



Draft Interlaken Town General Plan

October 3, 2018

Acknowledgement

The Town of Interlaken hereby acknowledges the significant volunteer time and efforts provided by the Interlaken General Plan Task Force members associated with their preparation of the Interlaken Town General Plan. The Interlaken General Plan Task Force members are as follows:

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Contents

Introduction.....	1
Process.....	1
Legislative Authority.....	2
Uses of a General Plan.....	2
Town and Heber Valley History	3
Community Vision	4
Land Use	7
Transportation.....	14
Roads.....	15
Road Right of Way Protection	15
Transportation Objectives	16
Public Services and Facilities	16
Municipal Facilities & Services	17
Public Utilities	17
Environment.....	18
Natural Environment	18
Natural Hazards	19
Moderate Income Housing.....	22
References.....	23
Appendix A: CC&R's for Interlaken, Utah	A-1
Appendix B: Town of Interlaken Survey Questions Used For General Plan Development.....	B-1
Appendix C: List of Laws Relevant to General Plan Development and Implementation.....	C-1
Appendix D: Dark Sky Manual for Homeowners, prepared by Utah Department of Natural Resources (DNR), Utah State Parks.....	D-1

Introduction

Before the Town of Interlaken was incorporated, the Interlaken Estates Subdivision Covenants, Conditions and Restrictions (CC&Rs), dated 11/7/72, (provided in **Appendix A**), served to guide local decision making. The opening line in this document aptly describes the intent of the original development: *“NOW, THEREFORE, in order to protect the natural beauty and to develop a harmonious and well-regulated summer home area ,...”*

Interlaken Town, Wasatch County, Utah, was incorporated as a municipality on May 20, 2015. The format for General Plan development is based on elements prescribed by Utah Law, combined with a sincere desire to acknowledge our Town’s unique 46 year history.

Process

On August 8, 2017, the Interlaken Planning Commission issued a Public Notice and announced the formation of a General Plan Task Force, inviting all community members to participate in Plan preparation. As part of General Plan preparation, community feedback regarding various community issues was obtained through the administration of a Survey. The Survey results were reviewed by the General Plan Task Force (as well as associated community feedback) and priorities were considered in the development of the General Plan. The specific survey questions used to develop the General Plan are provided provided in **Appendix B**. After a year of writing and reviews among the Town Council and Planning Commission, on August 13, 2018 the Draft General Plan was recommended for review by the Planning Commission. The Town Council, the General Plan Task Force, and the public at large were invited to review and comment on the Draft General Plan. Following that review period, the Planning Commission will take into account the comments and revise the Draft General Plan into a Final General Plan for adoption by the Town.

In general, the process followed by the Town of Interlaken reflects the General Plan development process followed by Wasatch County, which reads as follows:

- 1. Background. The background material is an inventory of existing land uses, infrastructure, physical constraints and population distribution that have an influence on how development will occur in the County during the next 15 years. The background section contains maps, plats, charts and descriptive materials which characterizes the existing conditions in the County.*
- 2. Public Input. Citizens of Wasatch County were provided an opportunity to assist the Planning Commission in identifying issues of public concern through three public scoping meetings and a telephone public opinion survey. The defined issues were then reviewed by a committee of 100 citizens which were divided into four subcommittees. Each subcommittee was assigned one of the following elements of the general plan: land use, economic development, transportation, and public facilities, to review the public issues associated with that element. The subcommittees then recommended public policies to the Planning*

Commission regarding the identified issues. These public policies provided guidance to the development of the general plan.

3. The Plan. The plan was then developed based on a combination of background information with regards to existing land uses, infrastructure, physical constraints and public policies established by the committee of 100 citizens and recommended to and accepted by the Planning Commission for land use, economic development, transportation and circulation, public facilities, rehabilitations, redevelopment and conservation, and implementation.

4. Implementation. Implementation consists of regulations, programs and policies which will be employed to carry out the intent of the plan. The regulations are in the form of the Wasatch County Development Code which covers zoning and development procedures. Programs include the preparation of capital improvement lists which identify projects, their costs, and when they are anticipated to be constructed in order to meet the needs of the public. Policies include such things as when water and sewer facilities are required to be extended into new areas and the administration and enforcement of zoning and development regulations.”

Legislative Authority

Interlaken Town has legally prepared and adopted the following General Plan, in accordance with Title 10, Cities and Towns, Chapter 9 Municipal Land Use Development and Management, Part 3 - General Plan of the Utah Code, Annotated. There is a significant list of Utah Laws that apply to content, preparation, and presentation of General Plans, which are included in **Appendix C** for reference.

Utah Law 10-9a-401 requires, “each municipality to prepare and adopt a comprehensive, long-range general plan for present and future needs of the municipality; and growth and development of all or any part of the land within the municipality.” Utah Law 10-9a-403 lists which elements are required in the General Plan and lists a number of optional elements. A General Plan should also include, “any other element the municipality [Planning Commission] considers appropriate.” After considerable thought, the General Plan Task Force has included a special element regarding inclusion of part-time residents. Given the history of our Town’s development, we feel the participation by part-time residents is both appropriate and important for the continuity and harmony of our community. Part-time resident involvement in town business matters, as well as their knowledge of past Town decisions is a significant information source and benefit for our future.

Uses of a General Plan

This General Plan was developed with consideration of portions of the Wasatch County General Plan that will be quoted at length here. The five basic uses for the General Plan are appropriately categorized as follows:

“1. A guide to the Planning Commission and County Commission as they evaluate proposals for improvements to or changes in the County’s infrastructure.

2. *A guide to the Planning Commission and County Commission as they review requests for the approval of development projects.*
3. *It is the framework which guides the establishment of policies regarding: zoning, the development code, and capital improvement programming.*
4. *It is the source of information with regards to public policies useful in making decisions concerning plans for future development.*
5. *It also is a source of information with regards to public policies that may have any impact on a single parcel of property.”*

Town and Heber Valley History

Interlaken Estates, as originally platted, was accepted by the Wasatch County Commission in August of 1969. As stated in the opening line of the Interlaken Estates Subdivision CR&R's, dated 11/7/72: "NOW, THEREFORE, in order to protect the natural beauty and to develop a harmonious and well-regulated summer home area,...", This original goal continues to reflect the spirit of our community.

For nearly 50 years, Interlaken Estates was run by a mutual water company with a broad reach. This "governing structure" is a unique and important part of the history of Interlaken Town. Interlaken Mutual Water Company (IMWC), a non-profit corporation, was formed in 1969 to provide water for domestic and culinary use of the development as well as to maintain its roads and enforce the development's CC&Rs.

