

Subject: Re: Midway road work
Date: Thursday, July 29, 2021 at 10:41:13 AM Mountain Daylight Time
From: Bart Smith <interlakenclerk@gmail.com>
To: Wes Johnson <Wes@horrocks.com>
Attachments: image001.png

Thanks Wes, you're the best! Can you tell me who is contracted with you for crack sealing? Is it Eckles? That's probably the one thing we need the most. If they had time in their schedule, we would love to get a bid from them.

Thanks so much-
Bart Smith
Interlaken Town Clerk
(435) 565-3812

From: Wes Johnson <Wes@horrocks.com>
Date: Wednesday, July 28, 2021 at 3:51 PM
To: Bart Smith <interlakenclerk@gmail.com>
Cc: Joe Serre <joe.serre@horrocks.com>
Subject: RE: Midway road work

Hi Bart,
We are actually in the middle of our road maintenance project. Let me check and see if their schedule will allow for work in Interlaken.
What work are you looking for? We have spot repair, crack seal, slurry seal, and chip seal.

Wes

Wesley Johnson, P.E.
Principal



728 West 100 South
Heber, Utah 84032

Work: 435 654-2226
Mobile: 801 368-6509
Email wes@horrocks.com
Web www.horrocks.com

From: Bart Smith <interlakenclerk@gmail.com>
Sent: Wednesday, July 28, 2021 3:29 PM
To: Wes Johnson <Wes@horrocks.com>
Subject: Midway road work

Hi Wes-
I was wondering if Midway is doing extensive road work this summer, is there a way Interlaken Town could get on board and take advantage of the mobilization costs. It's just a lark, but the council suggested I look into ways we can save money this summer on road maintenance. We have plans to do crack sealing and

some patching throughout town. As always, thanks for your help Wes.

Bart Smith
Interlaken Town Clerk
(435) 565-3812



INTERLAKEN TOWN

Declaration of Candidacy

STATE OF UTAH)

:ss

COUNTY OF WASATCH)

I, Susan O'Nan, being first duly sworn, say that I reside at
(Print name exactly as it is to appear on the ballot)

333 Jungfrau Hill Street, Midway, County of Wasatch, State of Utah,

Zip Code 84049, Telephone Number 435 671 1570, Email Address

smonan333@gmail.com; that I am a registered voter; and that I am a
candidate for the office of Town Council for a term of 4 years. I meet the legal

qualifications required of candidates for this office. I will file all campaign financial disclosure reports as required

by law and I understand that failure to do so will result in my disqualification as a candidate for this office and

removal of my name from the ballot. I request that my name be printed upon the applicable official ballots.

[Signature]
(Candidate Signature)

SUBSCRIBED AND SWORN to before me by

Bart Smith, on this 1st day of June, 2021

[Signature]
Clerk/or other Officer Qualified to Administer Oath

NOTE: The qualifications to be a candidate are:

- (1) Be a United States citizen at time of filing.
- (2) Be a registered voter of the municipality.
- (3) Be a resident of the municipality or a resident of a recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4) In accordance with Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to hold elective office is restored under Section 20A-2-101.5.

INTERLAKEN TOWN

Declaration of Candidacy

STATE OF UTAH)

:ss

COUNTY OF WASATCH)

I, Gregory Harrigen, being first duly sworn, say that I reside at
(Print name exactly as it is to appear on the ballot)

274 Interlaken Dr, Street, Midway, County of Wasatch, State of Utah,

Zip Code 84049, Telephone Number 435 714-0909, Email Address

greg@parkcityrealestateguide.com; that I am a registered voter; and that I am a
candidate for the office of mayor for a term of 4 years. I meet the legal

qualifications required of candidates for this office. I will file all campaign financial disclosure reports as required

by law and I understand that failure to do so will result in my disqualification as a candidate for this office and

removal of my name from the ballot. I request that my name be printed upon the applicable official ballots.

Gregory Harrigen
(Candidate Signature)

SUBSCRIBED AND SWORN to before me by Bart Smith, on this 1st day of June, 2021.

Bart Smith
Clerk/or other Officer Qualified to Administer Oath

- NOTE: The qualifications to be a candidate are:
- (1) Be a United States citizen at time of filing.
 - (2) Be a registered voter of the municipality.
 - (3) Be a resident of the municipality or a resident of a recently annexed area for 12 consecutive months immediately preceding the date of the election.
 - (4) In accordance with Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to hold elective office is restored under Section 20A-2-101.5.



INTERLAKEN TOWN

Declaration of Candidacy

STATE OF UTAH)
:SS
COUNTY OF WASATCH)

I, Charles Cullom, being first duly sworn, say that I reside at

269 Interlaken Street, Midway, County of Wasatch, State of Utah,

Zip Code 84049, Telephone Number 602 418 3793, Email Address

CCULLOM12@gmail.com; that I am a registered voter; and that I am a

candidate for the office of Town Council for a term of 4 years. I meet the legal

qualifications required of candidates for this office. I will file all campaign financial disclosure reports as required by law and will


not knowingly violate any law governing campaigns and elections, and I understand that failure to do so will result in my

disqualification as a candidate for this office and rejection of any votes cast for me.


(Candidate Signature)

SUBSCRIBED AND SWORN to before me by

Bart Smith, on this 26th day of July, 2021


Clerk/or other Officer Qualified to Administer Oath

NOTE: The qualifications to be a candidate are:

- (1) Be a United States citizen at time of filing.
- (2) Be a registered voter of the municipality.
- (3) Be a resident of the municipality or a resident of a recently annexed area for 12 consecutive months immediately preceding the date of the election.
- (4) In accordance with Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to hold elective office is restored under Section 20A-2-101.5.

Subject: Nepotism Clause in our ordinance
Date: Thursday, July 29, 2021 at 2:07:43 PM Mountain Daylight Time
From: Bart Smith <interlakenclerk@gmail.com>
To: O'Nan: Chuck S181 Grp B <conan@promontoryclub.com>, Sue Onan <smonan333@gmail.com>, Bowen: Marge S175 Grp A <margebowen@gmail.com>, Greg Harrigan <interlaken.mayor@gmail.com>, Justin Hibbard <justinrhubbard@gmail.com>
Attachments: image001.png

At our last meeting we discussed the possible nepotism involved if a member of the planning commission was appointed by a council member. From the section below it appears that this would not be an issue unless the PC member received compensation for their service. Currently Susanna does receive compensation as the chair for plan reviews. We would have to be clear on this for any appointment to the PC.

Section 2.11.090 Nepotism Prohibited

No elected or appointed officer shall employ, appoint, or vote for the his or her father, mother, husband, wife, son, daughter, sister, brother nephew, niece, first cousin, mother-in-law, father-in-law, brother-in-law, son-in-law, or daughter-in-law in or to any position or employment, wages, pay, or compensation of such appointee will be directly super relative. It is unlawful for such appointee to accept or to retain such e his initial appointment thereto was made in contravention of the forgo person within the degrees of consanguinity or affinity therein specific direct power of employment or appointment to such position, or by a which such person is a member.

Bart Smith
Interlaken Town Clerk
(435) 565-3812

QTR1 thru QTR4 : 7/1/20 - 6/30/21		Interlaken Town Statement of Revenue and Expense											
		QTR1 thru QTR4 : 7/1/20 - 6/30/21, FY2021											
		1058		1520		1330		4574		1678		2681	
		Water Bond Sinking		Water Revenue		Water Reserve		Transportation Reserve		Building		General	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
Revenue - All Accounts													
5	Annual Wasatch County Tax Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,618	\$ 118,000
6	Prior Year Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Late Fees - Assessments (all years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	1% State Sales Tax (estimate)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,654	\$ 22,000
all	Interest Income	\$ 74	\$ 400	\$ 29	\$ 100	\$ 135	\$ 100	\$ 86	\$ 220	\$ 19	\$ 100	\$ 33	\$ 200
12	New Owner Transfer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	B&C Road Tax (estimate)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,044	\$ 18,408
14	Building App & Inspection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Interlaken Drive RMA with BHR Agreement (20%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
15a	CARES Act Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,115	\$ 20,115
15b	Additional Grant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15c	Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,185	\$ -
15d		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
73a	Revenue from BHR Settlement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
73b	Revenue from Federal & State Transportation System Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
92	Annual Water Utility Base Fees	\$ -	\$ -	\$ 177,649	\$ 173,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95	Metered Water Overages	\$ -	\$ -	\$ 841	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95a	Water Connect Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95b	Water Billing Late Fees	\$ -	\$ -	\$ 350	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95c	New Owner Transfer Fees	\$ -	\$ -	\$ 1,618	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95d		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95e		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
150	Revenue from Federal & State Water System Grants	\$ -	\$ -	\$ -	\$ -	\$ 41,335	\$ 57,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
169	Building Permit Application Fees (varies with application)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ 2,250	\$ -	\$ -
170	Water Connect Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 1,500	\$ -	\$ -
171	Road Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 7,500	\$ -	\$ -
172	Damage Deposits - Refundable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 7,500	\$ -	\$ -
173	Completion Deposits - Refundable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,900	\$ 4,500	\$ -	\$ -
173a	Plan Review & Inspections (Town Engineer)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,693	\$ 18,000	\$ -	\$ -
173b	Variance Application Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue		\$ 74	\$ 400	\$ 180,487	\$ 177,700	\$ 41,470	\$ 57,700	\$ 86	\$ 220	\$ 43,213	\$ 41,350	\$ 184,648	\$ 179,923
Transfers into General Fund													
19	Transfer from Building Fund (Application Fees for admin costs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,075	\$ 1,500
20	Transfer from Water Revenue Fund (50% of admin. expenses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 30,500
21	Transfer from Transportation Reserve Fund for Capital expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 90,000
Transfers out of General Fund													
28	Transfer to Transportation Reserve of B&C Road Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (18,408)	\$ (18,408)
29	Transfer to Transportation Reserve Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (45,000)	\$ -
30	Transfer to Building Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (791)	\$ -
Transfers into Water Revenue Fund (Checking)													
100	Transfer from Building Fund (Water Connect Fees)	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
101	Transfer from Bond Sinking Fund for current year Water Bond payment	\$ -	\$ -	\$ 78,275	\$ 78,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
102	Transfer from Water Reserve Fund for Capital Improvements	\$ -	\$ -	\$ 90,800	\$ 116,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers out of Water Revenue Fund													
105	Transfer to Water System Reserve Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
106	Transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
107	Transfer to Bond Sinking Fund for Next Year's Bond Payment	\$ -	\$ -	\$ (78,382)	\$ (78,382)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
108	Transfer to Water System Capital Facilities Replacement Reserve Acct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
109	Transfer to General Fund for 50% of Administrative expenses	\$ -	\$ -	\$ (35,000)	\$ (30,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers into Transportation Reserve Fund													
77	Transfer from General B&C Road Tax to Transportation Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,408	\$ 18,408	\$ -	\$ -	\$ -	\$ -
78	Transfer to Transportation Reserve Fund for Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -

QTR1 thru QTR4 : 7/1/20 - 6/30/21		Interlaken Town Statement of Revenue and Expense											
		QTR1 thru QTR4 : 7/1/20 - 6/30/21, FY2021											
		1058		1520		1330		4574		1678		2681	
		Water Bond Sinking		Water Revenue		Water Reserve		Transportation Reserve		Building		General	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
80	Transfer from Building Fund of Road Impact Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 7,500	\$ -	\$ -	\$ -	\$ -
	Transfers out of Transportation Reserve Fund												
83	Transfer to General Fund for Transportation Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ (90,000)	\$ -	\$ -	\$ -	\$ -
	Transfers into Water System Capital Reserves Fund												
154	Transfer from Water Revenue Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
154a		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Transfers out of Water System Capital Reserves Fund												
161	Transfer to Water Revenue Fund for Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ (90,800)	\$ (116,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Transfers into Building Fund												
177	Transfer from General Fund - Special Engineering Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 791	\$ -	\$ -	\$ -
	Transfers out of Building Fund												
180	Transfer to General Fund - Building Permit Application Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,075)	\$ (1,500)	\$ -	\$ -
181	Transfer to Water Revenue - Water Connect Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500)	\$ -	\$ -
182	Transfer to Transportation Reserve Fund - Road Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,500)	\$ (7,500)	\$ -	\$ -
	Transfers into Bond Sinking Fund												
138	Transfer from Water Revenue Fund	\$ 78,382	\$ 78,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Transfers out of Water Bond Sinking Fund												
141	Transfer to Water Revenue Fund to pay current year bond	\$ (78,275)	\$ (78,382)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Transfers Between Funds	\$ 107	\$ -	\$ 55,693	\$ 87,000	\$ (90,800)	\$ (116,000)	\$ 15,908	\$ (64,092)	\$ (2,784)	\$ (10,500)	\$ 21,876	\$ 103,592
	General Fund Expenses												
	Administrative Expense												
37	Commissions, Committee, Council Mtg Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,200)
38	Town Clerk & Webmaster	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (18,324)	\$ (22,000)
39	Association Memberships	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (769)	\$ (489)
40	Web Hosting & IT Services (WIX,GoDaddy,Zoom,Dropbox,ViaSat,Calling Post)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,119)	\$ (2,200)
40a	Town Council Equipment & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (538)	\$ (200)
41	Meeting Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (350)
42	Bookkeeping, Accounting, CPA Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,357)	\$ (13,000)
43	Bank Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (44)	\$ -
44	Town Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,844)	\$ (12,000)
44a	Attorney fees for BHR settlement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45a	Animal Control through Interlocal Agreement w/ Heber City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,630)	\$ (1,500)
45b	Municipal Election Balloting & Noticing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Misc. Admin. Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,445)	\$ (100)
47	Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,341)	\$ (4,039)
48	Office Supplies (postage + supplies)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,087)	\$ (700)
49	Building Inspector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (635)	\$ -
51	Additional Consulting Fees (Codifiers, etc.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25)	\$ (8,000)
51a	Federal IRS Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,246)	\$ (4,000)
51b	CARES Act - WCFD Fire Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20,115)	\$ (20,115)
51c		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51d		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Administrative Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (79,519)	\$ (89,893)
	Annual Road Maintenance Expense from General Fund												
55	Annual Road Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,013)	\$ (18,000)
56	Additional Contract Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (144)	\$ (8,000)
56a	Road Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,515)	\$ (2,000)
57	Contract Service (Snow Removal)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (36,000)	\$ (39,500)
58	Supplies - Salt, Sand, etc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,400)	\$ (3,500)
	Annual Fire Mitigation Expenses												
58b	Brush Removal and Fire Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,100)	\$ (30,000)
59	Annual Road Capital Expenses												

QTR1 thru QTR4 : 7/1/20 - 6/30/21		Interlaken Town Statement of Revenue and Expense											
		QTR1 thru QTR4 : 7/1/20 - 6/30/21, FY2021											
		1058		1520		1330		4574		1678		2681	
		Water Bond Sinking		Water Revenue		Water Reserve		Transportation Reserve		Building		General	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
60	Capital Investment in Roads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (30,000)	\$ (30,000)
60a	DPW Expenses												
60b	DPW Site Construction - Capital Investment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,287)	\$ (60,000)
60c	Annual DPW Site Maintenance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (32)	\$ -
61	Total Road Maintenance, Capital Improvements, DPW Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (146,491)	\$ (191,000)
	Total General Fund Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (226,009)	\$ (280,893)
	Water Revenue Fund Expenses												
	Bond Payment												
114	Water Bond Payment, Due annually in January	\$ -	\$ -	\$ (78,275)	\$ (78,382)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
115	Operating Expenses												
116	Payroll - Water Masters	\$ -	\$ -	\$ (17,200)	\$ (21,600)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
117	Meter Repair/Replacement, Water System Equipment, Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
118	Chemicals & Monitoring	\$ -	\$ -	\$ (420)	\$ (3,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
119	Telemetry System Operating Costs	\$ -	\$ -	\$ -	\$ (1,127)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120	Water Share Fee, Education, etc.	\$ -	\$ -	\$ (40)	\$ (375)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
121	Gas Heat	\$ -	\$ -	\$ (501)	\$ (500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122	Electricity	\$ -	\$ -	\$ (7,704)	\$ (6,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123	Payroll Taxes - Water Masters - State & Federal 941	\$ -	\$ -	\$ (3,783)	\$ (3,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123a	Workman's Comp Insurance for Water Master	\$ -	\$ -	\$ (27)	\$ (1,069)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123b	Misc. Water Expenses	\$ -	\$ -	\$ (786)	\$ (1,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123c		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123d		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123e	Capital Investment in Water System												
123f	Purchase of Generator and Installation	\$ -	\$ -	\$ (53,443)	\$ (71,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
123g	Pump Replacements, Telemetry System, Meter Upgrades	\$ -	\$ -	\$ (34,274)	\$ (45,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
124	Repair and Maintenance												
125	Additional Contract Services - Tank Main., Rate Studies, Consults	\$ -	\$ -	\$ -	\$ (5,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126	Annual Generator Maintenance	\$ -	\$ -	\$ -	\$ (1,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
126a	General Water System Maintenance & Repair	\$ -	\$ -	\$ (1,524)	\$ (5,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Water Revenue Fund Expenses	\$ -	\$ -	\$ (197,977)	\$ (243,253)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Building Fund Expenses												
187	Refunds of Damage Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (11,500)	\$ (5,000)	\$ -	\$ -
188	Refunds of Completion Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,000)	\$ (3,000)	\$ -	\$ -
188a	Plan Review & Inspections (Town Engineer)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (18,802)	\$ (18,000)	\$ -	\$ -
188b	Additional Contractual Services (Town Engineer)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (791)	\$ (1,000)	\$ -	\$ -
188c	Plan Review by Planning Commission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (425)	\$ (750)	\$ -	\$ -
	Total Building Fund Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (36,519)	\$ (27,750)	\$ -	\$ -
	Total Expenses (General, Water Revenue, Building)	\$ -	\$ -	\$ (197,977)	\$ (243,253)	\$ -	\$ -	\$ -	\$ -	\$ (36,519)	\$ (27,750)	\$ (226,009)	\$ (280,893)
	Net Change in Balance (Revenue+Transfers+Expenses)	\$ 180	\$ 400	\$ 38,203	\$ 21,447	\$ (49,330)	\$ (58,300)	\$ 15,994	\$ (63,872)	\$ 3,910	\$ 3,100	\$ (19,485)	\$ 2,622
	Add: Beginning Balance	\$ 159,957	\$ 159,957	\$ 55,350	\$ 55,350	\$ 238,700	\$ 238,700	\$ 235,889	\$ 235,889	\$ 52,455	\$ 52,455	\$ 88,520	\$ 88,520
	Rounding Adjustment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Ending Balance	\$ 160,138	\$ 160,357	\$ 93,554	\$ 76,797	\$ 189,370	\$ 180,400	\$ 251,883	\$ 172,017	\$ 56,365	\$ 55,555	\$ 69,034	\$ 91,142

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

	Version 2021-06-10 TC Amended	FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
1	General Fund (checking)			
2				
3	General Fund Revenue			
5	Annual Wasatch County Tax Assessment	\$ 79,042	\$121,187	\$118,000
6	Prior Year Assessments	\$0	\$0	\$0
7	Late Fees - Assessments (prior to FY2019)	\$0	\$0	\$0
8	1% State Sales Tax (estimate)	\$24,881	\$28,689	\$22,000
10	Interest Income	\$136	\$219	\$200
12	New Owner Transfer Fees	\$124	\$0	
13	B&C Road Tax (estimate)	\$18,605	\$20,068	\$18,408
14	Building App Town Admin Fees	\$900	\$0	\$0
15	Interlaken Drive RMA with BHR Agreement (20%)	\$0	\$0	\$1,200
15a	CARES Act Revenue			\$20,115
15b	Additional Grant Revenue			
15c	Miscellaneous Revenue			
15d				
16	Total General Fund Revenue:	\$ 123,689	\$170,163	\$179,923
17				
18	Transfers into General Fund			
19	Transfer from Building Fund (Application Fees for admin costs)	\$1,600	\$2,450	\$1,500
20	Transfer from Water Revenue Fund (50% of admin. expenses)	\$28,666	\$0	\$30,500
21	Transfer from Transportation Reserve Fund for Capital expenses	\$0	\$0	\$90,000
22				
23	Transfers out of General Fund			
26	Transfers into Transportation Reserve Fund			
28	Transfer of B&C Road Tax to Transportation Reserve Fund	(\$18,755)	(\$20,068)	(\$18,408)
29	Contribution to Capital Improvements in Transportation Reserve Fund	\$0	(\$40,000)	(\$45,000)
30	Transfers into Building Fund - Special Engineering Projects	(\$250)	\$0	\$0
31	Total Net General Fund Transfers:	\$11,261	(\$57,618)	\$58,592

