

**Minutes of the Interlaken Town Taxation Hearing and  
Town Council Regular Meeting  
Monday, 7 August 2017, 6:30 PM – 9:00 PM  
Town Pump House, 236 Luzern Rd., Midway, UT**

**1. Call to Order.**

Mayor Simpkins called the meeting to order at 6:41pm.

**2. Roll Call – Members Present:**

Lisa Simpkins, Mayor (via conference call)

Sue O’Nan, Council Member

Chuck O’Nan, Council Member

Bart Smith, Town Clerk

Scott Neuner, Council Member, was absent

Greg Harrigan, Council Member, was absent

Also Present: Bill Goodall, Bob Marshall – Planning Commission

Terri Goodall, Michael Soper, Sandy Soper, Leslie Haarup, Mark Hunter – Interlaken residents

Joe Santos, Epic Engineering, arrived later

**3. Presentations:** None.

**4. Public Comment:** None.

**5. Consent Agenda:** None.

**6. Approval of Agenda or Changes.**

**Motion:** Council Member Sue O’Nan moved to approve the agenda.

**Second:** Council Member Chuck O’Nan seconded the motion.

**Discussion:** no discussion

**Vote:** The motion was approved with the Council Members unanimously voting Aye.

**7. Approval of 07/10/17 Council Meeting Minutes.**

**Motion:** Council Member Sue O’Nan moved to approve the 7/10/17 meeting minutes.

**Second:** Council Member Chuck O’Nan seconded the motion.

**Discussion:** no discussion

**Vote:** The motion was approved with the Council Members unanimously voting Aye.

**8. Public Hearing – Interlaken Town Tax Increase**

Clerk Smith introduced the FY2018 Interlaken Road tax proposal to be levied by Wasatch County on the upcoming annual tax bill. This new road tax would supply funding for Interlaken road maintenance and improvements, which were historically funded by the Interlaken road assessment (\$384 per lot in FY2017). Smith noted that this is the correct method of collecting funds for our roads, as mandated by the state. In the past, as an HOA, we could collect road funds as part of our assessment. As a town, our roads are public roads, and we cannot tax lot owners directly for maintenance. This road tax will appear on the Wasatch County tax bill as a separate line, labeled

“Interlaken.” The amount of the Interlaken road tax is the taxable value of a property times the tax rate, equal to 0.001742.

**Public Comment:**

Mark Hunter – 276 Big Matterhorn Way. Mark asked what percent of the entire town assessment would be billed to the town in January? Smith responded that the percent amount would be different for each lot owner, because the road tax portion is variable for each lot. The annual water base rate fee, due in January, will be \$828 annually, or \$69 per month, for lot owners with a home connected to the water system, or an active building permit. The base fee is the charge for annual usage up to 120,000 gallons. For lots without a home or an active building permit, the annual base fee is \$696, or \$58 per month. Hunter noted that his Interlaken road tax bill will be \$520, and added to that will be \$828, making a total bill of \$1348 for Interlaken services, \$148 larger than the previous year. Hunter expressed his frustration that he was led to believe that as a town, there would be significant benefits over our previous status as an HOA. He is not a full-time resident, does not vote in town elections, and feels it’s unfair that he would pay a higher tax rate than a part-time resident for the road system. It seemed to him that the people using the roads the most should pay the most money. He was referring to the 55% taxable value amount that full-time residents pay versus the 100% taxable value for part-time residents. Smith noted that the town has no control over the 55% rate, and that it is part of the Utah State constitution and is mandated by law. The road tax is under the exclusive control of Wasatch County. Smith also noted that the only way for us to receive funding for our roads is through a Wasatch County tax. Smith reported that the average total amount paid by each lot owner to the town remains at \$1200. Some individuals will pay more and some will pay less, but the town is collecting, in total, the same amount of revenue in FY2018 as in FY2017. Hunter hoped that someone from Wasatch County would be present. Sue O’Nan noted that the council agreed the fairest way to handle the tax was to charge a set amount for the water, and have the road tax based on the assessed property values. Simpkins noted that there was an increase in lot values this year in Wasatch county, from \$115,000 to \$160,000, and that properties in Interlaken will be reassessed in the coming year. According to Wasatch County, Interlaken has never been taxed appropriately.

Bill Goodall – 255 Interlaken Drive. Bill asked if the total property value of Interlaken goes up, will the town council lower the tax rate so that total revenue stays the same? The answer is yes, unless the town proposes an increase in the total revenue collected for roads, the tax rate will self-adjust, based on the total assessment of Interlaken real property. In order to increase the revenue collected, the town would have to go through the truth-in-taxation process again, holding a public hearing to discuss the change.

