To: Alta Town Council

From: Polly McLean and John Guldner

Date: December 4, 2020

Re: Updates to Code regarding Ski Area and Campground Operation. Includes exemption only on US Forest Service Property, adds State Engineer’s Office, Utah Division of Water Rights to the regulatory bodies and requires submittal of approval from regulatory body if they require it.

Redlined from 8.20.20 version:

10-6A-9: SPECIAL REGULATIONS.

G. Stream Regulations:

(1) No dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established within fifty feet (50’) from the high water line of any Waterway or within the Top of Bank as determined by the building official

(2) Notwithstanding (1) above, in the Upper Albion Basin Protection Overlay Zone, no dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established, within one hundred feet (100’) from the high water line of any Waterway nor within twenty feet (20’) from the Top of Bank as determined by the building official

(3)  Notwithstanding (1) and (2) above, on US Forest Service property, Structures which are not Buildings and are for Commercial Recreation ski area operation or campground operations, such as lift towers, signs, avalanche control devices, snowmaking equipment, picnic tables and fire pits, are exempt from these setbacks so long as and only if, such structures comply with requirements of the regulatory bodies having jurisdiction, including US Forest Service , US Army Corp Engineers, State Engineer’s Office, Utah Division of Water Rights, Salt Lake Valley Health Department and the Salt Lake City Division of Public Utilities and such approval if required by the regulatory bodies having jurisdiction shall be submitted to the Building Official .

(4) The approved site plan shall depict the Waterway and Top of Bank setbacks and also indicate the extent and specific design of the proposed method of control of erosion during and after construction activities. The complete, approved erosion control system shall be installed and approved by the building official prior to commencement of any construction activities on any site.

**10-1-7: BUILDING PERMIT REQUIRED:**

1. Construction, alteration, repair or removal of any building or structure, or any part thereof, as provided or as restricted by this title, shall not be commenced, or proceeded with, except after the issuance of a written permit for the same by the building official. The use of the land shall not be commenced or proceeded with except after issuance of a written permit for the same by the building official.
2. However, Structures on US Forest Service property which are not Buildings and are for Commercial Recreation ski area operation or campground operations, such as lift towers, signs, avalanche control devices, snowmaking equipment, picnic tables and fire pits, do not require a building permit so long as and only if, such Structures comply with requirements of the regulatory bodies having jurisdiction, including US Forest Service , US Army Corp Engineers, State Engineer’s Office, Utah Division of Water Rights, Salt Lake Valley Health Department and the Salt Lake City Division of Public Utilities and such approval if required by the regulatory bodies having jurisdiction shall be submitted to the Building Official.

Here is the complete redline from the existing code with the new redlines included:

G. Stream Regulations:

(1) No dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established within fifty feet (50’) from the high water line of any Waterway or within the Top of Bank as determined by the building official (2) Notwithstanding (1) above, in the Upper Albion Basin Protection Overlay Zone, no dwelling unit, structure, improvement or appurtenance shall be constructed, raised or established, within one hundred feet (100’) from the high water line of any Waterway nor within twenty feet (20’) from the Top of Bank as determined by the building official

(3)  Notwithstanding (1) and (2) above, on US Forest Service property, Structures which are not Buildings and are for Commercial Recreation ski area operation or campground operations, such as lift towers, signs, avalanche control devices, snowmaking equipment, picnic tables and fire pits, are exempt from these setbacks so long as and only if, such structures comply with requirements of the regulatory bodies having jurisdiction, including US Forest Service , US Army Corp Engineers, State Engineer’s Office, Utah Division of Water Rights, Salt Lake Valley Health Department and the Salt Lake City Division of Public Utilities and such approval if required by the regulatory bodies having jurisdiction shall be submitted to the Building Official.

(4) The approved site plan shall depict the Waterway and Top of Bank setbacks and also indicate the extent and specific design of the proposed method of control of erosion during and after construction activities. The complete, approved erosion control system shall be installed and approved by the building official prior to commencement of any construction activities on any site.

10-1-7: BUILDING PERMIT REQUIRED:

A. Construction, alteration, repair or removal of any building or structure, or any part thereof, as provided or as restricted by this title, shall not be commenced, or proceeded with, except after the issuance of a written permit for the same by the building official. The use of the land shall not be commenced or proceeded with except after issuance of a written permit for the same by the building official.

.B. However, Structures on US Forest Service property which are not Buildings and are for Commercial Recreation ski area operation or campground operations, such as lift towers, signs, avalanche control devices, snowmaking equipment, picnic tables and fire pits, do not require a building permit so long as and only if, such Structures comply with requirements of the regulatory bodies having jurisdiction, including US Forest Service , US Army Corp Engineers, State Engineer’s Office, Utah Division of Water Rights, Salt Lake Valley Health Department and the Salt Lake City Division of Public Utilities and such approval if required by the regulatory bodies having jurisdiction shall be submitted to the Building Official.