

# MEMO

January 20, 2022

**To:** Peter Brixius, City Manager  
Craig City Council

**From:** Marlin Eckhoff, Building Official

**Subject:** 2021 End of the year report, City of Craig.

---

## **Valuations:**

Valuations are determined from the estimated total cost of the building project. These building project valuations are then split into three categories: residential, commercial, and public. Each category is then further split into the City and the County.

The renovation of the old Kmart retail facility into the future Moffat County Courthouse contributed the most to the overall valuation increase for 2021. This project has a valuation of \$18,535,618 which greatly increased the public valuation for the year. This brought the City public valuation passed 2019, with the Memorial Regional Health's addition of their Medical Office Building (MOB).

Several large projects contributed to this increase as well. The most notable being Big-O-Tires renovating the old Safeway location, this project was valued at \$800,000. This was followed behind by updates at Columbine Apartments valued at \$675,000. Another large contribution was from Memorial Regional Health erecting a maintenance building valued at \$600,000.

Some smaller projects that still aided in the overall increase in valuation were a couple hotels in Craig converting from nightly rentals to long term apartments to aid in the housing shortage. These projects added an additional \$215,400 in valuation to City commercial projects.

Another point to note within the valuations would be the impact of solar units. The County had \$319,149.40 in residential solar valuations and \$233,737 in public solar valuations. Total solar unit valuations for the County were \$552,886.40. The City had \$96,266.60 in residential solar units and \$915,325.67 in public. The total for the City solar valuations was \$1,011,592.27. Combined between the City and the County, solar unit valuations add up to \$1,582,478.67.

Although the valuations for 2021 increased substantially, it largely was not due to new construction. This increase was mostly due to the renovation of previously unused facilities and improvements on current buildings.

## **Permits:**

The number of permits overall is consistent with 2020. The number of permits is still higher than previous years, but not as high as 2019 with the large number of plumbing permits due to the State requirement for backflow preventers. The County did see a jump in residential building permits while the City saw a decline.

## **Fees Received:**

In 2021 we saw a substantial increase in fees received both in the City and the County. Again, nearly double from 2020.

A couple large projects added to this increase. The Moffat County Courthouse permits (building, mechanical, and plumbing) added \$45,000 to the fees received. As Moffat County is another tax entity within our community it was decided to not require the County to pay the full permit fees, which would have been around \$90,000.

An additional reason for an increase would be the increase in solar units. Solar units brought in \$8,967.37 in total revenue. The City's portion of that revenue is \$1,842.08 and the County's is \$7,125.29. This total could have been larger based on the valuations previously mentioned above. However, the state has a cap on how much can be charged for solar permits. Residential solar permits can only be charged a maximum of \$500 and commercial \$1000.

Moffat County High School, the City Water Plant, the Moffat County Safety Center, and the City Water Treatment Plant all had solar units placed at their facilities in 2021. These permits, due to the nature of the relationship, were not charged permit fees.

## **Inspections:**

2021 was tied with 2019 for the most inspections in the last several years. This increase in City inspections could be due to the types of projects occurring and an increase in courtesy inspections.

## **New Homes:**

New single family homes in the City consisted of only 2 stick-built and 2 manufactured homes. The County totals consisted of 7 stick-built, 1 modular, 7 manufactured homes, and 8 seasonal cabins.

For your review are comparison reports and graphs from 2016 through 2021. The City and County are separated for reference. Please note that the City did not take over the County building department until 2017 so there is no data in 2016 for the County.

