



April 1, 2022

Frank Lindhardt
Town of Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Little Creek Station Impact Fees

Dear Frank,

Per your request we have calculated the impact fees for the Little Creek Station RV Park based on Apple Valley municipal code 14.02.040 and Big Plains Impact Fee Schedule. Please see the attached table showing impact fees to be paid.

Culinary Water <i>3" connection</i>	\$39,000	<i>Pd</i>	
Wastewater Impact Fee	\$0		
Stormwater Impact Fee	\$42,969	<i>1200</i>	<i>Pd 15,825 6/2021</i>
Parks, Trails and Open Space Impact Fee	\$53,680	<i>2300</i>	
Fire and EMS Impact Fee	\$62,392	<i>1800</i>	
Transportation Impact Fee	\$95,973	<i>2200</i>	
Endangered Species Impact Fee	\$3,723		
Endangered Species Act Impact Fee	TBD		
TOTAL	\$297,737	<i>7,500</i>	<i>\$8,325 paid for commercial grading impact fees</i>

Per the Apple Valley Town Impact Fee Analysis: The Town reserves the right under the Impact Fees Act¹⁰ 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.**

Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

Nate Wallentine, P.E.

Little Creek Station Impact Fee Analysis

Assumptions:

- Culinary Water Meter: 3" Meter
- Persons Per RV Unit: 2 People
- RV Units: 88 Units
- RV Site Acreage: 14.89 Acres
- Use Big Plains Impact Fee for Culinary and Sewer Impact Fee.
- Little Creek Station will install and operate their own wastewater system.
- Traffic counts from Trip Generation Manual 10th Edition.

Culinary Water Impact Fee:

Commercial Impact Fee		
Connection Diameter (In)	ERC's	Impact Fee Amount
3/4	1	\$12,000
1	3	\$15,000
1.5	5	\$21,000
2	8	\$27,000
3	10	\$39,000

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

Wastewater Impact Fee:

Little Creek Station will install and operate their own wastewater system.

Stormwater Impact Fee:

14.89 Acres x \$2,885.79 = \$42,969 per development.

Parks, Trails and Open Space Impact Fee:

2 people per unit x \$305 = \$610 per unit or \$53,680 for the development.

Fire and EMS Impact Fee:

(2 persons per unit/2.38 persons per unit) x \$844 = \$709 per unit or \$62,392 for the development

Transportation Impact Fee:

0.41 Trips x \$2,660 = \$1,091 per unit or \$95,973 for the development

Endangered Species Impact Fee:

14.89 Acres x \$250 = \$3,723

Endangered Species Act Impact Fee:

TBD

Fee = 0.02% x Total Construction Cost