TOWN COUNCIL - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Wednesday, November 18, 2026 at 6:00 PM

HEARING NOTICE

Public Notice is given that the Town Council of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, November 18, 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. Ordinance O-2026-26, Amending the Water Will Serve Letter Fee, Establishing a Development and Building Administrative Processing Fee, and Adopting the November 18, 2026 Consolidated Fee Schedule

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.

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 on the 3rd day of November, 2026.

Dated this 3rd day of November, 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.

TOWN OF APPLE VALLEY, UTAH

ORDINANCE NO. O-2026-26

AN ORDINANCE AMENDING SECTION 01.20.040, COST OF SERVICES, AND ADOPTING THE NOVEMBER 18, 2026 CONSOLIDATED FEE SCHEDULE

WHEREAS, the Town Council is authorized, subject to applicable Utah law, to establish and amend municipal fees and charges; and

WHEREAS, the Town Council desires to amend the will-serve letter charge in Section 01.20.040, establish a development and building pass-through administrative processing fee to recover documented administrative costs, and adopt an updated consolidated schedule of fees for public reference; and

WHEREAS, the Town Council intends that fees governed by separate statutory procedures or existing enactments remain subject to those requirements;

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

SECTION 1. AMENDMENT TO SECTION 01.20.040.

Section 01.20.040, Cost of Services, is hereby amended specifically to increase the Will Serve Letter fee from $84.00 to $96.00 for the initial one-half hour and from $84.00 to $96.00 for each additional one-half hour. The change is as follows:

BEFORE AMENDMENT: Will Serve Letters: $84.00 initial fee (one-half hour); $84.00 for each additional one-half hour.

AFTER AMENDMENT: Will Serve Letters: $96.00 initial fee (one-half hour); $96.00 for each additional one-half hour.

All other charges listed in Section 01.20.040 remain unchanged. The complete amended schedule of charges in that section is set forth below:

- Application Processing Fee: $125
- Well Permit Fee: $250
- Engineering: Actual Cost
- Inspections: $60 per hour
- Will Serve Letters: $96.00 initial fee (one-half hour); $96.00 for each additional one-half hour
- Call-Outs: $60 first-hour minimum; $80 each additional hour
- Equipment: Actual Cost
- Late Notice Fee: $5
- Service Restoration Fee: $50
- Interest Charges: 5% per month

SECTION 2. ADOPTION OF CONSOLIDATED FEE SCHEDULE.

The Town Council adopts the Town of Apple Valley Fee Schedule identified as the November 18, 2026 proposal, attached as Exhibit A and incorporated by reference, subject to Section 3 below. The final approved version of Exhibit A shall be retained with this ordinance by the Town Recorder. The fee schedule must reflect the $96.00 Will Serve Letter fee in both places and must not retain the superseded $84.00 amount as an operative charge. Exhibit A shall also include the

$30.00 Development and Building Pass-Through Administrative Processing Fee established in Section 2A.

SECTION 2A. DEVELOPMENT AND BUILDING PASS-THROUGH ADMINISTRATIVE PROCESSING FEE.

A fee of $30.00 per third-party professional service invoice processed and billed is established for administrative processing of professional service charges incurred on behalf of applicants, developers, or property owners in connection with development, land use applications, building permits, and related reviews, including engineering, legal, and other professional consulting services.

This fee is in addition to the actual cost of the professional services and is intended to recover Town administrative expenses associated with invoice review, billing, payment processing, and collection. The fee shall not be assessed when the same administrative processing costs have already been recovered through another Town fee or reimbursement arrangement.

SECTION 3. LIMITATIONS AND CONFLICTS.

This ordinance does not independently amend any impact fee enactment or authorize any fee, penalty, water rate, or charge inconsistent with controlling Utah law or an applicable Town ordinance. Any provision of Exhibit A requiring separate statutory notice, hearing, cost justification, or enactment shall be operative only after those requirements have been satisfied. In case of conflict, applicable law and the Town Code control unless expressly amended by this ordinance.

SECTION 4. SEVERABILITY.

If any provision is held invalid, the remaining provisions shall continue in effect to the extent legally permissible.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect upon completion of the applicable adoption, posting, and publication requirements of Utah law.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on November 18, 2026.

