

RESOLUTION NO. 2022-11
COALVILLE CITY FEE SCHEDULE

COMMUNITY DEVELOPMENT (PLANNING) FEES

- 1) **Annexation:** \$1,500 + \$10/acre
- 2) **ALJ Administrative Appeal Hearing:** \$500
- 3) **ALJ Administrative Variance Hearing:** \$500
- 4) **Conditional Use Permit:** \$750 + \$25 per lot/unit or \$1,500 (non-residential)
- 5) **Condominium Plat:** (same as subdivision fees)
- 6) **Master Planned Development (MPD):** \$25 per lot or unit/\$50 per 1,000 sq. ft. (non-residential)
- 7) **Development Agreement:** \$1,500
- 8) **Development Agreement Amendment:** \$500 (minor) \$750 (major)
- 9) **Zone Map Amendment:** \$1,500
- 10) **Development Code Text Amendment:** \$1,500
- 11) **Concept Plan:** \$25 per lot or unit/\$50 per 1,000 sq. ft. (non-residential)
- 12) **Preliminary Subdivision Plat/Site Plan:** \$250 per lot or unit/\$125 per 1,000 sq. ft. (non-residential)
- 13) **Final Subdivision Plat/Site Plan:** \$150 per lot or unit/\$100 per 1,000 sq. ft. (non-residential)
- 14) **General Plan Amendment:** \$1,500
- 15) **Lot Line Adjustment:** \$500
- 16) **Lot of Record Determination:** \$100 / parcel
- 17) **Low Impact Permit:** \$500
- 18) **Subdivision Plat/Site Plan Amendment**
 - a. Administrative process (if no public hearing is held): \$500
 - b. Public process (if a public hearing is held): \$750
- 15) **Public Hearing Notification and Publication:** \$150 (fee due at the time of application submittal)
- 16) **Sign Permit:** \$75/sign
- 17) **Temporary Use Permit:** \$250
- 18) **Minor Subdivision/Site Plan** (1-5 lots or units): \$200 per lot or unit/\$150 per 1,000 sq. ft. (non-residential)

19) **Short-Term Rental:** \$750 (initial application)

20) **Subdivision/Site Plan Approval Extension Request:** \$250

21) **Pre-Application Fees:** In the event an applicant requests a Staff review and/or Planning Commission Work Session prior to filing a formal application, a \$200 minimum fee shall be required. If a formal application is filed following the Staff review and/or Planning Work Session, the \$200 will be applied toward the application fee.

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

ENGINEERING and PUBLIC WORKS FEES

- i. **Less than 5,000 cubic yards:** \$250/application
- ii. **Equal to or more than 5,000 cubic yards:** \$500/application
- b. **Revegetation Bond:** 120% of the estimated cost to complete revegetation
- c. **Completion Bond:** 120% of the estimated cost to complete restoration

7) Floodplain Development

- a. **Application Review:** \$250 per application
- b. **Floodplain Determinations:** \$100 per request

8) Storm Water Pollution Prevention Plan and Erosion Control Plan

- a. **Sites Less Than One Acre:** \$200 per application
 - i. \$100 Re-inspection Fee
- b. **Sites of 1 Acre or More:** \$300 per Application + \$20 per additional acre
 - i. \$100 Re-inspection Fee
- c. **SWP3 and ECP Bond:** 120% estimated cost to implement

- 9) Construction Water Use Fees:** This fee is for the sale of water via a fire hydrant connection for the purpose of construction uses. The sale must be approved by the Coalville City Public Works Director (PWD). The PWD will also determine the connection site for the point of sale and reserve the right to stop the sale of water at any time for any reason. Sale of water is dependent upon the availability and day-to-day city water operations. All connections to a truck, trailer or other means of transporting water must be approved by a public works employee. Water will be metered and charged per/gal. A fee will be assessed for connection and inspection.

a. Water Meter Connections:

- i. \$100.00 during public works normal working hours
- ii. \$150.00 after public works normal working hours

b. Water Rates:

- i. \$3.50 per 100/gal or 0.035 cents per/gal
- ii. \$4.50 per 100/gal or 0.045 cents per/gal after public works normal working hours
- iii. 1000 gallons or less will be charged \$35.00 per/load

Note: Wet water may not be sold or transferred by individual Coalville City water users, property owners, or businesses to any person or entity within or outside Coalville City limits.

