

Developer Agreement

PROJECT: RV Park

ADDRESS: 1354 N. State Street Apple Valley, UT 84737

PARCEL: AV-1334-W

This agreement is between the Town of Apple Valley, 1777 North Meadowlark Drive Apple Valley, Utah 84737 AND Knollwood85, LLC, 1163 N. Main St. Hurricane, Utah 84737.

Purpose of Agreement: Knollwood85, LLC proposes the following terms and conditions as part of their RV Park development within the Town of Apple Valley.

1. Highway Improvement: a right-hand acceleration lane, at the intersection of Apple Valley Way and SR59, will be the responsibility of Knollwood85, LLC. Knollwood85, LLC will not be issued a certificate of occupancy until the acceleration lane has been completed and approved by UDOT.
2. Sewer Connection: if the Town of Apple Valley moves forward with and completes a town sewer system, Knollwood85, LLC will connect the RV Park's septic system to the Town of Apple Valley's sewer system and provide the RV Park's liquid wastewater. If the Town of Apple Valley does not move forward with a town sewer system, Knollwood85, LLC's RV Park will continue to use its septic system as approved by the state.
3. Knollwood85, LLC proposes that it will build 87, plus or minus, RV sites as part of its RV Park which meets the density requirements in the Town of Apple Valley's ordinance 0-2020-XX.
4. Knollwood85, LLC proposes that it will build an office building and two bathroom buildings as part of its RV Park.
5. Knollwood85, LLC proposes that it will build a swimming pool and spa as part of its RV Park within 1 year of receiving a certificate of occupancy.
6. Knollwood85, LLC proposes that if necessary it will build suitable sound and privacy walls as part of its RV Park within 1 year of receiving a certificate of occupancy.
7. Knollwood85 LLC proposes that it will use pervious compacted base rock for the RV sites as part of its RV Park.
8. The Town of Apple Valley acknowledges that it has reviewed and approved the following plans from Knollwood85, LLC for its RV Park: site plan, utility plan, grading plan.
9. The Town of Apple Valley acknowledges that it has issued a Notice to Proceed to Knollwood85, LLC to proceed with the construction of its RV Park.

We hereby agree to the following terms and conditions as set forth in this Developer Agreement.

Initials:

DT

Town of Apple Valley

Mayor: *Walt Beddo*

Date: *10/27/2021*

Knollwood85, LLC

Representative: *Don Tifft*

Date: *10/26/2021*

Initials: *DT*