Member	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar				
Council Member Kevin Sair				
Council Member Scott Taylor				
Council Member Richard Palmer				
Council Member Lee Fralish				

_____ _____

Michael Farrar, Mayor Jenna Vizcardo, Town Recorder

EXHIBIT A — NOVEMBER 18, 2026 PROPOSED CONSOLIDATED FEE SCHEDULE

FEE SCHEDULE

(Adopted on September 23, 2026 Proposal November 18, 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	**$0.25**
	11 x 17 single or double sided on town paper	**$0.50**
	Land Use (Zoning Ordinance)	**$22.00**
	Subdivision Ordinance	**$9.00**
	General Plan	**$8.00**
	Standards and Specifications	**$25.00**
	Maps 24" x 36"	**$40.00**
	Maps 11" x 17"	**$5.00**
	Copies on CDs	**$5.00**
Paperless Billing Credit:		**($1.50)**
Returned check fee: (Utah Code Title 7 Section 15)		**$25.00**
Apple Valley Fire Department Facility:		
	Training Room	**$50.00**
	One Bay (Fire Dept Approval)	**$75.00**
	Two Bays (Fire Dept Approval)	**$150.00**
	Refundable Deposit.	**$100.00**

Park Reservation

Parks are a first come, first serve basis only

Pavilion Rental	1/2 Day	**$25**
	Full Day	**$50**
	Refundable Cleaning Deposit	**$150**

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:

Product	**Rate Per Transaction**
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.

General After-The-Fact Fee Policy
Unless a different after-the-fact fee is specifically listed, any permit, license, application, or approval obtained after the activity, construction, business operation, work, installation, or other regulated action has commenced, or after a violation has been identified by the Town, shall be charged at double the applicable fee. This after-the-fact fee is in addition to any other enforcement remedy, inspection fee, professional fee, or actual cost authorized by ordinance, agreement, or law.

Professional Fees

Engineering/Legal/Administrative Fees: **$Actual Cost**

Development and Building Pass-Through Administrative Processing Fee: **$30.00 per third-party invoice processed and billed**

This fee applies to the Town's administrative processing of third-party professional service charges incurred on behalf of applicants, developers, or property owners in connection with development, land use applications, building permits, and related reviews, including engineering, legal, and other professional consulting services.

The fee is charged in addition to the actual cost of the professional services and is intended to recover the Town's administrative expenses associated with invoice review, billing, payment processing, and collection.

Business Licenses

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

Government Owned Facility License	**$400.00**	**$200.00**

Business License

Short Term Rental License**:**	**$300.00**
Fire Inspection Fee:	**$150.00**
Code Inspection Fee:	**$150.00**
Total:	**$600.00**
Commercial:	**$250.00**
Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	**$300.00**
2-5 units	**$500.00**
6-10 units	**$800.00**
11-20 units	**$1,200.00**
21-50 units	**$1,500.00**
50+ units	**$2,000.00**
Additional Use, Commercial:	**$50.00 each use**
Home-Based:	
Non-Impact	**$0.00**
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**

Business License Issued After-The-Fact: Double applicable license fee. For a license category with a $0.00 fee, the after-the-fact fee shall be $50.00.

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.

Dog License Issued After-The-Fact: **Double applicable dog license fee.**

Solid Waste

Monthly Fee	**$16.16 (As of July 1, 2026)**

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**

Sign Permit Issued After-The-Fact: **Double applicable sign permit fee.**

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	**$1,600 per new lot**
Boundary Adjustments	**$800 per application**
Non-Compliant Boundary Adjustments	**$1,600 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**

Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review

Initial Deposit / Retainer $10,000.00 minimum deposit required for Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review. The deposit shall function as a retainer account for project-related review and processing costs.

The Town shall draw from the deposit as costs are incurred. If the deposit balance falls below $5,000.00, the applicant shall replenish the deposit upon request by the Town before additional processing or review occurs.

Applicants shall reimburse the Town for all actual costs incurred related to the review, drafting, processing, negotiation, administration, inspection, recording, and enforcement of the agreement.

Recoverable costs may include attorney fees, engineering fees, consultant fees, recording fees, administrative processing costs, staff review and coordination costs, mayoral review and coordination time, planning and zoning review time, finance and clerk administrative time, inspection costs, and other direct costs incurred by the Town.

The Mayor, in consultation with Town staff, may require increased deposit amounts, up to $25,000.00, based upon project complexity, anticipated review costs, or project scope.

Any unused portion of the deposit shall be refunded to the applicant following completion of the project or agreement.

The Town reserves the right to suspend processing of an application or agreement if the applicant fails to maintain sufficient deposit balances.

These fees are intended for cost recovery purposes and not for revenue generation.

