



## TOWN COUNCIL - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley  
Wednesday, January 21, 2026 at 6:00 PM

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### HEARING NOTICE

Public Notice is given that the Town Council of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, January 21, 2026 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

1. R-2026-01, A Resolution Amending the Town Fee Schedule to Update Impact Fees Previously Adopted by Ordinance O-2021-002.

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing [clerk@applevalleyut.gov](mailto:clerk@applevalleyut.gov).

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice 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](http://www.applevalleyut.gov) on the 8th day of January, 2026.

Dated this 8th day of January, 2026

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

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.



## **FEE SCHEDULE**

(Adopted on November 18, 2025 **Proposal January 21, 2026**)

### **Administrative Fees**

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies:	8 1/2 x 11 single or double sided on town paper	<b>\$0.25</b>
	11 x 17 single or double sided on town paper	<b>\$0.50</b>
	Land Use (Zoning Ordinance)	<b>\$22.00</b>
	Subdivision Ordinance	<b>\$9.00</b>
	General Plan	<b>\$8.00</b>
	Standards and Specifications	<b>\$25.00</b>
	Maps 24" x 36"	<b>\$40.00</b>
	Maps 11" x 17"	<b>\$5.00</b>
	Copies on CDs	<b>\$5.00</b>
Paperless Billing Credit:		<b>(\$1.50)</b>
Returned check fee: (Utah Code Title 7 Section 15)		<b>\$25.00</b>
Apple Valley Fire Department Facility:		
	Training Room	<b>\$50.00</b>
	One Bay (Fire Dept Approval)	<b>\$75.00</b>
	Two Bays (Fire Dept Approval)	<b>\$150.00</b>
	Refundable Deposit.	<b>\$100.00</b>

### **Park Reservation**

Parks are a first come, first serve basis only

Pavilion Rental	1/2 Day	<b>\$25</b>
	Full Day	<b>\$50</b>
	Refundable Cleaning Deposit	<b>\$150</b>

### **Credit Card Processing Fees**

Payments over \$200.00 made with a credit or debit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.

### **Building Permit – Xpress Bill Pay Fees**

Transaction fees apply for credit/debit card and electronic funds transfer (EFT) payments processed through City Inspect and Xpress Bill Pay systems for building permits.

If EFT Return charges occur, they will be billed as pass-through fees, as follows:

<b>Product</b>	<b>Rate Per Transaction</b>
Credit/Debit Card Transactions	3.50% of transaction amount or a minimum of USD \$3.00
EFT Transactions	USD \$2.00



Product	Rate Per Transaction
EFT Returned Item (Invalid Account or Unable to Locate Account)	USD \$7.00
EFT Return (NSF or Account Closed)	USD \$14.00
EFT Return (Stop Payment or Charge Back)	USD \$30.00

Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions specific to Apple Valley depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.

### **Professional Fees**

Engineering/Legal/Administrative Fees:	<b>\$Actual Cost</b>
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### **Business Licenses**

	<b><u>Initial</u></b>	<b><u>Renewal</u></b>
<b>Alcohol License</b>		
Class A Retail License (Off Premises)	<b>\$300.00</b>	<b>\$300.00</b>
Class B Retail License (On Premises)	<b>\$1000.00</b>	<b>\$500.00</b>
Class C Retail License (Draft)	<b>\$1250.00</b>	<b>\$750.00</b>
Class D Special Events License	<b>\$200.00</b>	<b>N/A</b>
Class D Special Events Permit Application	<b>\$125.00</b>	<b>N/A</b>
Class D Special Events Permit Change Fee	<b>\$25.00</b>	<b>N/A</b>
Class E Arena/Facility License	<b>\$800.00</b>	<b>\$400.00</b>
Class F Brewpub and Microbrewery License	<b>\$300.00</b>	<b>\$150.00</b>
Temporary License	<b>\$200.00</b>	<b>N/A</b>
Government Owned Facility License	<b>\$400.00</b>	<b>\$200.00</b>

#### **Business License**

Short Term Rental License:	<b>\$300.00</b>
Fire Inspection Fee:	<b>\$150.00</b>
Code Inspection Fee:	<b>\$150.00</b>
Total:	<b>\$600.00</b>

Commercial:	<b>\$250.00</b>
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Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	<b>\$300.00</b>
2-5 units	<b>\$500.00</b>
6-10 units	<b>\$800.00</b>
11-20 units	<b>\$1,200.00</b>
21-50 units	<b>\$1,500.00</b>
50+ units	<b>\$2,000.00</b>
Additional Use, Commercial:	<b>\$50.00 each use</b>

Home-Based:	
Non-Impact	<b>\$0.00</b>



Impact	\$150.00
Local Licensed Non-Profit Organizations:	\$0.00
Single Event License:	\$200.00
Dog Kennel License: Non-Commercial:	\$50.00
Fire Inspection Fee	\$150.00
Code Inspection Fee	\$150.00
Business License Late fee:	\$25.00 per month or portion of month

### **Special Events Permit**

Application Fee (attendance under 100)	\$200/day
Application Fee (attendance 101 - 400)	\$500/day
Application Fee (attendance 401 - 999)	\$800/day
Application Fee (attendance over 999)	\$1,200/day
Drone License Fee:	\$250/day
Drone Violation Fee:	\$1,000 per violation
Non-Asphalt Road Access Fee:	\$250/day
Dust Violation Fee:	\$2,000/day
Sub-License Fee (vendors)	\$25
Event Impact Fee (Public Works, Fire, Police, and Emergency Services)	\$750/day
Encroachment Permit	\$200