Interlaken Town Budget
Fiscal Year Ending 6/30/2021

	Version 2021-06-10 TC Amended	FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
32				
33	General Fund - continued			
34				
35	General Fund Expenses			
36	Administrative Expenses			
37	Commission, Committee, Council Mtg Expenses	\$0	(\$32)	(\$1,200)
38	Town Clerk & Webmaster	(\$13,619)	(\$18,057)	(\$22,000)
39	Association Memberships	(\$509)	(\$509)	(\$489)
40	Web Hosting & IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)	(\$95)	(\$700)	(\$2,200)
40a	Town Council Equipment & Supplies	(\$393)	(\$425)	(\$200)
41	Meeting Advertising	(\$187)	(\$688)	(\$350)
42	Bookkeeping, Accounting & CPA fees	(\$6,293)	(\$8,662)	(\$13,000)
43	Bank Charges	(\$35)	\$0	
44	Town Attorney	(\$12,194)	(\$5,434)	(\$12,000)
44a	Attorney fees for BHR settlement/agreement	(\$13,109)	\$0	\$0
45a	Animal Control through Interlocal Agreement w/ Heber City	(\$1,177)	\$0	(\$1,500)
45b	Municipal Election Balloting & Noticing	\$0	\$0	\$0
46	Misc. Admin. Expenses	(\$254)	(\$370)	(\$100)
47	Insurance	(\$7,087)	(\$1,092)	(\$4,039)
48	Office Supplies (postage + supplies)	(\$525)	(\$1,141)	(\$700)
49	Building Inspector	\$0	\$0	
51	Additional Consulting Fees	\$0	(\$6,800)	(\$8,000)
51a	State Payroll (FY2018 only) and Federal IRS Taxes	(\$3,980)	(\$1,955)	(\$4,000)
51b	CARES Act - WCFD Fire Mitigation			(\$20,115)
51c				
51d				
52	Total Administrative Expenses:	(\$59,458)	(\$45,865)	(\$89,893)

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

Version 2021-06-10 TC Amended		FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
53				
54	Annual Road Maintenance and Repair Expenses from General Fund			
55	Annual Road Repair & Maintenance	(\$11)	(\$2,038)	(\$18,000)
56	Additional Contract Services	(\$6,241)	(\$6,564)	(\$8,000)
56a	Road Signage	(\$859)	(\$2,133)	(\$2,000)
57	Contract Service (Snow Removal)	(\$32,500)	(\$35,000)	(\$39,500)
58	Supplies - Salt, Sand, etc	(\$3,300)	(\$2,550)	(\$3,500)
58a	Annual Fire Mitigation Expenses			
58b	Brush Removal and other Wildfire Mitigation			(\$30,000)
59	Annual Road Capital Improvement Expenses			
60	Capital Investment in Roads	\$0	(\$10,000)	(\$30,000)
60a	DPW Expenses			
60b	DPW Site Construction - Capital Investment	\$0	\$0	(\$60,000)
60c	Annual DPW Site Maintenance Expenses	\$0	\$0	\$0
61	Total Road Maintenance, Capital Improvements, Fire & DPW Expense	(\$42,912)	(\$58,285)	(\$191,000)
62				
65	Total General Fund Expenses:	(\$102,370)	(\$104,150)	(\$280,893)
66				
67	Increase/Decrease in General Fund Balance	\$32,581	\$8,395	(\$42,378)
68				
70	Transportation Reserve Fund (savings)			
71				
72	Transportation Reserve Fund Revenue			
73	Estimated Interest	\$253	\$218	\$220
73a	Revenue From BHR Settlement	\$33,000	\$0	\$0
73b	Revenue from Federal & State Transportation System Grants			\$0
74	Total Transportation Reserve Fund Revenue:	\$33,253	\$218	\$220
75				
76	Transfers into Transportation Reserve Fund			
77	Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund	\$18,755	\$20,068	\$18,408
78	Transfer from General Fund for Capital Improvement Reserves	\$0	\$40,000	\$45,000
80	Transfer from Building Fund of Road Impact Fee	\$8,750	\$10,000	\$7,500
81				
82	Transfers out of Transportation Reserve Fund			
83	Transfer to General Fund for Transportation Capital Expenses	\$0	\$0	(\$90,000)
84	Total Net Transportation Reserve Fund Transfers:	\$27,505	\$70,068	(\$19,092)
85				
86	Incr/Decr in Transportation Reserve Fund Balance	\$60,758	\$70,286	(\$18,872)
87				

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

	Version 2021-06-10 TC Amended	FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
88	Water Revenue Fund (checking)			
89				
90	Water Revenue Fund Revenue			
92	Annual Water Utility Base Usage Fee	\$162,247	\$167,253	\$173,000
93	Interest Income	\$190	\$100	\$100
95	Charge for Services: Metered Water (overages)	\$10,337	\$5,370	\$4,000
95a	Water Connect Fee (Direct Deposit)		\$0	
95b	Water Billing Late Fees	\$400	\$225	\$150
95c	New Owner Transfer Fees	\$250	\$600	\$450
95d				
95e				
96	Total Water Revenue Fund Revenue:	\$173,423	\$173,548	\$177,700
97				
98	Transfers into Water Revenue Fund			
100	Transfer from Building Fund (Water Connect Fees)	\$400	\$200	\$1,500
101	Transfer from Bond Sinking Fund for current year Water Bond payme	\$77,889	\$78,626	\$78,382
102	Transfer from Water System Reserve Fund for Capital Improvements	\$0	\$0	\$60,000
103				
104	Transfers out of Water Revenue Fund			
105	Transfer to Water System Reserve Capital Fund	(\$7,770)	(\$50,000)	\$0
106	Transfer to General Fund	(\$403)	\$0	\$0
107	Transfer to Bond Sinking Fund - Next Year's Bond Payment	(\$78,678)	(\$78,382)	(\$78,382)
108	Transfer to Water System Capital Facilities Replacement Reserve Acct		\$0	
109	Transfer to General Fund for 50% of Administrative expenses	(\$28,263)	\$0	(\$30,500)
110	Total Net Water Revenue Fund Transfers:	(\$36,825)	(\$49,556)	\$31,000
111				

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

Version 2021-06-10 TC Amended		FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
111a	Water Revenue Fund - continued			
111b				
112	Water Revenue Fund Expenses			
113	Bond Payment			
114	Water Bond Payment, due annually in January	(\$77,889)	(\$78,626)	(\$78,382)
115	Operating Expenses			
116	Payroll - Water Masters	(\$12,522)	(\$14,359)	(\$21,600)
117	Meter Repair/Replacement, Water System Equipment, Supplies	(\$6,504)	(\$838)	
118	Chemicals & Monitoring	(\$604)	(\$2,200)	(\$3,000)
119	Telemetry System Operating Costs	(\$1,127)	\$0	(\$1,127)
120	Water Share Fee, Education, etc.	(\$13)	\$0	(\$375)
121	Gas Heat	(\$475)	(\$579)	(\$500)
122	Electricity	(\$6,377)	(\$5,970)	(\$6,000)
123	Payroll Taxes - Water Masters	(\$1,356)	(\$3,714)	(\$3,000)
123a	Workman's Comp Insurance for Water Masters	(\$192)	(\$8)	(\$1,069)
123b	Misc. Water Expenses	(\$1,279)	(\$971)	(\$1,000)
123c				
123d				
123e	Capital Investment in Water System			
123f	Purchase of Generator and Installation	\$0	(\$3,515)	(\$71,000)
123g	Pump Replacements, Telemetry System, Meter Upgrades	(\$1,200)	(\$15,376)	(\$45,000)
124	Repair and Maintenance			
125	Additional Contract Services - Tank Main., Rate Studies, Consults	\$0	(\$1,200)	(\$5,000)
126	Annual Generator Maintenance	\$0	\$0	(\$1,200)
126a	General Water System Maintenance & Repair	\$0	(\$4,117)	(\$5,000)
127	Total Water Revenue Expenses:	(\$109,538)	(\$131,473)	(\$243,253)
128				
129	Increase/Decrease in Water Revenue Fund Balance	\$27,060	(\$7,481)	(\$34,553)
130				

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

	Version 2021-06-10 TC Amended	FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
131	Water Bond Sinking Fund (money market)			
132				
133	Water Bond Sinking Fund Revenue			
134	Estimated Interest	\$385	\$342	\$400
135	Total Water Bond Sinking Fund Revenue:	\$385	\$342	\$400
136				
137	Transfers into Water Bond Sinking Fund			
138	Transfer from Water Revenue Fund	\$78,678	\$78,382	\$78,382
139				
140	Transfers out of Water Bond Sinking Fund			
141	Transfer to Water Revenue Fund to pay current year bond	(\$77,889)	(\$78,626)	(\$78,382)
141a	Transfer to Water Reserve Fund to close out account			
142	Total Net Water Bond Sinking Fund Transfers:	\$789	(\$244)	\$0
143				
144	Increase/Decrease in Water Revenue Bond Sinking Fund Balance	\$1,174	\$98	\$400
145				
146	Water Reserve Fund (savings)			
147				
148	Water Reserve Fund Revenue			
149	Interest Income	\$643	\$481	\$100
150	Revenue from Federal & State Water System Grants			\$57,600
151	Total Water Reserve Fund Revenue:	\$643	\$481	\$57,700
152				
153	Transfers into Water Reserve Fund			
154	Trfr from Water Revenue Fund to Capital Facilities Replacement Reserves	\$7,770	\$50,000	\$0
154a				
159				
160	Transfers out of Water Reserve Fund			
161	Transfer to Water Revenue Fund for Capital Improvements	\$0	\$0	(\$60,000)
162	Total Net Water Reserve Fund Transfers:	\$7,770	\$50,000	(\$60,000)
163				
164	Increase/Decrease in Water Reserve Fund Balance	\$8,413	\$50,481	(\$2,300)
165				

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

Version 2021-06-10 TC Amended		FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
166	Building Fund (checking)			
167				
168	Building Fund Revenue			
168a	Interest Income	\$71	\$115	\$100
169	Building Permit Application Fees	\$1,600	\$2,450	\$2,250
170	Water Connect Fees	\$400	\$200	\$1,500
171	Road Impact Fees	\$8,750	\$10,000	\$7,500
172	Damage Deposits - Refundable	\$10,000	\$22,500	\$7,500
173	Completion Deposits - Refundable	\$6,000	\$12,000	\$4,500
173a	Plan Review & Inspections (Town Engineer)	\$10,953	\$22,845	\$18,000
173b	Variance Application Fees	\$0	\$250	\$0
174	Total Building Fund Revenue:	\$37,774	\$70,360	\$41,350
175				
176	Transfers into Building Fund			
177	Transfer from General Fund - Special Engineering Projects	\$250	\$0	\$0
178				
179	Transfers out of Building Fund			
180	Transfer to General Fund - Building Permit Application Fees	(\$1,600)	(\$2,450)	(\$1,500)
181	Transfer to Water Revenue Fund - Water Connect Fees	(\$400)	(\$200)	(\$1,500)
182	Transfer to Transportation Reserve Fund - Road Impact Fees	(\$8,750)	(\$10,000)	(\$7,500)
183	Total Net Building Fund Transfers:	(\$10,500)	(\$12,650)	(\$10,500)
184				
185	Building Fund Expenses			
187	Refunds of Damage Deposits	(\$2,500)	(\$13,500)	(\$5,000)
188	Refunds of Completion Deposits	(\$1,500)	(\$14,510)	(\$3,000)
188a	Plan Review & Inspections (Town Engineer)	(\$10,366)	(\$27,406)	(\$18,000)
188b	Additional Contractual Services (Town Engineer)	\$0	\$0	(\$1,000)
188c	Plan Review by Planning Commission			(\$750)
189	Total Building Fund Expenses:	(\$14,366)	(\$55,416)	(\$27,750)
190				
191	Increase/Decrease in Building Fund Balance	\$12,908	\$2,294	\$3,100
194				

