
2022	132	89,309	60,000	37,327	1,000,000	186,636
2023	157	106,506	60,000	41,627	1,000,000	208,133
2024	165	111,832	60,000	42,958	1,000,000	214,790
2025	173	117,423	60,000	44,356	1,000,000	221,779
2026	182	123,294	60,000	45,824	1,000,000	229,118
2027	191	129,459	60,000	47,365	1,000,000	236,824
2028	201	135,932	60,000	48,983	1,000,000	244,915
2029	211	142,729	60,000	50,682	1,000,000	253,411
2030	221	149,865	60,000	52,466	1,000,000	262,331
2031	232	157,358	60,000	54,340	1,000,000	271,698
2032	244	165,226	60,000	56,307	1,000,000	281,533
2033	256	173,488	60,000	58,372	1,000,000	291,860
2034	269	182,162	60,000	60,540	1,000,000	302,702
2035	282	191,270	60,000	62,818	1,000,000	314,088
2036	297	200,834	60,000	65,208	1,000,000	326,042
2037	311	210,875	60,000	67,719	1,000,000	338,594
2038	327	221,419	60,000	70,355	1,000,000	351,774
2039	343	232,490	60,000	73,122	1,000,000	365,612
2040	360	244,114	60,000	76,029	1,000,000	380,143
2041	378	256,320	60,000	79,080	1,000,000	395,400
2042	397	269,136	60,000	82,284	1,000,000	411,420
2043	417	282,593	60,000	85,648	1,000,000	428,241

APPENDIX B

INFOWATER® ANALYSIS

Existing Peak Day Demand with Fireflow

	ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
1	J1	0.00	34.36	5,721.05	1,000.00	-35,140,536.00	90.00	20.00
2	J100	4.07	53.90	4,936.09	1,000.00	49.42	2,731.29	20.00
3	J102	4.07	56.80	4,936.09	1,000.00	46.93	1,994.54	20.00
4	J104	4.07	77.08	4,935.90	1,000.00	74.74	5,682.16	20.00
5	J106	4.07	77.94	4,935.90	1,000.00	75.28	5,386.48	20.00
6	J111	2.79	49.59	5,197.91	1,000.00	36.55	1,571.14	20.00
7	J110	4.07	61.83	4,935.94	1,000.00	57.63	3,450.54	20.00
8	J112	4.07	60.64	4,935.96	1,000.00	55.83	3,126.52	20.00
9	J114	4.07	59.77	4,935.96	1,000.00	53.19	2,635.90	20.00
10	J116	4.07	74.91	4,935.89	1,000.00	71.04	4,334.59	20.00
11	J118	4.07	77.51	4,935.88	1,000.00	72.91	4,055.49	20.00
12	J12	2.79	75.69	5,197.91	1,000.00	72.79	5,306.12	20.00
13	J120	4.07	85.52	4,935.87	1,000.00	73.89	2,608.90	20.00
14	J122	4.07	61.48	4,935.89	1,000.00	54.19	2,624.85	20.00
15	J124	4.07	43.71	4,935.89	1,000.00	33.85	1,628.31	20.00
16	J126	4.07	79.05	4,935.90	1,000.00	72.76	3,419.87	20.00
17	J128	4.07	52.66	4,935.79	1,000.00	34.11	1,367.74	20.00
18	J13	2.79	77.11	5,197.86	1,000.00	72.50	4,162.78	20.00
19	J130	4.07	7.38	4,935.74	1,000.00	7.22	3.73	7.38
20	J132	6.94	45.74	4,936.31	1,000.00	44.16	4,397.68	20.00
21	J134	6.94	59.74	4,977.57	1,000.00	51.43	2,777.56	20.00
22	J136	4.07	54.57	4,936.21	1,000.00	54.34	3,870.15	20.00
23	J138	4.07	76.21	4,935.89	1,000.00	64.86	2,395.35	20.00
24	J140	4.07	79.13	4,935.87	1,000.00	69.84	2,801.31	20.00
25	J142	4.07	82.24	4,935.87	1,000.00	72.35	2,781.60	20.00
26	J144	4.07	82.22	4,935.87	1,000.00	71.86	2,708.97	20.00
27	J146	4.07	71.65	4,935.87	1,000.00	60.89	2,392.20	20.00
28	J148	4.07	73.27	4,935.87	1,000.00	62.85	2,479.08	20.00
29	J15	2.79	69.39	5,197.86	1,000.00	52.88	1,830.39	20.00
30	J150	4.07	68.85	4,935.87	1,000.00	59.12	2,457.66	20.00
31	J154	4.07	34.01	4,978.68	1,000.00	32.81	4,647.44	20.00
32	J156	4.07	49.60	4,978.56	1,000.00	47.97	6,386.31	20.00
33	J158	4.07	63.62	4,977.57	1,000.00	58.20	4,116.86	20.00
34	J160	4.07	31.18	4,936.06	1,000.00	28.52	2,200.76	20.00
35	J164	4.07	65.10	4,977.11	1,000.00	57.82	3,574.33	20.00
36	J166	4.07	48.90	4,977.11	1,000.00	38.28	1,922.67	20.00

Existing Peak Day Demand with Fireflow

		ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
37	<input type="checkbox"/>	J168	4.07	72.29	4,977.10	1,000.00	50.67	1,665.81	20.00
38	<input type="checkbox"/>	J170	4.07	64.69	4,977.31	1,000.00	58.24	3,797.12	20.00
39	<input type="checkbox"/>	J172	0.00	84.20	4,977.31	1,000.00	52.73	1,491.39	20.00
40	<input type="checkbox"/>	J174	0.00	78.56	4,977.31	1,000.00	40.93	1,280.03	20.00
41	<input type="checkbox"/>	J176	0.00	85.50	4,977.31	1,000.00	50.08	1,409.61	20.00
42	<input type="checkbox"/>	J178	0.00	87.66	4,977.31	1,000.00	61.10	1,693.10	20.00
43	<input type="checkbox"/>	J182	0.00	92.75	4,977.31	1,000.00	82.26	3,334.61	20.00
44	<input type="checkbox"/>	J184	0.00	86.98	5,040.74	1,000.00	24.22	1,036.34	20.00
45	<input type="checkbox"/>	J186	0.00	84.38	5,040.74	1,000.00	21.09	1,009.40	20.00
46	<input type="checkbox"/>	J188	0.00	72.25	5,040.74	1,000.00	10.28	910.55	20.00
47	<input type="checkbox"/>	J190	0.00	75.71	5,040.74	1,000.00	17.17	973.12	20.00
48	<input type="checkbox"/>	J2	0.00	165.77	5,721.05	1,000.00	-35,140,460.00	90.00	20.00
49	<input type="checkbox"/>	J22	2.79	83.75	5,197.57	1,000.00	66.88	2,142.53	20.00
50	<input type="checkbox"/>	J24	2.79	105.84	5,197.53	1,000.00	84.22	2,187.35	20.00
51	<input type="checkbox"/>	J25	2.79	116.72	5,197.53	1,000.00	86.58	1,924.03	20.00
52	<input type="checkbox"/>	J26	2.79	127.24	5,197.51	1,000.00	104.31	2,395.51	20.00
53	<input type="checkbox"/>	J27	2.79	126.99	5,197.51	1,000.00	95.96	2,003.15	20.00
54	<input type="checkbox"/>	J28	2.79	89.74	5,197.52	1,000.00	70.36	2,082.35	20.00
55	<input type="checkbox"/>	J29	2.79	143.20	5,197.49	1,000.00	121.32	2,666.59	20.00
56	<input type="checkbox"/>	J3	5.19	61.96	5,040.75	1,000.00	18.31	983.66	20.00
57	<input type="checkbox"/>	J30	2.79	147.97	5,197.48	1,000.00	119.09	2,314.89	20.00
58	<input type="checkbox"/>	J31	2.79	143.32	5,197.48	1,000.00	106.13	1,958.93	20.00
59	<input type="checkbox"/>	J32	2.79	141.63	5,197.48	1,000.00	103.09	1,904.25	20.00
60	<input type="checkbox"/>	J34	2.79	143.65	5,197.48	1,000.00	98.01	1,744.75	20.00
61	<input type="checkbox"/>	J35	2.79	164.54	5,197.48	1,000.00	123.03	2,008.01	20.00
62	<input type="checkbox"/>	J36	2.79	164.90	5,197.48	1,000.00	122.27	1,980.45	20.00
63	<input type="checkbox"/>	J37	2.79	157.06	5,197.48	1,000.00	109.17	1,797.30	20.00
64	<input type="checkbox"/>	J38	2.79	150.52	5,197.48	1,000.00	126.58	2,613.31	20.00
65	<input type="checkbox"/>	J39	2.79	152.56	5,197.48	1,000.00	127.91	2,590.33	20.00
66	<input type="checkbox"/>	J4	5.19	66.56	5,040.74	1,000.00	18.92	992.65	20.00
67	<input type="checkbox"/>	J40	2.79	146.66	5,197.48	1,000.00	122.77	2,573.78	20.00
68	<input type="checkbox"/>	J41	2.79	136.70	5,197.48	1,000.00	112.60	2,447.36	20.00
69	<input type="checkbox"/>	J42	2.79	128.03	5,197.48	1,000.00	104.21	2,360.61	20.00
70	<input type="checkbox"/>	J43	2.79	119.37	5,197.48	1,000.00	95.88	2,271.37	20.00
71	<input type="checkbox"/>	J44	2.79	109.31	5,197.49	1,000.00	86.54	2,179.23	20.00
72	<input type="checkbox"/>	J45	2.79	103.83	5,197.50	1,000.00	82.11	2,161.21	20.00

Existing Peak Day Demand with Fireflow

		ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
73	<input type="checkbox"/>	J46	2.79	111.94	5,197.50	1,000.00	72.86	1,615.34	20.00
74	<input type="checkbox"/>	J47	2.79	141.94	5,197.48	1,000.00	117.39	2,480.15	20.00
75	<input type="checkbox"/>	J48	2.79	144.50	5,197.48	1,000.00	119.89	2,506.38	20.00
76	<input type="checkbox"/>	J49	2.79	143.20	5,197.48	1,000.00	117.73	2,441.81	20.00
77	<input type="checkbox"/>	J5	5.19	66.45	5,040.74	1,000.00	15.84	959.12	20.00
78	<input type="checkbox"/>	J50	2.79	132.41	5,197.48	1,000.00	108.21	2,391.08	20.00
79	<input type="checkbox"/>	J51	2.79	127.17	5,197.48	1,000.00	103.37	2,351.78	20.00
80	<input type="checkbox"/>	J52	2.79	121.43	5,197.48	1,000.00	96.84	2,235.60	20.00
81	<input type="checkbox"/>	J53	2.79	145.49	5,197.48	1,000.00	117.23	2,320.69	20.00
82	<input type="checkbox"/>	J54	2.79	150.56	5,197.48	1,000.00	116.46	2,124.86	20.00
83	<input type="checkbox"/>	J55	2.79	140.17	5,197.48	1,000.00	107.37	2,075.92	20.00
84	<input type="checkbox"/>	J6	5.19	80.64	5,040.74	1,000.00	20.67	1,011.33	20.00
85	<input type="checkbox"/>	J60	2.79	145.55	5,197.48	1,000.00	116.91	2,302.98	20.00
86	<input type="checkbox"/>	J62	4.07	55.85	4,935.79	1,000.00	35.90	1,382.17	20.00
87	<input type="checkbox"/>	J64	4.07	77.20	4,935.79	1,000.00	70.57	3,288.80	20.00
88	<input type="checkbox"/>	J66	4.07	74.44	4,935.79	1,000.00	65.40	2,692.85	20.00
89	<input type="checkbox"/>	J72	4.07	59.36	4,935.79	1,000.00	49.11	2,102.90	20.00
90	<input type="checkbox"/>	J74	4.07	64.04	4,935.79	1,000.00	52.22	2,064.84	20.00
91	<input type="checkbox"/>	J76	4.07	53.17	4,935.79	1,000.00	39.92	1,660.89	20.00
92	<input type="checkbox"/>	J78	4.07	57.48	4,935.81	1,000.00	56.53	7,661.64	20.00
93	<input type="checkbox"/>	J80	4.07	15.43	4,935.81	1,000.00	14.12	4.51	15.43
94	<input type="checkbox"/>	J82	4.07	71.36	4,935.88	1,000.00	70.28	8,069.79	20.00
95	<input type="checkbox"/>	J84	4.07	78.94	4,935.89	1,000.00	77.63	7,788.68	20.00
96	<input type="checkbox"/>	J86	4.07	82.66	4,935.89	1,000.00	78.88	4,638.51	20.00
97	<input type="checkbox"/>	J88	4.07	46.94	4,936.36	1,000.00	45.93	5,173.09	20.00
98	<input type="checkbox"/>	J90	4.07	47.47	4,936.42	1,000.00	47.27	6,684.85	20.00
99	<input type="checkbox"/>	J92	4.07	69.06	4,936.11	1,000.00	67.94	7,085.47	20.00
100	<input type="checkbox"/>	J94	4.07	31.25	4,936.36	1,000.00	29.61	2,609.87	20.00
101	<input type="checkbox"/>	J96	4.07	79.57	4,935.91	1,000.00	78.14	7,409.16	20.00
102	<input type="checkbox"/>	J98	4.07	76.04	4,935.91	1,000.00	74.05	6,092.86	20.00
103	<input type="checkbox"/>	NEWSUBDIV	0.00	92.00	4,977.31	1,000.00	76.78	2,573.13	20.00
104	<input type="checkbox"/>	W5	4.07	78.81	4,935.88	1,000.00	72.64	3,503.47	20.00
105	<input type="checkbox"/>	W6	4.07	79.08	4,935.88	1,000.00	72.98	3,534.54	20.00

Future Peak Day Demand with Fireflow

	ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
1	J1	0.00	34.36	5,721.03	1,000.00	-35,333,612.00	85.00	20.00
2	J100	9.42	53.79	4,935.84	1,000.00	46.44	2,440.19	20.00
3	J102	9.42	56.69	4,935.84	1,000.00	43.89	1,832.53	20.00
4	J104	9.42	76.96	4,935.61	1,000.00	73.94	5,198.82	20.00
5	J106	9.42	77.81	4,935.59	1,000.00	74.43	4,944.56	20.00
6	J11	8.05	49.36	5,197.39	1,000.00	35.42	1,531.07	20.00
7	J110	9.42	61.70	4,935.65	1,000.00	56.29	3,153.49	20.00
8	J112	9.42	60.52	4,935.67	1,000.00	54.15	2,859.87	20.00
9	J114	9.42	59.65	4,935.67	1,000.00	51.49	2,442.52	20.00
10	J116	9.42	74.76	4,935.54	1,000.00	70.04	4,001.58	20.00
11	J118	9.42	77.35	4,935.52	1,000.00	71.83	3,766.53	20.00
12	J12	8.05	75.47	5,197.39	1,000.00	71.76	5,116.76	20.00
13	J120	9.42	85.33	4,935.43	1,000.00	72.42	2,497.41	20.00
14	J122	9.42	61.33	4,935.53	1,000.00	53.12	2,476.31	20.00
15	J124	9.42	43.56	4,935.53	1,000.00	32.76	1,556.50	20.00
16	J126	9.42	78.92	4,935.59	1,000.00	71.87	3,239.80	20.00
17	J128	9.42	52.56	4,935.56	1,000.00	33.18	1,345.92	20.00
18	J13	8.05	76.76	5,197.07	1,000.00	70.89	3,977.34	20.00
19	J130	9.42	7.35	4,935.68	1,000.00	7.19	9.08	7.35
20	J132	9.42	45.72	4,936.26	1,000.00	43.92	3,866.14	20.00
21	J134	9.42	51.27	4,958.03	1,000.00	40.51	2,049.67	20.00
22	J136	9.42	54.50	4,936.06	1,000.00	49.39	3,261.27	20.00
23	J138	9.42	76.12	4,935.67	1,000.00	64.30	2,345.77	20.00
24	J140	9.42	78.94	4,935.44	1,000.00	68.42	2,657.91	20.00
25	J142	9.42	82.05	4,935.44	1,000.00	70.90	2,645.97	20.00
26	J144	9.42	82.03	4,935.43	1,000.00	70.40	2,580.86	20.00
27	J146	9.42	71.47	4,935.43	1,000.00	59.42	2,278.72	20.00
28	J148	9.42	73.08	4,935.44	1,000.00	61.39	2,359.41	20.00
29	J15	8.05	69.05	5,197.07	1,000.00	51.16	1,781.41	20.00
30	J150	9.42	68.66	4,935.44	1,000.00	57.70	2,331.63	20.00
31	J154	9.42	32.11	4,974.31	1,000.00	29.50	3,765.53	20.00
32	J156	9.42	47.03	4,972.65	1,000.00	43.50	5,122.23	20.00
33	J158	9.42	55.15	4,958.03	1,000.00	47.30	2,859.27	20.00
34	J160	9.42	31.15	4,935.99	1,000.00	28.46	2,131.72	20.00
35	J164	9.42	54.08	4,951.67	1,000.00	46.50	2,346.06	20.00
36	J166	1,009.42	34.42	4,943.68	1,000.00	18.19	1,884.65	20.00

Future Peak Day Demand with Fireflow

	ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
37	J168	9.42	57.80	4,943.67	1,000.00	30.48	1,217.89	20.00
38	J170	9.42	54.63	4,954.09	1,000.00	46.97	2,541.25	20.00
39	J172	44.30	73.06	4,951.62	1,000.00	32.61	1,232.67	20.00
40	J174	44.30	67.41	4,951.57	1,000.00	20.30	1,048.74	20.00
41	J176	44.30	74.39	4,951.68	1,000.00	30.05	1,183.85	20.00
42	J178	44.30	76.58	4,951.74	1,000.00	41.81	1,398.41	20.00
43	J182	9.42	82.42	4,953.48	1,000.00	69.10	2,578.69	20.00
44	J184	0.00	85.09	5,036.37	1,000.00	8.78	908.11	20.00
45	J186	0.00	82.49	5,036.37	1,000.00	5.67	882.31	20.00
46	J188	0.00	70.36	5,036.38	1,000.00	-5.12	780.88	20.00
47	J190	0.00	73.83	5,036.38	1,000.00	1.79	836.49	20.00
48	J2	0.00	165.76	5,721.02	1,000.00	-35,333,536.00	85.00	20.00
49	J22	8.05	82.63	5,194.98	1,000.00	61.38	1,969.55	20.00
50	J24	8.05	104.63	5,194.74	1,000.00	78.20	2,042.78	20.00
51	J25	8.05	115.51	5,194.74	1,000.00	80.48	1,822.01	20.00
52	J26	8.05	125.96	5,194.57	1,000.00	98.00	2,252.71	20.00
53	J27	8.05	125.72	5,194.57	1,000.00	89.57	1,899.21	20.00
54	J28	8.05	88.50	5,194.67	1,000.00	64.18	1,913.61	20.00
55	J29	8.05	141.89	5,194.47	1,000.00	114.76	2,509.04	20.00
56	J3	45.49	60.20	5,036.69	1,000.00	4.68	862.76	20.00
57	J30	8.05	146.62	5,194.39	1,000.00	112.05	2,189.23	20.00
58	J31	8.05	141.97	5,194.37	1,000.00	98.86	1,859.79	20.00
59	J32	8.05	140.28	5,194.37	1,000.00	95.80	1,808.68	20.00
60	J34	8.05	142.30	5,194.37	1,000.00	90.65	1,664.34	20.00
61	J35	8.05	163.19	5,194.36	1,000.00	115.63	1,918.51	20.00
62	J36	8.05	163.55	5,194.36	1,000.00	114.86	1,893.35	20.00
63	J37	8.05	155.71	5,194.36	1,000.00	101.71	1,719.86	20.00
64	J38	8.05	149.18	5,194.38	1,000.00	119.74	2,463.72	20.00
65	J39	8.05	151.22	5,194.38	1,000.00	121.06	2,445.37	20.00
66	J4	45.49	64.71	5,036.46	1,000.00	4.37	875.09	20.00
67	J40	8.05	145.32	5,194.37	1,000.00	115.91	2,423.28	20.00
68	J41	8.05	135.35	5,194.37	1,000.00	105.72	2,297.52	20.00
69	J42	8.05	126.68	5,194.38	1,000.00	97.33	2,208.94	20.00
70	J43	8.05	118.02	5,194.39	1,000.00	89.03	2,118.25	20.00
71	J44	8.05	107.98	5,194.43	1,000.00	79.78	2,022.87	20.00
72	J45	8.05	102.54	5,194.52	1,000.00	75.54	2,001.88	20.00