### **Animal Control**

**Dog License:** (1-year license Expires Dec 31)

Spayed/Neutered:	\$10.00
Functional:	\$20.00

**Late fee of 25% after February 15.**

### **Solid Waste**

Monthly Fee	\$14.66 (As of January 1, 2026)
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### **Storm Drainage**

Residential	\$10/month
Commercial	\$35/month

### **Signs**

Free Standing Sign	\$100.00
Monument	\$100.00
Temporary Sign	N/A
Wall Sign	N/A
Sign Review Board	\$100.00

### **Zoning**

Annexation	\$2,200
Conditional Use Permit (CUP)	\$800
Easement Abandonment	\$800



Encroachment Permit **\$700+ \$10.00 per square foot, \$500.00 non-compliance**  
 General Plan Amendment **\$Acreage fee**

Less than 5 Acres: \$3,000  
 5 - 9 Acres: \$5,000  
 10 - 39 Acres: \$7,000  
 40 - 99 Acres: \$15,000  
 100 - 199 Acres: \$25,000  
 200 – 499 Acres: \$35,000  
 500 Acres and Over: \$40,000

Zone Change **\$Application Fee + Acreage fee (Per Lot Being Changed)**

Commercial & Industrial: \$4,000 plus \$50 per acre for the first 100 acres;  
 \$30 per acre for the second 100 acres; \$20 per acre for each acre over 200 acres

Agricultural: \$1,000 plus \$40 per acre for the first 100 acres;  
 \$20 per acre for the second 100 acres; \$10 per acre for each acre over 200 acres

Residential: \$2000 plus \$200 per acre for the first 100 acres;  
 \$150 per acre for the second 100 acres; \$100 per acre for each acre over 200 acres  
 All Other Zones: \$1,000 plus \$40 per acre or portion thereof over one acre

Development Review Fees  
 (Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment  
 (Lot Line Adjustments)**

Home Occupation Permit **\$10 Reprint**  
 Lot Split **\$800 per new lot**  
 Non-Compliant Lot Split **\$900 per new lot**  
 Lot Line Adjustments **\$800 per application**  
 Planning Staff Review (PSR) **\$75/Hr (1 Hour Minimum)**  
 Site Plan Review (\*SPR) **\$750 + Actual Cost**  
 (\* An SPR is used for commercial, industrial, and institutional developments; exceptions are public schools and minor additions to an existing development)

Engineering/Legal/Admin Fees **Actual Cost**

Planned Developments and Development Agreement Fees

Initial Fee **\$500 + Actual Legal & Engineering Cost of Services**  
 Revisions/Amendments **\$Actual Legal & Engineering Cost of Services**  
 Road Dedications **\$750**

## Subdivisions and Other Projects

### Construction Plan and Review Fee

<b>Application Fee</b>	<b>\$1,500</b>
<b>2 &amp; 3 Lots</b>	<b>\$1,000.00</b>
<b>4-9 Lots</b>	<b>\$300 /lot</b>
<b>10 + Lots</b>	<b>\$500 /lot</b>
<b>Preliminary Plat</b>	<b>\$5,000 + 100/per lot</b>
<b>Final Plat (subdivision, town homes, roads, etc.)</b>	<b>\$3,000 +\$300/per lot</b>



Development Review Fees  
(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment  
(Lot Line Adjustments)**

### Amendments

Preliminary Plat	\$2,700
Final Plat	\$1,200 + \$10.00 per lot
Public Improvement Inspection Fee	2% of Public Works Improvement Construction Costs

### Board of Appeals

Variance Application	\$550.00
Appeal Hearing	\$550.00

### Building Permits

Pools/Solar/Other	\$375.00
Building Permit	Based on Valuation (see table below)
State Building Permit Surcharge	1% of Building Permit Fee
Plan Review	Residential: 40% of Permit Fee
Plan Review	Commercial: 65% of Permit Fee

### Pre-Payment Requirement

**Plan review fees must be paid in full prior to acceptance of a building permit application. Applications will not be accepted or processed until payment is received.**

Special Inspection	\$125
Re-Inspection Fee	\$125
Building Permit Issued After-The-Fact	Double Permit Fee

Grading & Grubbing Plan Review	See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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Grading & Grubbing Permit	See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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### TOTAL VALUATION

### FEE

*Valuation = Square Feet x  
Current ICC Building Valuation*

\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000



\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,000 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

## **Refunds**

**No refunds will be issued for preliminary or final plat application fees, in accordance with Utah state law.**

Where applicant voluntarily withdraws the application other than preliminary and final plat applications, the following refunds will apply:

Application accepted; no further work done	<b>75% of total filing fee</b>
Notification of hearing	<b>50% of total filing fee</b>
Planning Staff Review (PSR) meeting or written comments from department received.	<b>25% of total filing fee</b>
Staff Report completed	<b>No Refund</b>
Public hearing held	<b>No Refund</b>
Staff error resulting in mandatory withdrawal	<b>100% refund</b>