InterlakenTown Budget
Fiscal Year Ending 6/30/2021

Version 2021-06-10 TC Amended		FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
195	Fiscal Year Net Increase/Decrease for all Funds			
196				
197	Fund Name	FY2019 Budget Actual 7/1/18- 6/30/19	FY2020 Budget Estimated 7/1/19-6/30/20	FY2021 Budget 6/10/21 Amended 7/1/20-6/30/21
199	General Fund (checking)	\$32,581	\$8,395	(\$42,378)
200	Transportation Reserve Fund (savings)	\$60,758	\$70,286	(\$18,872)
201	Water Revenue Fund (checking)	\$27,060	(\$7,481)	(\$34,553)
202	Water Bond Sinking Fund (money market)	\$1,174	\$98	\$400
203	Water Reserve Fund (savings)	\$8,413	\$50,481	(\$2,300)
204	Building Fund (checking)	\$12,908	\$2,294	\$3,100
205	Total Fiscal Year Increase/Decrease	\$142,894	\$124,073	(\$94,603)
206				
207	Fiscal Year Revenue, Transfers, Expenses, Net Increase/Decrease			
208				
209		FY2019 Budget	FY2020 Budget	FY2021 Budget
210		06/30/19	06/30/20	06/30/21
211	Budget Category	Actual	Estimated	Proposed
212	Revenues	\$369,168	\$415,112	\$457,293
213	Net Transfers between funds	\$0	\$0	\$0
214	Expenses	(\$226,273)	(\$291,039)	(\$551,896)
215	Ending Increase/Decrease	\$142,894	\$124,073	(\$94,603)
216				
217	Projected Year-End Balances			
218		FY2019 Ending Balance	FY2020 Ending Balance	FY2021 Ending Balance
219		06/30/19	06/30/20	06/30/21
220	Fund Name	Actual	Projection	Projection
221	General Fund (checking) *2681	\$ 87,343	\$ 95,738	\$ 53,360
222	Transportation Reserve Fund (savings) *4574	\$ 165,582	\$ 235,868	\$ 216,996
223	Water Revenue Fund (checking) *1520	\$ 64,393	\$ 56,912	\$ 22,359
224	Water Bond Sinking Fund (money market) *1058	\$ 159,858	\$ 159,956	\$ 160,356
225	Water Reserve Fund (savings) *1330	\$ 188,204	\$ 238,685	\$ 236,385
226	Building Fund (checking) *1678	\$ 39,482	\$ 41,776	\$ 44,876
227	Total of Ending Balances	\$ 704,862	\$ 828,935	\$ 734,332

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council		FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
1	General Fund (checking)			
3	General Fund Revenue			
5	Annual Wasatch County Tax Assessment	\$121,248	\$110,618	\$118,000
6	<i>Prior Year Assessments</i>	\$0		\$0
7	<i>Late Fees - Assessments (prior to FY2019)</i>	\$0		\$0
8	1% State Sales Tax (estimate)	\$28,186	\$25,654	\$28,000
10	Interest Income	\$228	\$33	\$30
12	<i>New Owner Transfer Fees</i>	\$0		\$0
13	B&C Road Tax (estimate)	\$20,068	\$16,044	\$18,408
14	<i>Building App Town Admin Fees</i>	\$0		\$0
15	<i>Interlaken Drive RMA with BHR Agreement (20%)</i>	\$0		\$0
15a	CARES Act Revenue		\$20,115	\$0
15b	Additional Grant Revenue			\$0
15c	Miscellaneous Revenue		\$12,185	\$200
15d	Fines for municipal code violations			\$1,500
16	Total General Fund Revenue:	\$169,730	\$184,648	\$166,138
18	Transfers into General Fund			
19	Transfer from Building Fund (Application Fees for admin costs)	\$2,450	\$1,075	\$900
20	Transfer from Water Revenue Fund (50% of admin. expenses)	\$0	\$35,000	\$30,500
21	Transfer from Transportation Reserve Fund for Capital expenses	\$0	\$50,000	\$50,000
23	Transfers out of General Fund			
26	Transfers into Transportation Reserve Fund			
28	Transfer of B&C Road Tax to Transportation Reserve Fund	(\$20,068)	(\$18,408)	(\$18,408)
29	Contribution to Capital Improvements in Transportation Reserve Fund	(\$40,000)	(\$45,000)	\$0
30	<i>Transfers into Building Fund - Special Engineering Projects</i>	(\$2,413)	(\$791)	\$0
31	Total Net General Fund Transfers:	(\$60,031)	\$21,876	\$62,992
35	General Fund Expenses			
36	Administrative Expenses			
37	Commission, Committee, Council Mtg Expenses	(\$32)		\$0
38	Town Clerk & Webmaster	(\$18,269)	(\$18,324)	(\$20,000)
39	Association Memberships	(\$509)	(\$769)	(\$489)
40	Web Hosting & IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)	(\$700)	(\$1,119)	(\$1,200)
40a	Town Council Equipment & Supplies	(\$425)	(\$538)	(\$400)
41	Advertising Expenses	(\$688)		(\$350)
42	Bookkeeping, Accounting & CPA fees	(\$8,928)	(\$12,357)	(\$18,000)
43	Bank Charges, Checks	(\$35)	(\$44)	\$0
44	Town Attorney	(\$6,292)	(\$10,844)	(\$12,000)
44a	<i>Attorney fees for BHR settlement/agreement</i>	\$0		\$0
45a	Animal Control through Interlocal Agreement w/ Heber City	\$0	(\$5,630)	(\$3,000)
45b	Municipal Election Balloting & Noticing, Advertisements	\$0		(\$400)
46	Misc. Admin. Expenses	(\$370)	(\$2,445)	(\$400)
47	Insurance	(\$4,092)	(\$4,341)	(\$4,000)

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council		FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
48	Office Supplies (postage + supplies)	(\$1,141)	(\$1,087)	(\$700)
49	<i>Building Inspector</i>	\$0	(\$635)	\$0
51	Additional Consulting Fees	(\$6,800)	(\$25)	(\$5,000)
51a	Federal IRS Taxes	(\$1,955)	(\$1,246)	(\$1,500)
51b	CARES Act - WCFD Fire Mitigation		(\$20,115)	\$0
51c	Safety and Enforcement Supplies			(\$1,000)
51d				
52	Total Administrative Expenses:	(\$50,236)	(\$79,519)	(\$68,439)
54	Annual Road Maintenance and Repair Expenses from General Fund			
55	Annual Road Repair & Maintenance	(\$2,038)	(\$12,013)	(\$70,000)
56	Additional Contract Services	(\$6,564)	(\$144)	(\$500)
56a	Road Signage	(\$2,133)	(\$4,515)	(\$2,000)
57	Contract Service (Snow Removal)	(\$35,000)	(\$36,000)	(\$44,000)
58	Supplies - Salt, Sand, etc	(\$2,550)	(\$3,400)	(\$3,500)
58a	Annual Fire Mitigation Expenses			
58b	Brush Removal and other Wildfire Mitigation		(\$7,100)	(\$10,000)
59	Annual Road Capital Improvement Expenses			
60	Capital Investment in Roads	(\$10,000)	(\$30,000)	(\$30,000)
60a	DPW Expenses			
60b	DPW Site Construction - Capital Investment	\$0	(\$53,287)	(\$30,000)
60c	Annual DPW Site Maintenance Expenses	\$0	(\$32)	(\$600)
61	Total Road Maintenance, Capital Improvements, Fire & DPW Expenses	(\$58,285)	(\$146,491)	(\$190,600)
65	Total General Fund Expenses:	(\$108,521)	(\$226,009)	(\$259,039)
67	Increase/Decrease in General Fund Balance	\$1,178	(\$19,485)	(\$29,909)

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council		FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
70	Transportation Reserve Fund (savings)			
72	Transportation Reserve Fund Revenue			
73	Estimated Interest	\$239	\$86	\$100
73a	Revenue From BHR Settlement	\$0		\$1,200
73b	Revenue from Federal & State Transportation System Grants			\$0
74	Total Transportation Reserve Fund Revenue:	\$239	\$86	\$1,300
76	Transfers into Transportation Reserve Fund			
77	Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund	\$20,068	\$18,408	\$18,408
78	Transfer from General Fund for Capital Improvement Reserves	\$40,000	\$45,000	\$0
80	Transfer from Building Fund of Road Impact Fee	\$10,000	\$2,500	\$7,500
82	Transfers out of Transportation Reserve Fund			
83	Transfer to General Fund for Transportation Capital Expenses	\$0	(\$50,000)	(\$50,000)
84	Total Net Transportation Reserve Fund Transfers:	\$70,068	\$15,908	(\$24,092)
86	Incr/Decr in Transportation Reserve Fund Balance	\$70,307	\$15,994	(\$22,792)
88	Water Revenue Fund (checking)			
90	Water Revenue Fund Revenue			
92	Annual Water Utility Base Usage Fee	\$167,253	\$177,649	\$173,000
93	Interest Income	\$111	\$29	\$20
95	Charge for Services: Metered Water (overages)	\$5,370	\$841	\$4,000
95a	<i>Water Connect Fee</i>	\$0		
95b	Water Billing Late Fees	\$225	\$350	\$300
95c	New Owner Transfer Fees	\$600	\$1,618	\$450
95d				
95e				
96	Total Water Revenue Fund Revenue:	\$173,559	\$180,487	\$177,770
98	Transfers into Water Revenue Fund			
100	Transfer from Building Fund (Water Connect Fees)	\$200		\$1,500
101	Transfer from Bond Sinking Fund for current year Water Bond payments	\$78,626	\$78,275	\$78,275
102	Transfer from Water System Reserve Fund for Capital Improvements	\$0	\$90,800	\$30,000
104	Transfers out of Water Revenue Fund			
105	Transfer to Water System Reserve Capital Fund	(\$50,000)		\$0
106	<i>Transfer to General Fund</i>	\$0		\$0
107	Transfer to Bond Sinking Fund - Next Year's Bond Payment	(\$78,382)	(\$78,382)	(\$78,275)
108	<i>Transfer to Water System Capital Facilities Replacement Reserve Acct</i>	\$0		\$0
109	Transfer to General Fund for 50% of Administrative expenses	\$0	(\$35,000)	(\$30,500)
110	Total Net Water Revenue Fund Transfers:	(\$49,556)	\$55,693	\$1,000