Future Peak Day Demand with Fireflow

		ID	Static Demand (gpm)	Static Pressure (psi)	Static Head (ft)	Fire-Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Available Flow (psi)
73	<input type="checkbox"/>	J46	8.05	110.64	5,194.51	1,000.00	66.12	1,528.86	20.00
74	<input type="checkbox"/>	J47	8.05	140.59	5,194.37	1,000.00	110.48	2,332.76	20.00
75	<input type="checkbox"/>	J48	8.05	143.15	5,194.36	1,000.00	112.93	2,358.22	20.00
76	<input type="checkbox"/>	J49	8.05	141.84	5,194.36	1,000.00	110.72	2,298.04	20.00
77	<input type="checkbox"/>	J5	45.49	64.58	5,036.44	1,000.00	1.07	848.19	20.00
78	<input type="checkbox"/>	J50	8.05	131.07	5,194.37	1,000.00	101.31	2,241.43	20.00
79	<input type="checkbox"/>	J51	8.05	125.82	5,194.38	1,000.00	96.48	2,199.56	20.00
80	<input type="checkbox"/>	J52	8.05	120.09	5,194.39	1,000.00	89.99	2,089.84	20.00
81	<input type="checkbox"/>	J53	8.05	144.13	5,194.35	1,000.00	110.12	2,190.24	20.00
82	<input type="checkbox"/>	J54	8.05	149.20	5,194.34	1,000.00	109.29	2,017.86	20.00
83	<input type="checkbox"/>	J55	8.05	138.81	5,194.34	1,000.00	100.22	1,964.38	20.00
84	<input type="checkbox"/>	J6	45.49	78.75	5,036.37	1,000.00	5.19	917.26	20.00
85	<input type="checkbox"/>	J60	8.05	144.19	5,194.35	1,000.00	109.80	2,174.38	20.00
86	<input type="checkbox"/>	J62	9.42	55.76	4,935.56	1,000.00	34.99	1,362.89	20.00
87	<input type="checkbox"/>	J64	9.42	77.11	4,935.59	1,000.00	69.91	3,207.48	20.00
88	<input type="checkbox"/>	J66	9.42	74.34	4,935.57	1,000.00	64.61	2,636.21	20.00
89	<input type="checkbox"/>	J72	9.42	59.26	4,935.57	1,000.00	48.29	2,058.32	20.00
90	<input type="checkbox"/>	J74	9.42	63.94	4,935.57	1,000.00	51.39	2,026.87	20.00
91	<input type="checkbox"/>	J76	9.42	53.07	4,935.56	1,000.00	39.05	1,627.56	20.00
92	<input type="checkbox"/>	J78	9.42	57.42	4,935.67	1,000.00	56.25	7,057.37	20.00
93	<input type="checkbox"/>	J80	9.42	15.41	4,935.74	1,000.00	14.08	8.94	15.41
94	<input type="checkbox"/>	J82	9.42	71.28	4,935.68	1,000.00	69.92	7,377.34	20.00
95	<input type="checkbox"/>	J84	9.42	78.84	4,935.68	1,000.00	77.19	7,137.00	20.00
96	<input type="checkbox"/>	J86	9.42	82.56	4,935.68	1,000.00	78.39	4,391.18	20.00
97	<input type="checkbox"/>	J88	9.42	46.93	4,936.32	1,000.00	45.59	4,416.99	20.00
98	<input type="checkbox"/>	J90	9.42	47.46	4,936.39	1,000.00	46.73	5,389.48	20.00
99	<input type="checkbox"/>	J92	9.42	68.99	4,935.96	1,000.00	67.57	6,337.77	20.00
100	<input type="checkbox"/>	J94	9.42	31.22	4,936.30	1,000.00	28.22	2,046.95	20.00
101	<input type="checkbox"/>	J96	9.42	79.47	4,935.68	1,000.00	77.62	6,759.67	20.00
102	<input type="checkbox"/>	J98	9.42	75.92	4,935.63	1,000.00	73.33	5,555.26	20.00
103	<input type="checkbox"/>	NEWSUBDIV	44.30	81.38	4,952.81	1,000.00	61.50	2,039.39	20.00
104	<input type="checkbox"/>	W5	9.42	78.64	4,935.49	1,000.00	71.43	3,283.73	20.00
105	<input type="checkbox"/>	W6	9.42	78.91	4,935.49	1,000.00	71.78	3,311.59	20.00

APPENDIX C

WATER RIGHTS INVENTORY

86 N 3400 West
Hurricane, UT 84737
435.635.7737
FAX 435.635.7100
www.RRlegal.com



Item 14.

Benjamin Ruesch,
Nathan Reeve, Esq.*
Tony G. Jones, Esq.*
Debra Stillman, Esq.*
Anthony P. Werrett, Esq.*
Jeannette Barney, Esq.*†
Travis Dunsmoor, Esq.∅
*Licensed in Utah †Licensed in Arizona
∅Licensed In Nevada

March 30, 2023

To: Andy McGinnis, Board Chairman

From: Jeannette Barney

RE: Water Rights Audit for Big Plains Water Special Service District (“BPWSSD”)

I have researched the Washington County Recorder’s records on their website and BPWSSD’s water rights ownership listed in the Utah Division of Water Rights website (“DWR”) and have determined that BPWSSD owns 528.194 acre-feet of water rights. I reviewed the Big Plains Apple Valley Culinary Master Plan Draft 1.24.23 (“Master Plan”) and the BPWSSD Water rights excel spreadsheet as a starting point for BPWSSD’s water rights ownership. Below are modified versions of Tables III.A-1, III.A-2 and III.A-3, and additional tables to demonstrate how I arrived at BPWSSD’s water rights ownership.

Table III.A-1 Apple Valley Culinary Water Rights Flow

W.R. #	Source	gpm	cfs	AcFt.	Changes	Total AcFT	Explanation
81-1799	Underground Wells	0.62	0.0014	1		1	
81-2740	Underground Wells	0.62	0.0014	1	-1	0	Segregated:a30637
81-3011	Underground Wells	82.19	0.1831	132.58	-132.58	0	QC to CPWC # 20190000149 Jan 2, 2019
81-3106(1)	Underground Wells	13.64	0.0304	22	-22	0	Segreated: A40599b
81-3106(2)	Underground Wells	18.61	0.0415	30.02	-30.02	0	QC to CPWC # 20190000149 Jan 2, 2019
81-3169	Underground Wells	125.53	0.37	202.5		202.5	
81-3200	Underground Wells	38.74	0.37	62.5		62.5	
81-4014	Underground Wells	96.09	0.2141	155	-155	0	QC to CPWC # 20190000149 Jan 2, 2019
81-4599	Underground Wells	160.56	0.3578	259	-259	0	QC to CPWC # 20190000149 Jan 2, 2019
81-4600	Underground Wells	122.74	0.2735	198	-198	0	QC to CPWC # 20190000149 Jan 2, 2019
81-4676	Underground Wells	29.76	0.0663	48	-48	0	QC to CPWC # 20190000149 Jan 2, 2019
Total Water Rights		689.1	1.5	1,111.60	-845.6	266	

The quitclaim deed transferring water rights from BPWSSD to Cedar Point Water Company (“CPWC”) and the segregation histories that are identified in Table III.A-1 are attached to this memorandum as Exhibit 1.

Table III.A-2 Cedar Point SSD Culinary Water Rights

W.R. #	Source	gpm	cfs	AcFt.	Changes	Total AcFT	Explanation
81-4014	AV Water Rights	692	1.54	1,116.60	-1,116.60	0	WR #81-4014 has 131 AcFt, owned by Apple Valley Develop. Trust,
Total Water Rights		692.2	1.54	1,116.60	-1,116.60	0	Cedar Point Water Company owns water rights but the amounts in AcFt do not correspond with this amount

Water Right #81-4014 is 131 AcFt of water and is owned by Apple Valley Development Trust. BPWSSD conveyed its rights in WR# 81-4014 in 2019 with the Quitclaim deed referenced in Exhibit 1. I researched water rights owned by Cedar Point Water Company and water rights on the DWR with a source of Apple Valley or Cedar Point but was unable to find water rights owned by BPWSSD supporting the AcFt amount from Table III.A-2.

W.R. #	Source	gpm	cfs	AcFt.	Changes	Total AcFT	Explanation
81-3641	Canaan Mountain Sp	112	0.25	8.15 *		36.85	*Water rights ACFt reversed in Master Plan vs. amounts shown on deeds and Water Rights
81-4619	Canaan Springs	58	0.13	36.85 *		8.15	Division website
Total Water Rights		170.5	0.38	45		45	

As noted in Table III.A-3, the total AcFt of water is correct, however, the AcFt amounts of the water rights were reversed. Listed in the Total AcFt column is the correct water right AcFt amount.

Table A-4 shows the water rights BPWSSD owns that were not listed in the Master Plan or that were reacquired with a different AcFt amount.

81-1526	surface			1	-1	0	QC 20180044608
81-1798	underground well			5	-5	0	QC 20130020225
81-2171	underground well			25.196		25.196	QC 20200032179, dated 12 June, 2020
81-3106(1)	irrigation			21.548	-21.548	0	**Aff. 20210022860, 3-23-2021, 21.548 AF
81-3106(1)	domestic			0.45	-0.45	0	**Aff. 20210022860, 3-23-2021, 0.45 AF
81-3106(3)	irrigation			3.5	-3.5	0	QC 20200047627, 8-27-2020-corrected below
81-3433	underground well			7	-7	0	QC 20220024399 (Corrected to 81-5514)
81-4600	underground well			93		93	QC 20220024399
81-4614	underground well			58.5		58.5	QC 20200032178, dated June 12, 2020.
81-4988	underground well			2	-2	0	QC20220046536, -1 QC20220011098, -1 seg
81-5512	irrigation			3.5	-3.5	0	QC 20220038943, correcting QC 20200047627
81-5514	underground well			7	-7	0	QC 20220038944, correcting QC 20220024399
New Water Rights owned by BPWSSD that were segregated from BPWSSD recorded water rights.							
81-5318	underground			1		1	Segregated from 81-2740 (A39405)
81-5559	underground		0.009	5		5	Segregated from 81-1798 (A38149a)
81-5560	underground		0.058	21.998		21.998	Segregated from 81-3106(1) (A40599b) see **
81-5561	underground		0.0092	3.5		3.5	Segregated From: 81-5512 (A40599b)
81-5562	underground			7		7	Segregated from 81-5514 (A43996a)
81-5567	surface		0.0307	1		1	Segregated from 81-1526 (D3161)
81-5568	underground		0.005	1		1	Segregated from 81-4988 (A41023a)
Total Water rights not listed in Master Plan:				268.192	-50.998	217.194	
Total Water Rights Owned by BPWSSD						528.194	

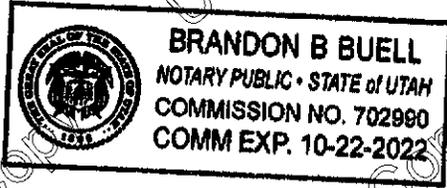
The additional segregations from the recorded water rights are documented in Exhibit 2. Please note that the segregated portion of WR #81-3106 was the subject of the affidavit listed in Table A-4 and therefore is listed in that table as well as Table III.A-1. However, the AcFt amount is only counted with the segregated water right #81-5560.

EXHIBIT 1

ACKNOWLEDGEMENT

State of Utah)
 : ss.
County of Washington)

On this 2nd day of January, 2019, personally appeared before me JAUNA MCGINNIS, signer of the within and foregoing document, who duly acknowledged before me that she executed the same.



Brandon B Buell

Notary Public

EXHIBIT A

<u>Water Right #</u>	<u>App #</u>	<u>Quantity (acre feet)</u>	<u>Cert. #</u>	<u>Priority Date</u>
81-4014	A39405	155	10502	5/28/1969
81-3105	A40599b	30.02 (of 52.02)	12054	4/22/1971
81-4599	A43996	259		8/5/1974
81-3011	A43996a	132.58	12955	8/15/1974
81-4600	A43996a	198	12955	8/15/1974
81-4676	A43996a	48	12955	8/15/1974
Total:		822.60 acre feet		

EXHIBIT B

Unofficial Copy

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT

Grantee: Cedar Point Water Company, Inc., a Utah corporation

Water Right No(s): 81-3011; 81-3106; 81-4014; 81-4599; 81-4600; 81-4676

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

SECTION 1 - TYPE OF DEED Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
- The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
- The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
- The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

SECTION 2 - APPURTENANT WATER RIGHTS Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
- In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
- No water rights other than those specifically identified by water right number are being conveyed.

SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed. Water Right Nos. 81-3011; 81-4014; 81-4599; 81-4600; 81-4676
- Only the portion indicated of the following water rights described in the deed are being conveyed.
 - 30.02 acre-feet from Water Right No. 81-3106 for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:
 - acre-feet from Water Right No. for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:
 - acre-feet from Water Right No. for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:
- The language in the foregoing deed is controlling as to quantity, if any.

SECTION 4 - OTHER DISCLOSURES Check all applicable boxes

- Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company;
- Other water related disclosures:

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: [Signature]

Grantee's Acknowledgment of Receipt:

Grantee's Mailing Address: 253 W. 1480 S., Hurricane UT 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

NOTES TO WATER RIGHTS ADDENDUM TO WATER DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

Section

- 1-4 Once this Water Rights Addendum has been recorded at the County Recorder's Office, **Grantee must prepare a "Report of Water Right Conveyance" or "ROC"** (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with **current ownership and address information**; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- 1 There are three general types of deeds – warranty deeds, special warranty deeds, and quit claim deeds – which can be used to convey water rights. The primary difference between them is the type of warranty being given, which has a dramatic effect on the rights and responsibilities of both the Grantor and the Grantee. If you are unsure about the type of deed that you should use or accept, you should obtain legal advice on this issue.
- 2 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If either of the first two boxes in Section 2 are checked, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- 3 A Water right can be conveyed in whole (100% of the right is conveyed) or in part (only a portion of the right is conveyed). If the whole right is conveyed, you do not need to describe the beneficial uses associated with the right. If only a part is being conveyed, you need to describe exactly what beneficial uses are being conveyed. This is usually expressed in terms of acre-feet and generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is being used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use). Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- 4 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section 4 of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.

There is also space provided in this section for any other information that the Grantor believes may be relevant to the water rights being transferred or for any other water related issues.

**The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at
1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300
Telephone: 801-538-7240 Web Address: www.waterrights.utah.gov**

DocuSign Envelope ID: 3D5F8C57-2B3F-4689-B22E-92E32E3B6210

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT

Grantee: Cedar Point Water Company, Inc., a Utah corporation

Water Right No(s): 81-3011; 81-3106; 81-4014; 81-4599; 81-4600; 81-4676

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

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- The language in the foregoing deed is controlling as to quantity, if any.

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- Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company;
- Other water related disclosures:

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: Jenny Erva

1/2/2019 | 4:30 PM MST

Grantee's Mailing Address: 253 W. 1400 S., P.O. Box 1784737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

DocuSign Envelope ID: 3D5F8C57-2B3F-4689-B22E-92E32E386210

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1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300
Telephone: 801-538-7240 Web Address: www.waterrights.utah.gov**

STATEMENT OF WATER RIGHT SEGREGATION STATE OF UTAH

Item 14.

For the purpose of informing the State Engineer of the separation of a portion of a water right, this statement is hereby made, pursuant to the requirements of Section 73-3-27, Utah Code Annotated, and based upon the following showing of facts.

WATER RIGHT No.: 81-5318	APPLICATION/CLAIM #: A39405																																																																								
PRIORITY DATE: May 28, 1969	SEGREGATION FILING DATE: February 07, 2020																																																																								
WATER RIGHT SEPARATED FROM: 81-2740(A39405) (This document was created on February 7, 2020 by KCHRISTE.)																																																																									
PARENT RIGHT TYPE: Application To Appropriate																																																																									
PARENT RIGHT STATUS: Certified																																																																									
1. OWNER INFORMATION:																																																																									
Name: Big Plains Water and Sewer Special Service District Address: 1777 North Meadowlark Drive Apple Valley UT 84737																																																																									
2. QUANTITY, SOURCE, AND LOCATION OF WATER:																																																																									
Quantity of Water: 1 acft																																																																									
Source: Underground Water Well	County: Washington																																																																								
Common Description: 12 miles East of Hurricane																																																																									
POINTS OF DIVERSION -- UNDERGROUND:																																																																									
[1] N 486 feet E 1133 feet from the SW corner, Section 19 T 42S R 11W SLB&M Well Diameter: 12 inches																																																																									
[2] N 957 feet E 1692 feet from the SW corner, Section 19 T 42S R 11W SLB&M Well Diameter: 16 inches																																																																									
3. WATER USE INFORMATION:																																																																									
Water Rights Appurtenant to the following use(s): 81-2740,5318																																																																									
IRRIGATION: from Mar 01 to Nov 30 IRRIGATING: 0.2000 acre of the Group Total of 0.4000 acres.																																																																									
PLACE OF USE: (which includes all or part of the following legal subdivisions:)																																																																									
<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 10%;"></th> <th colspan="4">Northwest Quarter</th> <th colspan="4">Northeast Quarter</th> <th colspan="4">Southwest Quarter</th> <th colspan="4">Southeast Quarter</th> <th style="width: 10%;">Section</th> </tr> <tr> <th>BS TOWN RANG SC</th> <th>NW</th><th>NE</th><th>SW</th><th>SE</th> <th>* NW</th><th>NE</th><th>SW</th><th>SE</th> <th>* NW</th><th>NE</th><th>SW</th><th>SE</th> <th>* NW</th><th>NE</th><th>SW</th><th>SE</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>SL 42S 11W 19</td> <td></td><td></td><td></td><td>*</td> <td></td><td></td><td>X</td><td></td> <td>*</td><td></td><td></td><td></td> <td></td><td></td><td></td><td>*X</td> <td></td><td>0.0000</td> </tr> <tr> <td colspan="16" style="text-align: right;">Group Total:</td> <td>0.0000</td> </tr> </tbody> </table>			Northwest Quarter				Northeast Quarter				Southwest Quarter				Southeast Quarter				Section	BS TOWN RANG SC	NW	NE	SW	SE	* NW	NE	SW	SE	* NW	NE	SW	SE	* NW	NE	SW	SE	Totals	SL 42S 11W 19				*			X		*							*X		0.0000	Group Total:																0.0000
	Northwest Quarter				Northeast Quarter				Southwest Quarter				Southeast Quarter				Section																																																								
BS TOWN RANG SC	NW	NE	SW	SE	* NW	NE	SW	SE	* NW	NE	SW	SE	* NW	NE	SW	SE	Totals																																																								
SL 42S 11W 19				*			X		*							*X		0.0000																																																							
Group Total:																0.0000																																																									

Continued on next page.

4. LIMITATION(S):

Water Right: 81-5318 is limited to:
the irrigation requirements of 0.2000 acre.

STATEMENT OF A WATER RIGHT SEGREGATION

STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Oct 20, 2022 by SZUFELT)

Water Right Number: 81-5560 Application #: A40599b
(SZUFELT)

Segregated From: 81-3106 (A40599b) on Oct 20, 2022

Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: Big Plains Water and Sewer Special Service District
Address: 1777 North Meadowlark Drive
Apple Valley UT 84737

Interest:

Remarks:

Dates:

Filed: Jan 20, 1981

Priority: Apr 22, 1971

General:

Quantity of Water: 0.058 CFS OR 21.998 ACFT

Source: Underground Water Well
County: Washington

Common Description:

Land Owned by Appl.:

County Tax Id#: .

Points of Diversion:

Points of Diversion - Underground:

(1) S 1893 ft. E 6 ft. from NW corner, Sec 19 T 42S R 11W SLBM

Well Diameter: 18 in. Depth: 285 to ft. Year Drilled: Well Log: Well Id#: UTM: 309397.4, 4110503.995 (NAD83)
Elevation: Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 609798

Water Rights Appurtenant to the following use(s):

81-2170(CERT), 81-2171(CERT), 81-3106(CERT), 81-5512(CERT), 81-5560(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 4.3096 acres Group Total: 44.83 Period of Use: 03/15 to 11/30

Place Of Use:

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE													
Sec 19 T 42S R 11W SLBM Lot 2																	1.16
Sec 19 T 42S R 11W SLBM Lot 3																	
Sec 19 T 42S R 11W SLBM Lot 4																	
Sec 19 T 42S R 11W SLBM Lot 5																	

Place Of Use:

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 24 T 42S R 12W SLBM						17.12		2.36									19.48
Group Acreage Total :																20.64	

Proposed Water Uses - Group Number: 610408

Water Rights Appurtenant to the following use(s):

81-3106(CERT), 81-5512(CERT), 81-5560(CERT),

Water Use Types:

Stock Water-Beneficial Use Amount: 0 ELUs Group Total: 56

Period of Use: 01/01 to 12/31

Domestic-Beneficial Use Amount: 1 EDUs Group Total: 1

Period of Use: 01/01 to 12/31

Use Totals:

Irrigation sole-supply total: 4.3096 acres

for a group total of: 44.83 acres

Stock Water sole-supply total: 0 ELUs

for a group total of: 56 ELUs

Domestic sole-supply total: 1 EDUs

for a group total of: 1 EDUs

EXHIBIT 2

STATEMENT OF A WATER RIGHT SEGREGATION

STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Oct 20, 2022 by SZUFELT)

Water Right Number: 81-5559 Application #: A38149a
(SZUFELT)

Segregated From: 81-1798 (A38149a) on Oct 20, 2022
Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: Big Plains Water and Sewer Special Service District
Address: 1777 North Meadowlark Drive
Apple Valley UT 84737

Interest:

Remarks:

Dates:

Filed: Nov 30, 1979

Priority: Mar 29, 1967

General:

Quantity of Water: 0.009 CFS OR 5 ACFT

Source: Underground Water Well
County: Washington

Common Description:

Land Owned by Appl.:

County Tax Id#: .