## **Cemetery**

	RESIDENT	NON RESIDENT
<b>LOT FEES</b>		
Full Lot	600	1,500
Half Lot	450	1,350
Half Lot - Infant	100	500
<b>BURIAL FEES</b>		
Weekday-Adult	500	700
Weekday-Cremation	300	400
Weekday-Infant	0	500
Weekend-Adult	750	950
Weekend-Cremation	350	450
Weekend-Infant	250	350
Holiday-Adult	750	950
Holiday-Cremation	350	450
Holiday-Infant	350	450



	Double Depth Burial-1 <sup>st</sup> Open	Double the Standard Fee	Double the Standard Fee
<i>PERPETUAL CARE (non-refundable)</i>			
	Full Lot	300	300
	Full Lot – Upright	450	450
	Half Lot	100	100
	Half Lot - Upright	250	250
<b>OTHER SERVICES</b>			
	Disinterment-Adult	1200	1200
	Disinterment-Infant/Cremation	600	600
	Disinterment-Double Depth	Double the Standard Fee	Double the Standard Fee
	Late Notice/Late Arrival	200	200
	Funeral/Graveside Services Beginning after 3:00 pm	600	600
	Certificate Fee	25	25
	Transfer Fee	40	40
	Memorial Tree	\$100 Min	\$100 Min
	*50% Discount for Veterans and Individuals who have served on Town Council, Planning Commission, Big Plains Water District, and Fire Department (Volunteer)		

**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	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage





25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.25	Calculated based on usage
45,001-55,000	\$3.00	Calculated based on usage
55,001-75,000	\$3.50	Calculated based on usage
75,001-100,000	\$4.00	Calculated based on usage
Over 100,000	\$5.00	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.

#### **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: \$1,241.90/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.

#### **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.

Bulk Water: The water usage cost is \$10.00 /1,000 gallons used.

Bulk Water - Cooke Well: The water usage cost is \$5.00/1,000 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.)

#### **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 Initial Fee (1/2 hour), \$84.00 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

#### 14.02 Impact Fee Enactment

[https://applevalley.municipalcodeonline.com/book?type=ordinances#name=14.02\\_Impact\\_Fee\\_Enactment](https://applevalley.municipalcodeonline.com/book?type=ordinances#name=14.02_Impact_Fee_Enactment)

#### 14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

STORMWATER IMPACT FEES. The impact fees for stormwater as set forth in the attached Table 3, shall be paid at the time of application for a building permit for any property located within the drainage boundary.

Table 1 - Storm Water Impact Fee

Zoning	Adopted Impact Fee Per Acre within Drainage Boundary
Residential	\$2,885.79/acre
Commercial	\$2,885.79/acre

PARKS, TRAILS, AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Zoning	Adopted Impact Fee Per Household (2.38 Persons)
Residential	\$725
Commercial	None



**NON-STANDARD PARK IMPACT FEES:** The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a land-use will have upon public facilities. The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

Estimated Population per Unit x Estimate of Impact Fee Per Capita (\$305) = Impact Fee per Unit

**FIRE AND EMS IMPACT FEES.** The impact fees for public safety as set forth in the attached Table 3, shall be paid at the time of application for a building permit.

	Cost per SFE	SFE Conversion	Total Impact Fee per Unit
<b>Residential</b>			
Single Family Dwelling Unit	\$844	1.00	\$844
Multi-Family Dwelling Unit	\$844	0.68	\$571
<b>Non-Residential</b>			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

**NON-STANDARD FIRE AND EMS IMPACT FEES:** The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities. This adjustment could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the Town should use the following formula:

Formula for Non-Standard Fire Impact Fees: Residential Fee: SFE Conversion x \$844 = Recommended Impact Fee  
Non-Residential Fee: SFE Conversion x \$11,443 = Recommended Impact Fee

**TRANSPORTATION IMPACT FEES.** The impact fees for transportation as set forth in the attached Table 4, shall be paid at the time of application for a building permit.

LAND USE:	Impact Fee per Unit
<b>Singe Family Residential</b>	\$2,660
<b>Multi-Family Residential</b>	\$1,800
<b>Shopping Center</b>	\$7,466
<b>Light Industrial</b>	\$2,230
<b>Office</b>	\$3,816



**NON STANDARD IMPACT FEES:** The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the Town's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The Town may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

**Formula for Non-Standard Transportation Impact Fees:** Total Units x Estimate of PM Peak Hour Trips per Unit x Adjustment Factor x \$2,687 = Impact Fee per Unit

**TOWN OF APPLE VALLEY, UTAH  
RESOLUTION NO. R-2026-01**

**A RESOLUTION AMENDING THE TOWN FEE SCHEDULE TO UPDATE IMPACT FEES PREVIOUSLY  
ADOPTED BY ORDINANCE O-2021-002**

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

WHEREAS, the Town Council adopted impact fees pursuant to the Utah Impact Fees Act by Ordinance O-2021-002 on January 20, 2021, including impact fee schedules incorporated into the Apple Valley Municipal Code; and

WHEREAS, the Town Council has authority to amend the Town’s fee schedule by resolution when such amendments update or clarify fees previously adopted by ordinance, provided the amendments remain consistent with applicable law; and

WHEREAS, the Town Council has reviewed the proposed amendments to the Town Fee Schedule and finds that updating the impact fees previously adopted by Ordinance O-2021-002 is necessary and in the best interest of the Town; and

WHEREAS, the Town Council finds that the amendments set forth herein do not repeal or replace Ordinance O-2021-002, but instead amend the Town Fee Schedule to reflect updated impact fee amounts consistent with that ordinance and applicable law;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Apple Valley, Utah, as follows:

**1. Fee Schedule Amendment.**

The Town Fee Schedule is hereby amended to update the impact fees previously adopted by Ordinance O-2021-002 on January 20, 2021. The amended impact fee amounts are set forth in the updated Town Fee Schedule attached hereto and incorporated herein by reference.