Michael Soper – 333 Bern Way. Michael also noted that the original reasoning about becoming a town was not presently accurately. He also noted that the detailed explanation regarding taxes presented at this meeting would have been useful if presented to the town prior to the meeting. Smith noted that it had been included in emails, and in the explanation provided with the proposed budget, first released to the town on June 1, 2017. Sue O’Nan noted that the council meeting minutes are posted on our town website, and they are a good source of detailed information.

Sandy Soper – 333 Bern Way. Sandy asked what is amount of road tax revenue collected? Smith - the amount, as stated in the proposed FY2018, line 5a, is \$73,860. Is that an actual annual expense or are we anticipating larger expenses? Smith – that’s the annual budgeted road expense, plus money put into transportation fund as capital reserves.

Leslie Haarup – 324 Interlaken Drive. Leslie asked how the water overages will be billed. Smith explained that water overages will be calculated on an annual basis. Usage in excess of 120,000

gallons per lot will be charged an overage fee per gallon used. These new rates are detailed in Town Ordinance No. 5 Amended Water Rates.

Bob Marshall – 270 Interlaken Drive. Bob noted that he was able to get an adjustment on the market value of his property in the past in another county. He also noted that the explanation he received regarding non-residents paying a higher tax rate was because they don't live in the community full time, they pay less sales tax, gas tax, and contribute less to the local economy.

Mark Hunter – 276 Big Matterhorn Way. Mark again expressed his concern over the amount he is paying to the town, and expressed that it sounded like the new tax was a “done deal.” Smith noted that the water system and road system are the most valuable assets in the town. If either is allowed to deteriorate, the cost to the community could be unbearable, potentially millions of dollars. Hunter asked when the water bond would be paid off. Smith noted that the last payment of \$77,000 will be made in January 2024. Hunter – asked if once we pay off that bond, will the water rates be the same? Smith – we will be freed up from that payment. Chuck O’Nan noted that we won’t know until that time, what shape the water system is in.

Sandy Soper – 333 Bern Way. Sandy asked about the status of the BHR claim for past due road expenses. Simpkins noted that we met with the BHR HOA and their attorney. We are still negotiating with them through our attorney, Greg Cropper. The next step is to have a closed session with the council to discuss and make a presentation to the BHR HOA and attorney. Smith noted that the FY2018 budget includes matching settlement and attorney fees for the HOA issue.

## **9. Motion to Conclude Public Hearing**

**Motion:** Council Member Sue O’Nan moved to close the public hearing in taxation.

**Second:** Council Member Chuck O’Nan seconded the motion.

**Discussion:** no discussion

**Vote:** The motion was approved with the Council Members unanimously voting Aye.

## **10. Interlaken FY2017 Year End Report – Bart Smith**

Smith presented the FY2017 year-end report. It is available online. It describes all expense, revenue, and bank transfers for FY2017. The council gave the report its approval. It is attached to these minutes.

## **11. Interlaken Town FY2018 Budget – Discussion and Motion to Approve - Council**

The council discussed line 55 in the proposed budget, Annual Road Repair and Maintenance Expense, \$4500. This amount was originally allocated as follows: \$3000 to Amigo properties for shoulder clearing done in June, for which we have not yet received a bill; \$1200 for cold patch repairs in Spring 2018; \$300 for chemicals to spray weeds next spring. Chuck O’Nan noted that we may need additional dollars for shoulder clearing this fall and next spring. Simpkins suggested we include an additional \$2100 for next spring clearing of weeds. Smith also suggested an additional \$900 to prepare for gravel work this fall. That would increase the line 55 expenses from \$4500 to \$7000.

The council discussed Line 119 and Line 126, regarding Telemetry system costs. The current budget numbers assumed we would receive a bill for some initial repair work in FY2017. This did not happen, so this cost, \$1206.36, needs to be carried over to the FY2018 budget. Also, the council approved an additional upgrade costing approximately \$1000 to the system to add depth sounding. All totaled, these telemetry system FY2018 expenses have increased from \$6186 to \$8400. This would increase the line 126 expense from \$6187 to \$8400.

**Motion:** Council Member Sue O’Nan moved to approve the FY2018 proposed budget, with amendments to lines 55 and 126 as discussed above.