Points of Diversion:

Points of Diversion - Underground:

- (1) N 424 ft. E 1417 ft. from W4 corner, Sec 4 T 43S R 11W SLBM
Well Diameter: 12 in. Depth: 400 to ft. Year Drilled: Well Log: Well Id#: 8036
Elevation: UTM: 313155.347, 4105501.368 (NAD83)
Source/Cmnt:
- (2) N 260 ft. E 2118 ft. from W4 corner, Sec 4 T 43S R 11W SLBM
Well Diameter: 12 in. Depth: 400 to ft. Year Drilled: Well Log: Well Id#:
Elevation: UTM: 313369.011, 4105451.381 (NAD83)
Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 609655

Water Rights Appurtenant to the following use(s):

81-1798(CERT), 81-5559(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 1 acres Group Total: 105.22 Period of Use: 03/01 to 10/31

Place Of Use:	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 4 T 43S R 11W SLBM	11.57	4.58	39.24	15.53					23.8	10.5							105.22

Place Of Use:

North West				North East				South West				South East				Section
NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Group Acreage Total :															105.22	

Use Totals:

Irrigation sole-supply total: 1 acres

for a group total of: 105.22 acres

Segregation History for 81-5512

Utah Division of Water Rights

10/20/2022 11:13 AM

Water Right: 81-5512

Application/Claim: A40599b

Certificate: 12054

Segregation History:

This Right was Segregated from: 81-3106, with Appl.# A40599b, Approval Date:04/03/1981 under which Proof is to be

as originally filed:	Flow in CFS	AND/ OR/ BLANK	Quantity in Acre-Feet	Water Uses						
				Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
			7.02	1.0904	56.0					

The following Water Rights have been Segregated from 81-5512:

(1) WrNum:81-5561	[0.0092]	OR	[3.5]	[0.5432]	[28.0]					
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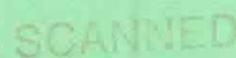
AppNum: A40599b

Name: Big Plains Water & Sewer Special Service District

Filed: 10/20/2022

Comment:

This Right as currently calculated:	Flow in CFS		Quantity in Acre-Feet	Water Uses						
				Irrigate Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
							Municipal	Mining	Power	Other
	-0.0092		3.52	0.5472	28.0					



STATEMENT OF A WATER RIGHT SEGREGATION STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Oct 20, 2022 by SZUFELT)

Water Right Number: 81-5562 Application #: A43996a
(SZUFELT)

Segregated From: 81-5514 (A43996a) on Oct 20, 2022

Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: BIG PLAINS WATER & SEWER SPECIAL SERVICE DISTRICT
Address: 1777 N Meadowlark Dr.
Apple Valley, UT 84737

Interest:

Remarks:

Dates:

Filed: Sep 08, 1988

Priority: Aug 15, 1974

General:

Quantity of Water: 7 ACFT

Source: Underground Water Well
County: Washington

Common Description: West of Short Creek

Land Owned by Appl.:

County Tax Id#: .

Points of Diversion:

Points of Diversion - Underground:

- (1) N 735 ft. W 597 ft. from SE corner, Sec 29 T 43S R 11W SLBM
Well Diameter: 10 in. Depth: 150 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 312381.136, 4098352.839 (NAD83)
Source/Cmnt:
- (2) N 839 ft. E 150 ft. from W4 corner, Sec 31 T 43S R 11W SLBM
Well Diameter: 10 in. Depth: 145 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 309125.62, 4097658.533 (NAD83)
Source/Cmnt:
- (3) S 1760 ft. W 110 ft. from N4 corner, Sec 31 T 43S R 11W SLBM
Well Diameter: 10 in. Depth: 160 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 310120.172, 4097645.11 (NAD83)
Source/Cmnt:
- (4) S 646 ft. E 743 ft. from N4 corner, Sec 31 T 43S R 11W SLBM
Well Diameter: 10 in. Depth: 165 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 310380.166, 4097984.657 (NAD83)
Source/Cmnt:

SCANNED

Points of Diversion - Underground:

- (5) N 839 ft. E 1114 ft. from W4 corner, Sec 31 T 43S R 11W SLBM
 Well Diameter: 10 in. Depth: 165 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 309419.447, 4097658.533 (NAD83)
 Source/Cmnt:
- (6) S 1705 ft. W 330 ft. from N4 corner, Sec 31 T 43S R 11W SLBM
 Well Diameter: 10 in. Depth: 180 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 310053.116, 4097661.874 (NAD83)
 Source/Cmnt:
- (7) S 1856 ft. W 798 ft. from NE corner, Sec 31 T 43S R 11W SLBM
 Well Diameter: 10 in. Depth: 190 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 310711.797, 4097597.602 (NAD83)
 Source/Cmnt:
- (8) N 206 ft. W 440 ft. from W4 corner, Sec 32 T 43S R 11W SLBM
 Well Diameter: 10 in. Depth: 155 to ft. Year Drilled: Well Log: No Well Id#: Elevation: UTM: 310800.751, 4097422.861 (NAD83)
 Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 610583

Water Rights Appurtenant to the following use(s):

81-3433(CERT), 81-5044(CERT), 81-5262(CERT), 81-5344(CERT), 81-5498(CERT),
 81-5499(CERT), 81-5514(CERT), 81-5518(CERT), 81-5531(CERT), 81-5562(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 1.4 acres Group Total: 230 Period of Use: 03/01 to 11/30
 Comments: QUANTITY OF WATER: WUC 3433 is limited to a total yearly diversion of 50.00 acre feet.

Place Of Use:

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE													
Sec 31 T 43S R 11W SLBM			30	40													70
Sec 32 T 43S R 11W SLBM	40	40	40	40													160
Group Acreage Total :																230	

Use Totals:

Irrigation sole-supply total: 1.4 acres for a group total of: 230 acres

STATEMENT OF A WATER RIGHT SEGREGATION STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Nov 9, 2022 by SZUFELT)

Water Right Number: 81-5567
(SZUFELT)

Application #: D3161

Segregated From: 81-1526 (D3161) on Nov 9, 2022
Parent Water Right Type: Diligence Claim

Owners:

Name: Big Plains Water and Sewer Special Service District
Address: 1777 N Meadowlark Dr.
Apple Valley, UT 84737

Interest:

Remarks:

Dates:

Filed: Aug 18, 1975

Priority: 1864

General:

Quantity of Water: 0.0307 CFS OR 1 ACFT

Source: Canaan Mountain Spring & Spg. Areas
County: Washington

Common Description: Canaan Springs Ranch

Land Owned by Appl.:

County Tax Id#: .

Points of Diversion:

Points of Diversion - Surface:

(1) N 2352 ft. W 1394 ft. from SE corner, Sec 7 T 43S R 10W SLBM

Diverting Works:

Elevation:

Source:

UTM: 320274.365, 4103510.759 (NAD83)

(2) N 2079 ft. W 240 ft. from SE corner, Sec 7 T 43S R 10W SLBM

Diverting Works:

Elevation:

Source:

UTM: 320626.104, 4103427.548 (NAD83)

(3) N 557 ft. E 2574 ft. from SW corner, Sec 8 T 43S R 10W SLBM

Diverting Works:

Elevation:

Source:

UTM: 321483.811, 4102963.643 (NAD83)

(4) N 52 ft. E 2719 ft. from SW corner, Sec 8 T 43S R 10W SLBM

Diverting Works:

Elevation:

Source:

UTM: 321528.007, 4102809.719 (NAD83)

(5) N 921 ft. E 2091 ft. from SW corner, Sec 8 T 43S R 10W SLBM

Diverting Works:

Elevation:

Source:

UTM: 321336.593, 4103074.59 (NAD83)

(6) S 475 ft. E 2924 ft. from NW corner, Sec 17 T 43S R 10W SLBM

SCANNED

Segregation

Points of Diversion - Surface:

(1) N 2352 ft. W 1394 ft. from SE corner, Sec 7 T 43S R 10W SLBM

Diverting Works:	Source:
Elevation:	UTM: 321590.491, 4102649.089 (NAD83)

(7) N 1834 ft. E 2879 ft. from SW corner, Sec 17 T 43S R 10W SLBM

Diverting Works:	Source:
Elevation:	UTM: 321543.946, 4101742.772 (NAD83)

Proposed Water Uses:

Proposed Water Uses - Group Number: 609401

Water Rights Appurtenant to the following use(s):

81-1526(DIL), 81-5567(DIL),

Water Use Types:

Irrigation-Beneficial Use Amount: 0.2 acres Group Total: 3.37 Period of Use: 01/01 to 12/31

Place Of Use:	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE													
Sec 18 T 43S R 10W SLBM							X	X	X	X			X	X			
Group Acreage Total :																	

Use Totals:

Irrigation sole-supply total: 0.2 acres for a group total of: 3.37 acres

Reservoirs:

Reservoir/Storage Name: Unnamed Reservoir #1

Dam Number:

Capacity: 1 acre-feet

Area Inundated: 0 acres

Dam Height: 10 feet

From: 01/01 to 12/31 inclusive

Area	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
	NW	NE	SW	SE												
Sec 18 T 43S R 10W SLBM																X

Reservoir/Storage Name: Unnamed Reservoir #2

Dam Number:

Capacity: 0.75 acre-feet

Area Inundated: 0 acres

Dam Height: 8 feet

From: 01/01 to 12/31 inclusive

Area	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
	NW	NE	SW	SE												
Sec 18 T 43S R 10W SLBM																X

STATEMENT OF A WATER RIGHT SEGREGATION STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Nov 9, 2022 by SZUFELT)

Water Right Number: 81-5568 Application #: A41023a
(SZUFELT)

Segregated From: 81-4988 (A41023a) on Nov 9, 2022
Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: Big Plains Water and Sewer Special Service District
Address: 1777 N Meadowlark Dr.
Apple Valley, UT 84737

Interest:

Remarks:

Dates:

Filed: Jan 22, 1975

Priority: Nov 22, 1971

General:

Quantity of Water: 0.005 CFS OR 1 ACFT

Source: Underground Water Well
County: Washington

Common Description: Big Plains Area

Land Owned by Appl.:

County Tax Id#: .

Points of Diversion:

Points of Diversion - Underground:

(1) N 420 ft. W 102 ft. from SE corner, Sec 22 T 42S R 12W SLBM

Well Diameter: 12 in. Depth: 360 to ft. Year Drilled: 1980 Well Log: Yes Well Id#:
Elevation: UTM: 306118.418, 4109682.486 (NAD83)

Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 634154

Water Rights Appurtenant to the following use(s):

81-4988(CERT), 81-5568(CERT),

Water Use Types:

Irrigation-Beneficial Use Amount: 0.2 acres **Group Total:** 0.4 **Period of Use:** 04/01 to 10/31

Place Of Use:

	North West				North East				South West				South East				Section Totals
	NW	NE	SW	SE													
Sec 22 T 42S R 12W SLBM														X		X	
Sec 23 T 42S R 12W SLBM									X		X						
Group Acreage Total :																	

Use Totals:

Irrigation sole-supply total: 0.2 acres

for a group total of: 0.4 acres

SCANNED

APPENDIX D

OPINION OF PROBABLE COST

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

Apple Valley Water System Improvements 18-Nov-22

No.	Item	Qty	Unit	Engineer's Estimate	
				Unit Price	Amount
DISTRIBUTION SYSTEM GENERAL CONSTRUCTION					
1	Mobilization, Traffic Control, Dust Control, etc.	1	LS	\$ 75,000	\$ 75,000
2	16" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	2,523	LF	\$ 110	\$ 278,000
3	12" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	3,680	LF	\$ 90	\$ 331,000
4	10" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	1,250	LF	\$ 80	\$ 100,000
5	8" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	1,800	LF	\$ 75	\$ 135,000
6	PRV Vault	2	EA	\$ 50,000	\$ 100,000
7	Additional Fire Hydrant	20	EA	\$ 8,000.00	\$ 160,000.00
SUBTOTAL					\$ 1,179,000
CONTINGENCY				15%	\$ 176,850
CONSTRUCTION TOTAL					\$ 1,355,900
STORAGE GENERAL CONSTRUCTION					
1	Mobilization	1	LS	\$ 72,000	\$ 72,000
2	Earthwork 1,000,000 Gallon Storage Tank	1	LS	\$ 61,673	\$ 62,000
3	Construct 1,000,000 Gallon Storage Tank	1	LS	\$ 1,200,000	\$ 1,200,000
4	Tank Appurtenances	1	LS	\$ 53,964	\$ 54,000
5	Outlet & Overflow Structure	1	LS	\$ 115,638	\$ 116,000
6	Scada to All Tanks/Wells	5	EA	\$ 75,000	\$ 375,000
SUBTOTAL					\$ 1,879,000
CONTINGENCY				15%	\$ 281,900
CONSTRUCTION TOTAL					\$ 2,161,000
INCIDENTALS					
1	incidentals & professional services	20.0%	LS	\$ 611,600	\$ 611,600
SUBTOTAL					\$ 611,600
TOTAL PROJECT COST					\$ 4,129,000
<i>In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.</i>					

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

CONNECTION OF THE THREE WATER SYSTEMS 28-Jun-23

No.	Item	Qty	Unit	Engineer's Estimate	
				Unit Price	Amount
DISTRIBUTION SYSTEM GENERAL CONSTRUCTION					
1	Mobilization, Traffic Control, Dust Control, etc.	1	LS	\$ 75,000	\$ 75,000
2	8" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill (Apple to Cedar	23,865	LF	\$ 75	\$ 1,790,000
3	8" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill (Cedar to Cannan	23,180	LF	\$ 75	\$ 1,739,000
SUBTOTAL					\$ 3,604,000
CONTINGENCY				15%	\$ 541,000
TOTAL PROJECT COST					\$ 4,145,000

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

Cannan Springs Water System Improvements 18-Nov-22

No.	Item	Qty	Unit	Engineer's Estimate	
				Unit Price	Amount
DISTRIBUTION SYSTEM GENERAL CONSTRUCTION					
1	Mobilization, Traffic Control, Dust Control, etc.	1	LS	\$ 75,000.00	\$ 75,000.00
2	10" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	2,730	LF	\$ 80.00	\$ 218,000.00
SUBTOTAL					\$ 293,000.00
CONTINGENCY				15%	\$ 44,000.00
CONSTRUCTION TOTAL					\$ 337,000.00

STORAGE GENERAL CONSTRUCTION

1	Mobilization	1	LS	\$ 24,000.00	\$ 24,000.00
2	Earthwork 100,000 Gallon Storage Tank	1	LS	\$ 50,000.00	\$ 50,000.00
3	Construct 100,000 Gallon Storage Tank	1	LS	\$ 320,000.00	\$ 320,000.00
4	Tank Appurtenances	1	LS	\$ 35,000.00	\$ 35,000.00
5	Outlet & Overflow Structure	1	LS	\$ 80,000.00	\$ 80,000.00
SUBTOTAL					\$ 509,000.00
CONTINGENCY				15%	\$ 76,400.00
CONSTRUCTION TOTAL					\$ 585,400.00

WATER RIGHT MANAGEMENT

1	Water Right lawer	1	LS	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 10,000.00
CONTINGENCY				15%	\$ 1,500.00
CONSTRUCTION TOTAL					\$ 11,500.00

Water Source						
WELL DRILLING						
1	Mobilization	1	LS	\$	10,800.00	\$ 10,800.00
2	Conductor Casing	1	LS	\$	17,000.00	\$ 17,000.00
3	20" Diameter Well Drilling	250	LF	\$	160.00	\$ 40,000.00
4	Geophysical Logging	1	LS	\$	8,000.00	\$ 8,000.00
5	12" Diameter Casing	150	LF	\$	110.00	\$ 16,500.00
6	12" Diameter Stainless Steel Screen	100	LF	\$	340.00	\$ 34,000.00
7	2" Galvanized Tremie Pipe	180	LF	\$	25.00	\$ 4,500.00
8	Soil Sample Gradation Test	10	EA	\$	275.00	\$ 2,750.00
9	Furnish and Install Fine Silica Sand	5	CY	\$	700.00	\$ 3,500.00
10	Furnish and Install Pea Gravel (Disinfected)	5	CY	\$	140.00	\$ 700.00
11	Concrete Grout	3	CY	\$	750.00	\$ 2,250.00
12	Packer	2	EA	\$	1,500.00	\$ 3,000.00
13	Test Pump Furnishing, Installation and Removal	1	LS	\$	17,500.00	\$ 17,500.00
14	Development Pumping	120	HR	\$	400.00	\$ 48,000.00
15	Test Pumping	32	HR	\$	350.00	\$ 11,200.00
16	Sampling and Testing for Culinary Water Quality	1	LS	\$	3,750.00	\$ 3,750.00
17	Disinfection and Capping	1	LS	\$	1,300.00	\$ 1,300.00
18	Well Driller's Report Preparation	1	LS	\$	1,600.00	\$ 1,600.00
					SUBTOTAL	\$ 226,400.00
WELL CONSTRUCTION						
1	Mobilization, Traffic Control, & Site Security	1	LS	\$	13,000.00	\$ 13,000.00
2	Quality Control Sampling & Testing	1	LS	\$	22,000.00	\$ 22,000.00
3	Construction Staking	1	LS	\$	5,500.00	\$ 5,500.00
4	Site Earthwork	1	LS	\$	8,000.00	\$ 8,000.00
5	Well Equipping	1	LS	\$	185,000.00	\$ 185,000.00
6	12" C900 DR18 PVC Pipe	40	LF	\$	80.00	\$ 3,200.00
7	12" Butterfly Valve Assembly	2	EA	\$	6,500.00	\$ 13,000.00
8	Miscellaneous Connections	1	LS	\$	5,000.00	\$ 5,000.00
9	6" Untreated Base Course	1,600	SF	\$	1.35	\$ 2,160.00
10	SCADA	1	LS	\$	15,000.00	\$ 15,000.00
					SUBTOTAL	\$ 271,900.00
					CONTINGENCY	15%
					CONSTRUCTION TOTAL	\$ 573,300.00
INCIDENTALS						
1	Incidentals & professional services	20%	LS	\$	162,400.00	\$ 162,400.00
					SUBTOTAL	\$ 162,400.00
					TOTAL PROJECT COST	\$ 1,669,600.00
<i>In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.</i>						

SUNRISE ENGINEERING, INC.
 11 North 300 West, Washington, Utah 84780
 Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

Cedar Point Water System Improvements 18-Nov-22

No.	Item	Qty	Unit	Engineer's Estimate	
				Unit Price	Amount
DISTRIBUTION SYSTEM GENERAL CONSTRUCTION					
1	Mobilization, Traffic Control, Dust Control, etc.	1	LS	\$ 50,000.00	\$ 50,000.00
2	8" C900 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	1,496	LF	\$ 75.00	\$ 112,200.00
3	3" C300 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	2,125	LF	\$ 40.00	\$ 85,000.00
4	4" C300 PVC, Fittings, Installation , Pipe Bedding, Trench Backfill	1,700	LF	\$ 45.00	\$ 76,500.00
5	Misc Valves and Appurtenances	1	LS	\$ 50,000.00	\$ 50,000.00
SUBTOTAL					\$ 373,700.00
CONTINGENCY				15%	\$ 56,055.00
CONSTRUCTION TOTAL					\$ 429,800.00

Water Source

WELL DRILLING					
1	Mobilization	1	LS	\$ 10,800.00	\$ 10,800.00
2	Conductor Casing	1	LS	\$ 17,000.00	\$ 17,000.00
3	20" Diamter Well Drilling	250	LF	\$ 160.00	\$ 40,000.00
4	Geophysical Logging	1	LS	\$ 8,000.00	\$ 8,000.00
5	12" Diamter Casing	150	LF	\$ 110.00	\$ 16,500.00
6	12" Diamter Stainless Stell Screen	100	LF	\$ 340.00	\$ 34,000.00
7	2" Galvanized Tremie Pipe	180	LF	\$ 25.00	\$ 4,500.00
8	Soil Sample Gradation Test	10	EA	\$ 275.00	\$ 2,750.00
9	Furnish and Install Fine Silica Sand	5	CY	\$ 700.00	\$ 3,500.00
10	Furnish and Install Pea Gravel (Disinfected)	5	CY	\$ 140.00	\$ 700.00
11	Concrete Grout	3	CY	\$ 750.00	\$ 2,250.00
12	Packer	2	EA	\$ 1,500.00	\$ 3,000.00
13	Test Pump Furnishing, Installation and Removal	1	LS	\$ 17,500.00	\$ 17,500.00
14	Development Pumping	120	HR	\$ 400.00	\$ 48,000.00
15	Test Pumping	32	HR	\$ 350.00	\$ 11,200.00
16	Sampling and Testing for Culinary Water Quality	1	LS	\$ 3,750.00	\$ 3,750.00
17	Disinfection and Capping	1	LS	\$ 1,300.00	\$ 1,300.00
18	Well Driller's Report Preparation	1	LS	\$ 1,600.00	\$ 1,600.00
SUBTOTAL					\$ 226,400.00

WELL CONSTRUCTION					
1	Mobilization, Traffic Control, & Site Security	1	LS	\$ 13,000.00	\$ 13,000.00
2	Quality Control Sampling & Testing	1	LS	\$ 22,000.00	\$ 22,000.00
3	Construction Staking	1	LS	\$ 5,500.00	\$ 5,500.00
4	Site Earthwork	1	LS	\$ 8,000.00	\$ 8,000.00
5	Well Equipping	1	LS	\$ 185,000.00	\$ 185,000.00
6	12" C900 DR18 PVC Pipe	40	LF	\$ 80.00	\$ 3,200.00
7	12" Butterfly Valve Assembly	2	EA	\$ 6,500.00	\$ 13,000.00
8	Miscellaneous Connections	1	LS	\$ 5,000.00	\$ 5,000.00
9	6" Untreated Base Course	1,600	SF	\$ 1.35	\$ 2,160.00
10	SCADA	1	LS	\$ 15,000.00	\$ 15,000.00
SUBTOTAL					\$ 271,900.00
CONTINGENCY				15%	\$ 75,000.00
CONSTRUCTION TOTAL					\$ 573,300.00

INCIDENTALS					
1	Incidentals & professional services	20%	LS	\$ 174,400.00	\$ 174,400.00
SUBTOTAL					\$ 174,400.00

TOTAL PROJECT COST **\$1,177,500.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

APPENDIX E

PROJECTED CASH FLOW

Annual growth rate	5.00%													
Annual Inflation Rate	3.00%													
Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Average Rate ERU	\$41.58	\$45.73	\$66.06	\$61.62	\$61.62	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91
Connection Fee per Connection		\$2,786	\$1,421	\$1,421	\$2,166	\$1,463	\$1,847	\$1,869	\$1,705	\$1,914	\$1,841	\$1,864	\$1,934	\$1,908
Impact fee	\$12,000	\$12,000	\$12,000	\$12,000	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788
System Users:														
Total Existing ERU's	372	379	396	440	515	559	606	636	668	701	736	773	812	852
New ERU's:		7	17	44	75	44	46	30	32	33	35	37	39	41
REVENUES:														
User Fees (Water Sales)	185,422	207,787	313,612	325,201	380,835	496,065	537,277	564,141	592,348	621,965	653,063	685,716	720,002	756,002
Connection Fees	34,888	19,500	24,153	6,268	162,996	64,758	85,837	56,618	54,224	63,916	64,542	68,618	74,751	77,439
Water Standby Fees	36,694	32,948	50,993	39,270	41,176	42,411	43,683	44,994	46,343	47,734	49,166	50,641	52,160	53,725
Late Fees	5,257	0	333	0	0	0	0	0	0	0	0	0	0	0
Other Operating Income	30,565	18,390	42,021	6,133	31,235	32,172	33,137	34,131	35,155	36,210	37,296	38,415	39,568	40,755
Sundry Revenue	0	0	1,221	0	314	324	334	344	354	364	375	387	398	410
Interest Income	3,136	2,633	237	498	2,062	2,124	2,188	2,253	2,321	2,390	2,462	2,536	2,612	2,691
Grants	38,000	0	403,059	0										
Impact Fees	197,573	61,529	80,099	135,976	1,338,394	787,171	826,529	538,772	565,711	593,996	623,696	654,881	687,625	722,006
TOTAL REVENUE:	\$531,535	\$342,787	\$915,728	\$513,346	\$1,957,012	\$1,425,024	\$1,528,984	\$1,241,252	\$1,296,456	\$1,366,576	\$1,430,601	\$1,501,194	\$1,577,117	\$1,653,028
EXPENSES:														
clerical contractor labor	0	0	10,002	0	3,434	3,537	3,643	3,752	3,865	3,981	4,100	4,223	4,350	4,481
town interlocal agreement costs	430	0	0	0	148	152	157	161	166	171	176	182	187	193
water salaries and wages	45,006	45,006	51,487	54,163	48,581	50,039	51,540	53,086	54,679	56,319	58,009	59,749	61,541	63,388
water benefits	24,845	24,563	32,546	25,883	28,138	28,982	29,851	30,747	31,669	32,619	33,598	34,606	35,644	36,713
admin salaries and wages	23,705	0	0	0	8,139	8,383	8,634	8,893	9,160	9,435	9,718	10,010	10,310	10,619
admin benefits	12,831	0	0	0	4,405	4,537	4,674	4,814	4,958	5,107	5,260	5,418	5,581	5,748
public postings	807	401	392	0	549	566	583	600	618	637	656	676	696	717
travel/fuel	821	967	745	324	870	896	923	950	979	1,008	1,038	1,070	1,102	1,135
training	295	0	650	0	324	334	344	355	365	376	387	399	411	423
books/subscriptions/memberships	990	716	1,337	2,609	1,045	1,076	1,108	1,142	1,176	1,211	1,248	1,285	1,323	1,363
admin supplies and expenses	7,322	4,106	5,214	4,351	5,714	5,885	6,062	6,244	6,431	6,624	6,823	7,027	7,238	7,455
postage	908	133	346	642	476	490	505	520	536	552	569	586	603	621
bank servc charges	2,440	11	552	63	1,031	1,062	1,094	1,127	1,160	1,195	1,231	1,268	1,306	1,345
professional service	10,716	26,674	28,575	(17,141)	22,648	23,327	24,027	24,748	25,491	26,255	27,043	27,854	28,690	29,550
accounting & audit fees	6,611	6,921	5,700	19,800	6,603	6,801	7,005	7,215	7,432	7,655	7,884	8,121	8,364	8,615
water testing	7,308	5,692	5,155	7,854	6,233	6,420	6,613	6,811	7,016	7,226	7,443	7,666	7,896	8,133
legal fees	5,549	5,713	1,460	3,060	4,368	4,499	4,634	4,773	4,916	5,064	5,215	5,372	5,533	5,699
system maintenance and repairs	3,488	2,798	25,680	269	10,975	11,304	11,643	11,993	12,352	12,723	13,105	13,498	13,903	14,320
system equipment	10,824	6,617	0	11,361	5,988	6,168	6,353	6,543	6,740	6,942	7,150	7,365	7,586	7,813
well maintenance and repairs	3,572	1,305	0	256	1,674	1,725	1,776	1,830	1,885	1,941	1,999	2,059	2,121	2,185
tank maintenance and repairs	4,350	0	3,000	85	2,524	2,599	2,677	2,757	2,840	2,925	3,013	3,104	3,197	3,293
equipment costs other than fuel	2,993	3,960	2,783	1,087	3,343	3,443	3,546	3,653	3,762	3,875	3,991	4,111	4,234	4,361
equipment fuel	2,847	2,126	2,134	2,672	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184
utilities	10,039	13,974	15,380	18,875	13,525	13,931	14,349	14,779	15,222	15,679	16,149	16,634	17,133	17,647
telephone and internet	553	0	152	0	242	249	257	264	272	281	289	298	307	316
insurance	4,644	4,087	5,910	2,890	5,027	5,178	5,333	5,493	5,658	5,827	6,002	6,182	6,368	6,559
depreciation expense	134,013	134,769	135,064	135,064	138,654	142,813	147,098	151,511	156,056	160,738	165,560	170,527	175,642	180,912
interest expense	94,609	93,152	88,251	82,991	94,764	97,607	100,535	103,551	106,658	109,858	113,153	116,548	120,044	123,646
Sub-Total Operation & Maintenance	(\$422,516)	(\$383,691)	(\$422,515)	(\$357,158)	(\$421,861)	(\$434,517)	(\$447,553)	(\$460,979)	(\$474,809)	(\$489,053)	(\$503,724)	(\$518,836)	(\$534,401)	(\$550,433)
EXISTING DEBT SERVICE														
Debt Service-Principle-2013 Water Bond	85,000	85,000	85,000	85,000	85,000	85,000	85,000	84,000	85,000	84,000	85,000	84,000	85,000	84,000
Debt Service-Principle-2014A Water Bond	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252
Debt Service-Principle-2014B Water Bond	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228
Debt Service-Principle-well 59	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	5,000	5,000	5,000
Debt Service-Principle-Canaan Springs	16,620	13,490	14,390	14,280	14,170	14,060	13,950	13,840	13,730	13,620	13,510	14,400	14,280	14,160
Sub-Total Existing Debt Service	(\$211,480)	(\$211,480)	(\$211,480)	(\$229,760)	(\$229,650)	(\$229,540)	(\$229,430)	(\$228,320)	(\$229,210)	(\$228,100)	(\$228,990)	(\$229,880)	(\$230,760)	(\$229,640)
NEW DEBT SERVICE														
New Project Loan					0	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305
Renewal and Replacement Fund					0	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452
Sub-Total New Debt Service					\$0	\$413,757								
Total Debt Service	(\$211,480)	(\$211,480)	(\$211,480)	(\$229,760)	(\$229,650)	(\$643,297)	(\$643,187)	(\$642,077)	(\$642,967)	(\$641,857)	(\$642,747)	(\$643,637)	(\$644,517)	(\$643,397)
PROJECTS														
Impact Fee Facilities Plan Update(2027, 2032)														
Self Participation Reimbursement														
TOTAL EXPENSES:	(\$633,996)	(\$595,171)	(\$633,995)	(\$586,918)	(\$651,511)	(\$1,027,814)	(\$1,090,739)	(\$1,103,056)	(\$1,177,775)	(\$1,130,909)	(\$1,146,471)	(\$1,162,473)	(\$1,178,918)	(\$1,253,830)
Net Cashflow	(\$102,461)	(\$252,384)	\$281,733	(\$73,572)	\$1,305,501	\$397,211	\$438,245	\$138,196	\$118,681	\$235,667	\$284,130	\$338,721	\$398,199	\$399,198
Total	(\$102,461)	(\$354,845)	(\$73,112)	(\$146,684)	\$1,158,817	\$1,556,027	\$1,994,273	\$2,132,469	\$2,251,150	\$2,486,816	\$2,770,946	\$3,109,667	\$3,507,866	\$3,907,064
*Fund Balance is obtained by adding the previous year's balance to the net cash flow, minus any self funded portion of future projects. Fund Balance includes Impact Fees.														

Annual growth rate	5.00%										
Annual Inflation Rate	3.00%										
Year	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Average Rate ERU	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91	\$73.91
Connection Fee per Connection	\$1,956	\$1,978	\$1,990	\$2,026	\$2,044	\$2,068	\$2,096	\$2,118	\$2,145	\$2,170	\$2,195
Impact fee	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788	17,788
System Users:											
Total Existing ERU's	895	940	987	1,036	1,088	1,142	1,199	1,259	1,322	1,388	1,458
New ERU's:	43	45	47	49	52	54	57	60	63	66	69
REVENUES:											
User Fees (Water Sales)	793,802	833,493	875,167	918,926	964,872	1,013,115	1,063,771	1,116,960	1,172,808	1,231,448	1,293,021
Connection Fees	83,351	88,534	93,493	99,961	105,866	112,495	119,704	126,988	135,033	143,467	152,377
Water Standby Fees	55,336	56,997	58,706	60,468	62,282	64,150	66,075	68,057	70,099	72,202	74,368
Late Fees	0	0	0	0	0	0	0	0	0	0	0
Other Operating Income	41,977	43,237	44,534	45,870	47,246	48,663	50,123	51,627	53,176	54,771	56,414
Sundry Revenue	423	435	448	462	476	490	505	520	535	551	568
Interest Income	2,771	2,854	2,940	3,028	3,119	3,213	3,309	3,408	3,511	3,616	3,724
Grants											
Impact Fees	758,106	796,012	835,812	877,603	921,483	967,557	1,015,935	1,066,732	1,120,069	1,176,072	1,234,876
TOTAL REVENUE:	\$1,735,768	\$1,821,561	\$1,911,101	\$2,006,317	\$2,105,343	\$2,209,683	\$2,319,421	\$2,434,291	\$2,555,229	\$2,682,126	\$2,815,347
EXPENSES:											
clerical contractor labor	4,615	4,753	4,896	5,043	5,194	5,350	5,511	5,676	5,846	6,022	6,202
town interlocal agreement costs	198	204	210	217	223	230	237	244	251	259	267
water salaries and wages	65,289	67,248	69,265	71,343	73,484	75,688	77,959	80,298	82,706	85,188	87,743
water benefits	37,815	38,949	40,117	41,321	42,561	43,837	45,152	46,507	47,902	49,339	50,820
admin salaries and wages	10,938	11,266	11,604	11,952	12,311	12,680	13,060	13,452	13,856	14,271	14,699
admin benefits	5,920	6,098	6,281	6,469	6,663	6,863	7,069	7,281	7,500	7,725	7,956
public postings	738	760	783	807	831	856	882	908	935	963	992
travel/fuel	1,169	1,204	1,240	1,277	1,315	1,355	1,396	1,437	1,481	1,525	1,571
training	436	449	463	476	491	505	521	536	552	569	586
books/subscriptions/memberships	1,404	1,446	1,490	1,534	1,580	1,628	1,677	1,727	1,779	1,832	1,887
admin supplies and expenses	7,679	7,909	8,146	8,391	8,643	8,902	9,169	9,444	9,727	10,019	10,320
postage	640	659	679	699	720	742	764	787	811	835	860
bank servc charges	1,386	1,427	1,470	1,514	1,560	1,606	1,655	1,704	1,755	1,808	1,862
professional service	30,437	31,350	32,291	33,259	34,257	35,285	36,343	37,434	38,557	39,713	40,905
accounting & audit fees	8,874	9,140	9,414	9,697	9,988	10,287	10,596	10,914	11,241	11,578	11,926
water testing	8,377	8,628	8,887	9,154	9,428	9,711	10,002	10,303	10,612	10,930	11,258
legal fees	5,870	6,046	6,228	6,414	6,607	6,805	7,009	7,219	7,436	7,659	7,889
system maintenance and repairs	14,749	15,192	15,648	16,117	16,601	17,099	17,612	18,140	18,684	19,245	19,822
system equipment	8,047	8,289	8,538	8,794	9,058	9,329	9,609	9,897	10,194	10,500	10,815
well maintenance and repairs	2,250	2,318	2,387	2,459	2,533	2,609	2,687	2,768	2,851	2,936	3,024
tank maintenance and repairs	3,391	3,493	3,598	3,706	3,817	3,932	4,049	4,171	4,296	4,425	4,558
equipment costs other than fuel	4,492	4,627	4,766	4,909	5,056	5,208	5,364	5,525	5,691	5,861	6,037
equipment fuel	3,279	3,378	3,479	3,583	3,691	3,802	3,916	4,033	4,154	4,279	4,407
utilities	18,176	18,722	19,283	19,862	20,458	21,071	21,704	22,355	23,025	23,716	24,428
telephone and internet	325	335	345	355	366	377	388	400	412	424	437
insurance	6,756	6,958	7,167	7,382	7,603	7,832	8,066	8,308	8,558	8,814	9,079
depreciation expense	186,339	191,929	197,687	203,618	209,726	216,018	222,499	229,174	236,049	243,130	250,424
interest expense	127,355	131,176	135,111	139,164	143,339	147,639	152,069	156,631	161,330	166,169	171,155
Sub-Total Operation & Maintenance	(\$566,946)	(\$583,955)	(\$601,473)	(\$619,517)	(\$638,103)	(\$657,246)	(\$676,963)	(\$697,272)	(\$718,190)	(\$739,736)	(\$761,928)
EXISTING DEBT SERVICE											
Debt Service-Principle-2013 Water Bond	85,000	84,000	85,000	84,000	85,000	84,000	85,000	84,000	85,000	84,000	83,000
Debt Service-Principle-2014A Water Bond	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252	111,252
Debt Service-Principle-2014B Water Bond	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228	15,228
Debt Service-Principle-well 59	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Debt Service-Principle-Canaan Springs	14,040	13,920	13,800	13,680	13,560	13,440	14,320	14,190	14,060	13,930	13,800
Sub-Total Existing Debt Service	(\$230,520)	(\$229,400)	(\$230,280)	(\$229,160)	(\$230,040)	(\$223,920)	(\$225,800)	(\$224,670)	(\$225,540)	(\$224,410)	(\$223,280)
NEW DEBT SERVICE											
New Project Loan	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305	370,305
Renewal and Replacement Fund	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452	43,452
Sub-Total New Debt Service	\$413,757										
Total Debt Service	(\$644,277)	(\$643,157)	(\$644,037)	(\$642,917)	(\$643,797)	(\$637,677)	(\$639,557)	(\$638,427)	(\$639,297)	(\$638,167)	(\$637,037)
PROJECTS											
Impact Fee Facilities Plan Update(2027, 2032)											
Self Participation Reimbursement											
TOTAL EXPENSES:	(\$1,211,223)	(\$1,227,111)	(\$1,245,510)	(\$1,262,434)	(\$1,341,900)	(\$1,294,923)	(\$1,316,520)	(\$1,335,699)	(\$1,357,487)	(\$1,437,903)	(\$1,398,965)
Net Cashflow	\$524,545	\$594,450	\$665,591	\$743,882	\$763,444	\$914,761	\$1,002,901	\$1,098,592	\$1,197,742	\$1,244,224	\$1,416,382
Total	\$4,431,609	\$5,026,058	\$5,691,650	\$6,435,532	\$7,198,976	\$8,113,736	\$9,116,638	\$10,215,230	\$11,412,972	\$12,657,196	\$14,073,578
*Fund Balance is obtained by adding the previous year's balance to the net cash flow, minus any self funded portion of future projects. Fund Balance includes Impact Fees.											

APPENDIX F

IMPACT FEE CERTIFICATION

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated, § 11-36a-306 Nathan Wallentine, P.E., on behalf of Sunrise Engineering, Inc., makes the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs for qualifying public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Offsets costs with grants or other alternate sources of payment (if grants or other sources of payment have been applied for and received and such information was made available when the Impact Fee Analysis was prepared); and
4. Complies in each and every relevant respect with the Impact Fees Act.

Nathan Wallentine, P.E. makes this certification with the following qualifications:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (“IFFP”) made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by BPWSSD staff and elected officials.
2. If all or a portion of the IFFP’s or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by BPWSSD and outside sources.
4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.
5. The foregoing Certification is an expression of professional opinion based on the undersigned’s best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.
6. The foregoing certification is made only to BPWSSD and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, Inc.

By: _____

Dated: _____



RESOLUTION NO. R-2025-14

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, ADOPTING THE 2024 WATER CONSERVATION PLAN PREVIOUSLY ADOPTED AND APPROVED BY THE BIG PLAINS WATER SPECIAL SERVICE DISTRICT

RECITALS

WHEREAS, the Town of Apple Valley ("Town") is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, Utah Code § 73-10-31 requires culinary water providers to prepare and adopt a water conservation plan to promote efficient water use and ensure long-term sustainability;

WHEREAS, the Big Plains Water Special Service District ("District"), which previously provided culinary water service to the Town, prepared and formally adopted its 2024 Water Conservation Plan on December 11, 2024;

WHEREAS, on July 16, 2025, the Town Council adopted Resolution No. R-2025-13, dissolving the District and assuming its assets, liabilities, and operational responsibilities, including administration of its water system and water conservation functions;

WHEREAS, with the Town now serving as the culinary water provider, it is necessary and appropriate for the Town to formally adopt the 2024 Water Conservation Plan as its own in order to comply with state law and maintain continuity in water resource planning and conservation efforts;

WHEREAS, a public hearing to receive input on the adoption of the 2024 Water Conservation Plan was properly noticed and held on July 16, 2025;

RESOLUTION

1. Adoption of Water Conservation Plan.

The Town Council hereby adopts the 2024 Water Conservation Plan, originally approved by the Big Plains Water Special Service District on December 11, 2024, as the official water conservation plan for the Town of Apple Valley. A copy of the adopted plan is attached hereto and incorporated herein as Exhibit A.

2. Implementation.

The Town Water Department shall be responsible for implementing the strategies and objectives outlined in the adopted Water Conservation Plan, including monitoring water use, performing system audits, engaging in public education, and ensuring compliance with state and regional conservation goals.

3. Incorporation by Reference.

The 2024 Water Conservation Plan is incorporated herein by reference and made a part of this Resolution as though fully set forth.

4. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED BY THE TOWN OF APPLE VALLEY TOWN COUNCIL this 16th day of July, 2025 based upon the following vote:

Council Person:

Richard Palmer	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Scott Taylor	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Annie Spendlove	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Kevin Sair	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Michael Farrar (Mayor)	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOWN OF APPLE VALLEY
a Utah municipal corporation

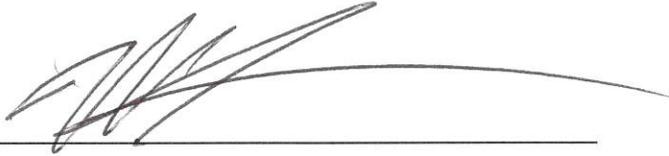
ATTEST:

Michael "Mike" Farrar, Mayor

Jenna Vizcardo, Town Clerk

Certification of Adoption

We hereby certify that the attached Water Conservation Plan has been established and adopted by our Board of Directors/Stockholders/Shareholders on December 11, 2024.



President/Chairman/Board Member



Vice-President/Vice-Chairman/Board Member



Secretary/Treasurer





Big Plains Water Special Service District

2024 Water Conservation Plan

Prepared By:

Michelle Kinney
Big Plains Water Special Service District
1777 N Meadowlark Dr.
Apple Valley, Utah 84737

The following Water Conservation Plan has been adopted by Big Plains Water Special Service District Board.

Board Members:

Michael Farrar- Chairman
Scott Taylor
Annie Spendlove
Janet Prentice
Kevin Sair

December 11, 2024

Date adopted

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Introduction

Apple Valley, Utah is a small, rural town with a population of approximately 916 people. Located in Washington County Utah, near the Southern end of the state. The town spans about 50 square miles with much of the land undeveloped. Residents value the town’s open spaces, peaceful, rural lifestyle and small town feel as a way of life. The community is characterized by rural residential properties, small developments, and a limited number of tourism-oriented businesses.

Apple Valley is located within the Mojave Desert. This desert, which spans parts of California, Nevada, Arizona, and Utah, is known for its arid climate, high summer temperatures, and unique desert vegetation. The Mojave Desert is the smallest of the North American deserts but plays a significant role in shaping the environment and climate of the region. The region’s dry summers and minimal annual rainfall underscore the ongoing scarcity of water, highlighting the critical need for robust water conservation measures.

