

MEMORANDUM

To: Town of Alta Town Council

From: Jen Clancy, Chris Cawley, and Cameron Platt

Date: 3/26/2026

Subject: Finding of Significant Public Benefit – Trailhead Restroom Project Fee Waiver

Background

Providing public restroom facilities for year-round use has been a longstanding goal of the Town of Alta, as well as other stakeholders managing public lands in Alta, due to the high level of recreational use. The Town has identified the need for such facilities to support residents and visitors while protecting public health, the watershed, and the surrounding environment.

The Town has received a building permit application from Alta Ski Area (ASA) for the construction of a trailhead restroom on the east side of Town, near the Grizzly Gulch trailhead and the beginning of the Albion Basin summer road. The Trailhead restroom will be operated pursuant to a special use permit held by ASA with the U.S. Forest Service (USFS).

Construction of the trailhead restroom has been made possible through contributions from vendors and contractors who previously partnered with the Town and ASA on projects completed in the summer of 2025, including the cross tow water line, cold storage facility, and Albion Day Lodge expansion.

In recognition of this partnership and the public benefits provided by the project, the Town intends to enter into a cost-sharing program to support the operation and management of the facility. Additionally, the Town proposes to contribute by waiving the plan check fees (\$1,140.99) and building permit fees (\$1,755.37) associated with the project

Applicable State Law

Under [Utah Code § 10-8-2](#), a municipal legislative body may, after a public hearing, authorize municipal services or waive fees required to be paid by an entity.

Additionally, [Utah Code § 10-8-2\(3\)](#) provides that municipalities may act to promote the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of residents.

Findings of Significant Public Benefit

The Town finds that the proposed trailhead restroom provides the following significant public benefits:

- **Public Health and Sanitation:**

The restroom will reduce improper human waste disposal and protect water quality and public health.

- **Environmental Protection:**

The facility will help prevent degradation of sensitive alpine and watershed environments.

- **Public Safety and Convenience:**

Providing restroom access improves safety and comfort for residents and visitors using the trailhead.

- **Support for Recreation and Tourism:**

The project enhances year-round recreational infrastructure, supporting Alta's economy and community use.

- **Reduced Municipal Burden:**

The facility is privately funded, avoiding the need for Town capital expenditure while delivering a public amenity.

- **Consistency with Municipal Purpose:**

The project advances the health, safety, and welfare of the community.

Conclusion

Based on the analysis above, the Town Council finds that the trailhead restroom project provides a **significant public benefit** to the Town of Alta. Pursuant to **Utah Code § 10-8-2**, the waiver of plan check and building permit fees is appropriate and justified.

Recommended Action

Adopt the proposed budget amendment which includes consideration of not receiving these fees from the applicant, and the Town covering those expenses within the General Fund budget.