**2. Consistency with Prior Ordinance.**

All impact fees amended by this resolution shall be administered, collected, and enforced in accordance with Ordinance O-2021-002, the Utah Impact Fees Act, and the Apple Valley Municipal Code. Except as expressly amended herein, all provisions of Ordinance O-2021-002 remain in full force and effect.

**3. Severability.**

If any provision of this resolution is held invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

**4. Effective Date.**

This resolution shall take effect upon adoption by the Town Council and shall apply to all applicable development applications submitted on or after the effective date, as specified in the amended fee schedule.

PASSED AND ADOPTED by the Town Council of Apple Valley, Utah, this 21st day of January, 2026.

PRESIDING OFFICER

\_\_\_\_\_  
Mike 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	_____	_____	_____	_____

**APPLE VALLEY  
ORDINANCE 2021-002**

**AN ORDINANCE MODIFYING IMPACT FEES**

**AN ORDINANCE ADOPTING A WRITTEN ANALYSIS OF TRANSPORTATION,  
STORMWATER, PARKS, TRAILS AND OPEN SPACE AND PUBLIC SAFETY  
IMPACT FEES; ENACTING WATER, WASTEWATER, TRANSPORTATION,  
STORMWATER, PARKS, TRAILS AND OPEN SPACE AND PUBLIC SAFETY  
IMPACT FEES; AND ESTABLISHING AN IMPACT FEE SERVICE AREA FOR  
PURPOSES OF EQUITABLE DISTRIBUTION OF THE IMPACT FEES**

**WHEREAS**, he Town of Apple Valley (the "Town") is a political subdivision of the state of Utah, authorized and organized under the provisions of Utah law; and

**WHEREAS**, he Town has legal authority, pursuant to Title 11, Chapter 36 Utah Code, Annotated, as amended ("Impact Fees Act" or "Act"), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

**WHEREAS**, the Town desires to assess transportation, stormwater, parks, trails, and open space and public safety impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

**WHEREAS**, the Town, impact fee consultants, and consulting engineers retained by the Town have reviewed and evaluated the Town, and have determined that it is in the Town's best interest to establish the entire Town as a single impact fee service area ("Impact Fee Service Area") for purposes of Impact Fees imposed; and

**WHEREAS**, the Town has completed a reasonable capital facilities plan associated with water, wastewater, transportation, stormwater, parks, trails, and open space and public safety infrastructure, attached hereto; and

**WHEREAS**, the Town Council has directed Sunrise Engineering to prepare a written Development Impact Fee Analysis which is conducted consistent and in compliance with the Impact Fees Act ( specifically 11-36-201 ).

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

**SECTION 1:**        **AMENDMENT** “14.02.080 Impact Fee Schedules And Formulas” of the Apple Valley Municipal Code is hereby *amended* as follows:

**BEFORE AMENDMENT**



#### 14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

CULINARY WATER IMPACT FEES. The impact fees for culinary water as set forth in the attached Table 1, shall be paid at the time of application for a building permit.

Table 1 - Culinary Water Maximum Impact Fees

Land Use	Units	Demand	ERUs	Unadjusted Impact Fee	Adjusted Impact Fee	Adopted Impact Fee
Residential	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
Multi-unit	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
High School	Person	15	0.0188	\$106	\$107	\$21
Middle School	Person	15	0.0188	\$106	\$107	\$21
Elementary School	Person	15	0.0188	\$106	\$107	\$21
Hotel	Room	150	0.1875	\$1,056	\$1,064	\$213
Service Station	Pump	250	0.1325	\$1,760	\$1,774	\$355
Restaurant	Seat	35	0.0438	\$247	\$249	\$50
RV Park	Vehicle	100	0.1250	\$704	\$710	\$142
Church	Seat	5	0.0063	\$35	\$36	\$7
Nursing Home	Bed	200	0.25	\$1,480	\$1,420	\$284
Doctor's Office	Patient	10	0.0125	\$70	\$71	\$14
	Staff	35	0.0438	\$247	\$249	\$50
Dentist Office	Chair	200	0.25	\$1,408	\$1,419	\$284
	Staff	35	0.044	\$248	\$250	\$50
Store	Toilet Rm	500	0.625	\$3,519	\$3,548	\$710
	Employee	11	0.014	\$79	\$79	\$16
Commercial	Building	1,600	2.000	\$11,262	\$11,354	\$2,271
Industrial	Building	3,200	4.000	\$22,524	\$22,708	\$4,542

WASTEWATER IMPACT FEES. The impact fees for wastewater facilities as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Table 2 - Wastewater Maximum Impact Fee