SEWER AND WATER FEES

Sewer

- 1) **Connection Fees:** \$1,500
- 2) **Impact Fees** (this fee changes in January of each year)
 - 2021 - \$7,162.01
 - 2022 - \$7,532.56
 - 2023 - \$7,906.76
 - 2024 - \$8,270.40
 - 2025 - \$8,638.50
 - 2026 - \$9,011.80
 - 2027 - \$9,390.81

Water

- 1) **Connection Fees:**
 - a. $\frac{3}{4}$ -inch connection: \$1,350
 - b. 1-inch connection: \$1,850
 - c. 2-inch connection: \$3,200
- 2) **Reconnection Fee:** \$35
- 3) **Deposit Fee for Connection:** \$200
- 4) **Fee-in-lieu of Water Dedication:** \$12,500 plus \$2,000 conversion fee per water right

Secondary Water

- 1) **Secondary Water Fee:** (this is an optional service)
 - a. 1-inch connection: \$500.00
 - b. 2-inch connection: \$1,000.00
 - c. 4-inch connection: \$2,000.00

Plus - water rights for the acreage of the property less 0.10 acre.

- 2) **Secondary Water Meter:** Actual cost of meter plus \$200 installation fee

WATER AND SEWER MONTHLY SERVICE RATES (Resolution #2022-10)

Water Rates

- 1) **Water Service Within The City Limits:**

This rate is a base fee of \$80.10 per month for each connection plus monthly usages rates as follows for culinary water:

- a. \$1.00 per 1,000 gallons for usage to and including 10,000 gallons
- b. \$2.00 per 1,000 gallons for usage of 10,001 gallons to and including 30,000 gallons
- c. \$3.00 per 1,000 gallons for usage over 30,000 gallons

2) Water Service Outside The City Limits:

This rate is a base fee of \$80.10 per month for each connection plus monthly usages rates as follows for culinary water:

- a. \$1.50 per 1,000 gallons for usage to and including 10,000 gallons
- b. \$3.00 per 1,000 gallons for usage of 10,001 gallons to and including 30,000 gallons
- c. \$4.50 per 1,000 gallons for usage over 30,000 gallons

Sewer Rates

- 1) **Sewer Service Single Residence:** \$57.00 per month for each unit
- 2) **Multi-Family Dwelling and Mobile Home Parks:** \$57.00 per month for each unit
- 3) **Commercial:** \$57.00 minimum plus usage in excess of 8,500 gallons at \$3.29 per 1,000 gallons (usage based on water use)
- 4) **RV Parks:** \$17.78 per space, plus usage at \$2.29 per 1,000 gallons (usage based on water use)

All services are billed for past month usage, i.e., June usage is billed at the first of July and payment is due at the end of July.

BUILDING PERMIT FEES

1) Building Valuations

- a. Agricultural Buildings: \$20 per square foot
- b. Non-Agricultural
 - i. Commercial Structures per the International Building Code (IBC).
 - ii. Residential Structures per the International Residential Code (IRC).

Value per square foot based on type of construction and Occupancy as found in the current Building Valuation Data Sheet as printed in the Building Safety Journal published by the International Code Council (ICC)

- c. Remodels and Basement finishes: Valuation based on 50% of sq. ft. values from above.
- d. Garages: \$49.88 per square foot.
- e. Decks: \$10 per square foot

2) Building Fees

- a. Agricultural Buildings: \$6 per \$1000 of valuation or fraction thereof.
- b. Non-Agricultural:
 - i. Commercial structures built per the IBC
 - ii. Residential structures built per the IRC

Fees in accordance with Coalville City Building Permit Fees

3) Plan Review Fees

- a. Agricultural Buildings: No Fee
- b. Commercial Structures: 65% of building permit fee
- c. Residential Structures: 65% of building permit fee
- d. Detached garages with no living space, decks/porches for existing structures, and accessory buildings: 15% of buildings permit fee