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council		FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
111a	Water Revenue Fund - continued			
112	Water Revenue Fund Expenses			
113	Bond Payment			
114	Water Bond Payment, due annually in January	(\$78,626)	(\$78,275)	(\$78,275)
115	Operating Expenses			
116	Payroll - Water Masters	(\$15,064)	(\$17,200)	(\$17,000)
117	Meter Repair/Replacement, Water System Equipment, Supplies	(\$5,249)		\$0
118	Chemicals & Monitoring	(\$3,065)	(\$420)	(\$600)
119	Telemetry System Operating Costs	\$0		(\$2,700)
120	Water Share Fee, Education, etc.	\$0	(\$40)	(\$375)
121	Gas Heat	(\$557)	(\$501)	(\$600)
122	Electricity	(\$6,095)	(\$7,704)	(\$6,100)
123	Payroll Taxes - Water Masters	(\$3,435)	(\$3,783)	(\$3,500)
123a	Workman's Comp Insurance for Water Masters	(\$8)	(\$27)	(\$1,100)
123b	Misc. Water Expenses	(\$1,148)	(\$786)	(\$1,200)
123c				
123d				
123e	Capital Investment in Water System			
123f	Purchase of Generator and Installation	(\$3,515)	(\$53,443)	(\$6,000)
123g	Pump Replacements, Telemetry System, Meter Upgrades	(\$10,965)	(\$34,274)	(\$65,000)
124	Repair and Maintenance			
125	Additional Contract Services - Tank Main., Rate Studies, Consults	(\$1,200)		(\$3,327)
126	Annual Generator Maintenance	\$0		(\$500)
126a	General Water System Maintenance & Repair	(\$4,117)	(\$1,524)	(\$5,000)
127	Total Water Revenue Expenses:	(\$133,044)	(\$197,977)	(\$191,277)
129	Increase/Decrease in Water Revenue Fund Balance	(\$9,041)	\$38,203	(\$12,507)
130				
131	Water Bond Sinking Fund (money market)			
132				
133	Water Bond Sinking Fund Revenue			
134	Estimated Interest	\$343	\$74	\$100
135	Total Water Bond Sinking Fund Revenue:	\$343	\$74	\$100
136				
137	Transfers into Water Bond Sinking Fund			
138	Transfer from Water Revenue Fund	\$78,382	\$78,382	\$78,275
139				
140	Transfers out of Water Bond Sinking Fund			
141	Transfer to Water Revenue Fund to pay current year bond	(\$78,626)	(\$78,275)	(\$78,275)
141a	Transfer to Water Reserve Fund to close out account			
142	Total Net Water Bond Sinking Fund Transfers:	(\$244)	\$107	\$0
143				
144	Increase/Decrease in Water Revenue Bond Sinking Fund Balance	\$99	\$180	\$100

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council		FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
146	Water Reserve Fund (savings)			
148	Water Reserve Fund Revenue			
149	Interest Income	\$481	\$135	\$150
150	Revenue from Federal & State Water System Grants		\$41,335	\$0
151	Total Water Reserve Fund Revenue:	\$481	\$41,470	\$150
153	Transfers into Water Reserve Fund			
154	<i>Trfr from Water Revenue Fund to Capital Facilities Replacement Reserves</i>	\$50,000		\$0
154a				
160	Transfers out of Water Reserve Fund			
161	Transfer to Water Revenue Fund for Capital Improvements	\$0	(\$90,800)	(\$30,000)
162	Total Net Water Reserve Fund Transfers:	\$50,000	(\$90,800)	(\$30,000)
164	Increase/Decrease in Water Reserve Fund Balance	\$50,481	(\$49,330)	(\$29,850)
166	Building Fund (checking)			
168	Building Fund Revenue			
168a	Interest Income	\$118	\$19	\$20
169	Building Permit Application Fees	\$2,450	\$1,600	\$11,350
170	Water Connect Fees	\$200	\$500	\$1,500
171	Road Impact Fees	\$10,000	\$2,500	\$7,500
172	Damage Deposits - Refundable	\$22,500	\$18,000	\$7,500
173	Completion Deposits - Refundable	\$12,000	\$6,900	\$4,500
173a	Plan Review & Inspections (Town Engineer)	\$22,845	\$13,693	\$18,000
173b	Variance Application Fees	\$250		\$250
174	Total Building Fund Revenue:	\$70,363	\$43,213	\$50,620
176	Transfers into Building Fund			
177	Transfer from General Fund - Special Engineering Projects	\$2,413	\$791	\$0
179	Transfers out of Building Fund			
180	Transfer to General Fund - Building Permit Application Fees	(\$2,450)	(\$1,075)	(\$900)
181	Transfer to Water Revenue Fund - Water Connect Fees	(\$200)		(\$1,500)
182	Transfer to Transportation Reserve Fund - Road Impact Fees	(\$10,000)	(\$2,500)	(\$7,500)
183	Total Net Building Fund Transfers:	(\$10,237)	(\$2,784)	(\$9,900)
185	Building Fund Expenses			
187	Refunds of Damage Deposits	(\$15,500)	(\$11,500)	(\$10,000)
188	Refunds of Completion Deposits	(\$12,243)	(\$5,000)	(\$6,000)
188a	Plan Review & Inspections (Town Engineer)	(\$19,419)	(\$18,802)	(\$18,000)
188b	Additional Contractual Services (Town Engineer)	\$0	(\$791)	(\$1,000)
188c	Plan Review by Planning Commission		(\$425)	(\$450)
189	Total Building Fund Expenses:	(\$47,162)	(\$36,519)	(\$35,450)
191	Increase/Decrease in Building Fund Balance	\$12,964	\$3,910	\$5,270

InterlakenTown Budget
Fiscal Year Ending 6/30/2022

2021-06-10 Approved by Town Council	FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
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194

195	Fiscal Year Net Increase/Decrease for all Funds			
197	Fund Name	FY2020 Budget Actual 7/1/19- 6/30/20	FY2021 Budget Actual 7/1/20- 6/30/21	FY2022 Budget Adopted 7/1/21- 6/30/22
199	General Fund (checking)	\$1,178	(\$19,485)	(\$29,909)
200	Transportation Reserve Fund (savings)	\$70,307	\$15,994	(\$22,792)
201	Water Revenue Fund (checking)	(\$9,041)	\$38,203	(\$12,507)
202	Water Bond Sinking Fund (money market)	\$99	\$180	\$100
203	Water Reserve Fund (savings)	\$50,481	(\$49,330)	(\$29,850)
204	Building Fund (checking)	\$12,964	\$3,910	\$5,270
205	Total Fiscal Year Increase/Decrease	\$125,988	(\$10,528)	(\$89,688)

206

207	Fiscal Year Revenue, Transfers, Expenses, Net Increase/Decrease			
209		FY2020 Budget 6/30/20	FY2021 Budget 6/30/21	FY2022 Budget 6/30/22
210				
211	Budget Category	Actual	Actual	Adopted
212	Revenues	\$414,715	\$449,977	\$396,078
213	Net Transfers between funds	\$0	(\$0)	\$0
214	Expenses	(\$288,727)	(\$460,505)	(\$485,766)
215	Ending Increase/Decrease	\$125,988	(\$10,528)	(\$89,688)

216

217	Account Year-End Balances			
218		FY2020 Budget 6/30/20	FY2021 Budget 6/30/21	FY2022 Budget 6/30/22
219				
220	Fund Name	Actual	Actual	Adopted
221	General Fund (checking) *2681	\$ 88,520	\$ 69,034	\$ 58,611
222	Transportation Reserve Fund (savings) *4574	\$ 235,889	\$ 251,883	\$ 213,097
223	Water Revenue Fund (checking) *1520	\$ 55,350	\$ 93,553	\$ 42,843
224	Water Bond Sinking Fund (money market) *1058	\$ 159,957	\$ 160,138	\$ 160,057
225	Water Reserve Fund (savings) *1330	\$ 238,700	\$ 189,370	\$ 208,850
226	Building Fund (checking) *1678	\$ 52,455	\$ 56,365	\$ 57,725
227	Total of Ending Balances	\$ 830,871	\$ 820,342	\$ 741,183

FY2021 Jul-29-21 Status

Water Revenue Fund Revenue Source Item (07-28-21)	FY2021 Budget	FY2020 Billing Collected in FY2021	FY2021 Billing Collected	Total FY2021 Collected	Remaining FY2021 Receivables	Comments
Line 93: Interest Income	\$100		\$29	\$29		Interest rates dropped below expected values in FY2021
Line 92: Annual Water Utility Base Fees	\$173,000	\$4,729	\$172,920	\$177,649		FY2020 late payments were collected in FY2021, \$4,729 total
Line 95: Metered Water Overages	\$4,000	\$841		\$841		Town waived FY2021 overages, received late FY2020 overage payments totalling \$841
Line 95b: Water Billing Late Fees	\$150	\$100	\$250	\$350	\$100	Remaining receivables - late fees for 2 lots
Line 95c: New Owner Transfer Fees	\$450		\$1,618	\$1,618		More property transfers than expected in FY2021
TOTAL per Category	\$177,700	\$5,670	\$174,817	\$180,487	\$100	Total FY2021 Collection exceeds FY2021 budget because of late FY2020 payments and unbudgeted new owner transfers

MELISSA ANDERSSON
10511 Edinburgh Dr.
Highland, Utah 84003
(801) 756-5549
Mgn7@hotmail.com

July 16, 2021

Mr. Richard Miller, Hearing Officer
Interlaken Board of Adjustments
Town of Interlaken
P.O. Box 1256
Midway, UT

RE: Letter of Intent
Lot 174, Interlaken Estates Subdivision
332 Jungfrau Hill Road

USE: RESIDENTIAL - Single dwelling - (No Use variation requested)

CURRENTLY: EMPTY LOT

Dear Mr. Miller

We are writing this letter of intent seeking a variance on setbacks for Lot 174, Interlaken Estates Subdivision, which property we are under contract to purchase. As a part of our due diligence process, we have hired the services of an engineering firm to establish the present conditions of the property, and found that the current setbacks don't allow for a reasonable buildable area.

Our application, based on the engineering analysis, proposes a solution that does not affect our neighbors, the Interlaken Estates, nor the State Park situated some distance from the back of our intended lot. The solution we propose takes into consideration the spirit of the zoning ordinance of maintaining proper distance from the road to the house, and the privacy between adjoining properties.

The included drawings support our request, presenting the case in a graphic format for easy understanding. As we will be out of the country when you conduct our variance hearing, we have engaged as our spokesman, J Paul Brown (435-659-5288, JPBnutec@gmail.com) who is our Real Estate Broker representing our interests and those of the seller. Please copy him in all communications.

