

**TOWN OF APPLE VALLEY, UTAH
RESOLUTION NO. R-2026-18**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AMENDING THE TOWN FEE SCHEDULE RELATING TO WATER RATES, SOLID WASTE FEES, BOUNDARY ADJUSTMENTS, MASTER DEVELOPMENT AGREEMENTS, WATER AGREEMENTS, AND OTHER AGREEMENTS REQUIRING LEGAL, ENGINEERING, OR ADMINISTRATIVE REVIEW, AND ESTABLISHING AFTER-THE-FACT FEES FOR CERTAIN PERMITS, LAND DIVISIONS, BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND BUSINESS LICENSES

WHEREAS, the Town Council of the Town of Apple Valley finds that certain development projects, water agreements, reimbursement agreements, utility agreements, and other specialized contracts require substantial review and processing by the Town Attorney, Town Engineer, consultants, and Town staff; and

WHEREAS, the Town Council finds that it is in the best interest of the Town and its taxpayers to ensure that applicants requesting such agreements reimburse the Town for actual costs incurred by the Town in reviewing, drafting, processing, negotiating, administering, recording, and enforcing such agreements; and

WHEREAS, the Town Council further finds that certain projects may require extensive legal, engineering, administrative, and staff involvement over extended periods of time and that the Town should not subsidize private development projects or investor-related agreements at taxpayer expense; and

WHEREAS, the Town Council further finds that boundary adjustments require administrative review to ensure compliance with Town ordinances and Utah State Code and desires to establish application fees for such reviews; and

WHEREAS, the Town Council further finds that permits, approvals, land divisions, and business licenses obtained after work or activities have commenced require additional staff time, enforcement efforts, administrative review, and compliance activities; and

WHEREAS, the Town Council finds that the monthly solid waste collection fee charged to the Town by its contracted provider has increased and that the Town's fee schedule should be amended to reflect the increased cost of providing solid waste collection services; and

WHEREAS, the Town Council finds that adjustments to the Town's tiered water usage rates are necessary to support the operation, maintenance, repair, replacement, and long-term financial sustainability of the municipal water system; and

WHEREAS, the Town Council desires to amend the Town Fee Schedule to establish fee, reimbursement, deposit, water rate, solid waste fee, and after-the-fact fee processes for these services;

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

Section 1. Fee Schedule Amendment.

Boundary Adjustment Fees

Boundary Adjustments: \$800 per application

Non-Compliant Boundary Adjustments: \$1,600 per application

Solid Waste Fee Amendment

Effective July 1, 2026, the monthly residential solid waste collection fee shall be increased from \$14.66 per month to \$16.16 per month.

Water Rate Schedule Amendment

Effective July 1, 2026, the Town Fee Schedule is hereby amended to revise the tiered water usage rates as follows:

35,001 – 45,000 gallons	\$2.50 per 1,000 gallons
45,001 – 55,000 gallons	\$3.25 per 1,000 gallons
55,001 – 75,000 gallons	\$4.00 per 1,000 gallons
75,001 – 100,000 gallons	\$5.00 per 1,000 gallons
Over 100,000 gallons	\$7.00 per 1,000 gallons

Charges shall be calculated based upon actual metered water usage within each applicable tier.

After-the-Fact Fees

Building permits obtained after construction, installation, or work has commenced without first obtaining the required permit shall be assessed at two (2) times the otherwise applicable permit fee.

Any lot split, subdivision, or land division completed, recorded, or otherwise created without obtaining the required Town approval shall be assessed at two (2) times the applicable lot split fee.

Any boundary adjustment or lot line adjustment completed without obtaining the required Town approval shall be assessed at two (2) times the applicable fee.

Any business operating within the Town without first obtaining the required business license shall pay two (2) times the otherwise applicable business license fee before a license may be issued.

For home-based non-impact businesses that would otherwise have no business license fee, an after-the-fact business license shall be assessed a fee of \$50.00.

Planned Developments, Water Agreements, and Contract Review Fees

Initial Deposit / Retainer: A minimum deposit of \$10,000.00 shall be 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.

Section 2. Severability.

If any section, subsection, sentence, clause, or phrase of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 3. Effective Date.

This Resolution shall become effective immediately upon adoption; provided, however, that the Solid Waste Fee Amendment and Water Rate Schedule Amendment adopted herein shall become effective July 1, 2026.

PASSED AND ADOPTED by the Town Council of Apple Valley, Utah, this 17th day of June, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY
A Utah municipal Corporation

ATTEST:

Michael Farrar, Mayor

Jenna Vizcardo, Town Recorder