**Second:** Council Member Chuck O’Nan seconded the motion.

**Discussion:** no discussion

**Vote:** The motion was approved with the Council Members unanimously voting Aye.

**12. Paving, Widening & Easement for Luzern Rd - Anthony King, 412 Luzern Rd.**

Anthony purchased his lot# 135 thirty years ago. He changed the original platted address from Interlaken Drive to Luzern Rd more recently. The section of Luzern that fronts his lot has never been paved. It is currently a dirt road measuring 15 to 16 feet wide. He stated that the county claims Luzern as a county road, and also noted that 20 feet was the required minimum width. He does not feel that it is his responsibility to widen or pave the road to provide access to his lot. Eight to ten years ago, the town was granted an easement to his lot for utility access, resulting in a loss of footage on the Interlaken Drive boundary of his lot. He claims the town promised to pave Luzern below his lot to provide access through Luzern. His understanding is that the fire marshal only requires the road to be serviceable, not necessarily paved. His other concern is whether the town is willing to maintain this section of Luzern if it is not paved. In particular, will the town agree to plow this section of road in the winter?

The council noted that it wasn’t clear that the minimum required road width is 20 feet. In addition, it wasn't clear that the road was required to be paved to be in compliance with the fire marshal’s requirements; a gravel cover may be sufficient. There is no written or recorded evidence that the town promised to pave Luzern below King’s lot. Bill Goodall suggested that the planning commission assist in researching the county’s required road specifications. King noted that he wants to sell the property, but can’t sell until this issue is resolved. Simpkins noted that the original plat for the King lot put it on Interlaken Drive. King claims he gave away sixty feet of access on Interlaken Drive by granting an easement. Goodall noted that there is an easement of necessity that may allow King access to his lot through Interlaken Drive. Smith suggested that we examine the original easement document, use the planning commission to research the issue, and meet again to discuss this issue, possibly before the planning commission.

**13. Parking Regulations for RVs & Immobile vehicles - Leslie Haarup, 324 Interlaken Drive**

Leslie requested clarification on the town’s parking regulations, applying specifically to winter parking regulations, road right of way issues, and driveway infringements with respect to her neighbor, Don Miller. Leslie noted that Don owns but is not a resident of the property, and is using his driveway to store his RV, parking it near the end of her driveway, possibly creating a hazard for her. Smith visited the site and measured the area in question, and it appears that Don Miller was parking his RV on his property and not in the town’s road right of way. Don also agreed to continue to allow SuperDave to clear snow the way he has in the past. Leslie also voiced her concern regarding other vehicles parked on Interlaken property, especially junk cars, boats, and other vehicles. She feels that we need to clean up the trailer park look of town and that there should be a limit to how many vehicles may be stored on a lot. She also feels that only residents should be allowed to store their vehicles. Smith suggested that she submit a formal request to the town council to change the current ordinance. Goodall recommended she join the effort to draft a General Plan for the town. Sue O’Nan noted that the ordinances were written in some instances to preserve precedent in the town, for example, the storage of boats and other recreational vehicles on an individual’s property. We didn’t want to be as restrictive as Dutch Fields, for example. Smith suggested that Leslie write him an email,

expressing her concern and requesting a change to the ordinance. It would also be helpful if she found others with the same concern, circulated a petition, and stayed in touch with the council. Currently the ordinance requires that any vehicle parked on property within town be in working order with a current registration and may not be used as a residence. Mark Hunter complained that cars are parked below his house in front of a no-parking sign by the entrance grant to Wasatch State Park. The town has budgeted for more no-parking signs. Parking violations can be reported to the Wasatch County Sheriff.

#### **14. Planning Commission Alternate Vacancy – Bart Smith**

Scott Neuner is currently serving as an alternate to the planning commission. He is not running for re-election to the town council. Smith would like to send Scott an email asking him if he wishes to continue serving as a planning commission alternate. If not, he would like to notice the town and receive applications for this vacant position. Marshall asked if the council had considered looking at the quorum requirement for the planning commission. Smith noted that this has not yet been discussed.