Interlaken Town, Wasatch County, was incorporated as a municipality on May 20, 2015. The IMWC was dissolved and all its assets, liabilities and the water system were transferred to the Town in December 2015. The Town of Interlaken continues to be a harmonious mountainside residential community, attracting citizens from around the world. We are a diverse group of fun loving people who have chosen to make Interlaken our home.

Interlaken enjoys year-round, breathtaking mountain views. Its members cherish the community's hillside location with abundant natural vegetation and wildlife, pristine water, and winding roadways characteristic of mountain villages. Tucked in a corner overlooking the Heber Valley, Interlaken is surrounded on three sides by the Wasatch Mountain State Park. Because Interlaken is limited to residential lots, the townsfolk enjoy natural peace, solitude, and limited traffic while having convenient access to many Heber Valley businesses and recreation opportunities.

The Heber Valley was first the home of Fremont Indians and their descendants, including the Ute and Shoshone. Later, Spanish friars traversed the area while looking for a passageway between New Mexico and California. Over several hundred years, small villages were established, primarily along the Provo River and its tributaries. Hunters and trappers in search of beaver and mink frequented the area, following trails and footpaths worn into the earth by Indians.

Most of the early settlers were Mormons from Utah Valley and emigrants from England. In 1858, about ten years after the Mormons arrived in Salt Lake Valley, William M. Wall (Town of Wallsburg), George W. Bean and Aaron Daniels (Town of Daniels) established ranches in Heber Valley. In that same year, a surveyor from Provo laid a section of land north of the present city of Heber and divided it into twenty-acre farmsteads. A road was constructed through Provo Canyon, connecting Heber Valley and Utah Valley. By 1860, over two hundred people were busy working in the valley and eighteen farmers had decided to make Heber Valley their permanent home. In 1862, the legislature established Wasatch County.



Nearby Heber City was named after the Mormon official Heber C. Kimball and incorporated in 1889. Before this time, it was simply called Upper Provo Valley. In 1889, a branch of the Denver & Rio Grande Western Railroad was completed, connecting Heber City with the outside world. In 1901, a telephone exchange was set up in a private home and served twelve telephones. In 1909, the people of the valley completed construction of the Heber Light and Power generation system, which is now an interlocal utility owned by the Cities of Heber, Midway and Charleston.

Interlaken overlooks Midway City, which was founded in 1866 as a fort between the two nearby settlements - hence the name "midway". From the 1860s through the 1880s, a large number of English, Swiss and other immigrants arrived to settle the area, and the town was officially incorporated in 1891.

Historically the area's economy was based on livestock and farming, and later based on mining operations in Park City. Hot spring resorts have been present since the 1880's and today recreation and tourism at local resorts, as well as the neighboring mountains, reservoirs and State Parks, are vital aspects of the valley's economy.

Please visit the Town website for more information: <http://www.town-of-interlaken.com/>

Community Vision

- A. What makes Interlaken great?
 1. Situated on a hillside and surrounded on three sides by the Wasatch State Park, Interlaken Town enjoys year round, breathtaking views, with abundant open space, scenic vistas and natural areas.
 2. A quiet, rural setting due to its limited residential size, residents enjoy natural peace, solitude, and limited traffic.
 3. Having ownership and maintenance control over a private water well, the Town

is able to provide untreated, pristine water to all residents.

4. The preference for the majority of people to participate in a Dark Sky environment enables wonderful views of the night skies.
5. Easy access to hiking and biking trails to Wasatch State Park and Midway trails system from our borders.

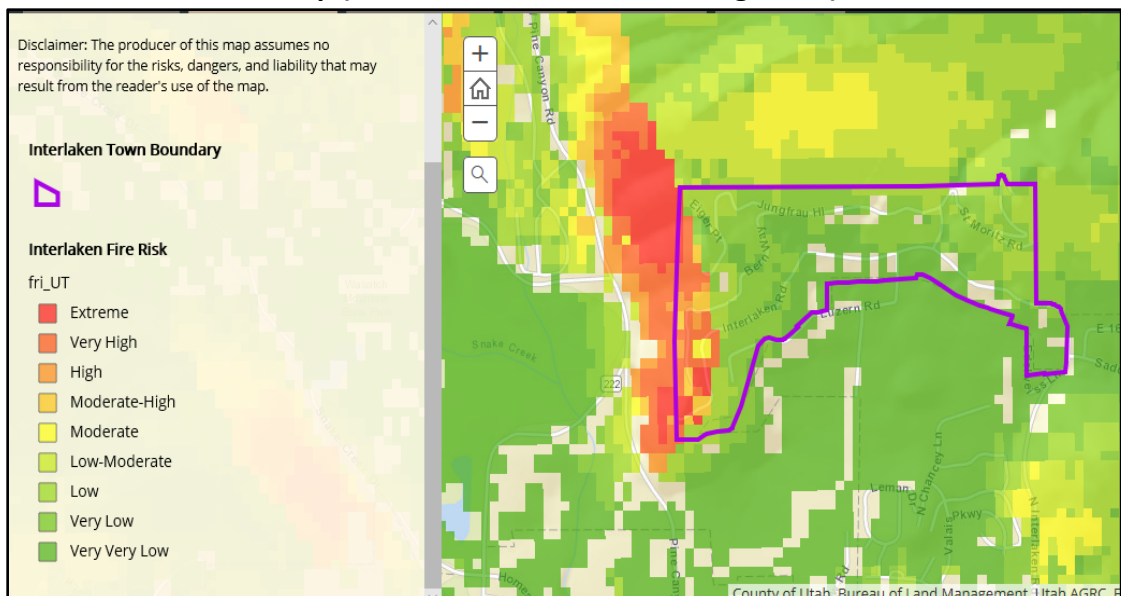
B. Issues facing Interlaken:

1. Snow removal due to the width and grade of steepness of the roads. Lack of areas to push the snow during heavy snowstorms.
2. Wild fires. Wildfire Risk represents the possibility of loss or harm occurring from a wildfire and is displayed in the Utah WRA by the Wildfire Risk Index. Wildfire Risk combines the likelihood of a fire occurring (Threat), with those areas of most concern that are adversely impacted by fire (Fire Effects), to derive a single overall measure called the Wildfire Risk Index.