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Type	Units	ERUs	Adjusted Impact Fee / Unit	Adopted Impact Fee / Unit
Permanent residence	Residence	1.000 0	\$2,875	\$1,500
Hotels & motels	Room	0.375 0	\$1,078	\$216
RV parks	Space	0.250 0	\$719	\$144
Airports	Passenger	0.007 5	\$22	\$4
	Employee	0.037 5	\$108	\$22
Boarding houses	Residents	0.125 0	\$359	\$72
	Nonresidents	0.025 0	\$72	\$14
Bowling alleys w/snack bar	Alley	0.250 0	\$719	\$144
Bowling alleys w/o snack bar	Alley	0.212 5	\$611	\$122
Churches	Person	0.012 5	\$36	\$7
Country clubs	Resident member	0.250 0	\$719	\$144
	Non-resident member	0.062 5	\$180	\$36
	Employee	0.037 5	\$108	\$22
Dentist's office	Chair	0.500 0	\$1,438	\$288
	Staff member	0.087 5	\$252	\$50
Doctor's office	Patient	0.025 0	\$72	\$14
	Staff member	0.087 5	\$252	\$50

Fairgrounds	Person	0.0025	\$7	\$1
Fire station w/ food preparation	Full-time employee	0.1750	\$503	\$101
Fire station w/o food preparation	Full-time employee	0.0125	\$36	\$7
Gyms	Participant	0.0625	\$180	\$36
	Spectator	0.0100	\$29	\$6
Hairdresser	Chair	0.1250	\$359	\$72
	Operator	0.0875	\$252	\$50
Hospitals	Bed	0.6250	\$1,797	\$359
Industrial buildings w/ showers (exclusive of industrial waste)	Employee per shift	0.0875	\$252	\$50
Industrial buildings w/o showers (exclusive of industrial waste)	Employee per shift	0.0375	\$108	\$22
Jail facilities	Inmate	0.2875	\$827	\$165
	Employee	0.0250	\$72	\$14
Launderette	Washer	1.4500	\$4,169	\$834
Movie Theaters (auditorium)	Seat	0.0125	\$36	\$7
Movie Theaters (drive-in)	Car	0.0250	\$72	\$14
Nursing Homes	Bed	0.7000	\$2,013	\$403
Office buildings w/ cafeteria	Employee	0.0625	\$180	\$36

Office buildings w/o cafeteria	Employee	0.037 5	\$108	\$22
Picnic parks	Person	0.012 5	\$36	\$7
Restaurants w/ 24 hour service	Seat	0.125 0	\$359	\$72
Restaurants w/o 24 hour service	Seat	0.087 5	\$252	\$50
Restaurants – single service utensils	Customer/day	0.025 0	\$72	\$14
Rooming house	Person	0.100 0	\$288	\$58
Schools – boarding	Person	0.187 5	\$539	\$108
Schools w/o cafeteria & showers	Person	0.037 5	\$108	\$22
Schools w/ cafeteria w/o showers	Person	0.050 0	\$144	\$29
Schools w/ cafeteria & showers	Person	0.062 5	\$180	\$36
Service stations	Vehicle/day	0.025 0	\$72	\$14
Skating rinks & dance halls w/ kitchen	Person	0.032 5	\$93	\$19
Skating rinks & dance halls w/o kitchen	Person	0.025 0	\$72	\$14
Ski areas w/o kitchen	Person	0.025 0	\$72	\$14
Stores	Toilet stall	1.250 0	\$3,594	\$719
	Employee	0.027 5	\$79	\$16
Swimming pools & bath houses	Person	0.025 0	\$72	\$14
Taverns, bars, cocktail lounges	Seat	0.050 0	\$144	\$29

Visitor centers	Visitor day	0.012 5	\$36	\$7
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STORM WATER IMPACT FEES. The impact fees for storm water as set forth in the attached Table 3, shall be paid at the time of application for a building permit.

Table 3 - Storm Water Maximum Impact Fee

Zoning	Adj. Impact Fee	Adopted Impact Fee
Residential	\$172/acre	\$172/acre
Commercial	\$172/acre	\$172/acre

PARKS, TRAILS AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 4, shall be paid at the time of application for a building permit.

Zoning	Adj. Impact Fee	Adopted Impact Fee
Residential	\$1,649/unit	\$141/unit
Commercial	None	None

PUBLIC SAFETY IMPACT FEES. The impact fees for public safety as set forth in the attached Table 5, shall be paid at the time of application for a building permit.

	Zoning	Adj. Impact Fee	Adopted Impact Fee
FIRE	Residential	\$59/unit	\$59/unit
	Commercial	\$852/acre	\$852/acre
POLICE	Residential	\$114/unit	\$114/unit
	Commercial	\$1,844/acre	\$1,844/acre

TRANSPORTATION IMPACT FEES. The impact fees for transportation as set forth in the attached Table 6, shall be paid at the time of application for a building permit.

Type	Units	Trips per day	ERUs	Adj. Impact Fee / Unit	Adopt. Impact Fee / Unit
Residential: Single Family Detached Housing	Lot	9.57	1.00	\$514.00	\$514.00
Auto Parts Store	1,000 S.F.	61.91	6.47	\$3,325.16	\$665.00

Bank: Drive in	1,000 S.F.	265.21	27.71	\$14,244.30	\$2,849.00
Bank: Walk in	1,000 S.F.	156.48	16.35	\$8,404.46	\$1,681.00
Car Lot	1,000 S.F.	37.5	3.92	\$2,014.11	\$403.00
Church	1,000 S.F.	9.11	0.95	\$489.29	\$98.00
Elementary School	Student	1.02	0.11	\$54.78	\$11.00
Furniture Store	1,000 S.F.	5.06	0.53	\$271.77	\$54.00
Gas or Service Station	Pump	168.56	17.61	\$9,053.27	\$1,811.00
Gas or Service Station w/ Convenience Center	Pump	162.78	17.01	\$8,742.83	\$1,749.00
Hardware or Paint Store	1,000 S.F.	51.29	5.36	\$2,754.76	\$551.00
High School	Student	1.79	0.19	\$96.14	\$19.00
Hospital	1,000 S.F.	16.78	1.75	\$901.25	\$180.00
Hotel	Room	8.92	0.93	\$479.09	\$96.00
Industrial Park	1,000 S.F.	6.96	0.73	\$373.82	\$75.00
Industrial: General Light	1,000 S.F.	6.97	0.73	\$374.36	\$75.00
Library	1,000 S.F.	54	5.64	\$2,900.31	\$580.00
Lumber Store	1,000 S.F.	39.71	4.15	\$2,132.80	\$427.00
Manufacturing	1,000 S.F.	3.82	0.40	\$205.17	\$41.00
Middle School	Student	1.45	0.15	\$77.88	\$16.00
Mobile home park	Occupied Unit	4.81	0.50	\$258.34	\$258.34
Nursery (Garden Center)	1,000 S.F.	36.08	3.77	\$1,937.84	\$388.00
Nursing Home	Beds	2.61	0.27	\$140.18	\$28.00
Office: General	1,000 S.F.	11.01	1.15	\$591.34	\$118.00
Office: Government	1,000 S.F.	68.93	7.20	\$3,702.20	\$740.00
Office: Medical or Dental	1,000 S.F.	36.13	3.78	\$1,940.52	\$388.00
Pharmacy w/ Drive Through Window	1,000 S.F.	88.16	9.21	\$4,735.03	\$947.00
Residential: Apartment	Unit	6.63	0.69	\$356.09	\$356.09
Residential: PUD	Lot	7.5	0.78	\$402.82	\$402.82
Residential: Townhome	Home	5.86	0.61	\$314.74	\$314.74

Restaurant: Fast-Food w/ Drive Through	1,000 S.F.	496.12	51.84	\$26,646.36	\$5,329.00
Restaurant: Fast-Food w/o Drive Through	1,000 S.F.	716	74.82	\$38,456.01	\$7,691.00
Restaurant: High- Turnover Sit Down	1,000 S.F.	130.34	13.62	\$7,000.50	\$1,400.00
Restaurant: Quality	1,000 S.F.	89.95	9.40	\$4,831.17	\$966.00
Specialty Retail Center	1,000 S.F.	40.67	4.25	\$2,184.37	\$437.00
Supermarket	1,000 S.F.	111.51	11.65	\$5,989.15	\$1,198.00
Tire Store	1,000 S.F.	24.87	2.60	\$1,335.76	\$267.00
Video Rental Store	1,000 S.F.	31.54	3.30	\$1,694.00	\$339.00
Warehouse	1,000 S.F.	4.96	0.52	\$266.40	\$53.00

\*Units and Trips per day are found in the 6th edition of *Trip Generation* Published by the Institute of Transportation Engineers.

Fees included in this Section may be adjusted with adequate documentation from the developer that the true impact differs from that shown.

## AFTER AMENDMENT

### 14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

**CULINARY WATER IMPACT FEES.** The impact fees for culinary water as set forth in the attached Table 1, shall be paid at the time of application for a building permit.

Table 1 - Culinary Water Maximum Impact Fees



Land Use	Units	Demand	ERUs	Unadjusted Impact Fee	Adjusted Impact Fee	Adopted Impact Fee
Residential	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
Multi-unit	Dwelling	800	1.000	\$5,631	\$5,677	\$1,000
High School	Person	15	0.0188	\$106	\$107	\$21
Middle School	Person	15	0.0188	\$106	\$107	\$21
Elementary School	Person	15	0.0188	\$106	\$107	\$21
Hotel	Room	150	0.1875	\$1,056	\$1,064	\$213
Service Station	Pump	250	0.1325	\$1,760	\$1,774	\$355
Restaurant	Seat	35	0.0438	\$247	\$249	\$50
RV Park	Vehicle	100	0.1250	\$704	\$710	\$142
Church	Seat	5	0.0063	\$35	\$36	\$7
Nursing Home	Bed	200	0.25	\$1,480	\$1,420	\$284
Doctor's Office	Patient	10	0.0125	\$70	\$71	\$14
	Staff	35	0.0438	\$247	\$249	\$50
Dentist Office	Chair	200	0.25	\$1,408	\$1,419	\$284
	Staff	35	0.044	\$248	\$250	\$50
Store	Toilet Rm	500	0.625	\$3,519	\$3,548	\$710
	Employee	11	0.014	\$79	\$79	\$16
Commercial	Building	1,600	2.000	\$11,262	\$11,354	\$2,271

Industrial	Building	3,200	4.000	\$22,524	\$22,708	\$4,542
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WASTEWATER IMPACT FEES. The impact fees for wastewater facilities as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Table 2 - Wastewater Maximum Impact Fee

