



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: January 8, 2024
Re: City Fee Schedule Revised Update – Construction Inspection Fees
Action: Possible Adoption

City Fee Schedule Revised Update

REQUEST

Review, discuss and possibly adopt a revised update to the city fee schedule.

BACKGROUND

Following up from the discussion on updates to the city fee schedule at the December 11th City Council Meeting, Staff is suggesting a revised update addressing construction inspection fees.

ANALYSIS

As identified with the review of recent development applications and associated inspections of infrastructure construction, the existing fee amount for construction inspections is insufficient to cover inspections costs. The City Council discussed an option with Staff to charge actual inspection costs for construction inspections rather than a set fee amount as originally adopted.

Attachment A includes the “Track Changes” of a revised update for construction inspection fees.

Attachment B includes Resolution No. 2024-1 for possible adoption.

RECOMMENDATION

Staff recommends the City Council review and discuss the updated fee schedule update and consider adoption of Resolution 2024-1.

ATTACHMENTS

- A. “Track Changes” Updated Construction Inspection Fees
- B. Resolution No. 2024-1.

ATTACHMENT A

Effective Date: 12/11/2023 (Resolution No.2023-7)

ENGINEERING and PUBLIC WORKS FEES

- 1) **Construction Plans Review** (due with Final Subdivision Plat and Final Site Plan Application submittals):
 - \$200 per lot or unit
 - \$175/1,000 sq. ft. (non-residential)

Note: Non-residential square feet are calculated from gross building area (exterior wall to exterior wall).

- 2) **Construction Inspection Fee:**

- ~~a. For projects with estimated construction cost less than or equal to \$500,000, the fee is 2.0% times the construction cost*~~
- ~~b. For projects with estimated construction cost more than \$500,000, the fee is \$10,000 plus 1.5% times the construction cost*~~

Projects which require infrastructure installation shall be required to pay an inspection fee deposit equal to two (2%) percent of the estimated construction cost* and contingency as approved by the City Engineer. The City will charge against this deposit all costs associated with inspection of infrastructure installation. If the City has funds remaining after the completion and acceptance of the infrastructure by the City, the balance of the fee not used will be refunded to the applicant or developer. If the actual costs associated with the infrastructure inspection exceed the deposit, the City shall bill the actual costs to the applicant or developer.

* Construction costs included in the inspection fee calculation are for all "Public Improvements" including sewer, water, secondary water, and roads, or other public improvements. It does not include private improvements.

- 3) **Public Street Vacation:** \$500

- 4) **Excavation Encroachments and Structures in the City Right of Way**

- a. **Non-refundable Application Fee:** \$100
- b. **Driveway Encroachment Permit:** \$250 per Encroachment + \$150 Re-inspection Fee
- c. **Structure Encroachment Permit:** \$200 first structure + \$50 per additional structure
- d. **Asphalt Cut (including saw cuts, or excavations, or potholing not with soft dig methods):**
 - i. Asphalt \leq 3 years old: \$500 + \$0.50 per square foot
 - ii. Asphalt 3 years old or older: \$250 + \$0.25 per square foot
- e. **ROW or Roadway crossings using no trench methods (i.e., boring with no asphalt cuts):** \$200 per crossing + \$0.3.00 per linear foot
- f. **Sidewalk, Curb, Gutter, Misc. Concrete:** \$200 per cut + \$0.1.50 per square foot
- g. **Road Closure Permit:** \$200

- 5) **Bonding For All Work**

- a. Cash Bond \$1,500 for Summer work; held by City and refundable 1 year after final inspection
- b. Cash Bond \$2,000 for Winter work; held by City and refundable 2 years after final inspection
- c. For projects where repair is estimated to exceed \$2,000, a cash or surety bond for

ATTACHMENT B

RESOLUTION NO. 2024-1 **FEE SCHEDULE FOR COALVILLE CITY**

WHEREAS Coalville City ordinances contemplate and provide that the City shall fix fees for the filing of various applications and permits and for purposes required in the implementation of the ordinances and regulations of Coalville City, and

WHEREAS, by Resolution No. 1998-5, the City adopted fee schedules for certain applications and permits filed and issued pursuant to the Development Ordinance adopted by the City, and

WHEREAS, by Resolution No. 2006-7, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2010-2, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2011-1, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2015-1, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2021-1, the City adopted revised fee schedules for the Community Development Department,

WHEREAS, by Resolution No. 2021-3, the City adopted revised fee schedules for the Community Development Department,

and

WHEREAS, by Resolution No. 2021-7, the City adopted revised fee schedules for the Community Development Department,

and

WHEREAS, by Resolution No. 2022-7, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2022-11, the City adopted revised fee schedules,
and

WHEREAS, by Resolution No. 2023-7, the City adopted revised fee schedules,

WHEREAS certain changes are to be made in the fee schedule and the City desires to adopt a resolution providing a fee schedule which shall supersede and replace the relevant portions of the fee schedule promulgated by Resolution No. 2024-1, updated to show the current fees,

NOW, THEREFORE, BE IT RESOLVED that the following fee schedule is hereby adopted for fees other than fees previously adopted by Resolution 2023-7 relating to the revised fee schedule:

See Attached Resolution 2024-1 Fee Schedule

Effective Immediately

DATED this 8th day of January 2024.

Council Member Richins

Council Member Brady

Council Member Powis

Council Member Willoughby

Council Member Wood

ATTEST:

City Recorder

Mayor Marsh