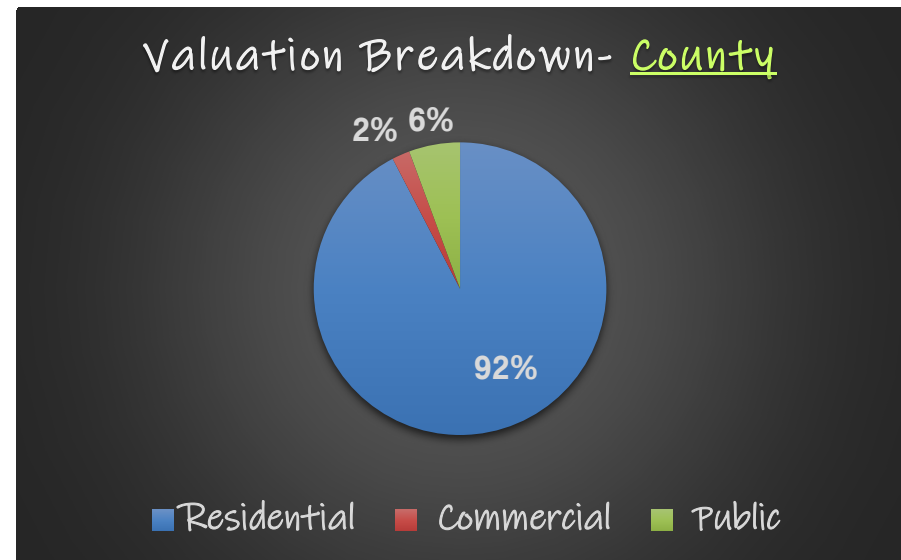
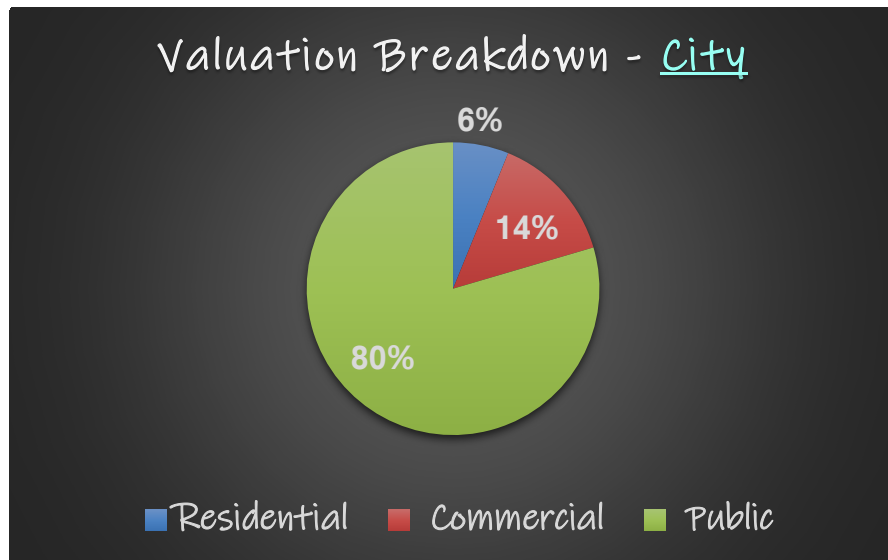
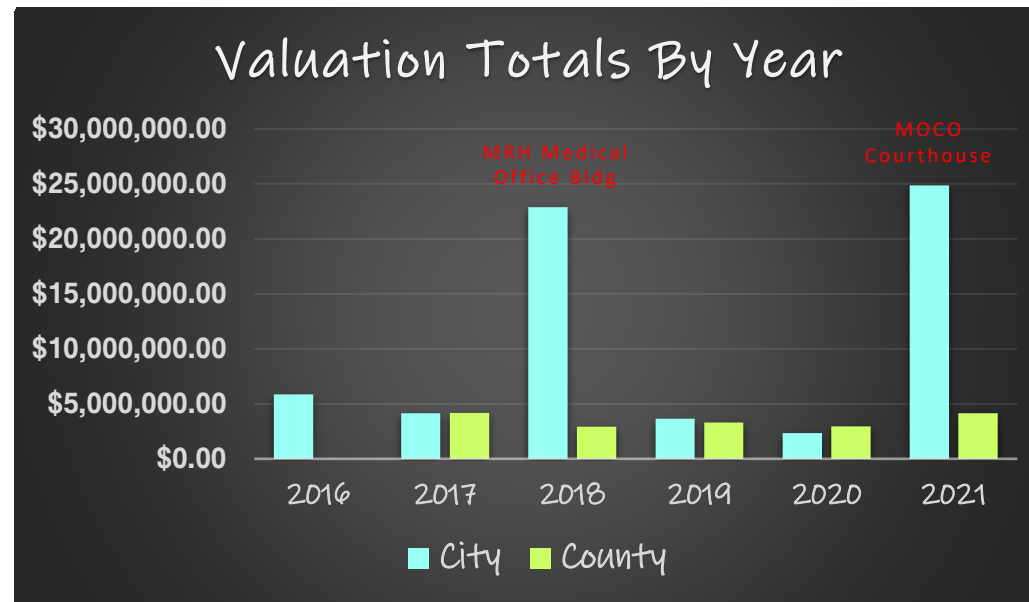