Respectfully,

Melissa Andersson

**Andersson Lot 174 Variance Request
332 Jungfrau Hill Rd**

Prepared for
Interlaken Town Board of Adjustments

July 16, 2021

Melissa Andersson, Petitioner
10511 Edinburgh Dr.
Highland, Utah 84003
(801) 756-5549
mgn7@hotmail.com

Variance Request
Represented By

J Paul Brown, Broker
435-659-5288
Land@JPB.US

ANDERSSON LOT 174 VARIANCE REQUEST

332 Jungfrau Hill Road

The objective of the Lot 174 Variance Request is the creation of a building envelope, of reasonable size as is common in comparison to those throughout the community, balanced by physical constraints and reasonable neighbor and community interests.

Variation Request:

1. Adjustment of Building Envelope
 - No Change Requested to Front Setback.
 - Proposed Side Setbacks: Shift of 10' resulting in a 20' setback from each side.
 - Proposed Rear Setback: Shift of 10' resulting in a zero-lot-line setback (still providing room for a walkway behind the structure).
2. Allowance for Accessory Structures
 - Amendment of Interlaken Ordinance Section 11.04.070 (B) as it applies to Lot 174 so as to require "Any accessory building constructed on Lot 174 shall be built within the building envelope boundary as determined by the Interlaken Board of Adjustments."

Constraints:

The small size and irregular shape of Lot 174 constrict the building envelope making it impossible to build any desirable, normal size house common to the requirements and standards of the immediate neighborhood and community.

A multi-story container house could be constructed as an option, but would not be a proper addition to the neighborhood, and does not meet the normal expectations as future owners.

Key Points Favoring Variance:

- The proposed variance adjustments will allow space for building a single level house, largely obscured by existing trees, to minimize its presence for the adjoining neighbors.
- The State Park will not be affected by the zero-lot-line setback as the existing Survey Gap will provide a buffer from the Park nearly twice that of the mandated 10' setback.
- Locating the house near the rear lot line (approximately 3' from the zero-lot-line) will allow the structure to sit further back from the Jungfrau Hill roadway which will allow room for a proper driveway to reduce parking on the narrow road, especially in winter.

- Construction of a single-story home enhances the adjoining neighbors 'sense of privacy' by maintaining a largely uninterrupted visual impact of their valley and mountain views as seen from their homes.
- The east side neighbor's visual separation of the new construction is further protected as their view toward Lot 174 is uphill and obscured by undisturbed existing brush.
- The variance does not affect Interlaken community or its boundaries.
- The variance provides adequate separation of structure from both adjacent neighbors and of the State Park boundary is maintained.

Considerations of the Case

1...A literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.

Nearly all unreasonable hardships associated with Lot 174 were caused at its creation, being born a runt in a community of larger, better looking, square lots.

- a) The Interlaken zoning ordinance (and Wasatch County zoning ordinance before it) was designed to serve one-half to one acre sized lots, that are square or rectangular in shape. The 2005 Wasatch County Board of Adjustment Staff Report, reviewing Lot 174 explains this impact stating, "Literal enforcement of the zoning ordinance would most likely deem the lot [lot 174] unbuildable."
- b) Lot 174 may hold the record for hardship. Since its creation 50 years ago, this lot has drained the pockets of each successive owner who paid (amounts equal to owners of truly "buildable lots"), paid full taxes, water and HOA fees (while applicable). Each eventually realized this lot failed its creation as this lot would not accommodate any meaningful structure, appropriate for their needs, or equal to the standard and character of the community and neighborhood.
- c) A variance makes Lot 174 both buildable and saleable. Failure to resolve the special circumstances (below) retain the extreme and unreasonable hardship on the current owner. They, now being the first owner to have identified the breadth of these issues, would likely be forced to sell at half value where the community is left with half the house. Otherwise, the alternative is likely liquidation through tax sale or other public auction.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

There are no other Interlaken lots that exhibit ALL special circumstances that afflict Lot 174, as they are recognized today:

a) Circumstance 1 - Road Not Built to Design

- The 2005 Wasatch County Staff Report acknowledged that the road was not built as originally designed, “The road was built on parts of lot 174 and infringes on that lot by up to 10 feet in some locations.” (2005 Wasatch Staff Report available on request);
- The road right-of-way occupies 25.6% of Lot 174’s total acreage. No other lot claims this distinction.

b) Circumstance 2 - Misrepresentation of Size

For reference,

- Lot 174 contains 0.339 acres; and
- Excluding the road right-of-way, the owner controls 0.252 acres.

Historic Record

- The original developer designated Lot 174 as a 0.73 acre lot, or as we say, a three-quarter acre lot;
- Wasatch County recorded that measurement;
- Based on County records, several excellent Realtors listed it as a $\frac{3}{4}$ acre lot, instructing buyers to “verify all measures” (Utah’s replacement for requiring a survey at the time of each purchase); and,
- Several Buyers, trusting our institutions and processes, bought the property.

Every purchaser, including the current owner, trusted this information with precisely the same outcome as referenced above #1(b). They paid taxes and fees, and learned they could not build.

Note: Wasatch County Online Tax Parcel Lookup still shows Lot 174 as having 0.73 acres despite the recording of a 1994 Survey (Wasatch County Survey #0300) declaring Lot 174 contains 0.38 acres, nearly half the size advertised.

c) Circumstance 3 - Survey Overlap Impact

Lot 174 shares a Survey Overlap with Lot 106 to the east.

The Buyer plans to resolve this at closing by yielding any claim of interest in the overlap area. Lot 106 will experience no change in their lot size. The reduction has already been accounted in the Lot 174 size of 0.339 acres quoted in this study. (See 2021 Topographical Survey).

Further exhibits related to the Survey Overlap are available upon request to interested parties.

d) Circumstance 4 – Shape of Parcel Impact

Nearly all Interlaken lots are square or rectangle, and ½ to 1 acre size lots, so the zoning ordinance, designed for that size and shape, produces a very nice building envelope where an owner can determine where their home will sit on the terrain, define their separation from the neighbors, and select only the best views.

That code does not create a usable building envelope for a lot shaped like Lot 174. The Wasatch Staff Report explains, “When Interlaken was created in the 1960’s the County did not have a zoning ordinance but as the County adopted setbacks in 1972 this lot faced the hardship of being a small triangular parcel that could not meet the new setback requirements.”

Squaring the Lot to include only portions that govern setback lines (excluding all portions deemed useless for setback reference or for daily living, like Lot 174’s tail) indicates the lot’s functional size (rectangular usable area) is equal to 0.21 acre, or 1/5 acre (while the functional size of nearly all Interlaken lots are 2 1/2 to 5 times larger than Lot 174.

e) Circumstance 5 - State Park/Interlaken Survey GAP.

Had Lot 174 been born on the east end of the subdivision, where the Town and State Park borders share the same line, its current rear 10’ setback line would also be 10’ from the State Park boundary line.

But in its actual location, where a Survey Gap separates the Town and Park boundaries, Lot 174’s current rear 10’ setback line is 28’ from the State Park border. With the rear zero-lot-line setback variance, the setback will still be 18’ from the State Park boundary, nearly double the setback protection required in Municipal Code Section 11.04.070 requires. (See attached 2021 Survey for actual Gap distances).

There has been no expressed interest, nor are there recognized logical benefits to the Park or to Interlaken to claim the Gap area anytime in the future.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

The variance is essential to enjoy THE SINGLE MOST SUBSTANTIAL Property Right, possessed by all others in Interlaken, which is the right to build a reasonably designed home on one’s property.

Granting the variation requested will allow construction of a moderate 1,600 square foot three bedroom, with living-dining and kitchen in a single open area, a two car garage and a storage room. These are the fundamental family areas similar to other moderate size houses existing in Interlaken community.

- a) Utah Land Use Code now mandates that all plots within a Recorded Platted Subdivision be "Buildable".
- b) The general plan (Section 11.04.060 Width and Frontage Requirements, and Section 11.04.050 Area Requirements) seem to declare that all "existing legal lots" of their [current] size and shape are deemed "buildable". But this right is not true for Lot 174 in absence of the variance.
- c) For fifty years no owner has discovered a way to build a reasonable structure for their enjoyment.
- d) The petitioning Buyer, married to an architect, can see no alternative means of building on this property without the variance. Without a variance, they cannot make reasonable use of this property.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The requested variance supports the intent of the general plan, while finally and forever integrating Lot 174 into the general plans' intent, use, function and definition. The variance does not affect the adjacent neighbors, the State Park, the general plan or public interest.

- a) The public interest and general ordinance are served by complying with and maintaining the high standards of the community in accordance with the Environmental Assessment requirements (Section 11.07.010 B.6) of the ordinance, particularly to "Preserve and enhance visual and environmental quality by the use of natural vegetation and prohibition of excessive excavation and terracing..."
- b) The public interest is served by the Buyer's determination to protect and enhance the environment, maintain the neighbors' quality of living, their views and the community at large. Examples of Buyer's intent are:
 - The Buyer's Determination to Build further from the Jungfrau Hill Road right-of-way setback though little traffic passes this lot; and
 - Determination to design and construct a single level residence (with garage under east end) so as to appear hidden by existing vegetation and preserving the current views of the two adjacent neighbors.

5. The spirit of the land use ordinance is observed and substantial justice is done.

Justice shall have been served in the full spirit of the land use code with the enactment of this variance.

- a) The Land Use Ordinance (Section 11.04.010 paraphrased) states “the objective of the R-1 Residential Zone is to encourage the creation of medium to large size lots on which single-family dwellings are situated...”

There is not a way to enlarge Lot 174 however, the variance will remove the burdens and constraints of this lot, match the freedoms all residents enjoy, and equal the very definition of Variance, assuring that this property not “be deprived of privileges commonly enjoyed by other properties in the same zone.” (Title 11 Land Use, CHAPTER 11.02 DEFINITIONS, Item 52).

The Interlaken Planning Committee, seeking the same intent, has zoning requirements particularly with Lot 174 in mind, and offered repeated encouragements that the Lot be referred to the Board of Adjustments for Variance considerations.

Substantial justice shall have been served, when Lot 174 enjoys substantial freedoms similar to those of medium size lots. Opening its building envelope will allow construction of a respectable medium sized dwelling and will return this property to the intent and purpose of its creation, rendering it viable and buildable, that it may become part of the community of owners of “buildable” lots of similar use and value.

N89°31'09"W 2628.51'

S0°38'02"W
21.51'

19.32'

GAP BETWEEN
PROPERTY LINES
(SEE NARRATIVE)

(EAST 150')
N89°57'51"E
159.91'

S0°11'11"E
17.87'

FOUND
REBAR/AL

FOUND
EBAR/ALUM CAP

SUBJECT PROPERTY

0.339 ACRES
14,761 SQ. FT.

332 JUNGFRAU HILL ROAD

N25°38'02"W 70.28'

FOUND
REBAR/ALUM CAP

S87°02'37"W
20.95'

RIM=6159.44'
IE=6153.30'

C1

C8

S87°02'37"W
20.95'

DRIVEWAY

30' FRONT
SETBACK

20' SIDE
SETBACK

20' SIDE
SETBACK

S0°11'44"E 213.36'
(S1°28'E 213.00')

S6°09'52"E 218.41'
(S1°28'E 213.00')

N11°47'48"W
30.71'

N11°47'48"W
30.71'

FOUND
REBA

FOUND
REBAR/CA

14.91'

9.98'

20.72'

167.75'

16.50'

16.50'

C4

C5

C6

C3

C2

C7

C1

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Subject: Andersson Variance Request
Date: Monday, July 26, 2021 at 1:09:46 PM Mountain Daylight Time
From: Richard J. Miller <richm@greatlender.com>
To: Interlaken Clerk <interlakenclerk@gmail.com>
CC: jpbnutec@gmail.com <jpbnutec@gmail.com>
Attachments: Cloward lot variance 2.docx

Hi Paul,

Copied here is Bart, Interlaken town clerk. This link is to the minutes of the meeting when the variance was requested.

<https://docs.wasatch.utah.gov/PublicAccess/index.html?CQID=129>

The attached document shows the map that was apparently submitted with the Variance request of Kurtz, that was approved by Wasatch County. Since this runs with the land, it is currently in place. In previous discussions with the Ombudsman office, I was told that if the attached Map was submitted with the request then it would be assumed that the setbacks on the map are those that are approved. I would suggest that if these setbacks work for you, then no new variance is needed. In this case you would most likely have to prove to the planning commission that the map was indeed presented to the board of adjustments, which I currently don't have proof of. This document also has various other surveys that have different east side locations of the property line. The property line to the east would have to be resolved before any building could commence with either the current variance or the new one requested.

In review of your variance request, the issues I see would be what the hardship would be to ask for 20' side yard setbacks. With 30' side yard setbacks you would still have an 85' x 65' x 20-30', depending on whether your request for a variance is granted. With the town having recently only required a 30' setback from center of road, this leaves a buildable lot with the current variance in place that would be similar to your new requested building pad.

The ownership of the land between the lot line and the state park is currently undocumented, but since it is another entity that owns it, the setback is still required of 10'. If any new variance was granted to remove that setback, a requirement would be that no disturbance of that area would be permitted. Keep in mind that uncovered walkways, decks, etc. do not have to meet the setback.

These are my immediate concerns over your request, but as is the case in many variance requests, other issues can come up in an open hearing.

Please let me know if the current variance in place will suite your needs, or if you wish to continue to pursue this new one.

Rich Miller

Appeal Authority-Interlaken Town



Richard J. Miller

Sr. Loan Officer **NMLS:** 234159

p: 435-649-6660 **m:** 435-901-2014

f: 435-649-6689

e: richm@greatlender.com

2029 Sidewinder Drive, Suite 200, Park City, UT 84060

Company NMLS #74889

www.greatlender.com

APPLY NOW



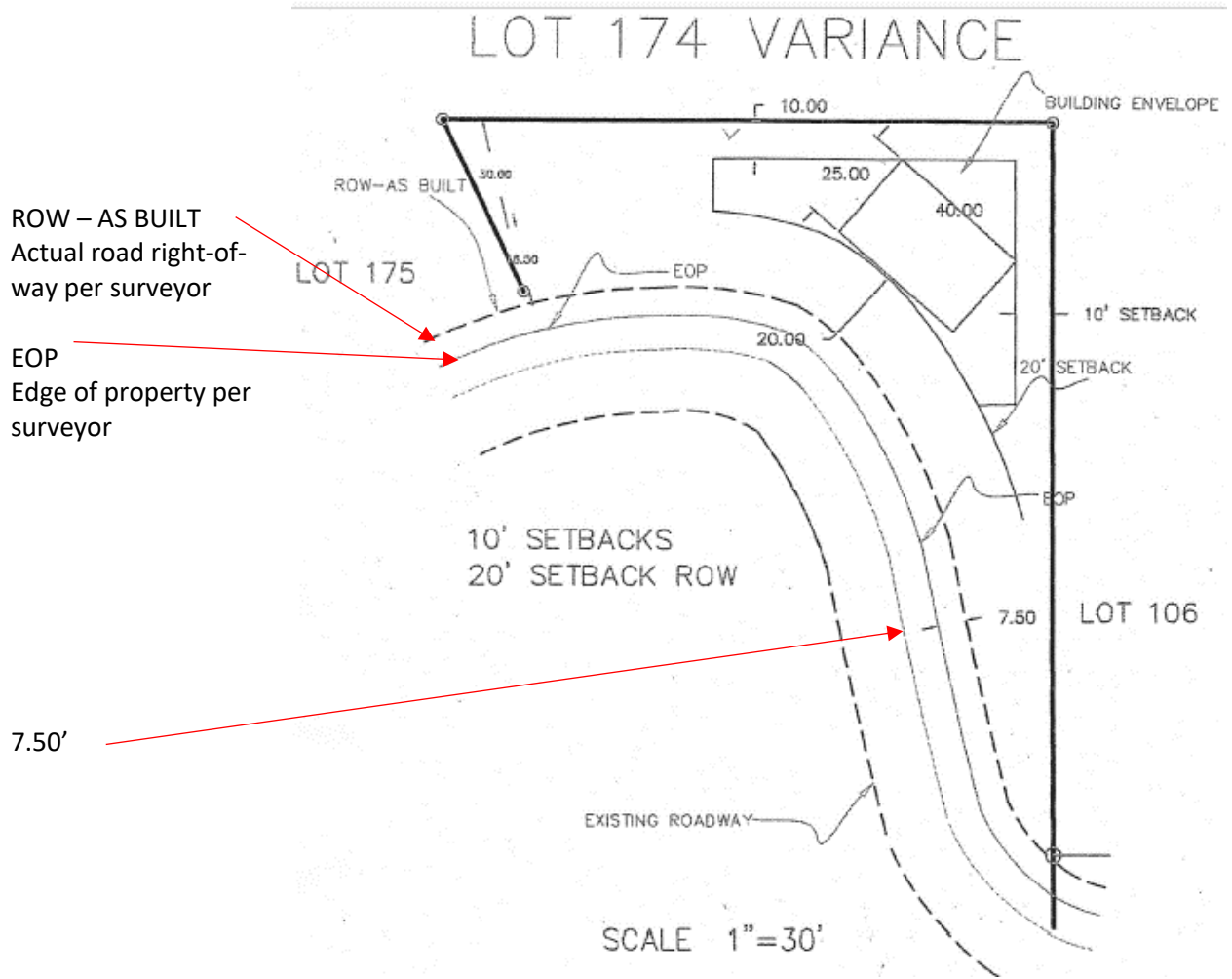
DOCUMENTGUARDIAN™ Securely Send Me Large Documents

HERE

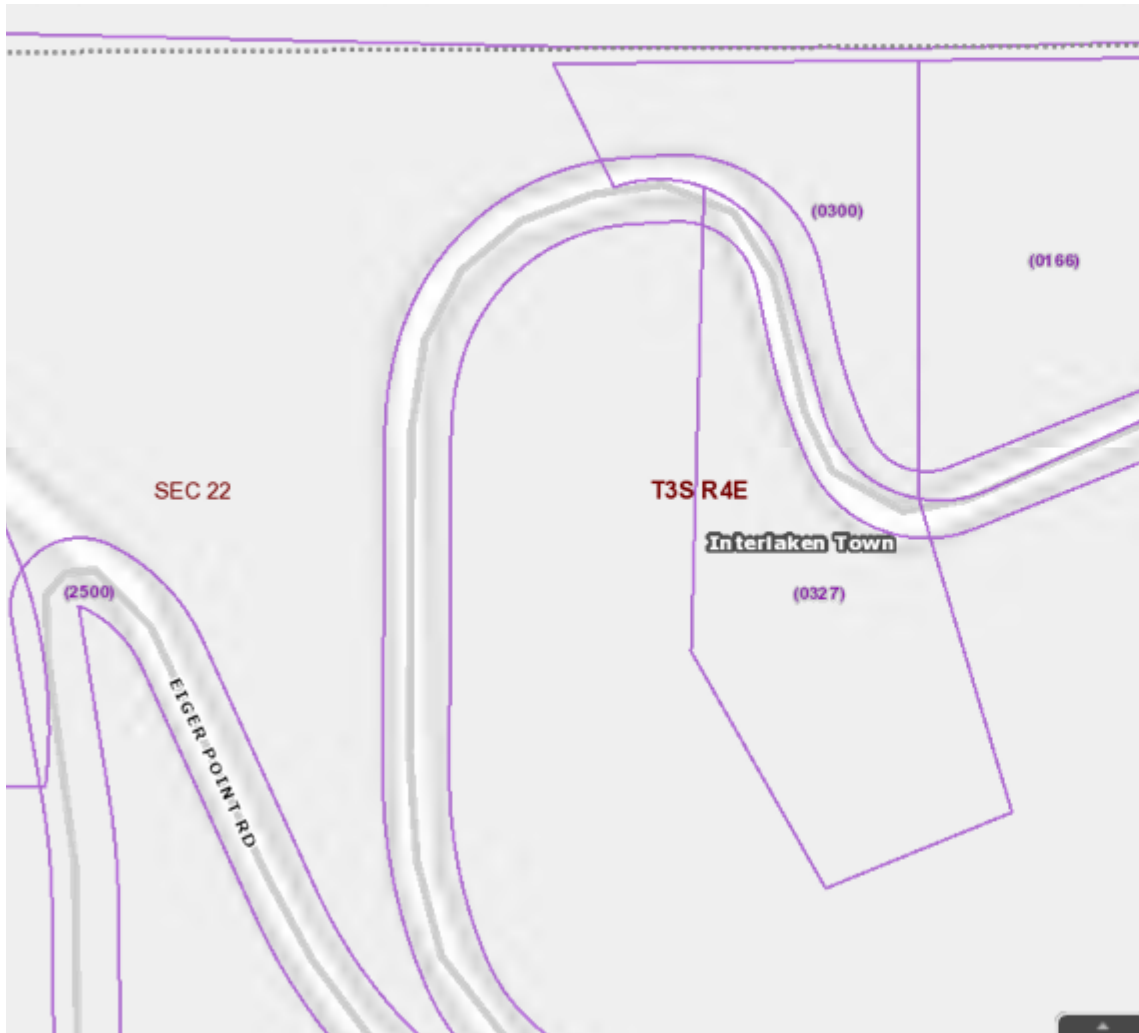
IMPORTANT WIRE FRAUD NOTICE: We NEVER send wire instructions to our clients. Cyber criminals are hacking e and sending emails with fake wiring instructions. These emails are convincing and sophisticated. ALWAYS independe wiring instructions in person or with a phone to your loan officer. NEVER wire money without double-checking that the instructions are correct.

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#1

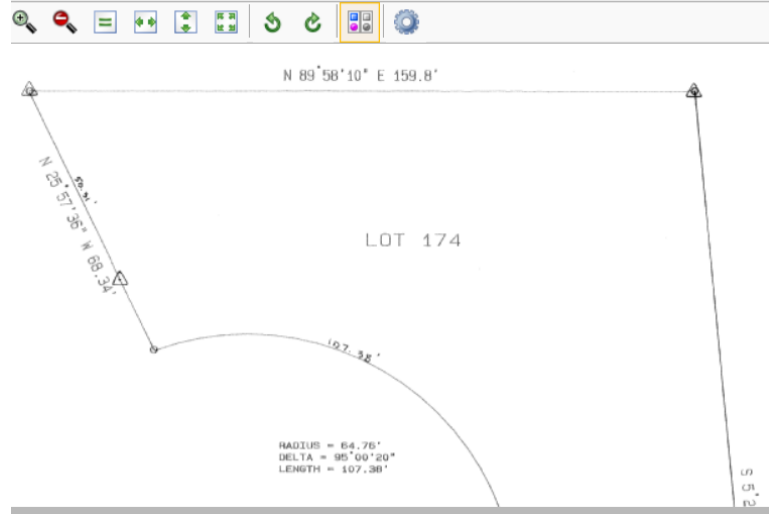


#2



#4 a, b & c

BEEBE CHARLOTTE, Sec: 22, T3S, R4E, Quarter Sec: SE - Survey Date: 10/21/1994

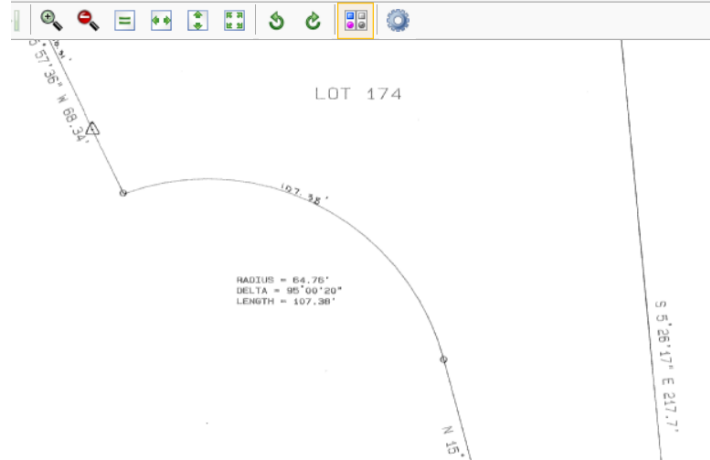


N 89 58 10 E 159.8'

N 25 57 36 W 68.34'

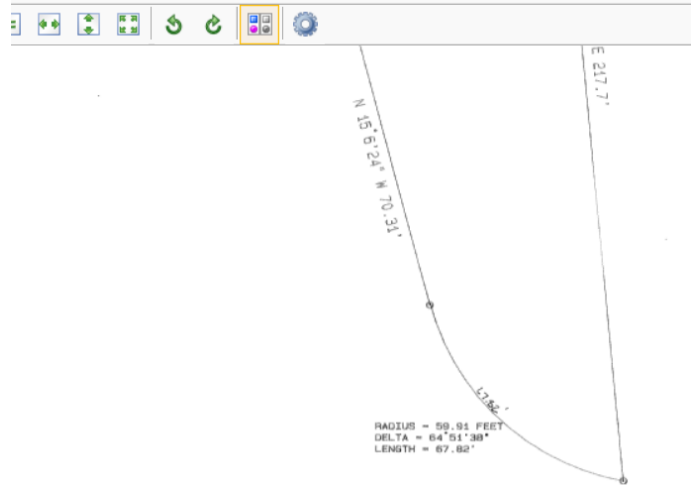
Radius = 64.76'
Delta = 95 00 20
Length = 107.38'

or: BEEBE CHARLOTTE, Sec: 22, T3S, R4E, Quarter Sec: SE - Survey Date: 10/21/1994



S 5 26 17 E 217.7'

LOTTE, Sec: 22, T3S, R4E, Quarter Sec: SE - Survey Date: 10/21/1994



N15 6 24 W 70.31'

Radius = 59.91'
Delta = 64 51 38
Length = 67.82'

#5

ITEM #2 A REQUEST BY JOHN AND KATHLEEN KURTZ FOR A VARIANCE TO THE TERMS OF TITLE 10, WASATCH COUNTY DEVELOPMENT CODE, REGARDING THE 30-FOOT REAR SETBACK REQUIREMENTS FOR THE RA-1 RESIDENTIAL-AGRICULTURAL ZONE. THE PROPERTY, LOT 174 OF INTERLAKEN ESTATES IS LOCATED AT 332 JUNGFRAU HILL ROAD IN MIDWAY; SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 EAST. (CONTINUED FROM THE JUNE 23, 2005 MEETING DUE TO LACK OF QUORUM)

Page 1 of 3

Wasatch County Board of Adjustment Meeting Minutes of July 14, 2005

W/02/2005/WED 03:35 PM Wasatch County Plan, FAX No. 435 6543218 P. 003

Staff:

Mike Henke, from the Planning Department, addressed the Board of Adjustment and indicated that the variance requested is for the setback requirements for a dwelling that will be located on lot 174 of Interlaken Estates. Wasatch County's current Development Code requires a thirty-foot setback from the rear lot line of any parcel in the RA-1 Zone. Mike stated that the request is to place the proposed building ten feet from the rear property line. He indicated that Terry Green, from the Utah State Parks, has submitted a letter to the Planning Office stating that the Utah State Parks has no objection to the proposed 10-foot setback. Mike also indicated that Sherry Bolca, of the Interlaken Home Owner's Association, also stated that the HOA would accept setbacks established by Wasatch County for property lines that border outside of the Interlaken Subdivision.

Applicant:

John Kurtz, the applicant, indicated that the hardship is the location of the road. John stated that if the road had been constructed where the plat showed it should have been built, then they wouldn't need a variance, but because the road intrudes on their property, they cannot meet the setbacks for the zone and still be able to construct a dwelling on the property. John indicated that their intent is to sell the lot to another party.

Chair Smedley then asked if there was any public comment concerning this matter.

Motion:

Phil Sweet made a motion to approve the variance based on the following findings:

1. That the literal enforcement of the zoning ordinance would cause an unreasonable hardship to the applicant that is not necessary to carry out the general purpose of the zoning ordinance, because they had nothing to do with the road misplacement and that it was put in when the subdivision was actually built.
2. That there are special circumstances attached to the property that do not generally apply to other properties in that area, and those special circumstances again include the road misplacement, and it should be noted that there are no neighbors objecting to them building within that ten foot area.
3. That the granting of the variance is essential to the enjoyment of the substantial property right possessed by other property in the same district, mainly because of the small size of the lot, which is the reason that they are here tonight, and again, it was nothing of their doing. It was the subdivision that was done forty years ago that they inherited.
4. That the variance will not substantially affect the general plan and will not be contrary to the public interests, again because the owner is not encroaching on any of the bordering property owners.
5. That the spirit of the zoning ordinance is observed and substantial justice done because it does in fact leave the separation between neighbors, that you know is desirable. Also, that Wasatch County is in receipt of a letter from the State Parks, who owns the property behind this particular lot, and the State Parks don't have any problem with this variance being granted.

Chip Turner seconded the motion.

The motion carries with the following vote:
AYE: Chip Turner, Greg Gagon, Phil Sweet
NAY: None.

Subject: Re: Interlaken Town Security System
Date: Thursday, July 29, 2021 at 7:51:27 AM Mountain Daylight Time
From: Larry Love <larry@peakalarm.com>
To: Bart Smith <interlakenclerk@gmail.com>
Attachments: Outlook-bbinz55u.png, Outlook-c0iemyu1.png

<https://www.fedsig.com/product/508-siren>

This is a siren that would meet your needs and it is rotating and the cost is around \$13,000 dollars from the online price that I found. The weight is over 500lbs.

There are less expensive sirens but they don't have the range this one does. There are charts showing the different siren tones or patterns and what they normally mean so you can send certain patterns to let people know there is a fire or a different pattern for other type of emergencies.



508-128 High-Powered Outdoor Siren | Federal Signal

Features. Federal Signal's 508-128 siren is a high power, rotating, uni-directional, 500 Hz outdoor warning siren that offers an anechoic chamber-certified signal strength of 128 dB(C).

www.fedsig.com

Larry G. Love AET

Commercial Systems

NICET #107204 -Fire Alarm Level II

Master Fire Alarm Tech AE034 Level III

Peak Alarm Company

Direct (801) 428-1384

Cell (801) 898-6003

Larry@PeakAlarm.com

www.peakalarm.com

1534 S Gladiola St

Salt Lake City, UT. 84104



From: Larry Love <larry@peakalarm.com>
Sent: Thursday, July 29, 2021 7:25 AM
To: Bart Smith <interlakenclerk@gmail.com>
Subject: Re: Interlaken Town Security System

Bart,

I believe someone from your town office called to discuss this very item and I met with our install team and the most economical method for you to do a warning siren is to have an Electrical Contractor install one because it will be high voltage.

If you have us install a DMP High end security system we can do Inputs and Outputs and we could use a dry contact to activate that siren so you could remotely turn it on with the app. This means the electrical contractor will need to set up the highvoltage relay to accept a dry contact to activate the siren and often they refer to those relays as ICE CUBE relays that have high voltage on one side and low voltage inputs on the other side. Typically the DMP higher end systems end up costing anywhere from \$700 to \$1,200 more than a lower end entry level system. We use DMP on government projects.

The siren you pick will depend on the height that it is mounted, the distance that you need to have the sound reach and the db level.

Sincerely,

Larry G. Love AET

Commercial Systems
NICET #107204 -Fire Alarm Level II
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Peak Alarm Company
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Larry@PeakAlarm.com
www.peakalarm.com
1534 S Gladiola St
Salt Lake City, UT. 84104



From: Bart Smith <interlakenclerk@gmail.com>
Sent: Wednesday, July 28, 2021 3:31 PM
To: Larry Love <larry@peakalarm.com>
Subject: Interlaken Town Security System

Hi Larry-

Our town is continuing to spec out a security system for our pumphouse. The council is looking to add a warning siren to the system. This would be used in rare occasions when the town needs to be alerted to an impending danger, eg wildfires.

I'm wondering if Peak offers a solution that allows us to turn a siren on/off remotely, eg using internet installed at the location.

Thanks,

Bart Smith

Interlaken Town Clerk

(435) 565-3812