The following map (provided by the Bureau of Land Management) presents the fire risk for Interlaken and surrounding areas and is the official source for local and state fire services. This map is made available to the community on the Town’s website, on the Interlaken Web Map’s “Wildland Fire Risk” Tab, which is located at the following weblink:

<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>

Wildland Fire Risk Map (for Interlaken and Surrounding Areas)



3. Speeding vehicles thru the town’s narrow, winding roads.

4. Vehicles parked along the narrow roadways limiting emergency vehicles- and the view of oncoming traffic.
5. Controlling noxious weeds and dead vegetation throughout the community and improving community awareness regarding these issues.
6. Awareness of citizens to maintain a 30 foot fire wise vegetation clearance around their homes and associated structures (garages, sheds, etc.) and removing dead tree, bushes and pruning materials.
7. Identifying or creating a location for the Town to place garbage (bins) within the Town's boundaries .
8. Home owners/residents not complying with Town Dark Sky initiatives.
9. Volunteerism - the lack of citizen participation and involvement in town committees, especially for the *existing "Roads & Emergency Preparedness Committee" and "Fire Safety Committee"*.

C. Future Vision for Interlaken Town:

1. To maintain the municipality as a residential community in a safe environment surrounded by natural beauty, vegetation and wildlife.
2. Ensure safe roadways with proper repair, upkeep, snow removal, access for emergency vehicles-fire trucks and ambulances, and perform roadway planning activities, as necessary (such as Road Studies and other long range planning activities).
3. Continue to enforce illegal parking and speeding in the town.
4. Continue to apply Firewise guidelines provided by the National Fire Protection Association at www.nfpa.org. Continue wildfire abatement with community chipper days and encouraging homeowners to mitigate and landscape with defensive space. Continue cooperation with Wasatch County Fire by participating in the FFSEL agreement.
5. Preserve and maintain the water system by long range planning and securing appropriate funding to support developed plans. Educate residents on contamination prevention to safeguard water resource.
6. Encourage and support maintaining residential views and dark skies. Interlaken will refer to the *Dark Sky Manual for Homeowners, prepared by Utah Department of Natural Resources (DNR), Utah State Parks* to identify methods to support dark skies (Provided in **Appendix D**).



Land Use

The land use chapter is an attempt to organize future development and guide community leaders to place development in the most suitable areas of the Town. Land Use Plans can assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locating parks and trails, and to insure an appropriate mix of housing styles, commercial growth and business opportunities, if they apply.

The goal of the Interlaken Land Use Plan is to provide a pattern for the location, distribution and character of future land uses. As a guideline, the Land Use Plan is not a zoning document. Property may be zoned or rezoned by ordinance of the Town Council after properly held public meetings. The Land Use Plan is composed of the Plan itself, together with the Land Use Plan Maps (both Zoning and Official), which need to be finalized when available from surveyor.



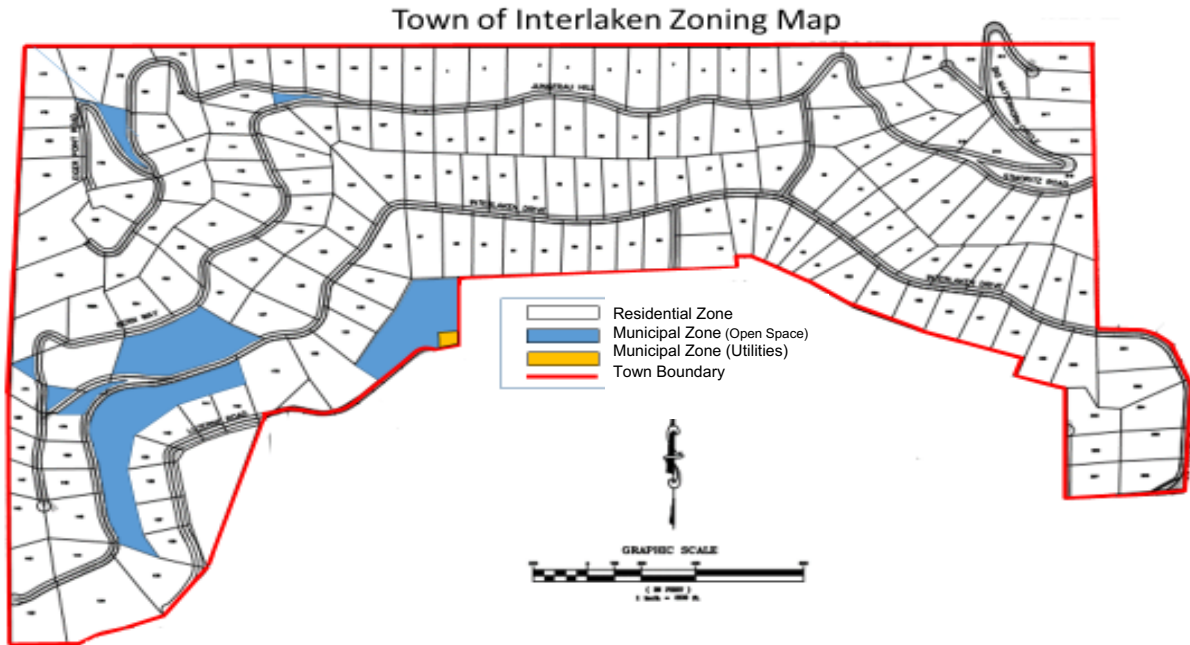
Land Use Zones, Including Present and Future Needs

Utah law requires this General Plan Land Use Element to designate the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. This section addresses current and potential future uses of the following land categories, with details for each provided below.

Current and Potential Future Uses

- Residential
- Commercial
- Municipal – limited to public buildings and open spaces
- Industrial
- Sensitive Lands Overlay
- Agricultural Protection Area
- High Slopes
- Recreational Area(s)
- Drinking Water Source Protection
- Educational Area
- Other Private Uses of Land





Residential Zone

The objective in establishing a Residential Zone is to maintain existing residential areas within the Town which include lots with single-family dwellings surrounded by natural vegetation and other plantings. A safe family living environment, including low traffic levels and quiet residential conditions are desired for this zone.



Present Uses

- Single-family dwellings and related accessory buildings and uses.
 - Accessory uses and buildings include garages, storage sheds and personal greenhouses.
 - A maximum of one dwelling unit and one accessory building will be allowed for each legal lot.
- Customary household pets.
- Temporary buildings and yards for the storage of materials and equipment incidental to the construction of dwellings.
- Home occupations that are unobtrusive and compatible with residential uses.
- Long Term Rentals

Prohibited Uses include multi-family dwellings, short-term rentals and livestock (with the exception of family use hen chickens which have been accommodated by the town).