4) Plumbing Permit Fees

- a. Permit Issuance Fee: \$10
- b. System Fee (does not include \$10 issuance fee):
 - i. Agricultural Buildings: \$0.03 per square foot
 - ii. Commercial Structures per the International Plumbing Code (IPC): \$0.03 per square foot
 - iii. Residential Structures per the IRC: \$0.03 per square foot

5) Mechanical Permit Fees

- a. Permit Issuance Fee: \$10, plus \$0.03 per square foot
- b. System Fee (does not include \$10 issuance fee):
 - i. Agricultural Buildings: \$0.03 per square foot

- ii. Commercial Structures per the International Mechanical Code (IMC)
\$0.03 per square foot
- ii i. Residential Structures per the IRC: \$0.03 per square foot

6) Electrical Permit Fees

- a. Permit Issuance Fee: \$10
- b. System Fee (does not include \$10 issuance fee):
 - i. Agricultural Buildings: \$0.03 per square foot
 - ii. Commercial Structures per the National Electric Code (NEC)
\$0.03 per square foot
 - iii. Residential Structures per the IRC: \$0.03 per square foot

7) Alternative Energy Permits: These permits are separate from the permits issued for new construction and are based on 50% of the actual permit cost. These permits include, but are not limited to, solar hot water, photovoltaic, geo-thermal, and wind generated power.

- a. Photovoltaic System: \$350
- b. Geo-Thermal: \$250
- c. Solar Hot Water: \$125
- d. Wind Generator: \$125
- e. Permit Issuance: 10% of review fee

UTAH STATE SURCHARGE: A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 58-54-9-3, as amended.

8) Other Inspections and Fees

- a. Inspections outside of normal office hours: \$100 per hour (minimum of one hour)
- b. Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC: \$100 per occurrence
- c. Inspections and permits for which no fee specifically indicated: \$100
- d. Additional plan review required by changes, additions, or revisions to approved plans: \$100 per hour (minimum of one hour)

9) Demolition Permit: \$400

Total Valuation	Fee
Less than \$2000	\$24 for the first \$500 plus \$3.50 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$456 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	\$756 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 to \$500,000	\$1,181 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,781 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$6531for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Fees for inspections not specifically listed shall be determined by the Building Official.

PROVISIONS APPLICABLE TO COMMUNITY DEVELOPMENT, ENGINEERING, PUBLIC WORKS, AND BUILDING FEES

1) Refunds of Fees

Community Development, Engineering and Public Works Fees

A refund may be given in an amount not to exceed fifty percent (50%) of the application fee or fees paid, when the application is withdrawn, in writing, prior to any of the following:

- a. Issuance of any notice of public hearing or prior to begin placed on agenda of the Planning Commission, Board of Adjustment, or City Council.
- b. Completion of the review of any documents or plans submitted with the application.
- c. An inspection or site visit requested by the applicant or performed by Staff.

Building Fees

A refund may be given in an amount not to exceed eighty percent (80%) of the building permit fees paid, at the discretion of the Building Official if work has not commenced on the permitted project and more than six months has not passed since the granting of the permit. Plan review fees are not refundable.

2) Special Services

Professional Consultant Fees: In the event it is necessary for the City to obtain the services of a planner, engineer, attorney, or other outside professional consultant to review an application, conduct inspections or provide other services, the applicant shall pay the actual hourly review cost incurred by the City for such services.

Special Circumstances: If an application requires specialized review, evaluation, or research for a unique or special circumstance(s), the applicant shall pay the hourly review costs of city staff or outside professional consultants to conduct the additional review.

3) Hourly Review Costs

Hourly review costs include the review of applications by city staff at current hourly rates at the time of review. Hourly review costs also include fees to review an application by an outside professional consultant.

Hourly Review Costs Paid Prior to City Action: Any hourly review costs to date, including outside professional consultant fees, shall be paid to the city by the applicant prior to any work session, public hearing, or other action taken by the city on the application.

4) Double Fees

Any person, firm, corporation, or any other entity who commences any development activity before obtaining the necessary permits shall be subject to double permit fees for the specified application. The payment of such double fee shall not relieve anyone from fully complying with the requirements of applicable codes and ordinances in the execution of the work nor from any other penalties prescribed herein.

Coalville City shall have the right to issue a stop work order if development activity is commenced or continued without obtaining the necessary permits.

"Development Activity" as used herein includes any of the following activities requiring a permit:

- a. Change in use.
- b. Construction, clearing, filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil of a site.
- c. Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface.
- d. Erection of a sign.
- e. Alteration of a historic property for which authorization is required under this title.
- f. Any activity increasing the need for parking or generating additional traffic.
- g. Construction, elimination, or alteration of a driveway within a public road right-of-way.
- h. Demolition of existing structures.

OTHER PROVISIONS/FEEES

1) Credit/Debit Card Payment Service Charge

A three percent (3%) fee will be added to the total amount charged on debit or credit card payments.

2) Review and Revision of Fee Schedule

The City shall review the fee schedule every two (2) years and revise the fee schedule as necessary to ensure that the fees cover the actual cost of processing applications but in no case exceeds that amount.

ADMINISTRATIVE CODE ENFORCEMENT FEES/FINES (fees/fines shall be doubled for repeat offenses)

- 1) **Community Development (Planning)**
 - a. **Sign violation:** \$100
 - b. **Re-inspection:** \$100
 - c. **Setback violation:** \$200
 - d. **Development activity without a permit:** \$250
 - e. **Prohibited land use:** \$500
 - f. **Junk ordinance:** \$500
 - g. **Any other violation not listed:** \$250
- 2) **Engineering and Public Works**
 - a. **Re-inspection:** \$100
 - b. **Tracking mud on the street:** \$200
 - c. **Steel tracked equipment driven on a public street:** \$500
 - d. **Failure to maintain sediment/erosion control:** \$100
 - e. **Illegal excavation, grading, or placement of fill on private property:** \$500
 - f. **Illegal driveway encroachment:** \$200
 - g. **Illegal excavation in City right-of-way:** \$500
 - h. **Snow deposited on a public street:** \$50
 - i. **Other violations not listed:** \$250
- 3) **Building**
 - a. **Building Violations:** Double filing fee and \$25/day fine until corrective action is taken.
- 4) **Daily Non-Compliance Fines for all Violations:** \$25/day up to the initial corrective action and/or acceptable response is made to the City.

GRAMA FEE SCHEDULE AND PROCESS FOR GRAMA REQUESTS

Process:

- 1) A person making a request for a Coalville City record shall complete the “Request for Record – Utah Government Records Access and Management Act” prior to reviewing and/or receiving copies of records. In his/her discretion, the record custodian may accept the record request in a different format so long as the request contains the person’s name, mailing address, and daytime telephone number, if available, and a description of the record requested that identifies the record with reasonable specificity.
- 2) The record request shall be submitted at Coalville City Hall or on the State Open Records Portal.
- 3) Upon receipt of the “Request for Record,” a response to the request shall be provided to the requestor within ten (10) business days unless:
 - a. the requester has demonstrated that the record request benefits the public rather than the person (in which case response shall be within five (5) business days); or
 - b. “extraordinary circumstances” pursuant to Utah Code Annotated §63G-2-204(5) exists, which allows the City to delay approval or denial for an additional period of time.

Fees:

- 1) The costs for processing GRAMA requests and/or copies are set forth in the below GRAMA fee schedule.
- 2) Coalville City requires payment of past fees and future estimated fees prior to processing a request if:
 - a. fees are expected to exceed \$50.00; or
 - b. the requester had not paid fees from previous requests.
- 3) If the requester simply wants to inspect a record, they may do so at no charge, however, staff time for compiling the request or for costs of any copies requested thereafter, shall apply.
- 4) Fee Waivers: Coalville City may fulfill a record request without charge and is encouraged to do so when it determines that:
 - a. Releasing the record primarily benefits the public rather than a person;
 - b. The individual requesting the record is the subject of the record; or
 - c. The requester’s rights are directly implicated by the information in the record, and the requester is impecunious.
- 5) Fee Waiver Appeals: A person who believes that there has been an unreasonable denial of a fee waiver may appeal the denial in the same manner as a person who appeals the inspection of a public record under UCA §63G-2-205 by filing a notice of appeal within 30 days.

GRAMA Fee Schedule

Copies	Fee	Additional Information
8 1/2" x 11" non-color copies	\$.50 / sheet	
8 1/2" x 11" color copies	\$1.00 / sheet	
11" x 17" non-color copies	\$1.00 / sheet	
11" x 17" color copies	\$2.00 / sheet	
Other sized copies	Actual cost to reproduce	
Copies of videos	\$15.00 / video recording	
Copies of audio	\$15.00 / audio recording	
USB drives	\$15.00/ 8 GB drive	
Other media	Actual costs	
Services		
Notary Services	\$5.00 / signature to notarize	
Certification of a document	\$2.00 / certification	
Records delivered by facsimile	\$.75 / page + plus telephone charges for long distance over 10 pages	
Mailing and shipping costs	\$2.00 for staff mail preparation time, plus actual mailing costs if greater than \$2.00	Actual mailing costs are those for U.S. Postal Service or an authorized delivery service such as UPS, FedEx, etc.
Staff time required to search, compile, and otherwise prepare to provide a record	Actual cost, not to exceed the hourly rate (not to include benefits) of the lowest paid employee who, in the discretion of the City, has the necessary skill and training to perform the request.	The first 15 minutes of staff time shall be at no charge. Staff time for photocopying, faxing, and providing documents in electronic format (i.e., video, audio, or USB drive) is included in the cost of those items.

BUSINESS LICENSE FEES

Base Application Fees

- 1) **Professional Services:** \$50 (Doctors, Architects, Engineers, Dentists, Lawyers, Bankers, etc.)
- 2) **All Other Services:** \$30
- 3) **Prepared Food Distribution:** \$25
- 4) **Grocery Distribution:** \$25
- 5) **Hardware – Software:** \$25
- 6) **Oil and Fuel Products:** \$25
- 7) **Towing Services:** \$25
- 8) **Rental Equipment:** \$25
- 9) **Prescription Drugs:** \$25
- 10) **Gaming Machines/Vending Machines:** \$25
- 11) **Tanning Booths:** \$25
- 12) **Sale of Alcoholic Beverages:** \$200
- 13) **General Contractors:** \$50
- 14) **Sub-Contractors:** \$30
- 15) **Motel, Hotel, Mobile Home Park, RV Park, and Long-Term Rental Units:** \$20 Base Fee + \$10 Per Unit
- 16) **Storage Units:** \$20 Base Fee + \$5 Per Unit
- 17) **Major Home Occupation:** \$35
- 18) **Minor Home Occupation:** \$25
- 19) **Solicitors, Peddlers, Vendors, and Transient Sales:** \$25
- 20) **Food Trucks:** \$25
- 21) **Short-Term Rentals:** \$50
- 21) **All Other Business Not Described Herein:** \$30

Number of Employees Fees (Owner/Manager Exempt)

Average number of employees at place of business each regular working day:

1 to 3:	\$25.00
4 to 20:	\$40.00
21 to 50:	\$60.00
50 and over:	\$80.00

Special Licenses

- 1) **Auction License:** \$50 (each time)
- 2) **Special Events & Promotions:** \$75
- 3) **Non-Profit Special Events:** \$50
- 4) **Motion Picture Productions:** \$1,000

CEMETERY FEES

- 1) **Grave Purchase:**
 - a. \$300 per grave (Coalville City Resident)
 - b. \$600 per grave (Summit County Resident)
 - c. \$900 per grave (Non-City or County Resident)
- 2) **Opening and Closing Fee:**
 - a. \$350 (Monday-Friday for Coalville City Resident)
 - b. \$450 (Monday-Friday for Summit County Resident)

- c. \$550 (Monday-Friday for Non-City or County Resident)
- d. \$400 (Saturday for Coalville City Resident)
- e. \$500 (Saturday for Summit County Resident)
- f. \$600 (Saturday for Non-City or County Resident)
- g. One-half of the above fee for cremations and infants (age 8 and under child size vault)
- h. \$100 (additional fee if procession reaches the cemetery at 2:00 PM or later)
- i. \$1,000 for Disinterment
- j. \$25 for Cemetery Certificate Transfer

Note: No burials on Sundays or observed Holidays