# 2021 Year End Report



## Valuation

	2016	2017	2018	2019	2020	2021
<u>Residential</u>						
City	\$665,246	\$821,174	\$1,013,513	\$2,404,515	\$1,152,818	\$1,528,441.08
County		\$2,516,414	\$2,341,152	\$1,849,173	\$2,730,493	\$3,824,724.40
<u>Commercial</u>						
City	\$3,740,177	\$2,843,057	\$626,690	\$1,078,032	\$980,309	\$3,557,257.98
County		\$1,653,356	\$584,300	\$1,461,040	\$213,900	\$81,530
<u>Public</u>						
	Fire Dept Training Tower		MRH Medical Office Bldg			MOCO Courthouse
City	\$1,442,948	\$466,930	\$21,253,900	\$153,000	\$205,327	\$19,780,523.67
County		\$2,890	0	0	0	\$233,737
City Annual Valuation Total	\$5,848,371.00	\$4,131,161.00	\$22,894,103.00	\$3,635,547.00	\$2,338,454.00	\$24,866,222.73
County Annual Valuation Total		\$4,172,660.00	\$2,925,452.00	\$3,310,213.00	\$2,944,393.00	\$4,139,991.40
Combined Annual Valuation Total	\$5,848,371.00	\$8,303,821.00	\$25,819,555.00	\$6,945,760.00	\$5,282,847.00	\$29,006,214.13

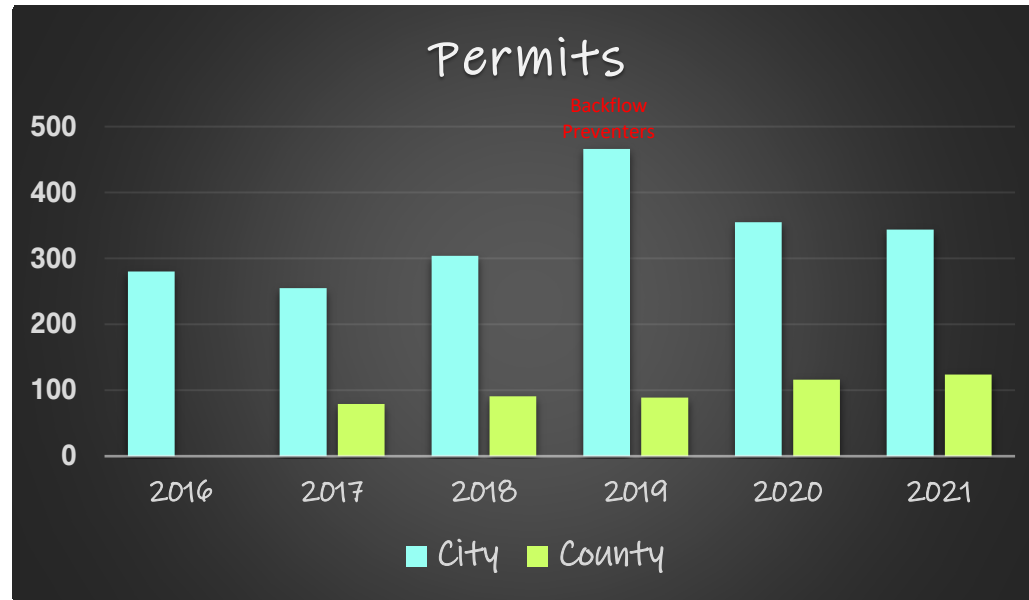


# Permits

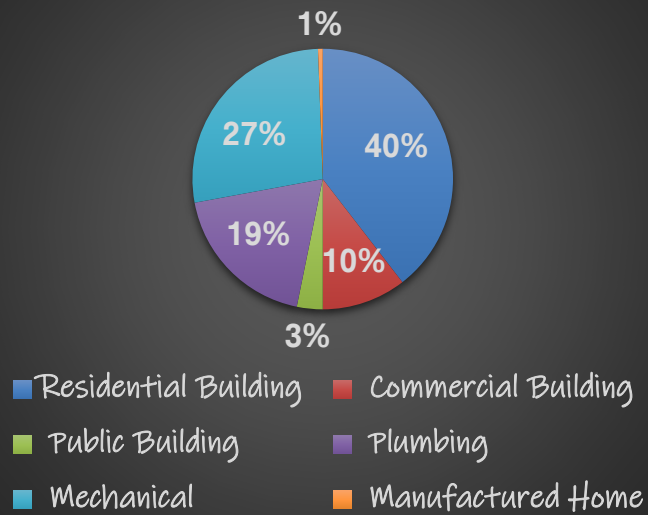
	2016	2017	2018	2019	2020	2021
<u>Residential Building</u>						
City	111	86	114	117	155	136
County		35	41	28	60	72
<u>Commercial Building</u>						
City	25	27	22	43	37	36
County		2	5	3	2	2
<u>Public Building</u>						
City	9	12	5	4	6	11
County		1	0	1	1	2
<u>Plumbing</u>						
City	31	32	50	190	58	65
County		13	12	26	20	19
<u>Mechanical</u>						
City	102	91	108	108	94	94
County		22	30	24	26	22
<u>Manufactured Home</u>						
City	2	7	5	4	5	2
County		6	3	7	7	7

Backflow Preventers

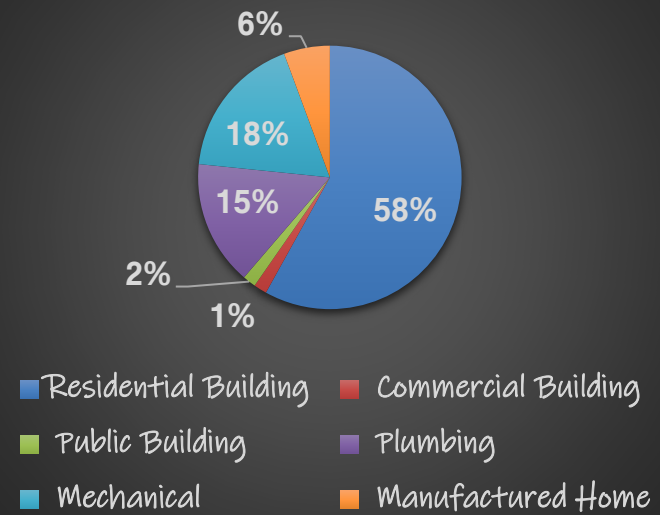
City Annual Permit Total	280	255	304	466	355	344
County Annual Permit Total		79	91	89	116	124
Combined Annual Permit Total	280	334	395	555	471	468



Permits by Category - City



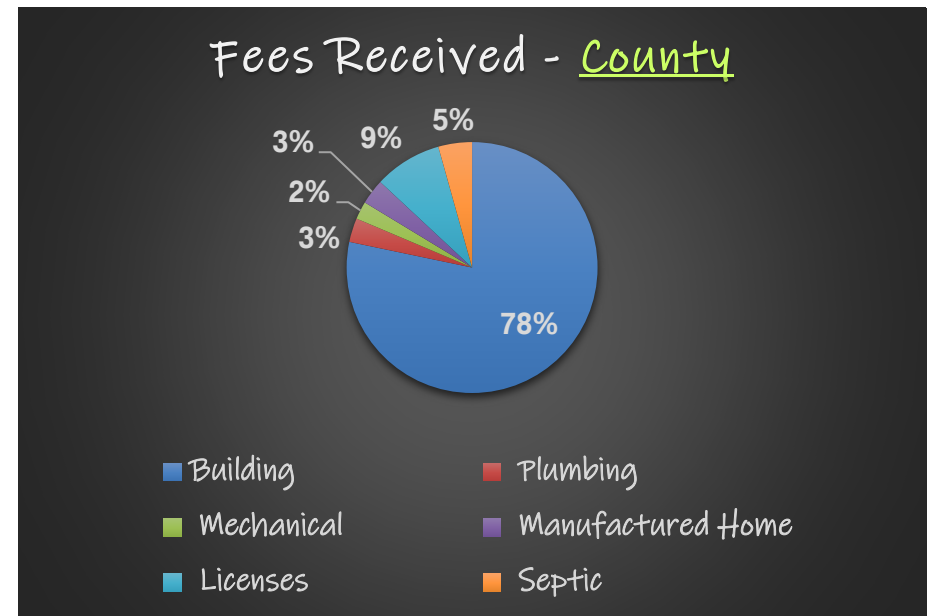
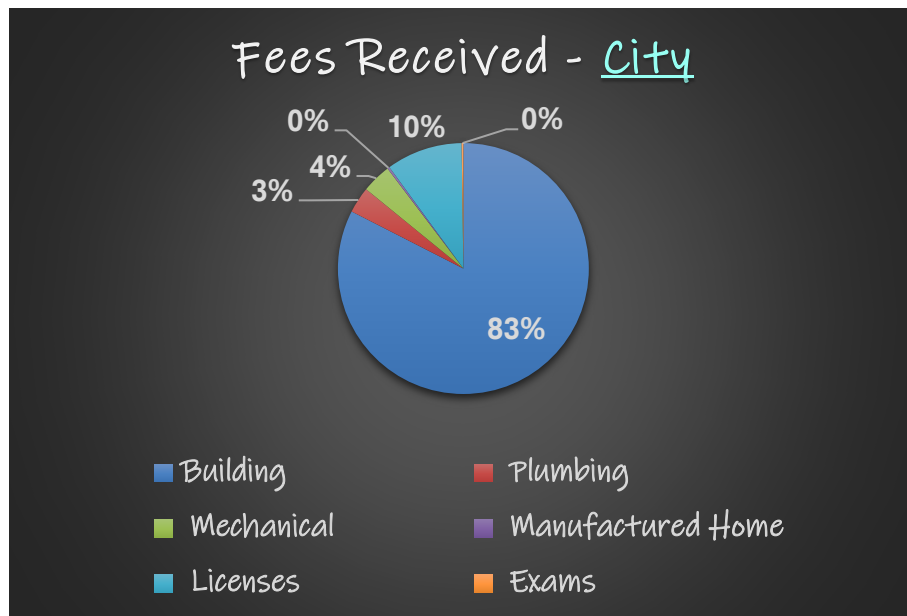
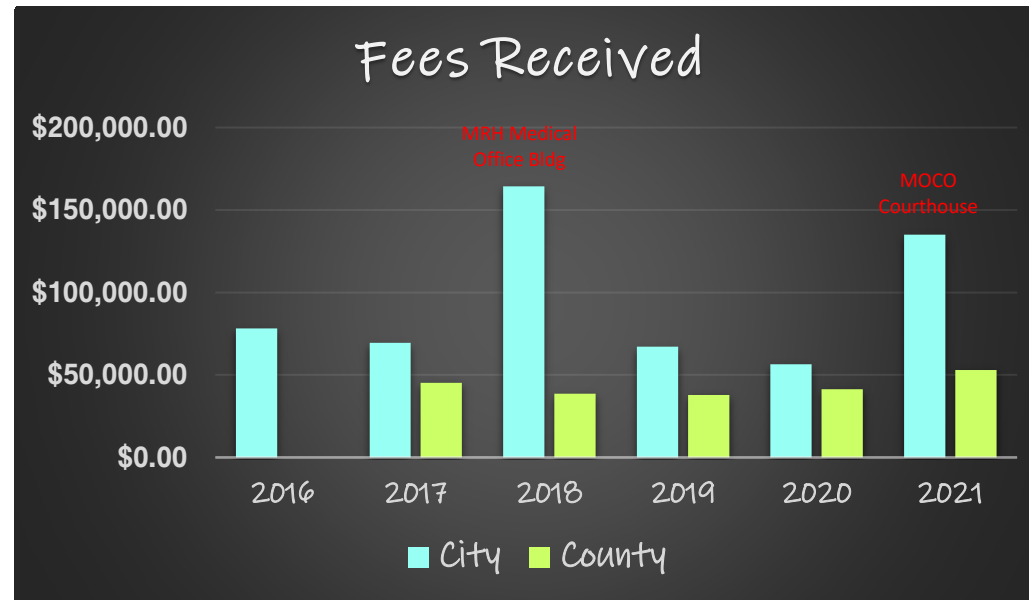
Permits by Category - County



## Fees Received

	2016	2017	2018	2019	2020	2021
<u>Building</u>			MRH Medical Office Bldg			MOCO Courthouse
City	\$63,133.00	\$52,251.00	\$142,145.00	\$43,106.00	\$38,926.00	\$111,505.03
County		\$35,490.00	\$30,161.00	\$27,327.00	\$30,667.00	\$41,472.26
<u>Plumbing</u>				Backflow Preventers		
City	\$1,842.00	\$2,063.00	\$3,850.00	\$7,774.00	\$2,592.00	\$4,559.00
County		\$1,451.00	\$1,444.00	\$1,744.00	\$1,830.00	\$1,637.00
<u>Mechanical</u>						
City	\$4,905.00	\$4,598.00	\$6,307.00	\$5,805.00	\$4,854.00	\$5,116.00
County		\$1,379.00	\$1,687.00	\$1,440.00	\$1,361.00	\$1,220.00
<u>Manufactured Home</u>						
City	\$325.00	\$955.00	\$725.00	\$655.00	\$725.00	\$387.25
County		\$2,052.00	\$730.00	\$2,642.00	\$1,789.00	\$1,727.00
<u>Misc Revenue From Licenses</u>						
City	\$7,605.00	\$9,475.00	\$11,295.00	\$9,550.00	\$9,305.00	\$13,267.50
County		\$3,639.00	\$3,300.00	\$3,840.00	\$3,900.00	\$4,620.00
<u>Misc Revenue From Exams</u>						
City	\$325.00	\$175.00	\$75.00	\$175.00	\$175.00	\$300.00
<u>Misc Revenue From Septic</u>						
County		\$1,200.00	\$1,300.00	\$800.00	\$1,800.00	\$2,300.00
City Annual Fees Received Total	\$78,135.00	\$69,517.00	\$164,397.00	\$67,065.00	\$56,577.00	\$135,134.78
County Annual Fees Received Total	\$0.00	\$45,211.00	\$38,622.00	\$37,793.00	\$41,347.00	\$52,976.26
Combined Annual Fees Received Total	\$78,135.00	\$114,728.00	\$203,019.00	\$104,858.00	\$97,924.00	\$188,111.04





## Inspections

	2016	2017	2018	2019	2020	2021
City Annual Inspection Total	440	447	407	527	381	525
County Annual Inspection Total	0	228	229	208	207	210
Combined Annual Inspection Total	440	675	636	735	588	735

## New Homes

	2016	2017	2018	2019	2020	2021
<u>Stick-built</u>						
City	0	1	0	5	0	2
County		7	8	6	11	7
<u>Modulars</u>						
City	1	0	1	0	1	0
County		2	3	1	0	1
<u>Manufactured</u>						
City	2	7	5	4	5	2
County		6	3	7	7	7
<u>Duplex</u>						
City	0	0	0	1	0	0
<u>Cabins</u>						
County		2	3	0	7	8
City Annual New Homes Total	3	8	6	10	6	4
County Annual New Homes Total	0	17	17	14	25	23
Combined Annual New Homes Total	3	25	23	24	31	27