Type	Units	ERUs	Adjusted Impact Fee / Unit	Adopted Impact Fee / Unit
Permanent residence	Residence	1.000 0	\$2,875	\$1,500
Hotels & motels	Room	0.375 0	\$1,078	\$216
RV parks	Space	0.250 0	\$719	\$144
Airports	Passenger	0.007 5	\$22	\$4
	Employee	0.037 5	\$108	\$22
Boarding houses	Residents	0.125 0	\$359	\$72
	Nonresidents	0.025 0	\$72	\$14
Bowling alleys w/snack bar	Alley	0.250 0	\$719	\$144
Bowling alleys w/o snack bar	Alley	0.212 5	\$611	\$122
Churches	Person	0.012 5	\$36	\$7
Country clubs	Resident member	0.250 0	\$719	\$144
	Non-resident member	0.062 5	\$180	\$36
	Employee	0.037 5	\$108	\$22

Dentist's office	Chair	0.500 0	\$1,438	\$288
	Staff member	0.087 5	\$252	\$50
Doctor's office	Patient	0.025 0	\$72	\$14
	Staff member	0.087 5	\$252	\$50
Fairgrounds	Person	0.002 5	\$7	\$1
Fire station w/ food preparation	Full-time employee	0.175 0	\$503	\$101
Fire station w/o food preparation	Full-time employee	0.012 5	\$36	\$7
Gyms	Participant	0.062 5	\$180	\$36
	Spectator	0.010 0	\$29	\$6
Hairdresser	Chair	0.125 0	\$359	\$72
	Operator	0.087 5	\$252	\$50
Hospitals	Bed	0.625 0	\$1,797	\$359
Industrial buildings w/ showers (exclusive of industrial waste)	Employee per shift	0.087 5	\$252	\$50
Industrial buildings w/o showers (exclusive of industrial waste)	Employee per shift	0.037 5	\$108	\$22
Jail facilities	Inmate	0.287 5	\$827	\$165
	Employee	0.025 0	\$72	\$14
Launderette	Washer	1.450 0	\$4,169	\$834

Movie Theaters (auditorium)	Seat	0.012 5	\$36	\$7
Movie Theaters (drive-in)	Car	0.025 0	\$72	\$14
Nursing Homes	Bed	0.700 0	\$2,013	\$403
Office buildings w/ cafeteria	Employee	0.062 5	\$180	\$36
Office buildings w/o cafeteria	Employee	0.037 5	\$108	\$22
Picnic parks	Person	0.012 5	\$36	\$7
Restaurants w/ 24 hour service	Seat	0.125 0	\$359	\$72
Restaurants w/o 24 hour service	Seat	0.087 5	\$252	\$50
Restaurants – single service utensils	Customer/day	0.025 0	\$72	\$14
Rooming house	Person	0.100 0	\$288	\$58
Schools – boarding	Person	0.187 5	\$539	\$108
Schools w/o cafeteria & showers	Person	0.037 5	\$108	\$22
Schools w/ cafeteria w/o showers	Person	0.050 0	\$144	\$29
Schools w/ cafeteria & showers	Person	0.062 5	\$180	\$36
Service stations	Vehicle/day	0.025 0	\$72	\$14
Skating rinks & dance halls w/ kitchen	Person	0.032 5	\$93	\$19
Skating rinks & dance halls w/o kitchen	Person	0.025 0	\$72	\$14
Ski areas w/o kitchen	Person	0.025 0	\$72	\$14

Stores	Toilet stall	1.250 0	\$3,594	\$719
	Employee	0.027 5	\$79	\$16
Swimming pools & bath houses	Person	0.025 0	\$72	\$14
Taverns, bars, cocktail lounges	Seat	0.050 0	\$144	\$29
Visitor centers	Visitor day	0.012 5	\$36	\$7

**STORMWATER IMPACT FEES.** The impact fees for stormwater as set forth in the attached Table 3, shall be paid at the time of application for a building permit for any property located within the drainage boundary.

Table 3 - Storm Water Impact Fee

Zoning		Adopted Impact Fee Per Acre within Drainage Boundary
Residential		\$2,885.79/acre
Commercial		\$2,885.79/acre

**PARKS, TRAILS, AND OPEN SPACE IMPACT FEES.** The impact fees for parks, trails and open space as set forth in the attached Table 4, shall be paid at the time of application for a building permit.

Zoning		Adopted Impact Fee Per Household (2.38 Persons)
Residential		\$725
Commercial		None

**NON-STANDARD PARK IMPACT FEES:** The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a land-use will have upon public facilities. The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

$$\text{Estimated Population per Unit} \times \text{Estimate of Impact Fee Per Capita } (\$305) = \text{Impact Fee per Unit}$$

**POLICE SAFETY IMPACT FEES.** The impact fees for public safety as set forth in the attached Table 5, shall be paid at the time of application for a building permit.

	Zoning		Adopted Impact Fee
POLICE	Residential		\$114/unit
	Commercial		\$1,844/acre

**FIRE AND EMS IMPACT FEES.** The impact fees for public safety as set forth in the attached Table 6, shall be paid at the time of application for a building permit.

