



## **FEE SCHEDULE**

(Adopted on June 17, 2026; Amended Proposal August 19, 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                                             |



| <b>Product</b>                                                  | <b>Rate Per Transaction</b> |
|-----------------------------------------------------------------|-----------------------------|
| 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**

#### **Business Licenses**

| <b>Alcohol License</b>                    | <b><u>Initial</u></b> | <b><u>Renewal</u></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> |
| Cabins, Tiny Homes, RV Park, Lodges, Etc.: |                 |
| 1 unit                                     | <b>\$300.00</b> |
| 2-5 units                                  | <b>\$500.00</b> |



|                                                                                                                                                                  |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 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 |
| <b>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.</b> |                                       |

#### **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                                  |
| <b>Sign Permit Issued After-The-Fact:</b> | <b>Double applicable sign permit fee.</b> |

## **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**

|                                                   |                               |
|---------------------------------------------------|-------------------------------|
| <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>             |
| Preliminary Plat                                  | <b>\$5,000 + 100/per lot</b>  |
| Final Plat (subdivision, town homes, roads, etc.) | <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 |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------|

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

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

|                  |                    |
|------------------|--------------------|
| <u>01.20.010</u> | <u>Residential</u> |
| <u>01.20.020</u> | <u>Commercial</u>  |
| <u>01.20.030</u> | <u>Bulk Meter</u>  |



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                   |



| Gallons Used           | Charge per 1,000 Gallons |
|------------------------|--------------------------|
| 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-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 \$2000 meter deposit is required.

There will be a \$250 additional charge for late (greater than 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 \$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.

| <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 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