According to Utah State Code 73-10-31, water providers must create a plan that identifies existing and proposed water conservation measures. This plan will clearly state the overall water use reduction goal for Apple Valley and how that goal is to be achieved.

Big Plains Water Special Service District System Profile

The Big Plains Water Special Service District (BPWSSD) was created in 2011 by the Town of Apple Valley and is the water service provider for the rural community of Apple Valley, Utah. BPWSSD operates three distinct water systems: Apple Valley, Cedar Point, and Canaan Springs through which water is distributed to the most populous areas of town. A transmission line project connecting the Apple Valley and Cedar Point systems is currently underway, which will increase system efficiency and reliability.

This plan consolidates the three systems for planning and conservation purposes.

Service Area

The region’s semi-arid climate experiences hot summers, mild winters, and low annual precipitation, making water conservation essential. BPWSSD relies heavily on well and spring water sources, that are recharged by rainfall and surface water infiltrating into the ground. Without rivers or large bodies of water contributing to the natural recharge of our aquifer, we must rely on rainfall, and careful, conservative water management practices to maintain the aquifer's capacity and ensure a sustainable supply for the community.

BPWSSD currently supplies water to all major developments in the town of Apple Valley. Water distribution is challenging due to financial limitations and the area's undeveloped land, rugged terrain, and distances between developments. The district continues to work on expanding infrastructure to serve rural homes, but in many cases, homeowners must rely on private wells for water. This limitation creates many “straws” dipping into the aquifer utilized to service the town.

Within the next year, BPWSSD will complete a new transmission line connecting the two main wells in the Apple Valley system to the Cedar Point system. This line will provide cleaner water to residents and further expand BPWSSD’s serviceable area. In Figure one you will find a map of the Town of Apple Valley and the Big Plains Special Service District boundaries.

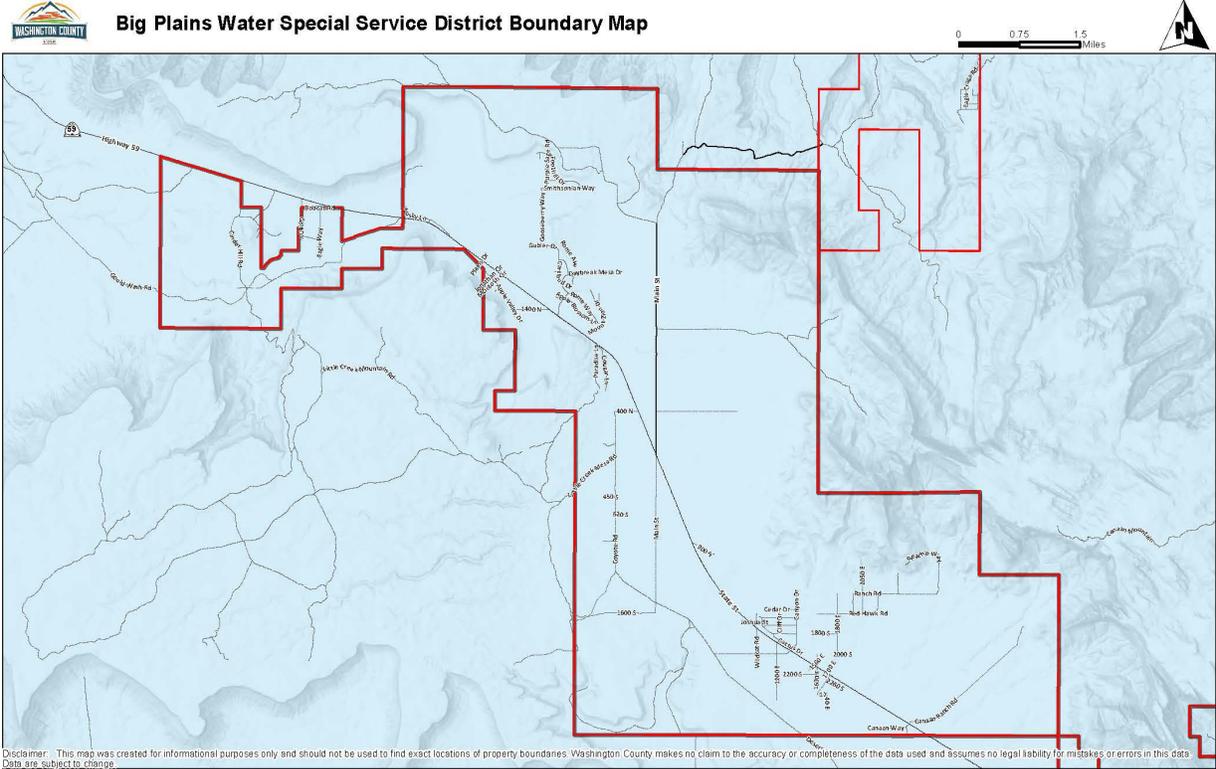
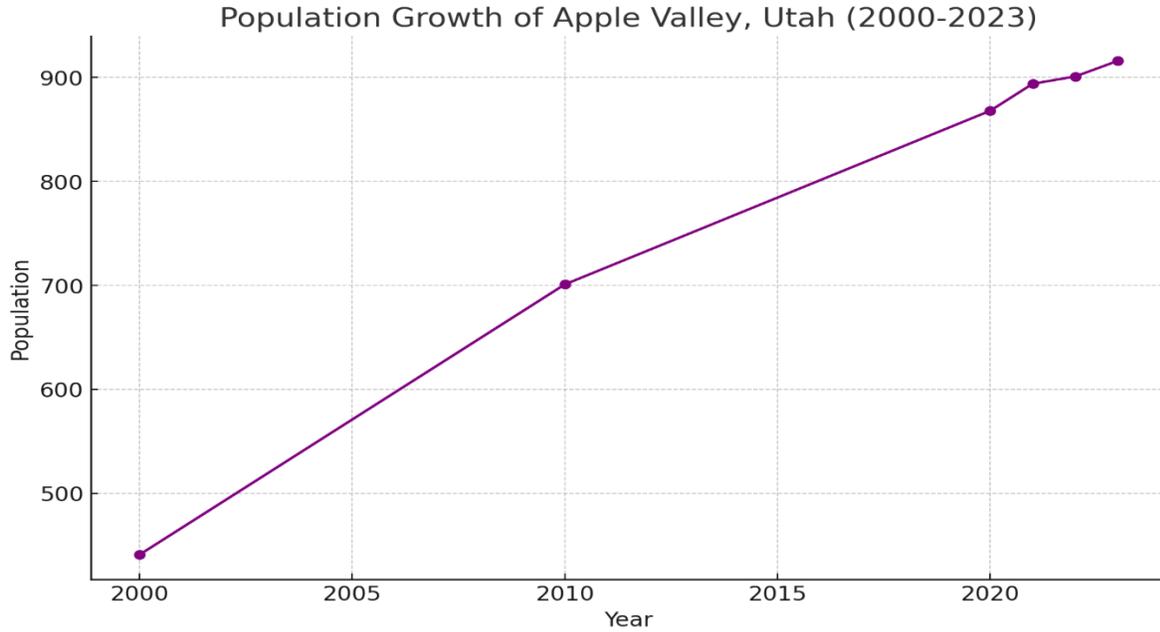


Figure 1 Big Plains Boundary Map

Water Supply and Usage

Apple Valley, Utah, has experienced significant growth since its incorporation in 2004. In 2000, prior to incorporation, the population was about 441. By 2010, the census recorded 701 residents, and by 2020, the population had grown to 868. The most recent data from 2023 estimates the population at 916, showing a steady annual growth rate of around 1.7%. Since 2000, Apple Valley has grown by more than 107%, making it one of the fastest-growing small towns in the region. (<https://www.biggestuscities.com/city/apple-valley-utah>)



At only 20 years old, the Town of Apple Valley is one of the newest towns in the State of Utah. BPWSSD has a total of 443 service connections, of which are predominantly residential. All water in the system is metered as culinary.

Table 1: Service Connection and Connection Type 2023

Type of Connection	Number of Connections
Residential	436
Commercial	3
Institutional	2
Industrial	2
Total	443

BPWSSD currently has 5 operational ground water wells for water distribution. These wells are used as needed to provide service to residents. The two main wells in the Apple Valley system are the Gregerson and Merritt wells. Cedar Point uses mainly Cooke and Jessup Wells, while Canaan springs service people in the southern portion of the town. Current water use for these connections is categorized as follows:

Table 1: Water Source and Acre Feet 2023

Water Source	Water (Acre-Feet)
Wells	198.0910
Spring	15.5346
Total	213.6256Acre-Feet

Table 2: Connection Type and Usage

Type of Connection	Total Water Use (Acre-Feet)
Residential	143.1443
Commercial	15.8743
Institutional	3.5265
Industrial	4.1996
Total	166.7447 Acre-Feet

Water Conservation Approach

BPWSSD aims to implement a proactive Water Conservation Plan that aligns with local and regional goals. Given the district's small size and the growing importance of sustainable water management, this plan focuses on reducing system water loss, promoting water-efficient technologies, and educating residents on conservation strategies.

The state has proposed regional M&I (Municipal and Industrial) goals which created region specific goals for municipal and industrial areas of Utah. Washington County and the Town of Apple Valley lie within the Lower Colorado River South Region. The 2015 baseline for GPCD for Washington County was 302, with a 2030 goal of 260. Interestingly, in 2023 the GPCD for Apple Valley is already significantly lower than these goals at 191 gallons per person per day. Although the estimated population of Apple Valley is 916, the number of people estimated to be using our system as full-time residents is 777. Other residents in the area have private wells and are therefore not included in our GPCD estimation.

BPWSSD understands there is work to be done. Yet the population in Apple Valley leans toward water conservation naturally. Most residents are aware of our water situation and routinely conserve water. Therefore, strategic goals have been set focusing on infrastructure improvements and reporting, water efficient development, and community education. Our current ERC estimations are 520 indicating we are currently at .32 acre-feet per ERC. The greatest water conservation efforts identified in this report are aimed at the high-water loss rate the district is experiencing. This will be the focus of our initial 5-year plan from 2025 to 2030.

Key Objectives:

1. **Reduce water loss:** Currently, BPWSSD experiences a significant water loss rate of 21.94%. Immediate efforts to address leak detection, tracking of non-revenue generating water usage, system infrastructure upgrades and improvements will be prioritized.
2. **Improve community awareness:** Public education will play a role in shifting water usage behaviors.

3. **Creation of a waste policy:** This policy will allow the system to assess a fees or terminate service for customers who have chronic unrepaired leaks resulting in high water usage and loss.
4. **Align with regional conservation standards:** BPWSSD will work closely with the Washington County Water Conservancy District (WCWCD) to leverage existing rebate programs, educational resources, and conservation practices.
5. **Pass water efficiency standards:** The District will work to adopt water efficiency standards allowing residents to utilize state and district funded water rebate programs.

Water Conservation Practices

1. Water Audits and Data Management

- **AWWA M36 water audits:** Conduct comprehensive water audits of district lines and meters to identify sources of water loss and implement corrective measures.
- **SCADA system upgrade:** The new transmission line connecting the Apple Valley and Cedar Point system will be equipped with a Supervisory Control and Data Acquisition (SCADA) system. This system will continuously monitor key variables like water pressure, flow rates, and tank levels across the system. It will also identify deviations from normal operation that may include leaks, bursts, or unauthorized use.
- **Volumetric testing of meters:** Create a plan to test all water meters every 2 years to improve accuracy and detect leaks early. Replace old meters that may need to be recalibrated or repaired.
- **Tracking non-revenue water usage:** Some water loss on the BPWSSD system is due to non-revenue water usage. This would include water sent out to waste in unmetered situations from well heads and tanks for the purpose of flushing and cleaning the system. This includes unmetered water used in fire training and firefighting.

2. Public Education and Outreach

- **Distribution of educational materials:** Print and digital resources to educate residents about indoor and outdoor water conservation techniques.
- **Website:** Maintain updated online resources and create a conservation page to amplify the water conservation message.

3. Conservation Pricing

- **Tiered Rates:** BPWSSD has an increasing block tiered rate structure to incentivize conservation. Recently the rates for higher tier users increased. The base rate also increased and although not as effective in keeping usage down, the higher base rate does urge many residents to keep the bill as low as possible through water conservation. In the next 5 years the district will look at moving more of the revenue from fixed fees to variable fees. This may be accomplished by lowering the base rate and increasing the tiered usage rates.

Table 3: Usage Rates per 1,000 gallons/month

Base Rate	0 - 5000	5001 - 12,000	12,001- 25,000	25,001- 35,000	35,001- 45,000	45,001- 55,000	55,001- 75,000	75,001- 100,000	Over 100,000
\$75.00	\$1.50	\$1.75	\$2.0	\$2.25	\$2.50	\$3.25	\$4.00	\$5.00	\$7.00

4. Current Initiatives

- **Meter Upgrades:** Since May 2023 BPWSSD has removed 58 manual read meters and replaced them with radio read meters. There are currently 7 residential manual read meters awaiting replacement.
- **Public education:** Initial steps have been taken to inform residents about the importance of water conservation, primarily through necessity as we await the new transmission line.

Proposed 5-Year Water Conservation Strategies

The following strategies will be implemented over the next five years with the adoption of this plan.

Goal 1: Reduce and maintain the system water loss rate to 11.94% or less by 2029.

Strategy 1A: Minimize water loss resulting from wasted water and other non-revenue sources.

- Establish and implement written policies for tracking water going to waste at wells and tanks.
 - Complete policies for water tracking by the middle of 2025, begin implementing by end of 2025.
- Establish and implement policies in collaboration with the Apple Valley fire department for reporting water use.
 - Complete policies for water tracking by the middle of 2025, begin implementing by end of 2025.

Strategy 1B: Reduce water loss by detecting leaks and metering inefficiencies.

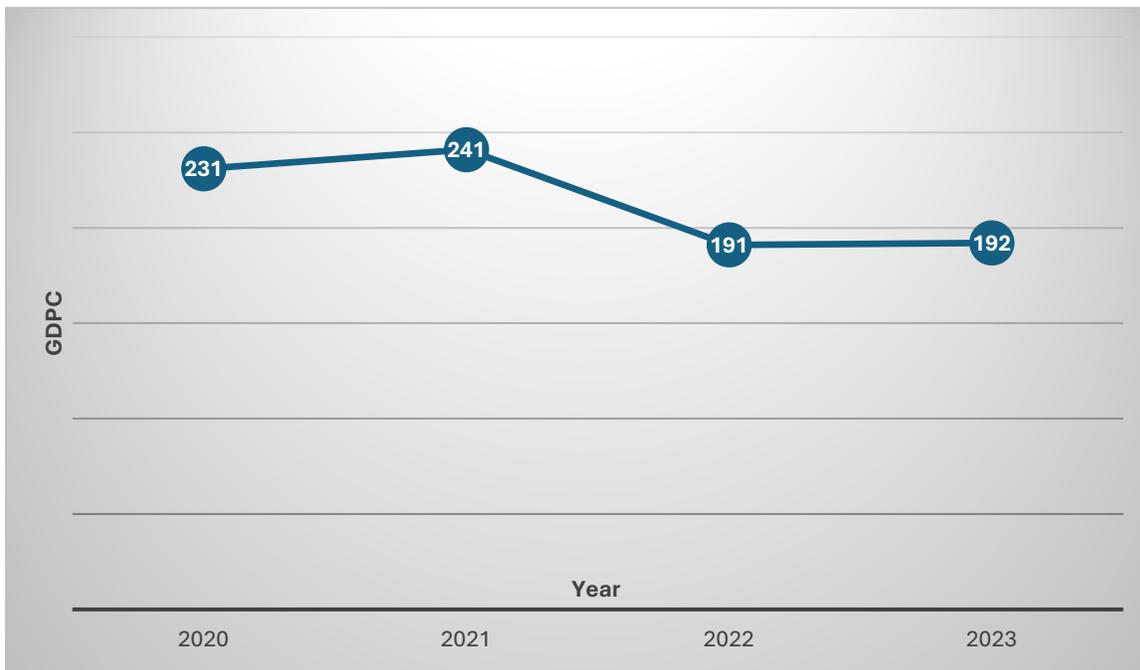
- AWWA M36 water audit for assistance in analyzing the system. Complete audit by end of 2025.
 - Purchase “M36 Water Audits and Loss Control Programs” manual.
 - Review manual for audit information and set strategies based on results of review.
 - Implement as many suggested strategies as appropriate by 2029.
- Remove all manually read residential meters and replace with radio read meters.
 - Complete by the middle of 2025

- Establish and implement a policy for visual meter inspection, volumetric testing of every meter every 2 years, and replacement criteria that balances the cost of lost revenue as meters age.
 - Complete by the end of 2026

Goal 2: Reduce water usage in gallons by 2% from 192 GPCD to 188 GPCD by 2030

Figure 2 below shows the annual GPCD since 2020. Over the past 4 years we have seen a reduction in water use per capita. This plan aims to continue the trend of water reduction in a conservative manner until we can implement new systems and begin better tracking of all water usage through radio reading equipment.

Figure 2 GDPC Over 4 years



Strategy 2A: Create water efficiency standards and adopt to allow district customers to participate in County and Statewide rebate programs.

- Establish written standards and incorporate into district policies.
 - Complete policy standards by 2026
- Once standards are fully implemented begin educating residents about possible money saving upgrades to existing water fixtures and waterwise landscaping.
 - Implement educational programs by 2027
- Create a town wide newsletter with a water conservation message in each edition.

Evaluation Plan

BPWSSD will monitor water usage, system efficiency, and public participation to assess the success of its water conservation strategies. This evaluation will involve:

- **Monthly and annual water usage reports:** After implementing each strategy and correcting deficiencies, track the progress toward reduction targets. This will require documenting when deficiencies are corrected and then creating corresponding water usage reports and correlating results.
- **Regular review of plan calendar:** Set up a calendar with goal dates and review regularly to ensure we are on target to reach goals by the end of 2030.
- **Customer feedback:** Regular surveys to gauge the effectiveness of outreach, education and rebates.
- **System audits:** AWWA M36 audit to monitor and address water loss. Follow-up with this audit and implement findings and recommendations.

Conclusion

The Big Plains Water Special Service District Water Conservation Plan is a roadmap to managing the district's water resources sustainably. Through collaboration, education, and proactive system improvements, BPWSSD aims to ensure water security for the community of Apple Valley. This plan hopes to accomplish two main purposes; first, to provide clean drinking water to all those connected to the system and secondly, ensure water for future generations of Apple Valley residents.



RESOLUTION NO. R-2025-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AMENDING THE FISCAL YEAR 2026 BUDGET TO ESTABLISH A WATER DEPARTMENT

RECITALS

WHEREAS, the Town Council of the Town of Apple Valley (“Town”) adopted a resolution dissolving the Big Plains Water Special Service District (“District”) and assumed all assets, obligations, and responsibilities of the District;

WHEREAS, the Town has received budget recommendations and legal guidance recommending the establishment of a Water Department to ensure proper administration of the water system and fiscal independence from the Town’s General Fund;

WHEREAS, notwithstanding the lack of a statutory requirement to do so, the Town Council finds it in the best interest of its residents to create a Water Department to efficiently oversee operations, maintenance, regulatory compliance, customer service, and billing related to the public culinary water system;

WHEREAS, the Town has determined that the Water Department shall operate as a self-sustaining enterprise fund, with revenues from water service fees and impact fees deposited into dedicated accounts and used solely for water system needs;

WHEREAS, the Town Council desires to amend the FY2026 Budget to formally recognize the structure, funding, and operation of the Water Department.

RESOLUTION

NOW THEREFORE, be it hereby resolved by the Town Council of the Town of Apple Valley, as follows:

1. Establishment of Water Department

The Town hereby establishes a Water Department responsible for managing the full scope of the Town’s culinary water system functions, including but not limited to operations, maintenance, regulatory compliance, public inquiries, and service applications.

2. Budget Amendment

The FY2026 Budget is amended to reflect the formation and operation of the Water Department. The financial framework shall align with the line items contained in the “51 Water Operations Fund” and water-related capital projects in the FY2026 Budget Amendment TOAV with BPW document.

3. Enterprise Fund and Dedicated Accounts

The Water Department shall function as an enterprise fund. The Town Treasurer is authorized to establish and maintain separate PTIF accounts or equivalent to receive water service and impact fee revenues, and to ensure all disbursements are solely for the water system.

4. Personnel Allocation

Town personnel may be used to support the Water Department as well as other municipal functions. The Finance Director and Treasurer shall allocate employee costs proportionally based on duties performed.

5. Implementation Authority

The Mayor and Town Treasurer are authorized to take all administrative actions necessary to implement this Resolution.

6. Exhibit A – FY2026 Budget Amendment

The Town’s FY2026 Budget Amendment, including all line items and financial summaries related to the creation and operation of the Water Department, is hereby adopted and incorporated by reference as Exhibit A to this Resolution.

7. Severability

If any provision of this Resolution is found to be invalid or unenforceable, the remainder shall continue in full force and effect.

8. Effective Date

This Resolution shall be effective immediately upon its passage and approval by the Town Council.