#### **15. Planning Commission Report and Recommendations –Bill Goodall/Bob Marshall**

- **Encroachment Permit.** Goodall handed out a draft encroachment permit proposal. This type of permit is issued to a lot owner who wants to perform work in the town's road right of way. It sometimes takes the form of a MOU. This permit or MOU typically contains language that grants the lot owner permission to perform work in that right of way, but also grants the town the authority to remove or modify any work done in the right of way in order to complete necessary maintenance or improvements. In some cases, the town requires the lot owner to pay for removal. This issue came up with regards to the Schneider driveway, and from talks with the town lawyer regarding this project. Goodall noted that in Title 6 of the municipal code, there are inconsistencies in the language – street, right-of-way, etc. that should be corrected in the next code revision. See sections 6.02.010, 6.02.040, 6.02.050, 6.04.010, 6.05.030, 6.05.040 for these references. Goodall also recommends we designate a 4-foot wide section adjacent to the paved road, on both sides, as a snow plow deposit zone. No work would be allowed in this zone, and any obstacles in this area would be removed by the town. The PC recommends that the town council review this document and go back into the codes and add something about encroachment and working in the right of way. The PC is willing to do some research and craft some wording for this purpose. Clerk Smith will distribute this document to the council. The PC Encroachment Permit proposal is attached to the end of these minutes.
- **Water Rights.** The PC had a conference call with the Epic Engineering water engineer and the state water engineer regarding Interlaken Town's water rights. The conclusion from this call was that if we take our irrigation water rights, spend a couple thousand dollars and get those titled as municipal, then the state won't have the ability to challenge those rights. Our domestic water rights have already been "proofed," meaning the state has said we've consumed enough water to prove that we have the right to that water, and they won't come back to reevaluate it. In summary, the town is better off leaving the domestic rights where they're at, switching our irrigation rights to our wellhead in its current location, spend a couple thousand dollars, get it reclassified as municipal, and move on. Sue O'Nan asked if this would affect our water bond. Goodall requested that Sue send him an email with that question. Don Olsen from Epic will write a report with these details; the council could then have this report reviewed by Rick Knuth, recommended by Greg Cropper, who is an expert in water rights issues.

- **Simpkins Permit Request.** Goodall distributed a handout dated 8/7/17. The PC first became aware of this issue in June. The PC noted that the retaining wall is a bit higher than spec, but it is acceptable as is. They recommend that some reflectors be put on the wall to prevent a nighttime collision. Goodall noted that the 6-foot fence restriction for the rear yard in the online permit application instructions might contradict the fence restrictions in the code. The PC is working on a proposal to require a 5-foot setback for fencing to allow for a wildlife corridor between adjacent lots. The PC noted that prior to the project there was considerable vegetation on the site that has been removed. The PC would like the town council to consider whether to charge fees and deposits for this project. Goodall noted that the town lawyer spoke with Greg Cropper for guidance.
- **FFSL Cooperative Agreement.** The PC has been working on this with Sue O’Nan, but this is on hold until Mayor Simpkins meets with the Interlocal group in the next week or so. Simpkins noted that it would be cheaper for the town to join forces with other towns in developing this agreement.
- **General Plan, Public Notice and Timing.** The PC has prepared a public notice soliciting participation from the community in developing a General Plan. The schedule for the General Plan is included in the notice, which is attached to these minutes. The completed General Plan will provide guidance for any future title revisions. Goodall noted that the planning commission is responsible for drafting a General Plan, with input from the community, including public hearings. The town council is responsible for final approval. Marshall and Goodall both stressed the importance of community involvement in drafting the plan. The proposed schedule seems realistic and necessary in order to get desired community input.
- **Town Council Feedback for PC Issues.** Marshall stated that the PC has gotten very little feedback on the proposals the PC makes to the council. Even a one-line response from the council would be useful. Sue O’Nan expressed that she felt the PC knows more about the issues at hand, and that she has little to add to their research and conclusions. She takes it for granted that their decisions are sound. Goodall expressed that a simple confirmation of receiving the content, with a short response, e.g. I agree with your proposal, or I would like to see these changes, would be very helpful. The PC has not received any input of this kind since their first meeting in September 2016. Marshall also expressed his concern that the PC is told abruptly to stop work on a project without any feedback. Smith noted that it would be helpful if the council could rotate a member into the PC meetings. Goodall requested a written apology from Mayor Simpkins to the planning commission for what they consider an inappropriate response to their findings regarding the landscaping project on her lot.
- **Planning Commission Moving Forward.** The PC will communicate with King regarding his Luzern Rd. access issue. Haarup is invited to bring her concerns to the General Plan committee. The PC needs feedback from the council on what projects require a building permit and the Encroachment Permit. Right now, under the IRC guidelines established in our code, permits should be required for even very minor repairs and projects. Sue O’Nan recommended we put the PC on each council meeting, and make decisions on the PC recommendations. Chuck O’Nan affirmed his confidence in the PC recommendations.