	Cost per SFE	SFE Conversion	Total Impact Fee per Unit
<b>Residential</b>			
Single Family Dwelling Unit	\$844	1.00	\$844
Multi-Family Dwelling Unit	\$844	0.68	\$571
<b>Non-Residential</b>			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

**NON-STANDARD FIRE AND EMS IMPACT FEES:** City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities. This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the City should use the following formula:

Formula for Non-Standard Fire Impact Fees: Fee: SFE Conversion x \$844 =  
 Recommended Impact Fee Non-Residential Fee: SFE Conversion x \$11,443 =  
 Recommended Impact Fee

**TRANSPORTATION IMPACT FEES.** The impact fees for transportation as set forth in the attached Table 7, shall be paid at the time of application for a building permit.

<b>LAND USE:</b>	<b>Impact Fee per Unit</b>
<b>Singe Family Residential</b>	\$2,660
<b>Multi-Family Residential</b>	\$1,800
<b>Shopping Center</b>	\$7,466
<b>Light Industrial</b>	\$2,230
<b>Office</b>	\$3,816

**NON STANDARD IMPACT FEES:** The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The City may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

Formula for Non-Standard Transportation Impact Fees: Total Units x Estimate of PM Peak Hour Trips per Unit x Adjustment Factor x \$2,687 = Impact Fee per Unit


[illegible]



**SECTION 2: AMENDMENT** “14.02.020 Definitions” of the Apple Valley Municipal Code is hereby *amended* as follows:

## BEFORE AMENDMENT

### 14.02.020 Definitions

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Chapter. The following words and phrases shall have the following meanings:.

“**Capital Facilities Plan**” means the plan required by Section 11-36-201 of the Act. In Section 11-36-201(2)(e) there is an exception to the Capital Facilities Plan for cities of 5,000 or less in population, based on the latest census. Town meets this exception but has chosen to perform and adopt the Capital Facilities Plan attached hereto.

“**Development activity**” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential, commercial, and institutional users who are not currently connected to any of the Town’s public facilities systems, but will locate within the Impact Fee Service Area.

“**Development approval**” means any written authorization from the Town that authorizes the commencement of development activity.

“**Town**” means the Town of Apple Valley, a local political subdivision of the State of Utah.

“**Impact fee**” means a payment of money imposed upon development activity as a condition of development approval. “Impact fee” includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.

“**Project improvements**” means site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. “Project improvements” do not include “system improvements” as defined below.

“**Proportionate share**” of the cost of public facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.

“**Public facilities**” means water, wastewater, transportation, storm water, parks, trails and open space and public safety improvements of the Town for the Impact Fee Service Area.

“**Impact Fee Service Area**” refers to a geographic area designated by the Town based on sound

planning and engineering principles in which a defined set of the Town's public facilities provides service. The Impact Fee Service Area for purposes of this Chapter includes all of the area within the jurisdictional boundaries of the Town.

**"System improvements"** refers both to existing public facilities designed to provide services within the Impact Fee Service Area and to future public facilities identified in a reasonable plan for capital improvements adopted by the Town that are intended to provide service to the Impact Fee Service Area. "System improvements" do not include "Project improvements" as defined above.

## AFTER AMENDMENT

### 14.02.020 Definitions

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Chapter. The following words and phrases shall have the following meanings:

**"Capital Facilities Plan"** means the plan required by Section 11-36-201 of the Act. In Section 11-36-201(2)(e) there is an exception to the Capital Facilities Plan for cities of 5,000 or less in population, based on the latest census. Town meets this exception but has chosen to perform and adopt the Capital Facilities Plan attached hereto.

**"Development activity"** means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land that creates additional demand and need for public facilities. Development activity will include residential, commercial, and institutional users who are not currently connected to any of the Town's public facilities systems, but will locate within the Impact Fee Service Area.

**"Development approval"** means any written authorization from the Town that authorizes the commencement of development activity.

"Drainage Boundary" means the boundary defined as a drainage area in the Town's latest stormwater impact fee study.

**"Town"** means the Town of Apple Valley, a local political subdivision of the State of Utah.

**"Impact fee"** means a payment of money imposed upon development activity as a condition of development approval. "Impact fee" includes development impact fees, but does not include a tax, special assessment, hookup fee, building permit fee, fee for project improvements, or other reasonable permit or application fees.

**"Project improvements"** means site improvements and facilities that are planned and designed to provide service for development resulting from a development activity and are necessary for the use and convenience of the occupants or users of development resulting from a development activity. "Project improvements" do not include "system improvements" as defined below.

**“Proportionate share”** of the cost of public facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a development activity.

**“Public facilities”** means water, wastewater, transportation, storm water, parks, trails and open space and public safety improvements of the Town for the Impact Fee Service Area.

**“Impact Fee Service Area”** refers to a geographic area designated by the Town based on sound planning and engineering principles in which a defined set of the Town’s public facilities provides service. The Impact Fee Service Area for purposes of this Chapter includes all of the area within the jurisdictional boundaries of the Town.

**“System improvements”** refers both to existing public facilities designed to provide services within the Impact Fee Service Area and to future public facilities identified in a reasonable plan for capital improvements adopted by the Town that are intended to provide service to the Impact Fee Service Area. “System improvements” do not include “Project improvements” as defined above.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL JANUARY 20, 2021.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor Lisonbee	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Councilmember Edwardsen	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Councilmember Beddo	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>
Councilmember McLaughlin	<u>X</u>	<u>          </u>	<u>          </u>	<u>          </u>

Presiding Officer

Attest



Marty Lisonbee, Mayor, Apple Valley



Michelle Kinney, Clerk Apple Valley