Future Use – Refer to **Town of Interlaken Zoning Map** (provided above)

Projected building intensity: As of August 2018, there are 38 residential lots with potential for future construction (counting 66 A & B as one lot).

Buildable lots: Based on a recent code change reducing front property setback to 30 feet from the centerline of the existing roadway right-of-way, all open lots are buildable.

Municipal Zone

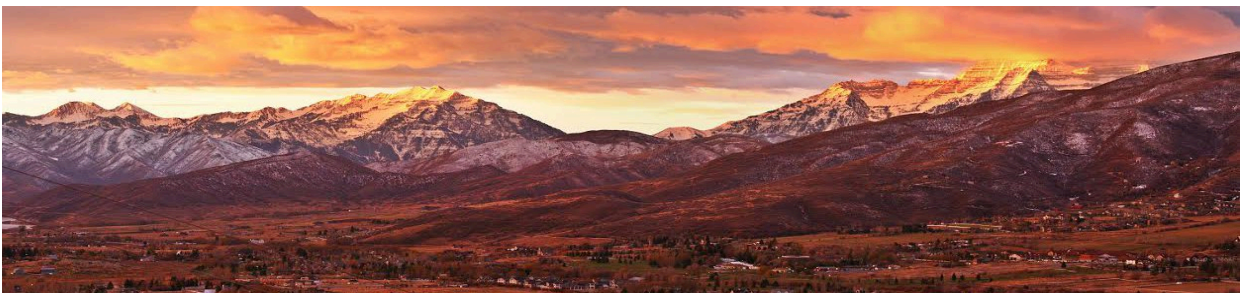
The Municipal Zone allows Interlaken Town to control use of public buildings and grounds required to provide municipal services to the community.

Present Use Interlaken Municipal Zone parcel areas are (listed below). The existing code identifies this land as Municipal Zone and allows *“Any use as permitted by Interlaken Town Council for the purpose of serving the community.”* Most of the current lots currently zoned “Municipal” are open space. The Interlaken community is committed to protecting open space, scenic vistas and natural areas, pursuant to Interlaken Code Title 11, Section 11.01.010 Intent and Purpose (J) and the General Plan Survey results. However, the preservation of open space is not specifically stated in the current

Interlaken Municipal Land Use Area Lots

Lot #	Ownership	Location
172	Municipal	371 Bern Way
None	Municipal	South of lot 178
None	Municipal	East of lot 112
None	Municipal	West of 127
None	Municipal	Pump house
None	Municipal	West of 173
None	Municipal	North of 171

Future Use – No other additional use is recommended. Municipal Zone description in Title 11 s be modified to better clarify the Municipal Zone will be managed to provide municipal services to the community and to promote the retention of Interlaken Town’s rural atmosphere and preserve a variety of types of open spaces, scenic vistas, and natural areas. This recommended change will better support the current language in Interlaken Code Title 11, Section 11.01.010 (J).



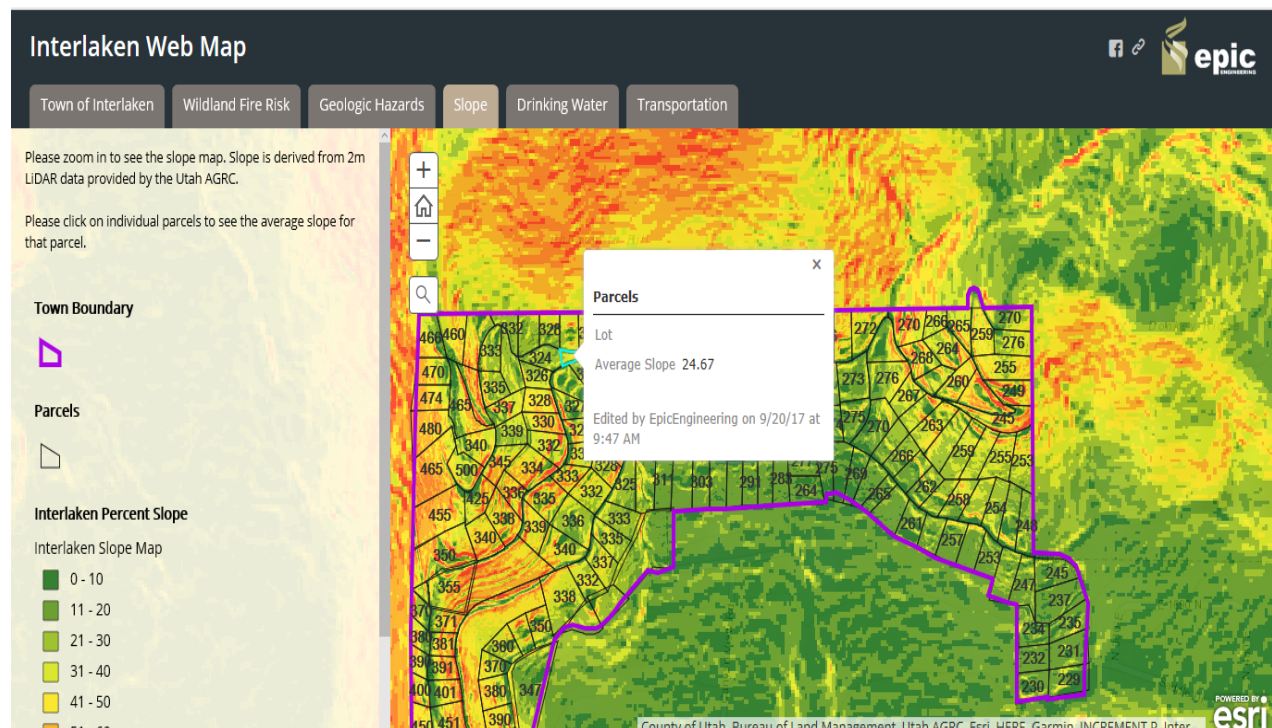
Sensitive Lands Overlay Zone

The current Interlaken Town code includes a Sensitive Land Overlay Zone that includes requirements and protections for land having steep slopes (lots having an average slope greater or equal to 25% grade) and land use controls to minimize environmental impacts. Interlaken will continue to evaluate retaining only the specific controls necessary for steep slopes in this zone, and relocating the remainder of the code in this section to the Residential Zone, since these provisions apply to the entire Town. Interlaken will additionally evaluate codifying Stormwater Pollution Prevention Plan (SWPPP) construction practices for small sites to minimize stormwater impacts from construction activities to roadways, property owner and common areas.

The sensitive hillside (steep slope areas) are delineated on the interactive “Interlaken Slope Study Map” which is accessible through the Town’s website at the following weblink and is presented below:

<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>

Interlaken Slope Study Map



Commercial Zone

Commercial zones are typically established as districts in which the primary use of the land is for planned and integrated commercial and service uses.

Present Use – none

Future Use – none identified or recommended.

Business and Industrial Zones

Business and Industrial Zones are typically provided for development of offices, research and development institutions, and light manufacturing establishments.

Present Use – none

Future Use – none recommended.

Agricultural Protection Area Zone

Utah law states: *“Identify and consider each agriculture protection area within the municipality; and avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.”*



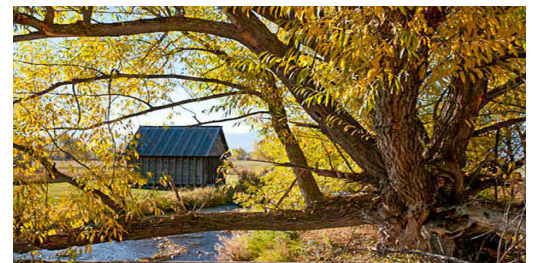
The existing properties within the incorporated Town of Interlaken boundaries do not include agricultural lands, or agricultural use of said lands, THEREFORE, no existing, or planned agricultural protection area rules, requirements, or ordinances apply within our incorporated boundaries.

Present Use – none

Future Use – none recommended

Recreational Area(s)/Zone – (see detail in **Recreation, Parks and Trails Element**)

The purpose of a Recreational Zone is to guide the creation, as well as continuation of recreational development configured around the unique physiographic characteristics of the Interlaken Town area.



Present Use – open spaces provided by municipal zone area parcels – see **Common Area Zone**

Future Use – Pursuant to the Survey feedback received, some town members have expressed interest in preserving access points to walking/biking trails, including connecting trail systems with Midway, the State and Wasatch County trails and parks. Interlaken will consider the input of the community prior to establishing recreational uses for any Common Area.



Educational Area/Zone

Educational zones are typically established as districts in which the primary use of the land is for planned and integrated schooling and associated uses.

Present Use – none

Future Use – none recommended

Other Private Uses of Land – Long Term Rentals and Home Occupations

Present Use – long term rentals and home occupations, as identified in the Residential Zone

Future Use – long term rentals and home occupations as identified in the Residential Zone; no other potential uses are foreseen at this time.

Other Subjects related to Land Use - Roadway right-of-way, Land Use Authority, Land Use Maps (Official Town Map, Interactive Web Maps), and (other) Land Use Reference Materials & Resources

Roadway Right-of-Way

Interlaken has codified appropriate roadway right-of-way language to better support the Town and property owners and will provide updates to the Code as necessary.



Land Use Authority

Utah law requires municipalities to identify and assign land use Authority. To limit potential legal costs, towns are allowed to establish an appeal authority. If the matter cannot be resolved by the appeal authority then it goes to District Court and legal representation is required.

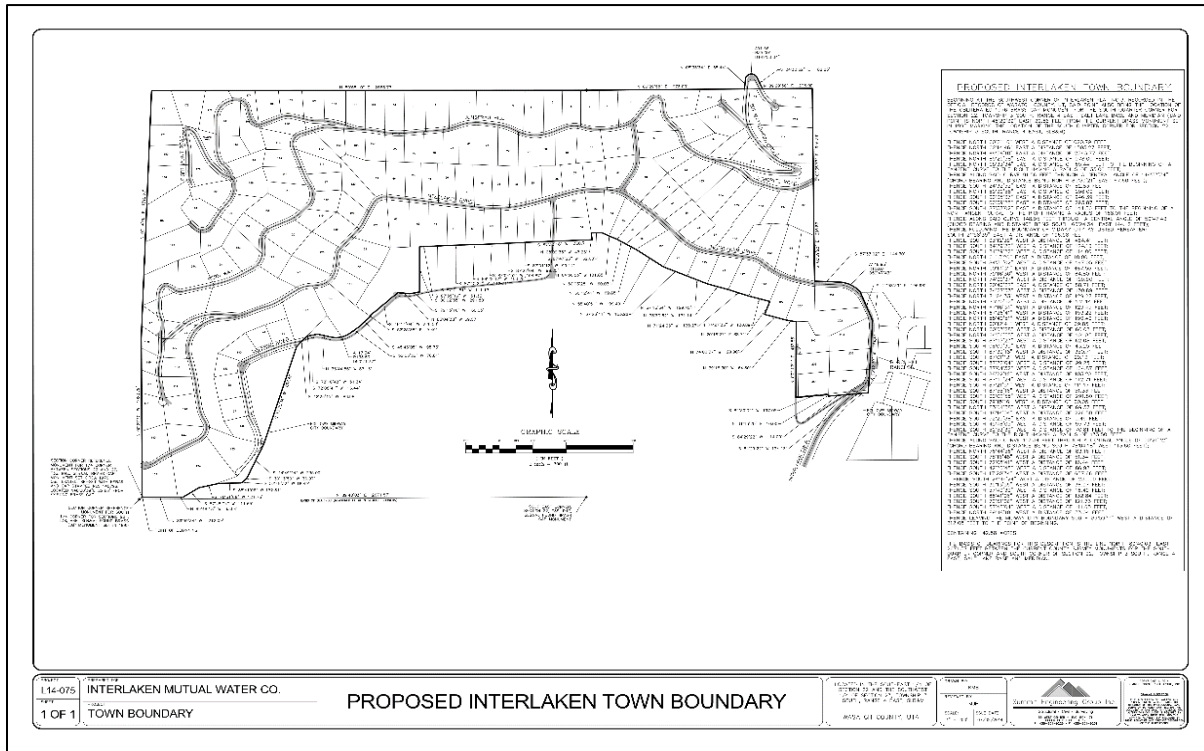
Interlaken will review and amend (when necessary) the current town code to ensure Land Use Authority is consistently defined.