ADOPTED AND APPROVED BY THE TOWN OF APPLE VALLEY TOWN COUNCIL this 16th day of July, 2025 based upon the following vote:

Council Person:

Richard Palmer	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Scott Taylor	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Annie Spendlove	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Kevin Sair	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Michael Farrar (Mayor)	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOWN OF APPLE VALLEY
a Utah municipal corporation

ATTEST:

Michael “Mike” Farrar, Mayor

Jenna Vizcardo, Town Clerk

Town of Apple Valley

FY2026 Budget Amendment TOAV with BPW - July 16, 2025

	2022 Actual	2023 Actual	2024 Actual	FY 2025 Original Budget	Actual as of March 31. Needs updated for FYE then amend.	FY 2026 Tentative Budget
					FY 2025 Budget Amendment to Actual	
10 GENERAL FUND						
REVENUE						
Taxes						
3110 General Property Taxes-Current	136,103	140,189	136,661	160,000	165,412	195,000
3120 Prior Year's Taxes-Delinquent	5,139	0	8,000	0	0	0
3130 General Sales and Use Taxes	179,393	173,713	196,000	175,000	158,690	204,325
3140 Energy and Communication Taxes	25,250	42,108	45,700	40,000	43,961	45,000
3150 RAP Tax	18,739	17,593	18,500	18,000	13,838	18,000
3160 Transient Taxes	11,598	14,756	18,000	18,000	17,882	18,000
3170 Fee in Lieu of Personal Property Taxes	456	0	8,400	0	0	0
3180 Fuel Tax Refund	0	938	1,000	0	0	0
3190 Highway/Transit Tax	16831	16,237	17,100	17,100	15,002	17,100
Total Taxes	393,508	405,534	449,361	428,100	414,785	497,425
Licenses and Permits						
3210 Business Licenses	7,350	9,191	9,500	10,500	17,852	10,500
3221 Building Permits-Fee	69,238	46,124	45,000	45,000	20,671	45,000
3222 Building Permits-Non Surcharge	9,816	6,644	6,750	7,750	6,517	7,750
3224 Building Permits Surcharge	339	(110.00)	450	450	28	100
3225 Animal Licenses	420	800	800	800	453	500
Total Licenses and Permits	87,163	62,649	62,500	64,500	45,521	63,850
Intergovernmental Revenue						
3342 Fire Dept-State Wildland Grant	0	0	10,000	0	0	0
3356 Class C" Road Allotment	94,066	107,947	137,000	112,000	88,070	112,000
3358 Liquor control profits	756	1,037	1100	1100	1485	1100
3370 State Grants	13237	0	0	0	0	0
Total Intergovernmental Revenue	108,058	108,984	148,100	113,100	89,555	113,100
Charges for Services						
3230 Special Event Permit	3500	2,480	4500	1000	8150	1000
3410 Clerical Services	225	334	400	400	258	400

3420 Fire Department Contracts	0	0	6000	0	-	0
3431 Zoning and Subdivision Fees	37,218	24,734	20,000	20,000	53,347	20,000
3440.5 Paperless Bill Credit					-2,170	-3,000
3440 Solid Waste	50,917	52,113	61,000	61,000	37,507	51,000
3441 Storm Drainage	42,921	42,274	49,000	49,000	38,314	49,000
3461 GRAMA Requests	0	352	500	100	23	100
3470 Park and Recreation Fees	0	175	100	100	0	100
3481 Sale of Cemetery Lots			310,500	0	0	0
3482 Perpetual Care			129,300	0	0	0
3615 Late Charges/Other Fees	1,740	(1,766)	2,500	1,000	612	1,000
Total Charges for Services	138,531	120,696	583,800	132,600	136,041	119,600
<hr/>						
Fines and Forfeitures						
3510 Fines	10,845	5,168	5,000	5,000	5,634	5,000
Total Fines and Forfeitures	10,845	5,168	5,000	5,000	5,634	5,000
<hr/>						
Interest						
3610 Interest Earnings	3,308	25,895	42,200	42,200	44,008	45,000
Total Interest	3,308	25,895	42,200	42,200	44,008	45,000
<hr/>						
Miscellaneous Revenue						
3640 Sale of Capital Assets	0	0	0	0	0	20000
3690 Sundry Revenue	1734	20,089	5,000	5,000	4,627	5,000
3692 Fire Department Fundraisers	1166	1,500	6,500	0	0	0
3697 Park Department Fundraisers	0	0	800	0	270	0
3801.1 Impact Fees - Fire	19471	5,908	6,800	6,800	3,376	6,800
3801.3 Impact Fees - Roadways	59,034	18,620	24,600	24,600	10,640	24,600
3801.6 Impact Fees - Storm water	32,945	25,280	31,000	31,000	32,090	31,000
3801.7 Impact Fees - Parks, Trails, OS	16,816	5,075	6,600	6,600	2,900	6,600
3801.91 Commercial Impact Fees - Storm Water						5,000
3801.92 Commercial Impact Fees - Transportation						15,000
3801.93 Commercial Impact Fees - Fire/EMS						60,000
Total Miscellaneous Revenue	131,165	76,472	81,300	74,000	53,903	174,000
<hr/>						
Total Revenue:	872,578	805,398	1,372,261	859,500	789,447	1,017,975
<hr/>						
EXPENDITURES						
General Government						

Council							
4111.110 Council/PC Salaries and Wages	16,875	15,050	21,000	13,000	5,862	13,000	
4111.130 Council/PC Employee Benefits	1,580	1,419	2,400	1,000	915	1,000	
4111.210 Council/PC Travel Reimbursement	0	0	1,500	1,000	0	0	
4111.220 Council/PC Training	60	0	1,500	1,000	0	0	
4111.610 Council Donations and Discretionary							
Spending	0	0	500	0	0	5,000	
Total Council	18,515	16,469	26,900	16,000	6,777	19,000	
Administrative							
4141.110 Admin Salaries and Wages	91,048	103,186	99,000	99,000	86,478	80,800	
4141.130 Admin Employee Benefits	8,191	14,563	17,100	17,100	15,034	10,000	
4141.140 Admin Employee Retirement-GASB 68	3,214	13,273	7,000	7,000	9,121	5,500	
4141.210 Admin Dues, Subs & Memberships	4,846	6,826	5,500	8,000	9,788	11,000	
4141.220 Admin Public Notices	1,017	42	100	100	60	100	
4141.230 Admin Training	420	743	1,500	1,000	640	1,000	
4141.240 Admin Office/Administrative Expense	17,802	16,773	8,000	8,000	14,321	15,000	
4141.250 Admin Equipment Expenses	6,108	17,941	10,000	10,000	12,713	13,000	
4141.260 Admin Building & Ground Maintenance	1,999	5,903	4,500	4,500	7,503	4,500	
4141.270 Admin Utilities	5,730	7,238	7,600	7,600	13,698	18,000	
4141.280 Admin Telephone and Internet	7,601	7,711	8,100	8,100	3,869	5,000	
4141.290 Admin Postage	2,976	2,762	3,700	3,700	2,720	3,700	
4141.320 Admin Engineering/Professional Fees	29,586	8,133	3,500	3,500	463	1,000	
4141.330 Admin Legal	58,165	48,307	50,000	50,000	28,326	40,000	
4141.340 Admin Accounting & Auditing	16,824	4,400	29,400	20,000	41,400	30,000	
4141.350 Building Fees-Inspector/85% Surcharge	64,548	37,617	30,000	30,000	20,790	27,000	
4141.390 Admin Bank Service Charges	3,462	140	200	200	65	200	
4141.410 Admin Insurance	6,089	15,526	16,000	16,000	14,773	16,000	
4141.490 Admin Travel Reimbursements	438	1402	1,500	1,500	1,830	2,000	
4141.500 Admin Weed Abatement	0	0	1,500	1,500	0	0	
4141.610 Bad Debt Expense	0	2026	250	250	-20	0	
4141.740 Admin Capital Outlay	0	-	0	0	0	0	
4170 Elections	2288	0	1,500	1,500	0	1,500	
Total Administrative	332,602	314,512	305,950	298,550	283,572	285,300	

Total General Government	351,117	330,981	332,850	314,550	290,349	304,300
Public Safety						
Police						
4210.110 Police Salaries & Wages/Contract	13,200	15,000	15,000	15,000	11,763	30,000
4210.130 Police Employee Benefits	0	0	0	0	0	0
4210.230 Police Travel & Mileage	0	0	0	0	0	0
4210.250 Police Expenditures	4763	0	0	0	0	0
4210.470 Police Building Permits	0	0	0	0	0	0
4253.250 Animal Control Supplies	63	0	100	100	0	100
Total Police	18,026	15,000	15,100	15,100	11,763	30,100
Fire						
4220.110 Fire Salaries & Wages	28,181	35,904	67,200	67,200	46,676	94,000
4220.130 Fire Employee Benefits	4,808	2,965	13,600	5,600	3,804	6,000
4220.135 Fire Employee Retirement - GASB 68	0	5,920	8,100	8,100	7,984	9,100
4220.140 Fire Contract Wages	0	684	4,500	-	-	-
4220.145 Fire Contract Benefits	0	100	525	-	-	-
4220.150 Fire Contract Expense	0	0	1,500	8,000	2,328	4,000
4220.210 Fire Dues, Subscriptions & Memberships	355	569	600	1,200	1,783	1,800
4220.230 Fire Travel, Mileage & Cell	57	300	600	600	779	600
4220.240 Fire Office Expenses	765	495	500	500	1,833	2,000
4220.250 Fire Equipment Maintenance & Repairs	2514	9,476	11,000	11,000	7,918	8,000
4220.255 Fire Improvements					1,260	1,500
4220.260 Fire Rent Expense	0	0	-	6,000	6,000	6,000
4220.360 Fire Training	389	3844	13,100	2,100	1,093	2,100
4220.450 Fire Small Equip/Supplies	2026	6,159	15,000	15,000	12,579	15,000
4220.455 EMS Medical Supplies					2,215	3,000
4220.460 Fire Supplies-Fundraisers	514	38	500	500	0	500
4220.465 Fire Gear	1,518	4,275	15,000	23,000	8,610	10,000
4220.480 Fire Mitigation MOU Expenditures	0	0	15000	15000	0	15,000
4220.560 Fire Equipment Fuel	1,251	1,826	4,000	4,000	2,187	2,500

4220.610 Fire Principal	12351	11,986	0	0	0	0
4220.620 Fire Interest	1115	(779)	0	0	0	0
4220.740 Fire Capital outlay	27500	17,960	0	0	18,985	135,000
Total Fire	83,344	101,722	170,725	167,800	126,034	316,100
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Total Public Safety	101,370	116,722	185,825	182,900	137,797	346,200
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Highways and Public Improvements						
Highways						
4410.110 Road Wages and Contract Labor	0	1,225	15,200	15,200	2,285	3,000
4410.130 Road Employee Benefits	0	94	1750	200	174	200
4410.270 Road Flood Damage	0	0	2000	0	0	0
4410.275 Road Improvements					850	100000
4410.380 Road Department Services	720	12,570	2500	0	0	0
4410.450 Road Department Supplies	2,181	10,287	45,000	30,000	700	1,000
4410.550 Road Equipment Maintenance	3,029	1,990	2,500	0	0	0
4410.560 Road Equipment Fuel	1,590	1,613	5,000	2,000	0	0
4410.810 Road Principal	42,668	54,409	35,000	36,000	36,000	36,000
4410.820 Road Interest	30,686	29,433	28,150	27,275	27,243	27,275
4415.110 Public Works Wages and Contract Labor	0	8,654	30,300	30,300	50,645	52,500
4415.130 Public Works Employee Benefits	0	731	9400	0	5369	7500
4415.140 Public Works Employee Retirement - GASB						
68	0	0	8100	0	4521	4750
4415.320 Public Works Engineering/Professional Fees	0	107	0	0	0	0
4415.450 Public Works Supplies	3825	3,524	6,000	6,000	6,534	6,000
4415.550 Public Works Equipment Maintenance	1,806	2,376	3,000	3,000	4,052	3,000
4415.560 Public Works Equipment fuel	-25	711	2,000	2,000	3,225	2,000
4415.570 Public Works Travel Reimbursement	0	562	500	500	0	500
4415.610 Public Works Storm Drainage	0	3,301	5,000	2,000	0	0
4415.615 Storm Drainage Improvements					5,806	100,000
4415.710 Public Works Principal	14920	15,479	0	0	0	0
4415.720 Public Works Interest	1140	581	0	0	0	0
4415.740 Public Works Capital Outlay	0	11000	9,000	0	13,000	0
Total Highways	102,540	158,647	210,400	154,475	160,404	343,725

Sanitation							
4420.460 Solid Waste Service	54,200	48,954	60,000	60,000	38,308	51,000	
Total Sanitation	54,200	48,954	60,000	60,000	38,308	51,000	
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Total Highways and Public Improvements	156,741	207,601	270,400	214,475	198,712	394,725	
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Parks, Recreation, and Public Property							
Parks							
4540.110 Park/Rec Wages and Contract Labor	2785	5,845	5,100	2,000	2,506	2,000	
4540.130 Park/Rec Employee Benefits	3	447	600	0	191	200	
4540.250 Park/Rec Department Expenses	128	927	1000	1000	679	1000	
4540.460 Park/Rec Community Events Supplies	297	2561	4000	4000	1285	4000	
4540.740 Parks Capital Outlay	4586	0	0	0	0	50,000	
4540.745 Park Improvements					1,641	0	
Total Parks	7,799	9,780	10,700	7,000	6,302	57,200	
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Total Parks, Recreation, and Public Property	7,799	9,780	10,700	7,000	6,302	57,200	
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Transfers							
4804 Transfer to Fund Balance	0	0	92,889	131,575	186,823	153,050	
4805 Transfer to Capital Projects	0	0	265,000	0	0		
4807 Transfer to Assigned Balance - Fire Impact Fees	0	0	6,800	6,800	-16,869	-69,700	
4809 Transfer to Assigned Balance - Roadway Impact							
Fees							
4810 Transfer to Assigned Balance -Storm Water Imp	0	0	24,600	24,600	9,790	-60,400	
Fees							
4811 Transfer to Assigned Balance - Parks & Rec Fees	0	0	6,600	6,600	1,259	-43,400	
4812 Transfer to Assigned Balance - Perpetual Care	0	0	129,300	0	0	0	
4813 Transfer to Assigned Balance - Cemetery Funds	0	0	60,500	0		0	
Total Transfers	0	0	616,689	200,575	194,287	-84,450	
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Total Expenditures:	617,026	665,084	1,416,464	919,500	827,447	1,017,975	
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Total Change In Net Position	255,552	140,314	-44,203	-60,000	-38,000	0
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51 WATER OPERATIONS FUND	2022 Actual	Original Budget	FY2025 Original Budget	FY2025 Budget Amended to Actual	FY 2026 Tentative Budget
Income or Expense					
Income From Operations:					
Operating Income					
5140 Water Sales	367,516	378,000	442,400	508,670	670,000
5150 Water Standby Fees	42,654	34,840	33,000	31,411	32,000
5310 Connection Fees	5,173	9,000	6,700	6,400	6,700
5410 Late Penalties and Fees	1,323	15,000	3,000	3,372	3,000
5490 Other Operating Income	6,133	2,250	2,250	22,110	2,250
Total Operating Income	422,799	439,090	487,350	571,963	713,950
Operating Expense					
6010 Clerical Contractor Labor	-5660	0	300	258	300
6013 Water Salaries and Wages	56,247	55,000	75,000	46,154	228,300
6014 Water Benefits	22,257	37,051	25,000	15,666	32,500
RETIREMENT ADD TO GL THEN UPDATE HERE					20,250
6021 Public Postings	25	400	0	0	0
6023 Travel	324	800	500	0	500
6024 Training	0	700	1,200	714	1,200
6025 Books/Subscriptions/Memberships	2,609	2,800	2,800	3,773	4,000
6030 Admin Supplies and Expenses	4,351	3,500	5,000	1,924	3,000
6032 Postage	642	700	200	0	200
6035 Bank Service Charges	63	100	100	-8	100
6036 Bad Debt	222	0	0	0	0
6040 Professional Service	-17,021	7,500	15,000	1,842	15,000
6043 Accounting & Audit Fees	19,800	12,000	20,000	1,750	10,000
6044 Water Testing	7,966	7,800	10,000	2,678	5,000
6045 Legal Fees	3,060	7,500	16,000	15,182	20,000
6050 System Maintenance and Repairs	269	7,500	10,000	10,249	15,000
6051 System Equipment	11,361	11,100	12,000	3,675	12,000
6052 Well Maintenance and Repairs	670	7,500	20,000	3,948	20,000
6053 Tank Maintenance and Repairs	85	11,500	11,000	425	11,000

6054 Hydrant Testing & Maintenance				29	0
6060 Equipment Costs Other than Fuel	1,087	3,500	10,000	6,309	1,000
6061 Equipment Fuel	2,672	3,500	6,000	3,985	6,000
6067 Utilities	22,779	24,200	18,000	18,782	20,000
6068 Telephone & Internet	0	0	1500	0	0
6070 Insurance	2,890	5,000	7,000	9,155	12,000
6095 Depreciation Expense	135,064	135,065	145,000	117,836	165,000
Total Operating Expense	271,762	344,716	411,600	264,326	602,350
Total Income From Operations:	151,037	94,374	75,750	307,637	111,600
Non-Operating Items:					
Non-Operating Income					
5510 Grants	0	1140000	0	35,200	0
5520 Impact Fees	135,976	120,000	60,000	91,319	90,000
5610 Interest Income	726	500	9,000	10,686	12,000
5680 Contributed Capital Revenue				13,470	0
5690 Sundry Revenue	0	100	100	500	500
Total Non-operating income	136,702	1,260,600	69,100	151,175	102,500
Non-Operating Expense					
6080 Interest Expense	107,887	85,528	83,110	62,035	83,110
Total Non-Operating Expense	107,887	85,528	83,110	62,035	83,110
Total Non-Operating Items:	28,815	1,175,072	-14,010	89,140	19,390
Total Income or Expense Before Debt Service	179,852	1,269,446	61,740	396,777	130,990
Debt Service					
Debt Service-Principal-2013 Water Bond	Jan 2044 \$1,690,000		85000	85,000	85000
Debt Service-Principal-2014A Water Bond	Sep 2054 \$2,115,000		39300	32,654	32654
Debt Service-Principal-2014B Water Bond	Aug 2054 \$271,095		4663	3,873	3873
Debt Service-Principal-Aquifer Study			0	0	0
Debt Service-Principal-Well 59	Oct 2037 \$64,000		4000	4,000	4000
Debt Service-Principal-Canaan Springs	May 2048 \$295,000		11000	11,000	11000
Less Depreciation			-145000	-117,836	-165,000
Total Additional Debt Service	0	0	-1,037	18,691	-28,473
Total Income or Expense After Debt Service	0	0	\$62,777	\$378,086	\$159,463

Capital Projects				
Truck	30,000			
Canaan Springs Rehab	150,000			
Canaan Springs Cedar Point Line	990,000			
Cedar Point Well Infrasture Upgrade				
Ground Water Infiltration Study				
Telemetry Equipment				
Total Capital Projects	1,170,000	0	0	0
Transfer to Savings (For capital improvements, debt payments, infrastructure)		0	0	159,463
Total Income or Expense		\$62,777	\$378,086	\$0

41 CAPITAL PROJECTS FUND	2022 Actual	2023 Actual	2024 Proposed	FY 2025 Original Budget	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
Revenue:						
Intergovernmental Revenue						
3340 Grant Revenues-General	0	0	3,320,000			
3341 Grant Revenues-Fire	0	0	410,000			
Total Intergovernmental Revenue	0	0	3,730,000	-	-	
Interest						
3610 Interest earnings	0	0	-			
Total Interest	0	0	-	-	-	
Miscellaneous Revenue						
3675 Fire Capital Proceeds	0	0				

Total Miscellaneous Revenue	0	0	-	-	-	
Transfers & Contributions						
3810 General Fund Transfer	0	0	540,000			
Total Txfrs & Contributions	0	0	540,000		-	
Total Revenue:	0	0	4,270,000		-	
Expenditures:						
Miscellaneous						
4141.740 Capital Outlay expenses	0	27,160	-		50,622	
4220.740 Fire Capital Outlay	0	8,277	450,000		150	
4410.740 Road Capital outlay	0	0	1,050,000			
4415.740 Public Works Capital Outlay		990	2,520,000			
4590.470 Cemetery Capital Outlay		741	250,000			
Total Miscellaneous	0	37,168	4,270,000		50,772	
Total Expenditures:	0	37,168	4,270,000		50,772	
Total Change In Net Position	0	(37,168)	-		(50,772)	

**APPLE VALLEY
RESOLUTION R-2025-16**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “01.20.040 Cost Of Services” of the Apple Valley Utility Code is hereby *amended* as follows:

AMENDMENT

01.20.040 Cost Of Services

COST OF SERVICES

- Application Processing Fee \$125
- Well Permit Fee \$250
- Engineering Actual Cost
- Inspections \$60/Hour
- Will Serve Letters ~~\$84.00~~ ~~81.00~~ Initial Fee (1/2 hour), ~~\$84.00~~ ~~81.00~~ for Additional Half Hours
- Call-Outs \$60 First Hour Minimum / \$80 Additional Hours
- Equipment Actual Cost
- Late Notice Fee \$5
- Service Restoration Fee \$50
- Interest Charges 5%/Month

