

**ALPINE CITY  
ORDINANCE 2025-21**

**AN ORDINANCE AMENDING SECTIONS 3.01.060 BUILDING PERMITS OF THE  
ALPINE DEVELOPMENT CODE**

**WHEREAS**, the Planning Commission held a duly noticed public hearing on September 16th, 2025, and reviewed the proposed amendment, and made a recommendation to the City Council regarding the proposed amendment to items submitted as part of a site plan for a building permit and;

**WHEREAS**, the City Council reviewed the proposed amendments and determined that the proposed amendments to Section 3.01.060 Building Permits of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

**WHEREAS**, the City Council finds that the proposed amendments are consistent with the City’s General Plan, and policies of the city; and

**NOW THEREFORE**, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “3.01.060 Building Permits” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.060 Building Permits

Construction, alteration, repair, or removal of any building or structure or any part thereof, as provided or as restricted in this ordinance shall not be commenced except upon issuance of a building permit by the Building Inspector. The Building Inspector shall verify proper zoning.

1. **Occupancy Permit.** Land, buildings or premises in any zone shall hereafter be used only for a purpose permitted in such a zone and in accordance with the appropriate regulations. A permit of occupancy shall be issued by the Zoning Administrator to the effect that the use, building or premises conform to provisions of this and all related ordinances, regulations and requirements prior to occupancy, for any building erected, enlarged or altered structurally for the occupancy or use of any land. Such a permit is needed whenever use or character of any building or land is to be changed.
2. **Inspection.** The Zoning Administrator or Building Inspector is authorized to inspect or to have inspected all buildings and structures during the course of their construction, modification, or repair, and to inspect land uses to determine compliance with the provisions of this ordinance. The Zoning Administrator or any authorized employee of the City shall exercise the right to enter any building for the purpose of determining the

use, or to enter premises for the purpose of determining compliance with this ordinance, provided that such right of entry is to be used only at reasonable hours. In no case shall entry be made to any occupied building in the absence of an owner or tenant thereof without written permission of an owner, or written order of a court of competent jurisdiction.

3. **Site Plan Required.** A detailed site plan, drawn to scale shall be filed with the Building Inspector as part of any application for a building permit. The site plan shall show where pertinent:
  - a. Scale and north arrow;
  - b. Lot Lines and their dimensions including existing boundary monuments;
  - c. Adjacent streets, roads, rights-of-way and easements;
  - d. Location of all existing structures on subject property
  - e. Irrigation and/or drainage easements;
  - f. If not in an approved subdivision, an indication of the average slope of the lot based upon application of the formula provided in DCA 3.01.100 Part 4.
  - g.
  - h. Motor vehicle access, including individual parking stalls, circulation patterns, curb, gutter, and sidewalk location;
  - i. Necessary explanatory notes;
  - j. Name, address and telephone number of builder and owner; and,
  - k. The above, and any other information that may be requested by the Zoning Administrator or Building Inspector.
  - l. Show Setbacks and building height.
  - m. Attach a copy of the drainage plan and comply with the overall subdivision drainage plan.
4. **Demolition of Homes.** A demolition permit must be issued before any demolition takes place: (added by Ordinance 2004-13 on 9/28/04)
  - a. Demolition Permit must be reviewed by the City Engineer and may be referred to the Planning Commission.
  - b. All Utilities must be notified prior to the demolition.
  - c. Must comply with site plan requirements.
  - d. Notify and comply with the Utah Division of Air Quality.

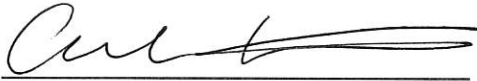
PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

September 23, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jessica Smuin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brent Rummeler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kelli Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

Attest



Carla Merrill, Mayor, Alpine City



DeAnn Parry, City Recorder, Alpine City