Land Use Maps - Official Interlaken Town Map

Interlaken maintains an official recorded Town Boundry Map and Right-of-Way Survey (Record of Survey) Map, which are accessible for public reference on the Interlaken Website (Documents/Maps and Surveys) which are included below. The Official (Interlaken) Boundry Map is presented below and is available at the following weblink provided on the Interlaken Town website:

http://docs.wixstatic.com/ugd/cbb01e_b21591676bfb4b3695db187529972099.pdf

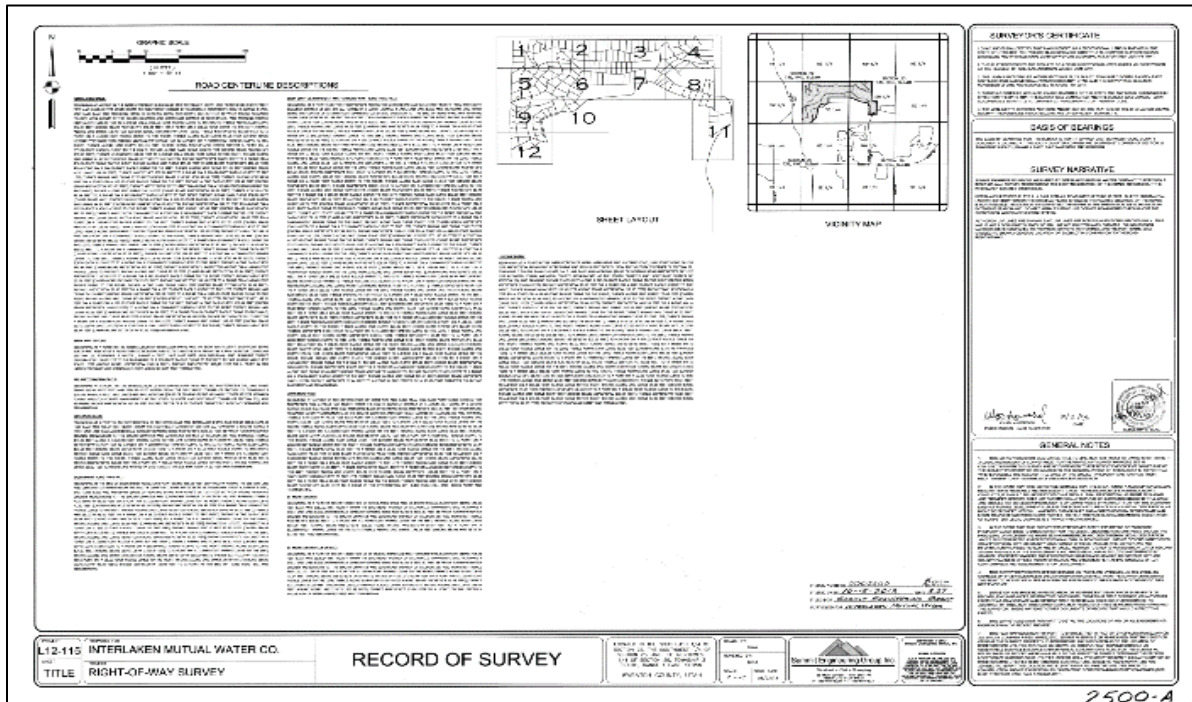
The Official (Interlaken) Boundry Map



The Official (Interlaken) Right-of-Way Survey (Record of Survey) Map presented below and made available at the following weblink provided on the Interlaken Town website) consists of the following Title Page (plus 11 pages of detail not shown below):

http://docs.wixstatic.com/ugd/cbb01e_7e328420d25244c98732b3b63c5f6059.pdf

Interlaken Right-of-Way Survey (Record of Survey) Map



Land Use Maps - Interlaken Web Map

Interlaken provides a link to an interactive Interlaken Web Map(s) on the town's website, for public access/reference. The Interlaken Web Map (weblink) is maintained by the Town's contracted engineer. Interlaken will update the Interlaken Web Map, as necessary.

The Interlaken Web Map Home Page (presented below) and all referenced Tab pages can be found at the following weblink:
<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>

Interlaken Web Map

Land Use Reference Materials and Resources

Interlaken Land Use ordinances currently identify various resource materials that may be available for reference for the community (and potential builders). This resource material and information includes the location of sensitive lands, streams, waterways and ditches, map of the 100-year flood plain, and a Spring and Well Protection Zone map. Interlaken will continue to develop and make these materials and information available, budget and resources permitting.

Transportation

Interlaken is a small mountain town community with transportation facilities that connect the Town to regional systems



while preserving and enhancing our unique natural setting. Created as IMWC in 1972 Interlaken was platted with a public road system, designated as 30 feet wide. Interlaken Drive is the main arterial road with several residential streets (roads) feeding from it. Interlaken's intent is to provide safe and adequate roadways, access to trails and paths for both motor vehicles and pedestrians to use in harmony.

Roads

The Towns roads are classified as Class C Roads, paved municipal roads, which are designated public roads. As our Towns roads were platted and developed as part of IMWC as public, all roads ownership was transferred to the Town when incorporated in 2015. Interlaken's existing road system is sufficient to provide vehicular and pedestrian traffic but needs to be maintained as future seasonal & year-round population increases. As our road circulation system was platted many years ago, there are no future plans to add additional roads within the town boundaries.



In accordance with the State of Utah law, Town roads are funded by annual road tax and State B&C road funds. These funds pay for annual maintenance, snow plowing and capital improvement fund. Future needs for a transportation plan will help the Town effectively plan for the preservation or enhancement of Town roads. Once identified, the Town may use several methods for the future financing and construction of the facilities including impact fees, capital improvements programming, and cooperation with other appropriate government entities such as Wasatch County and UDOT.

Being a mountain community winter weather often poses a challenge on our road system. As noted in Title 6 – Town Streets, Interlaken has developed seasonal road way restrictions. Our primary focus is to promote a balance of our diverse community's needs, the public's health, safety and welfare was taken into consideration with this section. Interlaken's road policies are enforced by the Wasatch County Sheriffs Department and members of the Town Council & Mayor.

Road Right of Way Protection

Since the transportation element identifies transportation circulation, the road right of way needs to be maintained and observed by all citizens. In 2013 IMWC commissions a Right of Way Survey, which identifies the Towns ROW, platted roads and existing roads throughout the Town. A copy of this survey is available on the Towns website. As defined in Title 6 – Town Streets, the right of way is measured as 16.5 feet from the center of the existing platted roads.

Additional areas that need to be explored in the future are citizens ability to improve or maintain areas identified in the ROW. Improvement of these areas without approval or considering of long term affects can prove costly to the community and citizens. This

transportation element is required to be reviewed prior to any improvements and development approval, including issuance of any building permit.



Transportation Objectives

Goal - Improve and maintain existing roads to ensure quality and safety for all users.

- Prioritize future road improvements to maintain responsibility in the expenditure of municipal funds for roads.
- The most pressing needs of the Town are to be identified and prioritized. Funds for future improvements and the construction of future updates should then be dispersed according to highest priority.
- Consider the creation of a citizen volunteer Road Improvement committee to provide ways for the community to get involved in the maintenance and upkeep of our roads.
- Interlaken will continue to work closely with Wasatch County and officials of the State of Utah to identify additional funding opportunities to improve our roads.
- Rely on the community to do their part in communicating and identifying areas of concern or need of general maintenance.

Goal - Develop ways to protect the safety of all users of roads

- City officials are required to meet at the necessary frequency required to study and implement additional safety measures and programs.
- Ensure safe and efficient movement of automobiles, trucks and other motorized vehicles.
- Provide transportation infrastructure that meets the needs for all types of users, including vehicular and pedestrian traffic.
- If safety is not an issue, the width of roads shall remain as built to limit storm water runoff on to non-pervious materials.
- Ensure that all homes & driveways are properly designed and include provisions for adequate drainage.

Public Services and Facilities

This chapter addresses the various aspects and policies of public facilities, services and activities in the Town including administrative services, public works, and public safety. The Town, through its organizational structure & volunteers, administers the Town's building permits, water system & roads infrastructure & maintenance.

Municipal Facilities & Services

Town Administration

The Interlaken Town administration is virtually based with monthly Town Council meetings held in person at the Town Pump House located at 236 Luzern Drive. Administration and services are managed by the Town Clerk & Mayor. The Town's governing structure is described in Title 1 – General Provisions & Title 2 – Municipal Government located on the Town's website.

The Town's governing body consists of a volunteer five-member voting council - four council members and a mayor and is the Land Use authority for the Town. The municipality employs approximately 4 people in the administration & water master. The Town's Planning Commission is a committee of 3 volunteer commissioners & two alternates and meets monthly at the Town Pump House. The Appeal Authority shall hear and decide requests for variances from the terms of the Land Use Title 11. An adverse decision by the Appeal Authority in variance matters may be appealed to district court pursuant to Utah law.

Public Works

The Town does not have a Public Works Department yet strives to make the Town an accessible, functioning and healthy community. The Town Clerk and Mayor provide Town facilitation of services and strives to be organized, trained and operate in an orderly, responsible and diligent process.

Ongoing road improvements and maintenance are planned throughout the community during the summer months. Road improvements are scheduled with consideration of the town's needs for the next ten year period. With these improvements, the Town will need to plan for upgrades in various areas. The Town Council & Mayor are developing an active and proactive program of road maintenance, repair and cleaning is also a needed component to accompany a road improvement program. As our community grows, the functions of a Public Works Department may be created and will be evaluated as part of the Town's vision.

Water Master

The Town manages and maintains its own water system through the assistance of contracted water support services to manage: water pumping, water treatment, new water meter installation/replacement, water meter reading, regulatory sampling and regulatory reporting. The Town manages the water billing directly.



Public Utilities

Public utilities are provided to the community in cooperation with Wasatch Country and other entities. These include sewer treatment, electrical power and public safety (see below list). Planning for the future needs of community utilities and infrastructure is imperative, especially

for a Town as unique as Interlaken and limited growth potential. Contact for each entity is located on the Town's website.

Summary of Utilities Available to Interlaken

Electricity	Heber Light & Power
Animal Control	Wasatch County Animal Control
Snow Removal	Super Dave's Lawn & Snow Removal
Police	Wasatch County Sheriff Department
Fire	Wasatch County Fire Department
Sewer	Midway Sanitation District
Solid Waste (garbage)	Wasatch County Solid Waste Disposal District
Natural Gas	Dominion Energy
Telephone/Internet	Century Link
Satellite TV	Dish Network/Direct TV
Town Engineer/Building Inspections	Epic Engineering

Environment

The Town of Interlaken boasts access to a pristine natural environment and our community takes pride in the peace and quiet afforded by Utah's sagebrush steppe. However, our position as a Wilderness-Urban Interface presents unique hazards.



Natural Environment

The Town of Interlaken is situated in the Wasatch Back on a south facing slope overlooking the Heber Valley. Our town receives approximately 22 inches of precipitation a year balanced between winter snowfall and spring/summer rain and has relatively moderate temperatures for the region (Western Regional Climate Center, 2018). Prior to modification by

European-Americans in the late 19th through 20th centuries, the region was an extensive sagebrush steppe, dominated by sagebrush, rabbitbrush, and Gambel oak with an understory of grasses and forbs. Historically and today this region is home to charismatic animals such as moose, deer, mountain lions, marmots and ospreys, as well as lesser seen and appreciated species like voles and garter snakes.



Tucked into the hillslope and surrounded on three sides by Wasatch State Park affords our town valuable quiet and access to the outdoors. Our residents highly value these attributes, along with the incredible views of Heber Valley as seen from the Town of Interlaken.

Natural Hazards

This natural beauty is not without hazards, however. Residents need to be aware of geologic hazards including soil hazards, flood hazards, slopes, and seismic activity, as well as other natural hazards like fire.

Soil Hazards

Many residents of the Town of Interlaken may be unaware of risks to their property posed by soil hazards. Soil properties and limitations can be determined generally by referring to the United States Department of Agriculture's Natural Resource and Conservation Services Survey of Heber Valley, Utah, Parts of Wasatch and Utah Counties. The information in this survey is good for vague determinations, and on-site investigation by qualified persons is necessary to determine precise suitability for any proposed project.