SECTION 2: **EFFECTIVE DATE** This Resolution shall be in full force and effect from July 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 06/01/2025 to 06/30/2025**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Google LLC	G06022025	06/02/2025	\$355.50			Purchasing
Lin's Marketplace	L06022025	06/02/2025	\$96.16			Purchasing
Superior Technical Solutions LLC	STS6052025	06/02/2025	\$684.50			Purchasing
Chase Paymentech	C06032025	06/03/2025	\$328.57			Purchasing
Chase Paymentech	C6032025	06/03/2025	\$36.76			Purchasing
Amazon.com	A06052025	06/05/2025	\$44.99			Purchasing
Basic American Supply	BA06042025	06/06/2025	\$32.99			Purchasing
Carbonite	C06062025	06/06/2025	\$95.99			Purchasing
XPress Bill Pay	XBP06062025	06/06/2025	\$361.23			Purchasing
Amazon.com	A06092025	06/09/2025	\$8.93			Purchasing
Amazon.com	A06092025	06/09/2025	\$199.99			Purchasing
Amazon.com	A692025	06/09/2025	\$78.36			Purchasing
Big Plains Water SSD	6194	06/10/2025	\$39,771.21			Purchasing
Buck's Ace Hardware	6195	06/10/2025	\$243.91			Purchasing
H&K Hoole & King L.C. Law Offices	6196	06/10/2025	\$240.90			Purchasing
Hursts Weed and Lawn	6197	06/10/2025	\$1,120.00			Purchasing
James R Weeks	6198	06/10/2025	\$487.50			Purchasing
Pelorus Methods, Inc.	6199	06/10/2025	\$1,300.00			Purchasing
Catherine Wall	6200	06/10/2025	\$100.20			Purchasing
Revco Leasing	6201	06/10/2025	\$302.51			Purchasing
South Central Communications	6202	06/10/2025	\$513.65			Purchasing
Sunrise Engineering Inc.	6203	06/10/2025	\$10,900.00			Purchasing
Timeless Awards Company	6204	06/10/2025	\$38.81			Purchasing
Town of Apple Valley	6205	06/10/2025	\$1,109.49			Purchasing
Utah Barricade Company	6206	06/10/2025	\$497.52			Purchasing
Adobe	A06052025	06/10/2025	\$19.46			Purchasing
Amazon Capital Services	6207	06/11/2025	\$219.82			Purchasing
Eickbush, Justin	6208	06/11/2025	\$120.33			Purchasing
Landmark Testing & Engineering	6209	06/11/2025	\$900.00			Purchasing
Steamroller Copies Inc.	6210	06/11/2025	\$66.00			Purchasing
Basic American Supply	BAS06122025	06/12/2025	\$47.94			Purchasing
Payroll	0613251200	06/13/2025	\$9,703.52			Paycheck
Internal Revenue Service	EFTPS0613202	06/13/2025	\$2,375.35			Payroll
Utah Retirement Systems	URS06132025	06/13/2025	\$1,895.81			Payroll
Home Depot	HD06162025	06/16/2025	\$114.24			Purchasing
Rocky Mountain Power	RMP6162025	06/16/2025	\$311.11			Purchasing
Buck's Ace Hardware	6211	06/17/2025	\$39.94			Purchasing
Hursts Weed and Lawn	6212	06/17/2025	\$1,470.00			Purchasing
Enfusion Technologies	6213	06/17/2025	\$1,000.00			Purchasing
Catherine Wall	6214	06/17/2025	\$90.00			Purchasing
USPS	USPS6172025	06/17/2025	\$292.00			Purchasing
Washington County Solid Waste	6215	06/18/2025	\$5,634.64			Purchasing
Zoom Video Communications Inc.	Z06182025	06/18/2025	\$15.99			Purchasing
Catherine Wall	6216	06/23/2025	\$140.00			Purchasing
Farrar, CPA	6218	06/24/2025	\$1,237.50			Purchasing
Shums Coda	6219	06/25/2025	\$4,840.00			Purchasing
Utah Barricade Company	6220	06/25/2025	\$546.42			Purchasing
Basic American Supply	BAS06252025	06/25/2025	\$4.06			Purchasing
Basic American Supply	BAS6252025	06/25/2025	\$63.92			Purchasing
Ticker Car Wash-Hildale	T06202025	06/25/2025	\$2.50			Purchasing
Ticker Car Wash-Hildale	T6202025	06/25/2025	\$10.00			Purchasing
USPS	USPS6262025	06/26/2025	\$96.56			Purchasing
Payroll	0627251200	06/27/2025	\$9,732.98			Paycheck
Fralish, Lee W	6217	06/27/2025	\$46.17			Paycheck
Internal Revenue Service	EFTPS0627202	06/27/2025	\$2,265.22			Payroll
Utah Retirement Systems	URS06272025	06/27/2025	\$1,846.06			Payroll
Jenkins Oil Company Inc.	6221	06/30/2025	\$2,195.94			Purchasing
Catherine Wall	6222	06/30/2025	\$140.00			Purchasing
Wells, Travis	6223	06/30/2025	\$1,340.00			Purchasing
Wells, Travis	6224	06/30/2025	\$1,340.00			Purchasing
Basic American Supply	BAS06302025	06/30/2025	\$4.56			Purchasing
Home Depot	HD06302025	06/30/2025	\$260.24			Purchasing
USPS	USPS06302025	06/30/2025	(\$96.56)			Purchasing
			\$109,281.39		\$0.00	

Town of Apple Valley
Disbursement Listing
SBSU Fire - 06/01/2025 to 06/30/2025

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Rainbow Sign & Banner	RSB06022025	06/02/2025	\$200.58			Purchasing
Sincerely Sadie Boutique	SS06042025	06/04/2025	\$300.00			Purchasing
Ethos Fire	EF06202025	06/20/2025	\$3,376.24			Purchasing
			\$3,876.82		\$0.00	

**Big Plains Water Special Service District
Disbursement Listing
Checking - SBSU Operating - 06/01/2025 to 06/30/2025**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Home Depot	HD06062025	06/06/2025	\$708.73			Purchasing
Buck's Ace	1694	06/11/2025	\$9.59			Purchasing
ChemTech-Ford Laboratories	1695	06/11/2025	\$3,203.00			Purchasing
Pelorus Methods	1696	06/11/2025	\$1,100.00			Purchasing
Town of Apple Valley	1697	06/11/2025	\$3,084.00			Purchasing
Southwest Utah Public Health Departme	1698	06/11/2025	\$100.00			Purchasing
Scholzen Products Company, Inc.	1699	06/11/2025	\$572.20			Purchasing
Payroll	0613251200	06/13/2025	\$2,209.18			Paycheck
Internal Revenue Service	EFTPS0613202	06/13/2025	\$609.96			Payroll
Utah Retirement Systems	URS06132025	06/13/2025	\$397.25			Payroll
State Bank of Southern Utah	SBSU6152025	06/15/2025	\$113.06			Purchasing
USDA Rural Development	USDA06162025	06/16/2025	\$1,269.00			Purchasing
USDA Rural Development	USDA6162025	06/16/2025	\$9,271.00			Purchasing
Buck's Ace	1700	06/17/2025	\$106.96			Purchasing
Ruesch Reeve Werrett & Jones, PLLC	1701	06/17/2025	\$330.00			Purchasing
Birch Systems Inc.	1702	06/17/2025	\$715.00			Purchasing
Remedy Excavating	1703	06/19/2025	\$937.68			Purchasing
Payroll	0627251200	06/27/2025	\$2,210.43			Paycheck
Internal Revenue Service	EFTPS0627202	06/27/2025	\$609.96			Payroll
Utah Retirement Systems	URS06272025	06/27/2025	\$397.25			Payroll
Town of Apple Valley	1704	06/30/2025	\$451.24			Purchasing
			\$28,405.49		\$0.00	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	166,841.39	1,150.53	173,807.64	160,000.00	108.63%
3130 General Sales and Use Taxes	201,393.19	17,621.45	213,533.53	175,000.00	122.02%
3140 Energy and Communication Taxes	46,783.78	3,352.72	55,867.83	40,000.00	139.67%
3150 RAP Tax	15,854.00	2,055.50	18,837.28	18,000.00	104.65%
3160 Transient Taxes	19,795.09	1,886.59	23,780.46	18,000.00	132.11%
3180 Fuel Tax Refund	3.08	0.00	0.00	0.00	0.00%
3190 Highway/Transit Tax	18,949.83	1,663.94	20,168.43	17,100.00	117.94%
Total Taxes	469,620.36	27,730.73	505,995.17	428,100.00	118.20%
Licenses and permits					
3210 Business Licenses	10,913.50	0.00	19,915.76	10,500.00	189.67%
3221 Building Permits-Fee	59,062.10	14,785.72	42,643.87	45,000.00	94.76%
3222 Building Permits-Non Surcharge	12,392.77	4,836.26	13,886.29	7,750.00	179.18%
3224 Building Permits Surcharge	143.83	21.05	58.57	450.00	13.02%
3225 Animal Licenses	765.00	0.00	543.11	800.00	67.89%
Total Licenses and permits	83,277.20	19,643.03	77,047.60	64,500.00	119.45%
Intergovernmental revenue					
3356 Class "C" Road Allotment	116,932.09	0.00	130,766.86	112,000.00	116.76%
3358 Liquor Control Profits	843.40	0.00	1,484.69	1,100.00	134.97%
Total Intergovernmental revenue	117,775.49	0.00	132,251.55	113,100.00	116.93%
Charges for services					
3230 Special Event Permit	600.00	0.00	8,150.00	1,000.00	815.00%
3410 Clerical Services	106.32	25.13	297.28	400.00	74.32%
3416 Other Interdepartmental Charges	18,770.87	3,000.00	47,000.00	60,000.00	78.33%
3431 Zoning and Subdivision Fees	70,770.50	3,300.00	59,367.22	20,000.00	296.84%
3440 Solid Waste	61,722.31	5,634.20	48,701.68	61,000.00	79.84%
3440.5 Paperless Bill Credit	0.00	(441.00)	(3,398.42)	0.00	0.00%
3441 Storm Drainage	50,189.43	4,357.01	51,352.11	49,000.00	104.80%
3461 GRAMA Requests	115.00	0.00	22.62	100.00	22.62%
3470 Park and Recreation Fees	0.00	0.00	0.00	100.00	0.00%
3615 Late Charges/Other Fees	1,576.18	431.28	565.19	1,000.00	56.52%
Total Charges for services	203,850.61	16,306.62	212,057.68	192,600.00	110.10%
Fines and forfeitures					
3510 Fines	3,523.95	500.53	7,885.40	5,000.00	157.71%
Total Fines and forfeitures	3,523.95	500.53	7,885.40	5,000.00	157.71%
Interest					
3610 Interest Earnings	53,397.16	15.23	53,506.43	42,200.00	126.79%
Total Interest	53,397.16	15.23	53,506.43	42,200.00	126.79%
Miscellaneous revenue					
3640 Sale of Capital Assets	7,500.00	0.00	0.00	0.00	0.00%
3690 Sundry Revenue	5,617.22	(367.24)	5,955.61	5,000.00	119.11%
3692 Fire Department Fundraisers/Donations	290.00	0.00	0.00	0.00	0.00%
3697 Park Department Fundraisers	0.00	0.00	270.00	0.00	0.00%
3801.1 Impact fees - Fire	29,124.00	3,376.00	27,292.00	6,800.00	401.35%
3801.3 Impact fees - Roadways	97,460.00	10,640.00	23,940.00	24,600.00	97.32%
3801.6 Impact fees - Storm Water	101,738.72	18,844.21	73,255.61	31,000.00	236.31%
3801.7 Impact fees - Parks, Trails, OS	24,095.00	2,900.00	6,525.00	6,600.00	98.86%
3801.91 Commercial Impact Fees - Storm Water	0.00	4,328.69	4,328.69	0.00	0.00%
3801.92 Commercial Impact Fees - Transportation	0.00	13,522.72	13,522.72	0.00	0.00%
3801.93 Commercial Impact Fees - Fire/EMS	0.00	58,178.02	58,178.02	0.00	0.00%
Total Miscellaneous revenue	265,824.94	111,422.40	213,267.65	74,000.00	288.20%
Total Revenue:	1,197,269.71	175,618.54	1,202,011.48	919,500.00	130.72%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	13,606.47	325.00	6,986.98	13,000.00	53.75%
4111.130 Council/PC Employee benefits	1,109.35	35.68	1,063.67	1,000.00	106.37%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,000.00	0.00%
4111.220 Council/PC Training	45.00	0.00	0.00	1,000.00	0.00%
4111.610 Council Donations and Discretionary Spending	100.00	0.00	0.00	0.00	0.00%
Total Council	14,860.82	360.68	8,050.65	16,000.00	50.32%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Administrative					
4141.110 Admin Salaries and Wages	95,304.91	10,895.46	117,173.07	99,000.00	118.36%
4141.130 Admin Employee Benefits	14,894.27	1,954.35	22,623.44	17,100.00	132.30%
4141.140 Admin Employee Retirement - GASB 68	7,549.65	995.55	12,209.64	7,000.00	174.42%
4141.210 Admin Dues, Subs & Memberships	9,297.90	95.99	12,517.68	8,000.00	156.47%
4141.220 Admin Public Notices	33.80	1,374.83	1,434.41	100.00	1,434.41%
4141.230 Admin Training	468.10	0.00	639.89	1,000.00	63.99%
4141.240 Admin Office/Administrative Expense	18,040.88	1,443.08	20,406.10	8,000.00	255.08%
4141.250 Admin Equipment Expenses	18,848.65	1,887.00	20,281.16	10,000.00	202.81%
4141.260 Admin Building & Ground Maintenance	13,820.62	753.40	12,589.34	4,500.00	279.76%
4141.270 Admin Utilities	6,161.98	1,056.50	17,006.05	7,600.00	223.76%
4141.280 Admin Telephone and Internet	5,382.02	513.65	5,409.64	8,100.00	66.79%
4141.290 Admin Postage	3,633.65	292.00	3,450.36	3,700.00	93.25%
4141.320 Admin Engineering Fees	2,452.25	547.20	6,155.90	3,500.00	175.88%
4141.330 Admin Legal Fees	51,479.65	0.00	38,141.69	50,000.00	76.28%
4141.340 Admin Accounting & Auditing	21,318.75	1,837.50	36,425.00	20,000.00	182.13%
4141.350 Admin Building/Zoning/Planning Fees	26,856.75	4,590.00	32,559.05	30,000.00	108.53%
4141.390 Admin Bank Service Charges	25.00	0.00	135.00	200.00	67.50%
4141.410 Admin Insurance	14,837.36	0.00	14,772.81	16,000.00	92.33%
4141.490 Admin Travel Reimbursements	934.92	44.80	2,270.93	1,500.00	151.40%
4141.500 Admin Weed Abatement	5,408.00	1,295.00	2,415.00	1,500.00	161.00%
4141.610 Bad Debt Expense	15.98	0.00	(20.00)	250.00	-8.00%
4141.740 Admin Capital Outlay	2,657.57	0.00	0.00	0.00	0.00%
4170 Elections	2,607.75	0.00	0.00	1,500.00	0.00%
Total Administrative	322,030.41	29,576.31	378,596.16	298,550.00	126.81%
Total General government	336,891.23	29,936.99	386,646.81	314,550.00	122.92%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	15,000.00	0.00	11,763.16	15,000.00	78.42%
4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
Total Police	15,000.00	0.00	11,763.16	15,100.00	77.90%
Fire					
4220.110 Fire Salaries & Wages	52,290.43	4,902.74	62,186.98	67,200.00	92.54%
4220.130 Fire Employee Benefits	4,625.56	375.04	7,181.74	5,600.00	128.25%
4220.135 Fire Employee Retirement - GASB 68	8,334.62	868.14	10,588.58	8,100.00	130.72%
4220.150 Fire Contract Expense	0.00	0.00	3,492.00	8,000.00	43.65%
4220.210 Fire Dues, Subscriptions & Memberships	1,426.57	0.00	2,124.74	1,200.00	177.06%
4220.230 Fire Travel, Mileage & Cell	600.00	50.00	1,775.44	600.00	295.91%
4220.240 Fire Office & Other Expenses	3,185.59	0.00	2,634.11	500.00	526.82%
4220.250 Fire Equipment Maintenance & Repairs	15,575.46	3,794.40	165,282.46	11,000.00	1,502.57%
4220.255 Fire Improvements	0.00	0.00	1,260.00	0.00	0.00%
4220.260 Fire Rent Expense	3,000.00	0.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	794.23	0.00	1,191.04	2,100.00	56.72%
4220.450 Fire Small Equip/Supplies	20,359.36	64.55	13,302.61	15,000.00	88.68%
4220.455 EMS Medical Supplies	0.00	0.00	2,214.68	0.00	0.00%
4220.460 Fire Supplies-Fundraisers	130.59	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	18,207.22	300.00	8,910.08	23,000.00	38.74%
4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	0.00	15,000.00	0.00%
4220.560 Fire Equipment Fuel	7,637.83	728.55	3,662.75	4,000.00	91.57%
4220.740 Fire Capital Outlay	20,000.00	0.00	22,081.25	0.00	0.00%
Total Fire	156,167.46	11,083.42	313,888.46	167,800.00	187.06%
Total Public safety	171,167.46	11,083.42	325,651.62	182,900.00	178.05%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	2,756.00	162.50	3,366.50	15,200.00	22.15%
4410.130 Road Employee Benefits	211.55	12.35	256.41	200.00	128.21%
4410.275 Road Improvements	0.00	0.00	850.00	0.00	0.00%
4410.450 Road Department Supplies	9,741.56	497.52	1,453.35	30,000.00	4.84%
4410.560 Road Equipment Fuel	1,421.61	0.00	0.00	2,000.00	0.00%
4410.810 Road Principal	35,000.00	0.00	36,000.00	36,000.00	100.00%
4410.820 Road Interest	28,121.65	0.00	27,243.41	27,275.00	99.88%
4415.110 Public Works Wages and Contract Labor	35,275.63	6,110.50	67,917.50	30,300.00	224.15%
4415.130 Public Works Employee Benefits	2,895.82	738.42	8,357.65	0.00	0.00%
4415.140 Public Works Employee Retirement - GASB 68	1,676.51	943.83	7,340.82	0.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.450 Public Works Supplies	17,989.29	960.13	7,689.09	6,000.00	128.15%
4415.550 Public Works Equipment Maintenance	13,901.77	12.50	4,264.64	3,000.00	142.15%
4415.560 Public Works Equipment Fuel	6,711.37	1,016.15	5,383.44	2,000.00	269.17%
4415.570 Public Works Travel, Mileage, Cell	673.17	0.00	0.00	500.00	0.00%
4415.610 Public Works Storm Drainage	1,314.55	0.00	0.00	2,000.00	0.00%
4415.615 Storm Drainage Improvements	20,428.51	0.00	5,805.60	0.00	0.00%
4415.740 Public Works Capital Outlay	3,044.50	0.00	13,000.00	0.00	0.00%
Total Highways	181,163.49	10,453.90	188,928.41	154,475.00	122.30%
Sanitation					
4420.460 Solid Waste Service	61,906.05	0.00	43,848.66	60,000.00	73.08%
Total Sanitation	61,906.05	0.00	43,848.66	60,000.00	73.08%
Total Highways and public improvements	243,069.54	10,453.90	232,777.07	214,475.00	108.53%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	3,237.82	92.00	3,355.50	2,000.00	167.78%
4540.130 Park/Rec Employee Benefits	248.49	7.00	255.75	0.00	0.00%
4540.250 Park/Rec Department Expenses	364.63	0.00	678.59	1,000.00	67.86%
4540.460 Park/Rec Community Events Supplies	6,268.68	0.00	1,304.74	4,000.00	32.62%
4540.745 Park Improvements	0.00	0.00	1,641.07	0.00	0.00%
Total Parks	10,119.62	99.00	7,235.65	7,000.00	103.37%
Total Parks, recreation, and public property	10,119.62	99.00	7,235.65	7,000.00	103.37%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	131,575.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	24,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	31,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
Total Transfers	0.00	0.00	0.00	200,575.00	0.00%
Total Expenditures:	761,247.85	51,573.31	952,311.15	919,500.00	103.57%
Total Change In Net Position	436,021.86	124,045.23	249,700.33	0.00	0.00%
Income or Expense					
Income from Operations:					
Operating income					
3375 Lease Revenue	0.00	0.00	5.00	0.00	0.00%
Total Operating income	0.00	0.00	5.00	0.00	0.00%
Total Income from Operations:	0.00	0.00	5.00	0.00	0.00%
Total Income or Expense	0.00	0.00	5.00	0.00	0.00%

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Expenditures:					
General government					
Administrative					
4141.740 Capital Outlay Expenses	32,832.03	0.00	52,922.30	0.00	0.00%
Total Administrative	32,832.03	0.00	52,922.30	0.00	0.00%
Total General government	32,832.03	0.00	52,922.30	0.00	0.00%
Public safety					
Fire					
4220.740 Fire Capital Outlay	0.00	0.00	150.00	0.00	0.00%
Total Fire	0.00	0.00	150.00	0.00	0.00%
Total Public safety	0.00	0.00	150.00	0.00	0.00%
Highways and public improvements					
Highways					
4415.740 Public Works Capital Outlay	560.00	0.00	0.00	0.00	0.00%
Total Highways	560.00	0.00	0.00	0.00	0.00%
Total Highways and public improvements	560.00	0.00	0.00	0.00	0.00%
Parks, recreation, and public property					
Cemetery					
4590.470 Cemetery Capital Outlay	2,448.40	0.00	0.00	0.00	0.00%
Total Cemetery	2,448.40	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public property	2,448.40	0.00	0.00	0.00	0.00%
Total Expenditures:	35,840.43	0.00	53,072.30	0.00	0.00%
Total Change In Net Position	(35,840.43)	0.00	(53,072.30)	0.00	0.00%

Big Plains Water Special Service District
Operational Budget Report
51 Big Plains Water & Sewer SSD - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income From Operations:					
Operating income					
5140 Water Sales	321,246.00	51,001.06	669,420.54	442,400.00	151.32%
5150 Water Standby Fees	34,270.96	3,762.50	42,673.84	33,000.00	129.31%
5310 Connection Fees	10,110.00	2,220.00	8,620.00	6,700.00	128.66%
5410 Late Penalties and Fees	3,061.55	691.04	4,638.65	3,000.00	154.62%
5490 Other Operating Income	606.38	186.92	(571.59)	2,250.00	-25.40%
Total Operating income	369,294.89	57,861.52	724,781.44	487,350.00	148.72%
Operating expense					
6010 Clerical Contractor Labor	410.90	0.00	258.28	300.00	86.09%
6011 Town Interlocal Agreement Costs	29,802.29	3,000.00	47,000.00	60,000.00	78.33%
6013 Water Salaries and Wages	16,531.96	5,000.00	61,154.00	75,000.00	81.54%
6014 Water Benefits	4,904.89	1,660.28	21,535.25	25,000.00	86.14%
6023 Travel	269.73	0.00	0.00	500.00	0.00%
6024 Training	1,102.37	0.00	1,332.76	1,200.00	111.06%
6025 Books/Subscriptions/Memberships	2,360.00	839.40	4,612.00	2,800.00	164.71%
6030 Admin Supplies and Expenses	18,872.43	593.07	2,767.35	5,000.00	55.35%
6032 Postage	340.33	0.00	0.00	200.00	0.00%
6035 Bank Service Charges	8.00	0.00	2.50	100.00	2.50%
6040 Professional Service	117,552.40	0.00	1,842.30	15,000.00	12.28%
6043 Accounting & Audit Fees	18,500.00	600.00	12,350.00	20,000.00	61.75%
6044 Water Testing	7,797.22	3,303.00	7,558.54	10,000.00	75.59%
6045 Legal Fees	36,115.00	0.00	16,381.50	16,000.00	102.38%
6050 System Maintenance and Repairs	9,956.07	2,238.60	16,563.11	10,000.00	165.63%
6051 System Equipment	16,833.85	0.00	5,302.10	12,000.00	44.18%
6052 Well Maintenance and Repairs	19,917.90	715.00	5,602.02	20,000.00	28.01%
6053 Tank Maintenance and Repairs	951.86	0.00	434.23	11,000.00	3.95%
6054 Hydrant Testing & Maintenance	9,470.00	0.00	29.18	0.00	0.00%
6060 Equipment Costs Other than Fuel	9,214.30	106.96	6,737.32	10,000.00	67.37%
6061 Equipment Fuel	1,316.82	451.24	4,915.22	6,000.00	81.92%
6067 Utilities	15,947.05	0.00	22,337.02	18,000.00	124.09%
6068 Telephone & Internet	1,358.82	0.00	5.34	1,500.00	0.36%
6070 Insurance	1,831.86	0.00	9,154.86	7,000.00	130.78%
6095 Depreciation Expense	154,448.70	13,204.08	157,448.50	145,000.00	108.59%
Total Operating expense	495,814.75	31,711.63	405,323.38	471,600.00	85.95%
Total Income From Operations:	(126,519.86)	26,149.89	319,458.06	15,750.00	2,028.31%
Non-Operating Items:					
Non-operating income					
5510 Grants	45,420.48	0.00	35,200.00	0.00	0.00%
5520 Impact Fees	68,576.00	35,576.00	126,894.86	60,000.00	211.49%
5610 Interest Income	12,003.66	0.00	13,371.99	9,000.00	148.58%
5680 Contributed Capital Revenue	0.00	0.00	13,470.00	0.00	0.00%
5690 Sundry Revenue	(6.00)	0.00	500.00	100.00	500.00%
Total Non-operating income	125,994.14	35,576.00	189,436.85	69,100.00	274.15%
Non-operating expense					
6080 Interest Expense	83,118.60	6,816.59	85,467.37	83,110.00	102.84%
Total Non-operating expense	83,118.60	6,816.59	85,467.37	83,110.00	102.84%
Total Non-Operating Items:	42,875.54	28,759.41	103,969.48	(14,010.00)	-742.11%
Total Income or Expense	(83,644.32)	54,909.30	423,427.54	1,740.00	24,334.92%

Big Plains Water Special Service District

WATER USAGE ANALYSIS

	COMPARABLE ACCTS			TOTAL SYSTEM		
	2024/2025	2023/2024	Over/ (Under)	2024/2025	2023/2024	Over/ (Under)
JUL 2024	5,636,140	4,175,649	1,460,491	8,878,424	5,479,963	3,398,461
AUG	5,668,974	5,186,555	482,419	6,948,130	6,109,615	838,515
SEP	5,312,309	3,383,692	1,928,617	6,979,299	3,797,812	3,181,487
OCT	4,579,587	4,317,647	261,940	5,271,210	4,543,937	727,273
NOV	2,732,446	3,051,942	(319,496)	3,062,903	3,157,262	(94,359)
DEC	2,557,924	2,496,641	61,283	2,785,854	2,524,351	261,503
JAN 2025	2,021,606	1,929,335	92,271	2,958,671	2,217,125	741,546
FEB	2,135,835	1,628,010	507,825	2,668,605	1,648,950	1,019,655
MAR	2,259,604	2,204,640	54,964	3,479,383	2,530,120	949,263
APR	4,352,473	3,847,822	504,651	4,705,353	4,124,592	580,761
MAY	6,299,814	6,147,165	152,649	6,819,479	6,512,172	307,307
JUNE	7,325,980	6,882,997	442,983	7,670,940	7,313,637	357,303
FY2025 SUBTOTALS	50,882,692	45,252,095	5,630,597	62,228,251	49,959,536	12,268,715
	2025/2026	2024/2025	Over/ (Under)	2025/2026	2024/2025	Over/ (Under)
JUL 2025			0			0
AUG			0			0
SEP			0			0
OCT			0			0
NOV			0			0
DEC			0			0
JAN 2026			0			0
FEB			0			0
MAR			0			0
APR			0			0
May			0			0
JUNE			0			0
FY2026 SUBTOTALS	0	0	0	0	0	0

Comparable Accounts: Had usage in both years

Total System: All usage



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 18, 2025 at 6:00 PM

MINUTES

CALL TO ORDER- Mayor Farrar called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE

PRAYER- Prayer offered by Council Member Sair

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Annie Spendlove

Council Member Scott Taylor

Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

None declared.

MAYOR'S TOWN UPDATE

Mayor Farrar reported that the final component needed to complete the pipeline project — a custom-made transfer switch — was confirmed to be ready and would ship by the end of the following day. The part was required due to a design change from Rocky Mountain Power. Upon arrival, an electrician would install the switch, followed by an inspection by the town's inspector, Corey. If the inspection passed, Rocky Mountain Power would be contacted to energize the system, allowing the pumps to be activated and water to begin flowing. The mayor estimated that water could begin flowing into the tank by the end of the following week.

After that, divers would clean the tank and the system would be flushed and disinfected with chlorine. The town would wait for satisfactory water test results, particularly regarding radium levels, before declaring the water safe for consumption. The mayor estimated a two-week period after water flow before tests could confirm potability.

The mayor also reported progress on discussions to bring natural gas service to the town. This project could potentially serve both new developments and existing residences at no cost to the town or residents. While no timeline was confirmed, implementation was estimated at one to two years if successful.

In addition, the mayor asked for volunteers for the community garden and recognized those already involved.

Lastly, the mayor shared that various state officials, including from the Division of Drinking Water, had commended the town's decision to pursue dissolution of the Big Plains Water Special Service District. These officials viewed the action positively as a precedent-setting move.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Council Member Annie Spendlove congratulated local students who graduated that year, noting their hard work and offering congratulations on behalf of the Town Council.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

PUBLIC HEARING

1. Resolution R-2025-12 Adopting Fiscal Year 2026 Annual Budget and Amending Fiscal Year 2025 Annual Budget.
 Mayor Farrar opened the public hearing.
 No public comments.
 Mayor Farrar closed the public hearing.

2. Ordinance O-2025-24 Adopt Title 8.07 Fire Restrictions.
 Mayor Farrar opened the public hearing.
 No public comments.
 Mayor Farrar closed the public hearing.

3. Resolution R-2025-10 Fee Schedule Amendment.
 Mayor Farrar opened the public hearing.
 No public comments.
 Mayor Farrar closed the public hearing.

4. Ordinance O-2025-22 Amend Title 12.02.080 Building Permit Fees.
 Mayor Farrar opened the public hearing.
 No public comments.
 Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

5. Ordinance O-2025-24 Adopt Title 8.07 Fire Restrictions.
 Fire Chief Michael Gross addressed the council regarding proposed Ordinance O-2025-24 to adopt Title 8.07, which aligns the town's fire restrictions with those already implemented by the state and county. These restrictions, typically in effect from June 1 through September 15, prohibit outdoor activities likely to spark fires, such as open burning, grinding, or welding, unless specific exemptions are justified. The ordinance would give local officials the authority to enforce restrictions consistent with county and state guidelines and would provide clarity for enforcement and coordination with law enforcement if necessary.
 Chief Gross confirmed that the current restrictions mirror the state's guidelines and emphasized that the town would receive notification when the state activates or lifts these measures. A hard copy of the state's fire restriction letter was made available for reference, and digital access was confirmed by the mayor.
 Council Member Spendlove asked for clarification regarding agricultural burns. Chief Gross responded that agricultural burns are not permitted during the fire restriction period. However, small, designated campfires—such as those in 3-by-3-foot pits—are allowed on private property and designated areas like

BLM land. Chief Gross noted these must include appropriate firebreaks, though he discouraged their use due to current dry conditions.

Mayor Farrar reiterated that the town was adopting the state's language into municipal ordinance. Once the state lifts its restrictions, the town's version would automatically terminate without requiring further council action, as confirmed by Town Recorder Jenna Vizcardo.

The mayor also initiated a discussion about potentially prohibiting fireworks this year, citing a poor turnout and safety issues during last year's event. Chief Gross supported exploring community interest but noted that, under current town ordinances, fireworks are only permitted at a specific town location during the Fourth of July. He suggested gauging public interest and proceeding on a case-by-case basis if residents wanted to organize something. He also affirmed that exemptions to the restrictions applied to on-duty firefighters during the performance of official duties, as specified in the ordinance.

MOTION: Council Member Taylor moved that we approve Ordinance O-2025-24 Adopt Title 8.07 Temporary Fire Restrictions.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

6. Resolution R-2025-11 Adopting an Agricultural Exemption Acknowledgement Form and establishing procedures for structures exempt from building permits pursuant to Utah State Law.

Mayor Farrar introduced Resolution R-2025-11, which would adopt an Agricultural Exemption Acknowledgement Form and establish procedures for structures that are exempt from building permits under Utah State law. The exemption applies to accessory buildings on agricultural land used strictly for agricultural purposes, with no human occupancy, and requires a minimum of five continuous acres.

Although the law removes the requirement for a building permit for such structures, it does not exempt compliance with fire codes. The proposed form requires property owners to acknowledge these limitations and confirm that any structure built under the exemption is for bona fide agricultural use only. Use of the structure for other purposes—such as business operations or gatherings—would be a violation.

The mayor clarified that while the structure itself may be exempt from a building permit, any electrical, plumbing, or mechanical work still requires separate permits and inspections. Violators could face enforcement actions, including the need for after-the-fact compliance, which may involve significant reconstruction.

The form is modeled on similar documents used in other cities/towns and aims to ensure property owners understand their responsibilities under the law. Council Members reviewed the resolution.

MOTION: Council Member Sair motioned we approve Resolution R-2025-11 Adopting an Agricultural Exemption Acknowledgement Form and establishing procedures for structures exempt from building permits pursuant to Utah State Law.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

*Planning Commission recommended approval on June 11, 2025.

Mayor Farrar presented Ordinance O-2025-21, proposing a zone change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for 61.78 acres on parcel AV-1329-B, located just north of the Wells Subdivision. The Planning Commission recommended approval on June 11, 2025.

Mayor Farrar explained the change is part of a lawsuit settlement with the property owners, allowing for one-acre lots and up to 44 future homes. The settlement includes a five-year development restriction, legally binding in the agreement. The owners stated they have no immediate plans to develop or sell the property.

The mayor noted this resolves a long-standing dispute and involves minimal growth compared to existing approved developments.

MOTION: Council Member Sair motioned that we approve Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

8. Resolution R-2025-12 Adopting Fiscal Year 2026 Annual Budget and Amending Fiscal Year 2025 Annual Budget.

Mayor Farrar presented Resolution R-2025-12, adopting the Fiscal Year 2026 annual budget and amending the Fiscal Year 2025 budget. He noted that no changes had been made since the preliminary budget was reviewed. The FY 2026 budget was finalized as previously presented, and the FY 2025 amendment involved adjusting the budget to reflect actual year-to-date figures.

MOTION: Council Member Sair motioned we approve Resolution R-2025-12 Adopting Fiscal Year 2026 Annual Budget and Amending Fiscal Year 2025 Annual Budget.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Resolution R-2025-10 Fee Schedule Amendment.

Mayor Farrar introduced Resolution R-2025-10, proposing an amendment to the town's fee schedule, specifically increasing the plan review fee for building permits from 25% to 40% of the permit fee. This change was recommended by the town's contracted planning firm, Shums Coda, which found the town was undercharging and losing money on reviews.

The amendment also requires prepayment of plan review fees before inspections. The updated rates align with standard practices in Washington County and surrounding municipalities. The mayor emphasized that the goal is not to profit but to avoid operating at a loss.

MOTION: Council Member Sair motioned we approve Resolution R-2025-10 the Fee Schedule Amendment.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

10. Ordinance O-2025-22 Amend Title 12.02.080 Building Permit Fees.

Mayor Farrar introduced Ordinance O-2025-22, amending Title 12.02.080 Building Permit Fees of the town code to align with the updated fee schedule approved under Resolution R-2025-10. The amendment formalizes the increase in plan review fees and establishes prepayment requirements to ensure the town recovers its costs for permit processing.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-22 the Amended Title 12.02.080 for Building Permit Fees.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

11. Approval to Initiate the Dissolution Process of the Big Plains Water Special Service District.

Mayor Farrar requested formal approval to initiate the dissolution process for the Big Plains Water Special Service District. Although the council had previously agreed to proceed and the public had been notified, an official vote was required to move forward with loan transfers. The item was placed on the agenda to satisfy that requirement and document the town's intent to proceed with dissolution.

MOTION: Council Member Sair motioned for the Approval to Initiate the Dissolution Process of the Big Plains Water Special Service District.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

12. Disbursement Listing for April and May 2025.
13. Budget Report for Fiscal Year 2025 through April and May 2025.
14. Minutes: May 21, 2025 - Town Council Hearing and Meeting.

MOTION: Council Member Sair motioned we approve the Disbursement Listing for April and May 2025, Budget Report for Fiscal Year 2025 through April and May 2025, and the Minutes of May 21, 2025 on the Town Council Hearing.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

ADJOURNMENT

MOTION: Council Member Spendlove motioned for adjournment.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a vote:

- Council Member Taylor - Aye
- Council Member Sair - Aye
- Mayor Farrar - Aye
- Council Member Spendlove - Aye
- Council Member Palmer - Aye

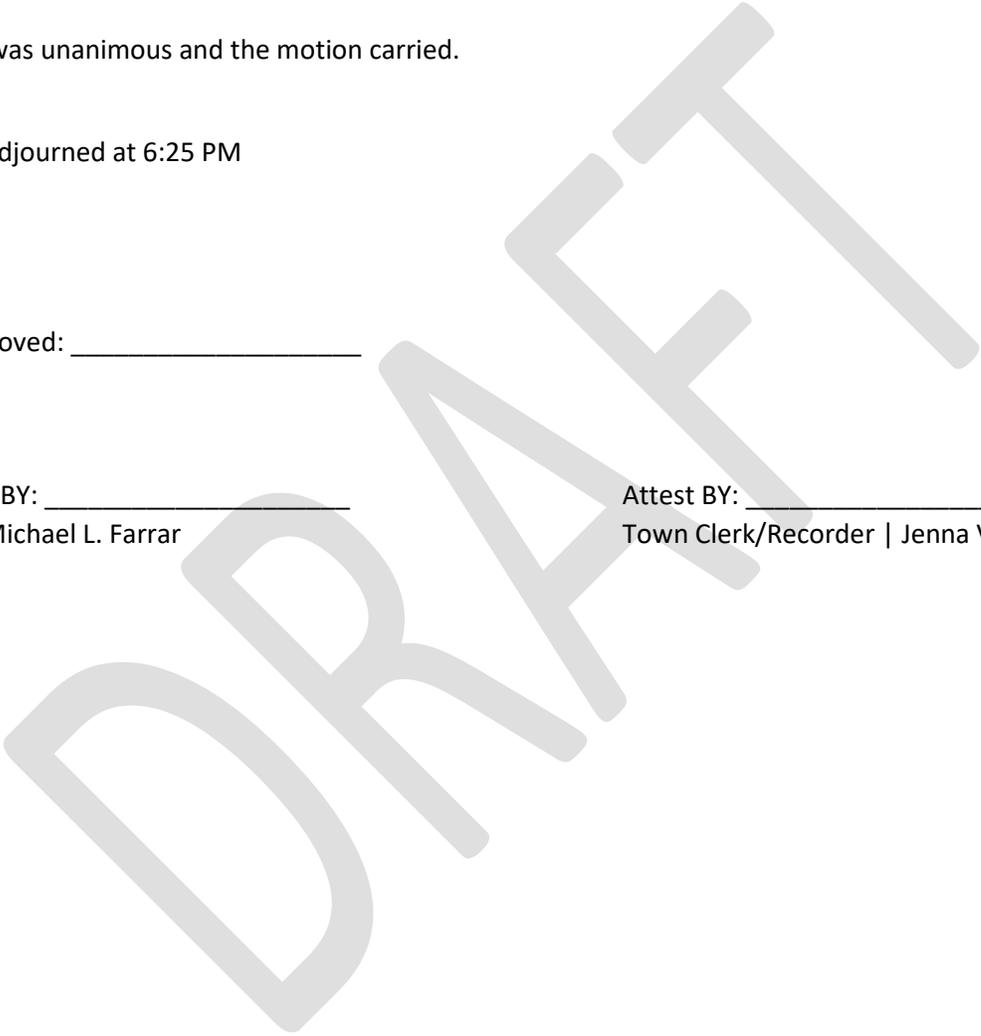
The vote was unanimous and the motion carried.

Meeting adjourned at 6:25 PM

Date Approved: _____

Approved BY: _____
Mayor | Michael L. Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo





BIG PLAINS WATER SPECIAL SERVICE DISTRICT HEARING AND MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, June 18, 2025 at 6:30 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:25 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Michael Farrar

Board Member Kevin Sair

Board Member Annie Spendlove

Board Member Scott Taylor

Board Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

None declared.

CHAIR REPORT

The Chair report was noted as already covered in the preceding Town Council meeting.

PUBLIC HEARING

1. Resolution BPW-R-2025-06 Adopting Fiscal Year 2025 Annual Budget, Amending Fiscal Year 2024 Annual Budget, And Approving Fiscal Year 2024 Enterprise Fund Balance Transfer.

Chairman Farrar noted that no changes had been made to the resolution since the board last reviewed it.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND ACTION

2. Resolution BPW-R-2025-06 Adopting Fiscal Year 2025 Annual Budget, Amending Fiscal Year 2024 Annual Budget, And Approving Fiscal Year 2024 Enterprise Fund Balance Transfer.

The board proceeded to formally consider Resolution BPW-R-2025-06. Board Member Sair confirmed the resolution had been thoroughly reviewed.

MOTION: Board Member Sair motioned to approve Resolution BPW-R-2025-06 Adopting Fiscal Year 2025 Annual Budget, Amending Fiscal Year 2024 Annual Budget, And Approving Fiscal Year 2024 Enterprise Fund Balance Transfer.

SECOND: The motion was seconded by Board Member Palmer.

VOTE: Chairman Farrar called for a Roll Call vote:

Board Member Taylor - Aye
Board Member Sair - Aye
Chairman Farrar - Aye
Board Member Spendlove - Aye
Board Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

- 3. Disbursement Listing for April and May 2025.
- 4. Budget Report for Fiscal Year 2025 through April and May 2025.
- 5. April and May 2025 Water Usage Comparison.
- 6. Minutes: May 21, 2025 - Big Plains Water Special Service District Hearing and Meeting.

MOTION: Board Member Taylor moved that we approve the consent agenda item 3, 4, 5, and 6.

SECOND: The motion was seconded by Board Member Sair.

VOTE: Chairman Farrar called for a vote:

Board Member Taylor - Aye
Board Member Sair - Aye
Chairman Farrar - Aye
Board Member Spendlove - Aye
Board Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

ADJOURNMENT

Board Member Sair expressed appreciation for the board’s diligence and for the clear explanation of items.

MOTION: Board Member Sair motioned to adjourn.

SECOND: The motion was seconded by Board Member Spendlove.

VOTE: Chairman Farrar called for a vote:

Board Member Taylor - Aye
Board Member Sair - Aye
Chairman Farrar - Aye
Board Member Spendlove - Aye
Board Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:28 p.m.

Date Approved: _____

Approved BY: _____

Mayor | Michael Farrar

Attest BY: _____

Recorder | Jenna Vizcardo

DRAFT