**16. Amateur Radio Antenna Extension and Variance Application - Michael Soper, 333 Bern Way**

Smith noted that the council does not have the authority to grant a variance. Smith completed a variance application form and sent it out for review. It contains the 5 criteria necessary for a variance approval. It is attached to these minutes. Soper noted that there is a federal and state law requiring the town to give reasonable accommodation to an amateur radio operator. Goodall recommended that

Soper meet with the PC to discuss this issue. The PC will then make a recommendation to the council. Soper noted that the original draft of the town ordinances included an exemption for amateur radio operators. The council will review the issue with the town lawyer. Soper noted that the “reasonable accommodation” criteria mandate that the operator be able to effectively use the equipment and act as an emergency communication resource for the town.

#### 17. Chipper Day – Sue O’Nan

Both Visentin Tree Service and Amigo Properties are willing to do the chipping for the town. We are ready to set the date, but it would be better to wait until the shoulder gravel work is complete. Sue recommends we push the date into September. Once the piles are established, both contractors will come out and bid on the project. Last year the town paid Visentin \$1000 for chipping and that was the amount included in the budget. We expect to have less chipping this year. Smith will send out a notice announcing Chipper Day.

#### 18. TopJob Asphalt Repair and Shoulder Work Status – Chuck O’Nan

Chuck reported that they were supposed to come in tomorrow, August 8<sup>th</sup>, and finish up Thursday, August 10<sup>th</sup> to complete the asphalt cut and replace work. Chuck notified Jennifer Anderson to cancel the shoulder gravel work this week, and put it on hold until we can clear brush from the shoulders. There are currently places with foot high weeds where we need to dump the gravel. Sue O’Nan asked if we wanted to hire someone to clear the shoulders. Cutting and spraying with herbicide may be the best solution. O’Nan also noted that we have not yet received the Amigo Properties bill from previous work completed. Smith will contact Amigo Properties to get an estimate for this additional service.

#### 19. Status on Previous Action Items from 07/10/17 Meeting

##### Lisa

- Follow up with Jeff Stockman and get last 6 year’s road expenses. **Done.**
- Contact Midway regarding bond requirement for lower Interlaken Drive utility cut. **Done.**
- Follow up with Bywater regarding ROW ownership. **Meeting scheduled.**
- Contact the farmer and Zenger regarding cutting tall grass in fields adjacent to Interlaken town boundaries. **Done (farmer not interested)**

##### Bart

- Write a letter to Hawkins regarding his road right of way violation and guardrail installation (on hold until ROW issue resolved). **On Hold.**
- Follow up with Schneider invoicing from Epic. **Epic charge is \$500.**
- Contact Swapp and Connor to notify them that they will be responsible for asphalt repair in front of their lots due to construction damage. **Done.**
- Contact Willy at Three Amigos to complete shoulder clearing on Interlaken drive and have him clear brush around the fire hydrants. In addition, have him bid on chipping. **Done.**
- Set a date with Harrigan to spray weeds in shoulders. **Cancel.**
- Complete Truth in Taxation forms and submit to State. **Done.**
- Check VRBO and other sites to see if Interlaken properties are in violation of the 30-day minimum rental restriction. **Done.**

##### Sue O’Nan

- Contact the contractor who chipped last year and see if he can come back. **Done.**

## **Chuck**

- Get dates from TopJob for asphalt repair and shoulder work. **Done.**

## **Greg Harrigan**

- Set a date with Smith to spray weeds in shoulders. **Cancel.**

## **Council**

- Discuss and approve permit exemptions for PC to implement. **Not Done. High Priority.**

## **Bill Goodall/PC**

- Write a notice soliciting help for the creation of a General Plan. Forward the notice to Bart for distribution. **Done.**
- Create a Google survey to get community input. **In Progress.**
- Research quorum requirement for PC. **In Progress.**

## **20. Other Business**

Simpkins Excavation Project. Simpkins noted that the information the PC presented was inaccurate. She expressed her concern over how much time and money was spent on this issue. The recommendation from Epic Engr. was to approve the project. The PC addressed issues that weren't part of the excavation permit. The ROW issue was not a concern, because the wall was in excess of 9 feet off the road. The PC took 2 months to come out to make that measurement and did not notify Simpkins so that she could clarify the ROW issue. She noted that much of the information in the PC's rebuttal letter is inaccurate, and that she feels she is being singled out. The excavation and other work was done over a year ago before there was a planning commission. The planning commission, in its present form, first convened in September 2016. When Simpkins sought approval over a year ago, the council acted as the planning commission. When discussed with the town council at that time, she was told no permits were required. Sue O'Nan confirmed that there was no planning commission at that time, and the council acted in that role. Simpkins noted that the vegetation on her lot that the PC claimed she disturbed, was removed before she bought the property. Simpkins lost a \$5000 deposit with her contractor because of the permitting delay. Sue O'Nan noted that it would be best to discuss this issue with the full council present. Smith read a letter of approval from Epic Engineering. This letter is attached to the minutes. Joe Santos mentioned the source of the confusion has been whether the retaining wall is in the road right of way. The ROW issue was deemed not an issue by the PC in the letter distributed at this meeting. Simpkins would have preferred that someone would have approached her directly to discuss this issue. Instead, many assumptions were made, and our attorney was consulted at a cost to the town. It is up to the council to decide how to handle the issue. The only remaining work to be done is to finish the work in the corners of Simpkins' property, to complete the retaining wall, and to plant vegetation. These corner areas are no where near the ROW. She can't complete this work without an excavation permit. The council has the authority to approve the permit for the remaining work. Simpkins noted that the ordinance specifies the 6-foot height limit for all fencing, not just the rear yard. Simpkins noted that the 4-foot retaining wall violation called out by the PC was inaccurate because she hasn't been able to bury the bottom portion of the wall, as she is waiting for the permit to do so. When completed, the wall will be under 4 feet. The retaining walls were put in June 2016, and Simpkins noted that the PC did not approach her until now to discuss that issue. Chuck O'Nan noted that the retaining wall issue was the only concern in that letter that was potentially in violation of our code. Other items in the letter did not reference the actual code, but were suggestions by the PC.



## **21. Public Comment.**

Michael Soper noted that he has served as an HOA president in Park City. He mentioned that most residents want the rules enforced. Leslie Haarup asked how many residents are full time residents in Interlaken. Smith will look up this information and send it out. Mark Hunter noted he feels disenfranchised as a part-time resident as he can't vote. Sue O'Nan noted that he is not actually missing out, since all the council members are running unopposed. The town is having great difficulty getting people to run for office and volunteer for town committees. Part time residents can volunteer to work on committees, but cannot serve as council members or planning commission members. Simpkins proposed we change the structure of our council and planning commission to allow part-time residents to serve. This may be a state mandated requirement that we cannot change. Sue O'Nan recommended that people read the minutes, as they are generally a complete record of the meetings. Soper would prefer that a more condensed version highlighting important issues be sent to the town directly.

**22. Council Comments.** None.

## **23. Action Items from this Meeting:**

### **Lisa**

- Meet with interlocal group to discuss the FFSL Cooperative agreement, and report to the council.
- Follow up with Bywater and the state ombudsman office regarding ROW ownership.

### **Bart**

- Contact Scott Neuner regarding his position as alternate on the planning commission. If available, send out notice for applicants.
- Send public notice to town regarding the General Plan.
- Send out chipper day announcement to the town.
- Contact Amigo properties to get current bill and get an estimate for additional shoulder work.
- Write a letter to Hawkins regarding his road right of way violation after ROW issue has been resolved.
- Follow up and collect the Schneider driveway charge from Epic, \$500.
- Research number of full-time residents in Interlaken.

### **Sue O'Nan**

- Follow up with Chipper Day – get bids and put on schedule.

### **Town Council**

- Review the PC draft Encroachment Permit Proposal.
- Consider the water rights issue. Should the town convert their irrigation rights to municipal? Acquire copy of the Epic Engr water rights report and have it reviewed by Rich Knuth, as recommended by Greg Cropper.
- PC request for feedback on their proposals: Encroachment permit, Building Permit exemptions.
- Make sure PC is on every TC meeting agenda.

**Bill Goodall/PC**

- Assist Anthony King in researching issue regarding access to his lot from Luzern Rd.
- Research quorum requirement for the planning commission.
- Find out if changing our irrigation water rights to municipal impacts the terms of our water bond.
- Continue work on the General Plan.
- Meet with Michael Soper to discuss his antenna project and make recommendation to the council.

**24. Adjournment.**

Council Member Sue O’Nan moved to adjourn the meeting. Council Member Chuck O’Nan seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:10 PM.

The next Town Council meeting will be held on Tuesday, September 5<sup>th</sup>, at 6:30pm, at the Town Pump House, 236 Luzern Rd.