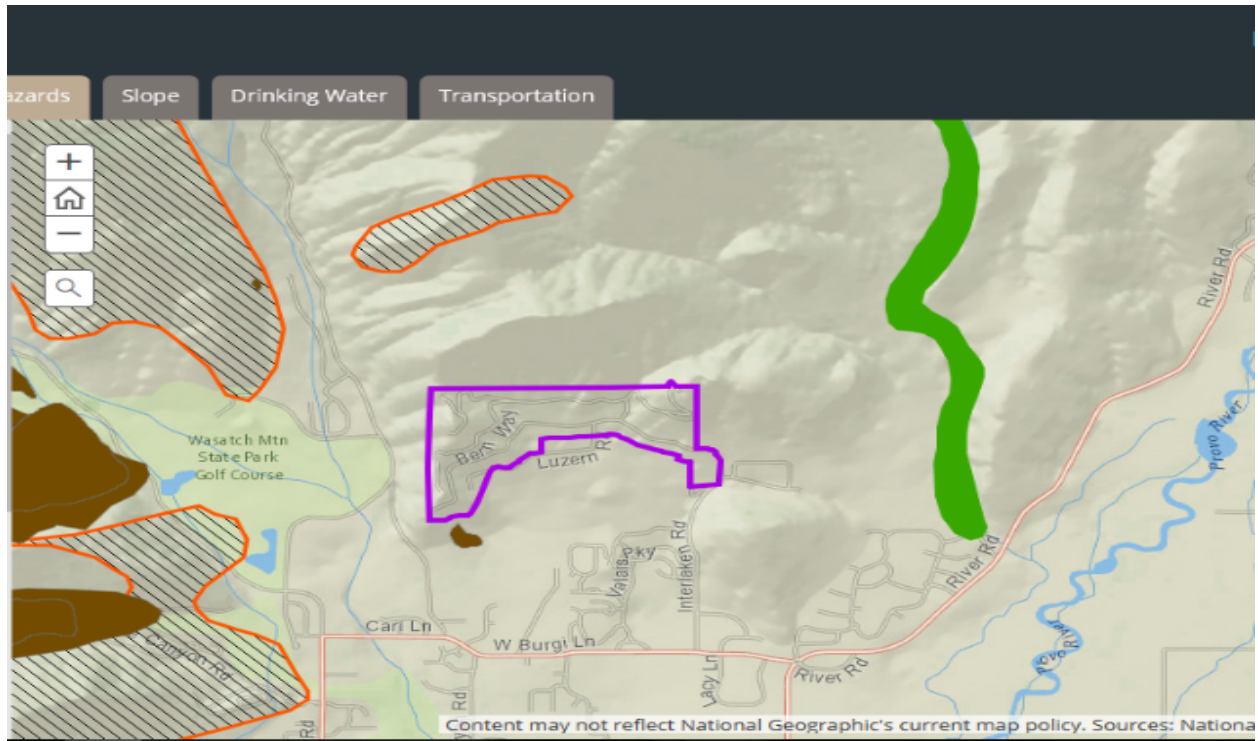
In particular, Epic Engineering has identified “shrink-swell clays” in our town as a potential soil hazard. Shrink/swell potential is, “the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil.” If you clay with a high shrink-swell index under your foundation, it can cause your house to shift, resulting in cracked drywall or worse effects. The good news is a foundation excavation soil analysis can be done to identify shrink-swell clay and measures can be taken to mitigate its potential effects.

The Interlaken Web Map is maintained by the Town's contracted engineering firm. The Interlaken Web Map is made available to the public on the Town's website. The Interlaken Web Map includes a tab titled “Geologic Hazards” which identifies the various Soil Hazards in the town

and surrounding area. The Geologic Hazards Map is presented below and is available at the following weblink:

<https://epiceg.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>

Geologic Hazards Map



Geologic Hazards are identified by type and potential. Surrounding the Town of Interlaken are several hazards. The only geologic hazard occurring in the Town is liquefaction potential, however, it is a Very Low likelihood of occurrence.

Liquefaction is defined as when soil behaves like a liquid, having the inability to support weight due to vibrations or water pressure within a mass of soil, causing the soil particles to lose contact with each other. Most often caused by earthquakes.

Landslides are the sliding down of a mass of earth or rock from a mountain.

Debris Flows are geological phenomena in which water-laden masses of soil and fragmented rock rush down mountainsides, funneling into stream channels, leaving a thick mess of mud, rock, vegetation in the flow path.

Collapsible Soils around Interlaken are caused by limestone karsts. Limestone is an easily soluble rock that can form sinkholes and caves with the dissolution of limestone.

Disclaimer: The producer of this map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

Historic Landslides



Historic Debris Flow



Collapsible Soils



Liquefaction



Flood Hazards

Given the 22 inches of annual precipitation the town receives, flood hazards may not be on the minds of many residents. Indeed, the Flood Insurance Rate Map provided by the FEMA Flood Map Service Center (FEMA 2018) considers our town an “Area of Minimal Flood Hazard.” Residents need to be aware that a low potential for a hazard does not mean the risk does not exist. In the event of a fire on the slope above Interlaken the conditions may exist for landslides and other flood-related disasters. Residents are encouraged to take precautions, including appropriate insurance, to mitigate the risk posed to their property.

Slopes

The Town of Interlaken lies on a south facing slope in the north end of the Heber Valley. These slopes can pose a risk of landslide, though measures can be taken to mitigate that risk. Based on input from Epic Engineering and discussion with the Town Council, special considerations and analysis are needed for construction on high slope parcels to ensure hillside stability to prevent substantial loss of or damage to real property, including that under construction as well as surrounding neighbors. It has been recommended that a sensitive hillside or high slope area be delineated where the average slope of any lot is 25 percent or greater as shown in this “Interlaken Slope Study Map” located on the Town’s website.



Seismic Activity

The natural hot pots and conical hills we value so much are the direct result of geologically-recent seismic activity. The potential exists for seismic events in the future and residents need to make themselves aware of the risk. One possible way to reduce the risk of property damage or loss is to ensure buildings be constructed to the requirements of Seismic Design Category ‘D’ of the International Building Code. Interlaken will continue with efforts to identify remedies that are targeted to address this issue for new construction projects moving forward.

Fire Hazards

Wildfire frequency and destructive capability are on the rise across the American West. A description and map of the specific Fire Hazards within Interlaken (and the vicinity), as well as the measures employed by the Town to mitigate these hazards are described in the Community Vision section of this General Plan.



Moderate Income Housing

Per Utah State Code, town of Interlaken's size are exempt from this element of our general plan. However, Interlaken Town is committed to encouraging all types of affordable housing in our diverse community.

References

2018 Western Regional Climate Center: Snake Creek Powerhouse COOP Station (427909) Summary. <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ut7909>, accessed August 12, 2018

Appendix A: CC&R's for Interlaken, Utah

Appendix B: Town of Interlaken Survey Questions Used For General Plan Development

Appendix C: List of Laws Relevant to General Plan Development and Implementation

Appendix D: Dark Sky Manual for Homeowners, prepared by Utah
Department of Natural Resources (DNR), Utah State Parks