Road Dedications	**$750**

Subdivisions and Other Projects

Construction Plan and Review Fee	
Application Fee	**$1,500**
2 & 3 Lots	**$1,000.00**
4-9 Lots	**$300 /lot**
10 + Lots	**$500 /lot**
Preliminary Plat	**$5,000 + 100/per lot**
Final Plat (subdivision, town homes, roads, etc.)	**$3,000 +$300/per lot**

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**
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**
Grading & Grubbing Permit Issued After-The-Fact fee	**Double applicable grading and grubbing permit**

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	**75% of total filing fee**
Notification of hearing	**50% of total filing fee**
Planning Staff Review (PSR) meeting or written comments from department received.	**25% of total filing fee**
Staff Report completed	**No Refund**
Public hearing held	**No Refund**
Staff error resulting in mandatory withdrawal	**100% refund**

Cemetery

		RESIDENT	NON RESIDENT
LOT FEES			
	Full Lot	600	1,500

BURIAL FEES (TO BE PAID BY MORTUARY)			
	Weekday	500	700
	Weekend	750	950
	Holiday	750	950
CEMETERY OPERATION FEE (non-refundable)			
	Full Lot	300	300
OTHER SERVICES			
	Disinterment	1200	1200

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	$2.50	Calculated based on usage
45,001-55,000	$3.25	Calculated based on usage
55,001-75,000	$4.00	Calculated based on usage
75,001-100,000	$5.00	Calculated based on usage
Over 100,000	$7.00	Calculated based on usage

Emergency Residential Water Rates

The following emergency residential water rates apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple Valley Water Conservation Plan. The residential base fee and standby fee remain $75.00 per month. Upon termination of the declaration, the regular residential water rates listed above shall resume.

Stage 3 - Water Crisis

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	$75.00
0-5,000 gallons	$1.50
5,001-12,000 gallons	$1.50
12,001-25,000 gallons	$2.50
25,001-35,000 gallons	$3.00
35,001-45,000 gallons	$3.50
45,001-55,000 gallons	$4.50
55,001-75,000 gallons	$6.00
75,001-100,000 gallons	$7.00
Over 100,000 gallons	$9.00

Stage 4 - Water Emergency

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	$75.00
0-5,000 gallons	$1.50
5,001-12,000 gallons	$2.50
12,001-25,000 gallons	$3.50
25,001-35,000 gallons	$4.00
35,001-45,000 gallons	$4.50
45,001-55,000 gallons	$5.50
55,001-75,000 gallons	$8.00
75,001-100,000 gallons	$9.00
Over 100,000 gallons	$11.00

Administration of Emergency Rates

Emergency rates shall apply only during the period identified in the Mayor's written declaration and shall be administered based on the Town's meter-reading and billing cycles. The Town shall provide reasonable notice to affected customers before or as soon as practicable after activation.

Residential Impact Fee (3/4 in Connection): $17,788

Connection Fee Deposit by Meter Size:

3/4-inchConnection 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:

Gallons Used	Charge/1000 Gallons	Total
0-base/standby		Commercial 1-inch meter base/standby rate: $102.00 /month
0-base/standby		Commercial 1.5-inch meter base/standby rate: $141.93 /month
0-base/standby		Commercial 2-inch meter base/standby rate: $202.76 /month
0-base/standby		Commercial 3-inch meter base/standby rate: $552.51 /month
0-base/standby		Commercial 4-inch meter base/standby rate: $1,241.90/month
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	$2.50	Calculated based on usage
45,001-55,000	$3.25	Calculated based on usage
55,001-75,000	$4.00	Calculated based on usage
75,001-100,000	$5.00	Calculated based on usage
Over 100,000	$7.00	Calculated based on usage

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 $2000 meter deposit is required.

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

Maximum Billing for Lost or Unreturned Meter. In the event a bulk water meter is lost, not returned, damaged beyond the ability to obtain an accurate reading, or otherwise unavailable for final reading, the Town may retain the full $2,000 deposit and bill the customer for up to 100,000 gallons of water usage, in addition to any damage to Town property and all other applicable fees and charges. If the Town has clear evidence demonstrating actual usage in excess of 100,000 gallons, the Town may bill for the actual estimated usage.

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 $96.00 ~~84.00~~ Initial Fee (1/2 hour), $96.00 ~~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

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**
Residential			
Single Family Dwelling Unit	$844	1.00	$844
Multi-Family Dwelling Unit	$844	0.68	$571
Non-Residential			
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**
Singe Family Residential	$2,660
Multi-Family Residential	$1,800
Shopping Center	$7,466
Light Industrial	$2,230
Office	$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

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** "01.20.040 Cost Of Services" of the Apple Valley Water Department is hereby *amended* as follows:

BEFORE 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 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

AFTER 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 $96.00 ~~84.00~~ Initial Fee (1/2 hour), $96.00 ~~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

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Mike Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____
Council Member | Richard Palmer	_____	_____	_____	_____
Council Member | Lee Fralish	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley