



TOWN COUNCIL - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 17, 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, June 17, 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-2026-14, Repeal and Replace Title 14.13 Cemeteries.
2. Resolution R-2026-18, 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.
3. Resolution R-2026-20, Water Rate Increase - Amend Title 01.20.010 Residential of Appendix A Schedule Of Water Rates, Fees, And Charges.

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 4th day of June, 2026.

Dated this 4th day of June, 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.

APPLE VALLEY ORDINANCE O-2026-14

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **REPEAL AND REPLACE** “14.13.010 Definitions” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.010 Definitions

~~As used in this chapter, the following terms are defined as follows: **BURIAL**: The interment of human remains, including cremated remains. **BURIAL LOT**: The location, by section and block, identified in a town cemetery for the future exercise of a burial right, or the memorial to a deceased person, usually four feet (4') by eight feet, three inches (8'3"). An infant lot is usually four feet (4') by four feet (4'). **BURIAL RIGHT**: The nontransferable, limited right of a specific individual to be buried in a specific burial lot in any land designated by the town as a cemetery or a cremation garden. **BURIAL VAULT**: A structure used to hold a casket or container of cremated remains. **CERTIFICATE OF BURIAL RIGHT**: A document issued by the town identifying the individual who may be buried in a burial lot. **CREMATED REMAINS**: The remains of a deceased human that have been reduced to ashes. **DISINTERMENT**: The permanent removal of a casket or cremated remains from a burial lot. **EXHUMATION**: The temporary removal of human remains from a burial lot. **GRAVE**: A burial lot in which human remains, including cremated remains, have been buried or which has been excavated in anticipation of burial. **HEADSTONE**: A marker or monument used to identify the person interred in a burial lot. **INFANT**: A fetus or a child up to two (2) years of age. **MARKER**: A headstone that is flat, flush to the natural grade of a grave identifying the person whose remains are buried in the grave. **MEMORIALS**: Items placed on a burial lot as a remembrance. **MONUMENT**: A headstone that is upright located on a grave identifying the person whose remains are buried interred in the grave. **NONRESIDENT**: Any person who is not a legal Resident. **RESIDENT**: Any person who was domiciled full-time within town boundaries at the time of death, or moved from the town for the purpose of receiving medical treatment or for the purpose of living in a residential care facility, regardless of the actual place of death. Two forms of proof of residency are required. **RULES AND REGULATIONS**: The rules and regulations that are included in this chapter or that are otherwise adopted by the town council to govern the town cemetery.~~

As used in this chapter, the following terms are defined as follows: ****BURIAL**** The interment of human remains, including cremated remains.

****BURIAL LOT:**** The location, by section and block, identified in a town cemetery for the future exercise of a burial right, or the memorial to a deceased person, usually four feet (4') by eight feet, three inches (8'3").

****BURIAL RIGHT:**** The nontransferable, limited right of a specific individual to be buried in a specific burial lot in any land designated by the town as a cemetery or a cremation garden.

****BURIAL VAULT:**** A structure used to hold a casket or container of cremated remains.

****CERTIFICATE OF BURIAL RIGHT:**** A document issued by the town identifying the individual who may be buried in a burial lot.

****CREMATED REMAINS:**** The remains of a deceased human that have been reduced to ashes.

****DISINTERMENT:**** The permanent removal of a casket or cremated remains from a burial lot.

****EXHUMATION:**** The temporary removal of human remains from a burial lot.

****GRAVE:**** A burial lot in which human remains, including cremated remains, have been buried or which has been excavated in anticipation of burial.

****HEADSTONE:**** A marker or monument used to identify the person interred in a burial lot.

****MARKER:**** A headstone that is flat, flush to the natural grade of a grave identifying the person whose remains are buried in the grave.

****MEMORIALS:**** Items placed on a burial lot as a remembrance.

****MONUMENT:**** A headstone that is upright located on a grave identifying the person whose remains are buried interred in the grave.

****NONRESIDENT:**** Any person who is not a legal Resident.

****RESIDENT:**** Any person who was domiciled full-time within town boundaries at the time of death, or moved from the town for the purpose of receiving medical treatment or for the purpose of living in a residential care facility, regardless of the actual place of death. Two forms of proof of residency are required.

****RULES AND REGULATIONS:**** The rules and regulations that are included in this chapter or that are otherwise adopted by the town council to govern the town cemetery.

SECTION 2: AMENDMENT “14.13.020 Name And Location Of Cemeteries” of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

14.13.020 Name And Location Of Cemeteries

~~The town may name and maintain one or more cemeteries in any location owned by the town and designated as a cemetery by the town council. Any designation by the town council of a cemetery shall be permanent. The name of the cemetery located at 1860 N. Sunrise Circle shall be Apple Valley Cemetery.~~

The Town may name and maintain one or more cemeteries in any location owned by the Town and designated as a cemetery by the Town Council. Any designation by the Town Council of a cemetery shall be permanent.

The name of the cemetery located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737 shall be Apple Valley Cemetery.

The Apple Valley Cemetery is a basic, no-frills public burial ground that is currently a work in progress. At this time, the Town does not provide or maintain grass, turf, trees, landscaping, irrigation, or other aesthetic improvements. The Town provides only the burial lot (the right to inter human remains). It is the sole responsibility of the family, plot owner, or their designated representative to arrange and pay for all other aspects of burial, including but not limited to funeral services, opening and closing of the grave, vaults or outer containers, markers or monuments, decorations, and any care or maintenance of the individual plot. The Town grants the right of burial but does not guarantee or provide ongoing care, beautification, or park-like conditions. Plot owners and users acknowledge and accept the current undeveloped state of the cemetery.

SECTION 3: REPEAL AND REPLACE “14.13.030 Sexton Powers And Duties” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.030 ~~Sexton Powers And Duties~~ Cemetery Superintendent

~~There is hereby created the position of Sexton as designated by town council. The sexton, subject to the direction of the mayor or town administrator, has entire charge of the cemetery and is authorized to enforce the rules and regulations pertaining thereto. The sexton may take such action as may be necessary, though not expressly set forth herein, to protect the property of grave and lot owners, and the cemetery, from injury, and to preserve the peace, economy, and good order of the cemetery. The sexton shall keep the cemetery plat and related records up to date and cooperate with the town treasurer in maintaining records of charges and payments made pursuant to this chapter. The sexton or a competent deputy shall attend every interment in a cemetery and shall register the names and ages of all persons interred therein and the place of their interment. The sexton shall open and close graves, maintain the cemetery, and perform such other duties as may be required elsewhere in this chapter or directed by the town council.~~

A. Created. There is hereby created the position of Cemetery Superintendent, as designated by the Town Council, the Administrative Manager shall serve as Cemetery Superintendent.

B. Duties. The Cemetery Superintendent shall have general supervision and administration of the Apple Valley Cemetery. The Cemetery Superintendent's duties include oversight only; the Town does not assume responsibility for opening or closing graves unless the family or funeral director specifically contracts with the Town for that service and pays the applicable fee in advance.

SECTION 4: REPEAL AND REPLACE “14.13.040 Burial Rights” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.040 Burial Rights

~~A. Sale of Burial Rights: The town is authorized to sell burial rights only to individuals. Upon a sale of a burial right, the town shall issue a certificate of burial right, which certificate shall grant to the individual named therein the nontransferable right to be buried in the burial lot identified therein. The certificate of burial grants only a license to be buried and is not a conveyance of any title, fee, or other ownership or possessory interest in a burial lot. An individual may purchase more than one (1) burial right so long as each issued certificate of burial right identifies the individual who is entitled to be buried in the burial lot identified therein. Only one (1) individual may be named in a certificate, without any duplication. Any certificate of burial right that does not name the individual who may be buried in the burial lot identified therein is invalid. The cost~~

~~of a burial right shall be established by the town council as part of the town's enacted fee schedule. If the individual named in the certificate is not a resident of the town, the cost of the burial right shall be the nonresident fee.~~

~~B. Limitation On Transferability of Burial Rights: Burial rights may not be transferred in any manner, except the individual named in the certificate of burial right may (1) subdivide a burial right as provided in subsection C of this section and (2) conditionally surrender the burial right covered in the certificate of burial rights as provided in subsection D of this section.~~

~~C. Subdivision of Burial Rights: A burial right includes the nontransferable right to allow the burial of additional human remains in a burial lot in the following combinations:-~~

- ~~1. One (1) casket buried at normal depth, with up to two (2) containers of cremated remains buried above the casket – one (1) buried under the headstone for the casket and one (1) buried with a separate headstone halfway between the headstone for the casket and the end of the casket.~~
- ~~2. Two (2) caskets buried in the same burial lot; one (1) at nine (9) feet and one (1) at six (6) feet, with up to two (2) containers of cremated remains buried above the casket – one (1) buried under the headstone for the casket and one (1) buried with a separate headstone halfway between the headstone for the casket and the end of the casket.~~
- ~~3. Up to four (4) containers of cremated remains, with one (1) buried in each quadrant.~~

~~a. While alive, the individual named in the certificate of burial right must consent in writing to the burial of any other remains in the burial lot identified therein. Once the individual named in the certificate of burial right has passed away, the burial of any other remains in the burial lot identified therein may be allowed by (1) the surviving spouse of the individual named in the certificate of burial right or (2) if no spouse survives, a descendant of the individual named in the certificate of burial right. Before the town will allow a descendant to consent to the burial of any other remains in the burial lot, the descendant must either obtain the written consent of all the surviving descendants of the individual named in the certificate of burial right, by representation, or must notify in writing all descendants, by representation, of an intent to allow other remains in the burial lot, which writing must explicitly state that the town must receive any objection in writing within thirty (30) days. If the town does not receive any objection within thirty (30) days from the date the last notice was mailed, the descendant may consent to the burial of other remains in the burial lot. If the town receives an objection within thirty (30) days from the date the last notice was mailed, the descendant may not consent to the burial of other remains in the burial lot. Before notifying descendants of an intent to consent to the burial of other remains in the burial lot, the descendant must notify the town of such intent, identify for the town the name and last known address of all known surviving descendants of the individual named in the~~

certificate of burial right, and deliver a copy of the notices to the town, with proof of mailing. The legally recognized guardian of any minor or incapacitated descendant may act on behalf of the minor or incapacitated descendant.

- ~~D. Voluntary Surrender of Burial Rights: At any time prior to sixty (60) years from the date of issuance of a certificate of burial right, the individual named in the certificate of burial right, or the legally recognized guardian of the individual named in the certificate of burial right, may surrender the burial right to the town by delivering to the town a signed and notarized document indicating an intent to surrender. Upon surrender, the town shall refund the original purchase price of the burial right to the surrendering individual. The surrendering individual may elect to condition the surrender of the burial right on the sale of the burial right to an individual identified by the surrendering individual by identifying the successor individual in the notarized surrender document. The identified individual shall have thirty (30) days from the date of surrender to pay the then current fee for a burial right. If the surrendering individual fails to identify a successor in the surrender document, or the individual identified to purchase the burial right fails to pay the fee within thirty (30) days from the date of surrender, the surrender shall be deemed unconditional, and the town may immediately thereafter sell the burial right as the town deems fit in the town's sole discretion.~~
- ~~E. Abandonment Through Nonuse—Reclamation: If a burial right, including any subdivided burial right, remains unexercised for more than sixty (60) years from the date of issuance, the burial right shall be deemed abandoned and the town may reclaim the associated burial lot in any manner authorized by the laws of the state of Utah. The town may sell a burial right for any reclaimed burial lot.~~

The Town sells only a nontransferable burial right in a specific lot. The Town retains full ownership of the land and provides only the burial space. All other services and improvements are the responsibility of the certificate holder, their family, or authorized representative.

A. Sale of Burial Rights: The Town is authorized to sell burial rights. Upon sale, the Town shall issue a certificate of burial right granting the named individual the nontransferable right to be buried in the identified lot. The certificate is not a deed or title to the land. The cost shall be set by Town Council resolution, with different rates for residents and non-residents.

B. Transfer and Surrender: Burial rights may not be sold or transferred to any person except back to the Town. The holder may voluntarily surrender the right at any time prior to use and receive a refund of the original purchase price minus 10% for processing and handling.

C. Reclamation: If a burial right remains unused for more than sixty (60) years, the Town may reclaim the lot after reasonable efforts to locate the holder or heirs, in accordance with Utah law. The Town may then sell the reclaimed burial right.

SECTION 5: AMENDMENT “14.13.050 Perpetual Care Fee” of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

14.13.050 ~~Perpetual Care~~Cemetery Operation Fee

~~At the time a burial right is sold by the town, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover perpetual care of the burial lot, which is nonrefundable. The fee shall not exceed the amount anticipated by the town to cover the projected cost of maintenance necessitated by natural growth and ordinary wear and tear.~~

At the time a burial right is sold by the Town, the Town shall charge a reasonable Cemetery Operation Fee, as established by the Town Council on the Town's duly enacted fee schedule, to help cover long-term cemetery operational costs, including roadway maintenance, fencing, administration, safety, grading, and general cemetery maintenance, which fee shall be nonrefundable.

Because the cemetery is a work in progress with no grass or landscaping, this fee does not include turf care, mowing, watering, landscaping, or aesthetic improvements.

SECTION 6: REPEAL AND REPLACE “14.13.060 Burial Permit” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.060 Burial Permit

~~No remains shall be interred, or remains received, unless a statistics report is received from a licensed mortician and signed by the funeral director, which shall be an acknowledgement of the mortuary's obligation to pay for the burial, or unless the burial charges have been paid in advance to the town treasurer and receipt therefor is presented to the sexton as a permit for the burial. The burial report or receipt shall reflect the full name of the deceased, the date and place of birth, the date and place of death, and the name and address of the person responsible for disposal.~~

No remains shall be interred, or remains received, unless a statistics report is received from a licensed mortician and signed by the funeral director, which shall be an acknowledgement of the mortuary's obligation to pay for the burial, or unless the burial charges have been paid in

advance to the town and receipt therefor is presented to the Cemetery Superintendent as a permit for the burial. The burial report or receipt shall reflect the full name of the deceased, the date and place of birth, the date and place of death, and the name and address of the person responsible for disposal.

SECTION 7: REPEAL AND REPLACE “14.13.070 Fees For Burial” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.070 Fees For Burial

- ~~A. Burial Fee: Upon the exercise of a burial right, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of burial.~~
- ~~B. Disinterment Fee: Upon a request for disinterment authorized by the laws of the state of Utah, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of disinterment. If the request includes that a disinterment shall include the vault, the town shall charge an additional reasonable fee, as established by the town council on the town's duly enacted fee schedule. Notwithstanding such surcharge, the town does not guarantee in such event that the vault will be intact or undamaged.~~
- ~~C. Other Services: The town may charge reasonable fees, as established by the town council on the town's duly enacted fee schedule, for other services rendered by the sexton or the town related to a cemetery or a burial right.~~

A. Burial Fee: Upon the exercise of a burial right, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of burial.

B. Disinterment Fee: Upon a request for disinterment authorized by the laws of the state of Utah, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of disinterment. If the request includes that a

disinterment shall include the vault, the town shall charge an additional reasonable fee, as established by the town council on the town's duly enacted fee schedule. Notwithstanding such surcharge, the town does not guarantee in such event that the vault will be intact or undamaged.

C. Other Services: The town may charge reasonable fees, as established by the town council on the town's duly enacted fee schedule, for other services rendered by the Cemetery Superintendent or the town related to a cemetery or a burial right.

SECTION 8: REPEAL AND REPLACE “14.13.080 Burial Hours - Sundays And Holidays” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.080 Burial Hours - Sundays And Holidays

~~No graveside service or interment will be allowed in the cemetery on Sunday or on any of the holidays officially observed by the town. On all other days, graveside services or interments will be allowed between the hours of nine o'clock (9:00) A.M. and three o'clock (3:00) P.M. all graveside services and interments must be arranged through the sexton forty-eight (48) hours in advance of the time set, and, if there is an intervening holiday or Sunday, arrangements must be made seventy-two (72) hours in advance. The sexton may approve exceptions to the times designated herein and shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover expenses related to off-hours graveside services or interments.~~

No graveside service or interment will be allowed on Sunday or on any of the holidays officially observed by the town. On all other days, graveside services or interments will be allowed during normal Town business hours. Arrangements must be made in advance through the Cemetery Superintendent. The Cemetery Superintendent may approve reasonable exceptions and may charge an overtime fee set by resolution.

SECTION 9: REPEAL AND REPLACE “14.13.090 Restrictions On Burial” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.090 Restrictions On Burial

~~It shall be unlawful for any person to bury the body of a deceased person within the town limits, except in a cemetery as described in section 14-13-020 of this chapter, unless it is a private cemetery as regulated in AVLU 10.40 Private Cemeteries For Human Interment. No grave in the cemetery shall be opened or filled, refilled, or sodded, except by employees of the town under the direction of the sexton. All parts of a burial or cremation vault shall be at least two feet (2') below the surface of the ground. One (1) interment only shall be allowed in a casket except for a parent with their infant child, two (2) children who are buried at the same time, or one (1) cremated remains placed in the casket at the time of burial. Double Depth burials are allowed.~~

It shall be unlawful for any person to bury the body of a deceased person within the Town limits, except in the Apple Valley Cemetery or in a private cemetery authorized by separate Town ordinance. No grave in the cemetery shall be opened or filled, or refilled, except by employees of the Town under the direction of the Cemetery Superintendent or by a licensed private contractor approved in advance by the Cemetery Superintendent. All parts of a burial or cremation vault shall be at least two feet (2') below the surface of the ground. One (1) interment only shall be allowed in a casket. Double Depth burials are allowed.

SECTION 10: **REPEAL AND REPLACE** “14.13.100 Vaults” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.100 Vaults

~~Before a casket is accepted for burial, it must be housed within a concrete vault having fixed top and side panel edge restraints incorporated into the construction and having a strength capable of uniformly withstanding a stress of seven and one-half (7 ½) pounds per square inch. If a particular type or construction of a vault is rejected by the sexton, the mortician or party utilizing the vault shall bear the burden of proving compliance with the strength requirements of this section. Cremated remains must be placed in a cremation vault made of fiberglass, concrete, or metal with a strength deemed adequate by the sexton.~~

Before a casket is accepted for burial, it must be housed within an approved vault. No wood shall be used as a permanent part of the vault. The Cemetery Superintendent may reject any vault that does not appear adequate to prevent settling.

SECTION 11: **REPEAL AND REPLACE** “14.13.110 Headstones” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.110 Headstones

- ~~A. All graves shall be identified by a headstone placed at the head of the grave. A burial lot containing multiple graves must have a headstone for each grave, which may be a joint combined marker or monument, if otherwise allowed, or small individual markers. No more than one headstone shall be permitted for each grave, except where a traditional military marker is appropriate in addition to another monument. All headstones must comply with the cemetery standards.~~
- ~~B. Upright monuments are allowed but may not be more than three feet (3') high. A six-inch (6'') mow strip is required. Cremation/Infant monuments are required to be flat.~~
- ~~C. Single Raised Headstone or Marker: A single raised headstone shall have up to a maximum height of thirty-six inches (36'') and a maximum foundation size up to forty-two inches (42'') by twenty-eight inches (28''). A six-inch (6'') concrete mow strip is required.~~
- ~~D. D. Companion or Double Raised Headstone or Marker: A companion or double raised headstone shall have a maximum height of thirty-six (36'') and a foundation size of up to seventy-two inches (72'') by twenty-eight (28''). A six-inch (6'') concrete mow strip is required.~~
- ~~E. Single Flat Headstones or Marker other than Infant: A single flat headstone shall have up to a maximum foundation size of forty-two inches (42'') by twenty-eight inches (28''). A six-inch (6'') concrete mow strip is required.~~
- ~~F. Companion or Double Flat Headstones or Marker other than Infant: A double flat headstone shall have up to a maximum foundation size of seventy-two inches (72'') by thirty inches (30''). A six-inch (6'') concrete mow strip is required.~~
- ~~G. Infant Headstones or Marker: Only a flat headstone shall be allowed in the infant section. It shall have a minimum size of twelve inches (12'') by twelve inches (12''). It shall not exceed twenty-four inches (24'') by twenty four inches (24''). A six-inch (6'') concrete mow strip is required.~~
- ~~H. All headstones or markers must be made of real bronze, glazed granite or other permanent materials. Wood, sandstone, or any other material which is susceptible to decay is not authorized.~~
- ~~I. Monument and grave markers will be installed by private firms. The sexton's office must receive a minimum of twenty-four (24) hours' notice before installation. Installers are responsible for the removal of all excess debris and must restore the lot to its original condition. Patrons are responsible for removal and re-installment of any marker or monument deemed oversized by town staff.~~
- ~~J. In the event a headstone is not placed on the grave within ninety (90) days after interment, the sexton may, but is not required to, install a headstone in a form and size selected by the sexton at the sexton's sole discretion.~~
- ~~K. The town shall not be held liable for damage to headstones, including any damage caused during maintenance or resulting from moving/transferring for interment purposes.~~

All graves shall be identified by a headstone or marker placed at the head of the grave. A burial lot containing multiple graves must have a headstone or marker for each grave, which may be

a joint combined marker or monument if otherwise allowed. All headstones and markers must be placed on a concrete foundation that is flush with the natural grade of the ground and provides a border around the base. Placement, design, and installation must be approved in advance by the Cemetery Superintendent. The Town shall not be held liable for damage to headstones or markers, including any damage caused during maintenance or resulting from moving/transferring for interment purposes.

SECTION 12: REPEAL AND REPLACE “14.13.120 Regulations And Prohibited Uses” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.120 Regulations And Prohibited Uses

- ~~A. Park Regulations Govern: Insofar as they may be applicable, those regulations adopted by the town to govern operation of its parks shall apply to the cemetery. However, it shall be unlawful for any person to be in a cemetery during hours of darkness. A person is considered to be “in a cemetery” if he or she is upon any portion of the property set aside as present or future cemetery property as designated in the appropriate records of the town and county.~~
- ~~B. Policies Adopted—Conflicting Provisions: The town council may also adopt policies, rules and regulations to govern operation of a cemetery. If adopted, such policies, rules and regulations will control over a less specific or conflicting provision of the park rules and regulations.~~
- ~~C. Patrons—Children: Cemetery patrons only are allowed in a cemetery. Children under sixteen (16) years of age must be always accompanied on cemetery property by a parent or some supervising adult eighteen (18) years of age or older.~~
- ~~D. Recreational Activities—Animals: It shall be unlawful to engage in any active recreational activity such as, but not limited to soccer, baseball, and football, or to bring or allow any animal on cemetery property.~~
- ~~E. Burial of Animals or Nonhuman Items: It shall be unlawful to bury animals or other nonhuman items in a cemetery unless the sexton is directed otherwise by the town council in a particular instance.~~
- ~~F. Motor Vehicles: No motor vehicle shall travel off clearly designated roadways in a cemetery for any reason without consent of the sexton, and where such consent is given, the owner or operator of the vehicle shall either repair all damage, including tire marks, which the sexton determines to have been caused by such vehicle, or they shall reimburse the town for the cost of such repair. The speed limit within the cemetery is 5 m.p.h. Parking is permitted on the internal roads and curbside on external roads. No vehicles permitted after dark.~~
- ~~G. Sod/Landscaping Rocks Disturbance: In no event shall the sod or landscaping rocks be disturbed without prior approval of the sexton.~~

- ~~H. No soliciting, sales, or pan handling.~~
- ~~I. No signs or advertisements.~~
- ~~J. Alcoholic beverages and smoking are prohibited.~~
- ~~K. Penalty: Violation of this section shall constitute a class B misdemeanor and, upon conviction, subject to penalty as provided in section 1.08 of this code.~~

A. Park Regulations Govern: Insofar as they may be applicable, those regulations adopted by the town to govern operation of its parks shall apply to the cemetery. It shall be unlawful for any person to be in a cemetery during hours of darkness.

B. Patrons – Children: Children under sixteen (16) years of age must be accompanied by a parent or supervising adult.

C. Conduct: The cemetery is sacred ground. Strict observance of decorum is required. No recreational activities, animals (except service animals), soliciting, signs, advertisements, alcoholic beverages, or smoking are allowed.

D. Motor Vehicles: Vehicles must remain on designated roadways, observe a 5 m.p.h. speed limit, and not be driven after dark.

E. Penalty: Violation of this section shall constitute a class B misdemeanor and, upon conviction, subject to penalty as provided in section 1.08 of this code.

SECTION 13: REPEAL AND REPLACE “14.13.130 Disinterments - Disinurnments - Exhumations” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.130 Disinterments - Disinurnments - Exhumations

~~The scheduling of disinterment, disinurnment, or exhumations shall be at the discretion of the sexton. The sexton may refuse to disinter any remains that would endanger the health and safety of town employees or the public. Disinterment may be postponed without notice if the sexton deems it necessary in order to maintain the regular operations of a cemetery.~~

The scheduling of disinterment, disinurnment, or exhumations shall be at the discretion of the Cemetery Superintendent. The Cemetery Superintendent may refuse or postpone any disinterment that would endanger health or safety or interfere with regular cemetery operations.

SECTION 14: REPEAL AND REPLACE “14.13.140 Memorials” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.140 Memorials

- ~~A. Semi-permanent Memorials: No person shall have the right to place or plant semipermanent memorials, including but not limited to trees, shrubs, and flowers, on a burial lot without the approval of the sexton. In considering whether to approve semi-permanent memorials, the sexton may consider plant maintenance requirements, landscape value and hardiness, interference with other burial lots, plants and mowing operations, and consistency with landscape design.~~
- ~~B. Temporary Memorials: Temporary memorials, including but not limited to potted plants, flags, floral wreaths, and flowers in vases, will be removed without notice by town employees when they become withered, discolored, torn, broken, or vandalized. Funeral flowers will be allowed to remain for three (3) business days, after which town employees may remove them based on the above criteria. Other temporary memorial items such as glass containers, wires, sticks, iron rods, pegs, ceramic pots, or other containers that may pose safety hazards will be removed by town employees. All temporary memorials must be placed in a raised adjustable receptacle that is either in the monument or in the concrete border that surrounds the monument. A single shepherd hook may be placed adjacent to the concrete border. One shepherd hook per grave permitted. The adjustable receptacles must be of a type approved by the sexton.~~
- ~~C. Removal of Items: The town shall not be responsible or liable for memorials that are removed, discarded, damaged, or destroyed. Clearing of memorials may occur as often as monthly.~~
- ~~D. Theft or Loss of Personal Belongings: The town is not responsible for the theft or loss of personal belongings.~~

A. No person shall place or plant permanent or semi-permanent memorials (trees, shrubs, flowers, etc.) on a burial lot without prior approval of the Cemetery Superintendent.

B. Temporary memorials (flags, potted plants, floral arrangements, etc.) may be placed but must be in approved containers. The Town may remove any memorial that becomes unsightly, hazardous, or violates the rules. Funeral flowers may remain for up to five days.

C. The Town shall not be responsible or liable for any memorials that are removed, damaged, or destroyed.

Because the cemetery is a work in progress with no landscaping, the Cemetery Superintendent may limit plantings that require ongoing irrigation or maintenance.

SECTION 15: REPEAL AND REPLACE “14.13.150 Maintenance” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.150 Maintenance

~~Town employees provide regular cleaning, turf care, raising and leveling of monuments or markers at the discretion of the sexton. Health and safety considerations will prevail in the determination of priorities.~~

Town employees will provide only minimal basic maintenance necessary for safe access and overall cemetery operations (such as grading roads or preventing hazards as resources allow). The Town does not provide grass, mowing, watering, trees, shrubbery, or individual plot maintenance. Plot owners and families are responsible for any desired care or decoration of their specific plot. The Town reserves the right to enter any plot to perform necessary work for safety, access, or overall cemetery management, without liability for incidental damage to personal items or markers.

SECTION 16: REPEAL AND REPLACE “14.13.160 Cemetery Board” of the Apple Valley Municipal Code is hereby *repealed and replaced* as follows:

REPEAL AND REPLACE

14.13.160 Cemetery Board

~~A cemetery board shall be established to assist the town council in decisions regarding the cemetery and to ensure policies and procedures are being followed. The board shall serve as an advisory board.~~

~~APPOINTMENT; MEMBERSHIP:~~

- ~~A. Appointment: The cemetery board shall consist of up to five (5) members with a minimum of three (3) members. All members shall be appointed by the Mayor with the advice and consent of the town council.~~
- ~~B. The board shall serve under the direction of the mayor or town administrator.~~
- ~~C. The board shall select a chairperson and secretary, and such other officers as the board may determine. The sexton shall serve as one of the board members.~~
- ~~D. The meeting schedule shall be held, at a minimum, annually.~~
- ~~E. Terms; Vacancies; Removals. The members shall serve staggering four (4) year terms.~~

~~The mayor may appoint members, with the advice and consent of the town council, to fill any unexpired term of any member who vacates their position for any reason. Members may be removed from their position for cause by the town council. "Cause" includes, but is not limited to, moving out of the town, failing to attend meetings, or committing any act inimical to public service.~~

~~POWERS AND DUTIES: The board shall have the following responsibilities:~~

- ~~A. Recommending the mission, goals, objectives, short-term plan, and long-term plan related to the cemetery.~~
- ~~B. Assisting the town council in identification of areas of concern, educating residents, ensuring policies and procedures are being followed, and any other task similar as directed by the town administrator and/or sexton.~~

~~MEETINGS:~~

~~Meetings shall be held at the town meeting room or such other location within the town as determined from time to time by the board. Notice of the date, time, and location of the meeting, along with the agenda, shall be given to the Town Recorder sufficiently in advance of such meeting to allow for proper notice in accordance with state law.~~

~~QUORUM; VOTE REQUIRED: A quorum of the board shall be three (3) members; and a majority vote of a quorum shall be required for a decision of any matter before the board. If a quorum is not present, no meeting shall be held, and any items of business shall be continued to the next meeting of the board.~~

The Town Council shall serve as the Cemetery Advisory Board in decisions regarding the cemetery and to ensure policies and procedures are being followed.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



FEE SCHEDULE

(Adopted on May 20, 2026 **Proposal June 17, 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

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~~14.66~~ (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	\$1,600 900 per new lot
Boundary Adjustments	\$800 per application
Non-Compliant Boundary Adjustments	\$1,600 per application
Lot Line Adjustments	\$800 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

Planned Developments and Development Agreement Fees

~~Initial Fee~~ ~~\$500 + Actual Legal & Engineering Cost of Services~~
~~Revisions/Amendments~~ ~~\$Actual Legal & Engineering Cost of Services~~
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
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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
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Grading & Grubbing Permit Issued After-The-Fact fee	Double applicable grading and grubbing permit
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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



- [01.20.010 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 25	Calculated based on usage
45,001-55,000	\$3.25 00	Calculated based on usage
55,001-75,000	\$4.00 3.50	Calculated based on usage
75,001-100,000	\$5 4.00	Calculated based on usage
Over 100,000	\$7 5.00	Calculated based on usage

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>

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

**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

**APPLE VALLEY
RESOLUTION R-2026-20**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “01.20.010 Residential” of the Apple Valley Water Department is hereby *amended* as follows:

BEFORE AMENDMENT

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	\$2.25	Calculated based on usage
45,001-55,000	\$3.00	Calculated based on usage
55,001-75,000	\$3.50	Calculated based on usage
75,001-100,000	\$4.00	Calculated based on usage
Over 100,000	\$5.00	Calculated based on usage

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.

AFTER AMENDMENT

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 ²⁵	Calculated based on usage
45,001-55,000	\$3. 25 ⁰⁰	Calculated based on usage
55,001-75,000	\$4. 00 ^{3.50}	Calculated based on usage
75,001-100,000	\$ 5 ⁴ .00	Calculated based on usage
Over 100,000	\$ 7 ⁵ .00	Calculated based on usage

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.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley