
PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Redevelopment Agency (RDA) of Tooele City will meet in a Work Meeting, on Wednesday, December 18, 2024, at 6:30 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or michellep@tooelecity.gov.

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open City Council Meeting**
2. **Roll Call**
3. **Mayor's Report**
4. **Council Members' Report**
5. **Discussion Items**
 - a. **Resolution 2024-98** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule by Adding Public Improvement Permit Review Fees
Presented by Jamie Grandpre, Public Works Director
6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel
7. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or Michellep@Tooelecity.gov, prior to the meeting.

TOOELE CITY CORPORATION

RESOLUTION 2024-98

A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE BY ADDING PUBLIC IMPROVEMENT PERMIT REVIEW FEES.

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, on September 18, 1996, the City Council approved Resolution 1996-39, establishing engineering and plat review fees for subdivisions, and on February 16, 2005, the City Council approved Resolution 2005-12, updating and expanding subdivision review fees; and,

WHEREAS, on August 20, 2003, the City Council approved Resolution 2003-40, establishing engineering and site review fees for site plans; and,

WHEREAS, the above-referenced fees are contained in the Tooele City Fee Schedule, which document aspires to contain all City-charged fees; and,

WHEREAS, the subdivision and site plan review fees are intended to help the City recoup some or all of its actual costs to review the public improvement construction plans associated with subdivisions and site plans, as well as the plats and plans themselves, so that the public improvements constructed by developers satisfy City standards and specifications, helping to ensure the long life of public utilities and to reduce utility maintenance and operation costs, all of which are borne by City rate payers and tax payers in perpetuity; and,

WHEREAS, without the subdivision and site plan review fees, the City would not recoup any of its costs to review subdivisions and site plans, and rate payers and tax payers would be subsidizing development costs, which can be thousands of dollars per development project; and,

WHEREAS, on occasion, developers desire to construct public improvements not directly associated with a concomitant subdivision plat or site plan, but the construction plans require extensive City review nonetheless; and,

WHEREAS, the City requires all developers and contractors to have a Pre-Construction Meeting and a Public Works Permit prior to constructing public improvements that are intended for dedication to Tooele City; and,

WHEREAS, the City desires to establish a Public Improvement Review fee, associated with a Public Works Permit, for engineering review of public improvements not directly associated with a concomitant subdivision plat or site plan, in order to recoup a portion of the City's costs and reduce the amount of the public subsidy to development costs; and,

WHEREAS, because of the impossibility to predict the nature of public improvements constructed independent of a subdivision or site plan, and because of the vast possible breadth of public improvements project scale, the City Administration recommends an hourly rate fee for public improvements engineering review, and recommends \$300/hour as a conservative estimate of the costs for public improvement construction plans to be adequately reviewed by the City Engineer and the Public Works Director, with additional involvement of the Community Development Director, the Fire Department, and Public Works Inspectors; and,

WHEREAS, the City Administration believes that the proposed fee bears a reasonable relationship to the cost of the City review services provided, making the fee reasonable and legal, and not a tax or a taking; and,

WHEREAS, generally speaking, the City Council policy on the establishment of City fees related to development is for development to pay its own engineering-related expenses, and to not award public subsidies by providing free engineering services to developers:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the following amendments are hereby made to the Tooele City Fee Schedule:

Subdivision Review (includes review of construction plans for public improvements within the subdivision and connecting to utilities in rights-of-way adjacent to the subdivision)

Preliminary Subdivision:	\$1,000 + \$50 per lot
Final Subdivision:	\$1,500 + \$50 per lot
Minor Subdivision:	\$1,000 + \$50 per lot
Subdivision Amendment:	\$1,000 + \$50 per lot
Property Line Adjustment:	\$200/property
Property Combination:	\$200/property
Preliminary Subdivision Approval Extension:	\$150
Final Subdivision Approval Extension:	\$150
Water Modeling Fee:	

Lot Split on Existing Water Main Line	No Fee
Lot Split on New Water Main Line	\$1,000
≥3 and ≤10 Lots	\$2,000
11 to 50 Lots	\$2,500
51 to 100 Lots	\$3,000
101+ Lots	\$3,000 + \$10/Lot
Sewer Modeling Fee:	
Lot Split on Existing Sewer Main Line	No Fee
Lot Split on New Sewer Main Line	\$1,000
≥3 and ≤10 Lots	\$2,000
11 to 50 Lots	\$2,500
51 to 100 Lots	\$3,000
101+ Lots	\$3,000 + \$10/Lot

Site Plan Review (includes review of construction plans for public improvements within the site plan and connecting to utilities in rights-of-way adjacent to the site)

Commercial	
Sites <1 Acre:	\$1,500
Sites 1.0 to 3.0 Acres:	\$2,000
Sites >3.0 Acres:	\$2,000 + \$500/acre or portion >3
Multi-Family Residential	
Sites <1 Acre:	\$1,500
Sites 1.0 to 3.0 Acres:	\$2,000
Sites >3.0 Acres:	\$2,000 + \$500/acre or portion >3
Site Plan Amendment:	\$1,000
Site Plan Approval Extension:	\$150
Personal Wireless Telecommunications	
Facility (Cell Tower) Site Plan	\$200
Wireless Communication Services (Small Cell)	(See Utility Franchises)

Public Improvements Review – Public Works Permit (for review of all public improvement construction plans not reviewed with a subdivision or site plan)

The fee for review of public improvement construction plans not reviewed as part of the Subdivision Review and Site Plan Review fees, above, shall be \$300 per hour. A deposit shall be paid prior to the issuance of a Public Works Permit for the public improvements, based on the anticipated City time to review the plans. If the deposit is insufficient, the City will invoice for the balance of the fee. If the deposit exceeds the cost, calculated at the fee hourly rate, the overcharge will be reimbursed to the payor. Until the fee/deposit is paid, the City will not approve the construction plans, will not issue a Public Works Permit, and will not schedule the required pre-construction meeting. No public improvements under this Fee Schedule section shall be constructed without payment of the fee.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____, 2024.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

Roger Evans Baker, City Attorney