

Interlaken Town Planning Commission Meeting Minutes

Entity: Interlaken Town

Body: Interlaken Planning Commission

Subject: Business

Notice Title: Interlaken Town Planning Commission Meeting

Notice Type: Meeting

Event Start Date & Time: February 18, 2020 @ 6:14 PM

Event End Date & Time: February 18, 2020 @ 6:30 PM

Location: Town Pump House, 236 Luzern Rd.

Description/Agenda:

1. **Call To Order.**
2. **Roll Call:** *Susanna Littell (S. Littell) PC Chair, Member, Steve Wilson (A. Wilson) PC Member, present*
3. **Presentations:** *None*
4. **Consent Agenda:** *None*
5. **Approval of 2/18/20 Agenda or Changes.** *S. Littell motioned to approve Agenda with no changes, and S. Wilson Second. Motioned Approved.*
6. **Approval of 12/16/19 Planning Commission Meeting Minutes.** *S. Littell previously distributed 12/18/2019 Meeting Minutes Agenda prior to tonight's PC Meeting to all full time PC Members. S. Littell motioned to approve 12/18/19 Meeting Minutes, S. Wilson Second. Motioned Approved.*
7. **Public Comment:** Comments taken on land use topics not scheduled for a Public Hearing. Speakers please limit your comments to a few minutes. The Commission cannot act on items not listed on the agenda, so it may not be able to respond. Total time for public comments will be 10 minutes unless Commission agrees to extend. *None*
8. **Town Engineer Matters & Building Permit Project Status Update.** *See Below update:*
 - **New Town Engineer on Contract – T-O Engineers (Contact Ryan Taylor, P.E., Project Mgr.), 2211 W 3000 S Suite B, Heber, UT 84032, 435-315-3168**
 - Lot#112, 324 W. Burn Way - Daines Property Project Status. *Project progressing.*
 - Lot#115, 330 W. Burn Way - Howard Property Project Status. *No update*
 - Lot# 11, 272 Jungfrau Hill Rd. - Sheldon Property Project Status. *No update – S. littell to check ad see if CO was Issued by Epic yet.*
 - Lot#12, 281 St. Moritz Rd. - Southwick Property Project Status. *Grading Perm was issued by Epic.*
 - Lot #43, 267 W. St. Moritz Rd. - Gladwin Garage Project Status. **18IKB003-** *They paid their outstanding balance of \$975 (from Epic Invoice# 20106524) directly to Epic. Epic issued the CO.*
 - Lot#198, 253 Interlaken Dr - Ball Project Status. *Project progressing.*
 - Lot# 129, 333 Interlaken Dr. - Wilcox Project Status. *Project progressing. S. Littell to review concrete washout (non-compliance) issue as soon as the snow melts.*
 - Lot# 29, 308 Interlaken Dr. - McNaughton/Beebe **Remodel (19IKB004) Garage (18IKB004)** Projects Status. *18IKB004- CO Inspection performed on Garage addition on 1/24/2020, has an outstanding charge of \$500 was issued after this inspection date, but CO was issued before Invoicing Town; McNaughton Remodel (19IKB004) has no outstanding charges, CO Issued on 1/20/20.*
 - Lot 161, 252 Interlaken Dr. - Penman Remodel Project Status. **19IKB005-** *Customer is requesting a CO, but did not schedule a final inspection with Epic. S. Littell sent Contractor & Owner email today informing them to schedule inspection directly with Dave Colette.*
 - Lot 39, 275 St. Moritz Rd. - New Osborne Home Expansion/Remodel Project Status. *Progressing*
 - Lot 172, 355 Bern Way - Ekstrom Project Pavement & Landscaping Project Status. **19IKB006 – Final Inspection not yet performed. (No CO required for pavement/Landscaping projects). Epic stated that the \$750 balance was paid at last Interlaken payment, and they show no outstanding balance. S. Littell sent email today to Contractor asking for status of project.**
 - Lot 065, 315 Jungfrau Rd. - Barton Deck Extension & Carport Project Status. **19IKB009 Building Permit will not be issued (or can inspections be scheduled) until inspection fees are paid (\$2,777.50 – Initial Epic Estimate). Epic sent updated estimate to Mr. Barton on 10/21/19**

& 2/10/20, both reflecting a reduced permit fees estimate of \$1975. Mr. Barton is thinking about if this now...

- Lot 111, 259 Matterhorn Circle – Kevin Parsons New Residence Project Status. Sent the 2nd PC Plan Review comments to the Architect. Planning Commission provided review of this project’s 2nd Drawing Submission and sent comments back, regarding the following 2 outstanding comments:
 - 1) Engineering & Design details for proposed retaining wall (near driveway): and
 - 2) Submission of the required Geotechnical Survey with Hazard Analysis (must be < 3 years old).
- 9. **Other Business.** *Felt Property Lot #139 Code Variance Reviewed (briefly discussed). See Attached Handout.*
- 10. **Action Item Update from Previous Meetings (12/16/19 meeting minutes).** *Item tabled until all 3 PC Members are present.*
- 11. **Code Revisions:** *Item tabled until all 3 PC Members are present.*
 - i. Review Proposed Draft Code Revision Language for Maximum Building Height definition (for Public Hearing), to possibly include: **(To Be TABLED to Next PC Meeting)**
 - ii. Review Proposed Draft Code Revision Language for Minimum (Landscaping) Disturbance (for Public Hearing), to increase the minimum sq-ft area (from 100 to 500 sq-ft). **(To Be TABLED to Next PC Meeting)**
 - iii. Schedule Public Hearing for “Timeline on Construction Permits” code language revision and “Minimum (Landscaping) Disturbance” code language revisions (this Draft Code Language has been prepared). **(To Be TABLED to Next PC Meeting)**
- 12. **Adjournment.** *S. Littell Motioned to adjourn tonight’s meeting, S. Wilson Seconded Motion. Motion approved @ 6:30 pm*

Interlaken Town Variance Request Form

Fill out the following form and submit it with your fee payment to the Interlaken Town Clerk.

The applicant is (check one of the following):

- Property owner
- Lessee
- Other entity with a beneficial interest

Applicant Information

Name: Chas. & Kathy Felt

Signature: K Felt

Mailing Address: 1981 Rua Branco Cir Sandy, UT 84093

Phone Contact: 801-953-6793 801-867-3880

Email Address: chas@lowbooksales.com kfelta@jep.com

Lot # 139 Interlaken Address: 370 Luzern Dr.

Date: 1/20/20

Description of Variance Request

See Attachments / Page 2

Attach any additional material or supporting documents to this form.

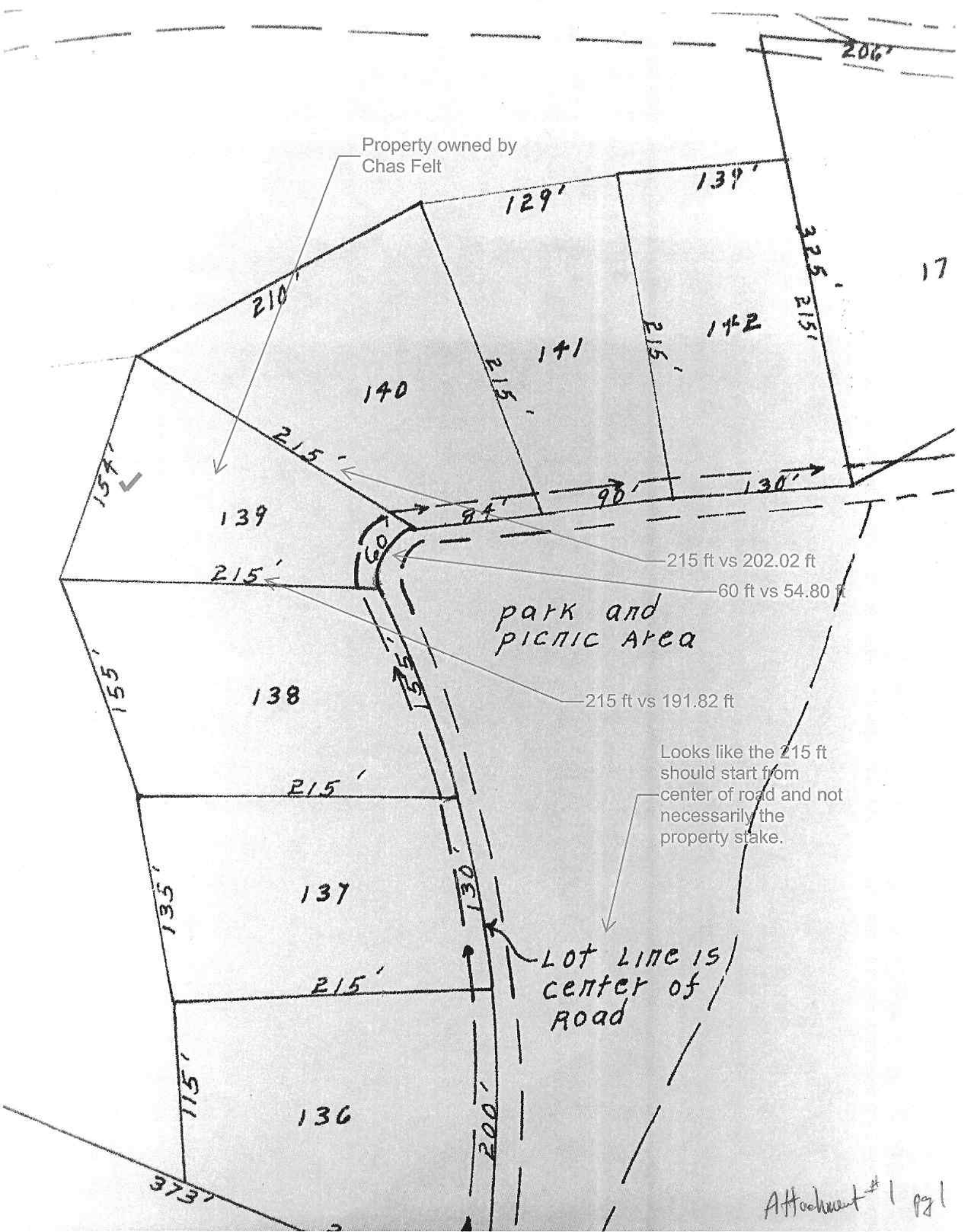
Description of Variance Request

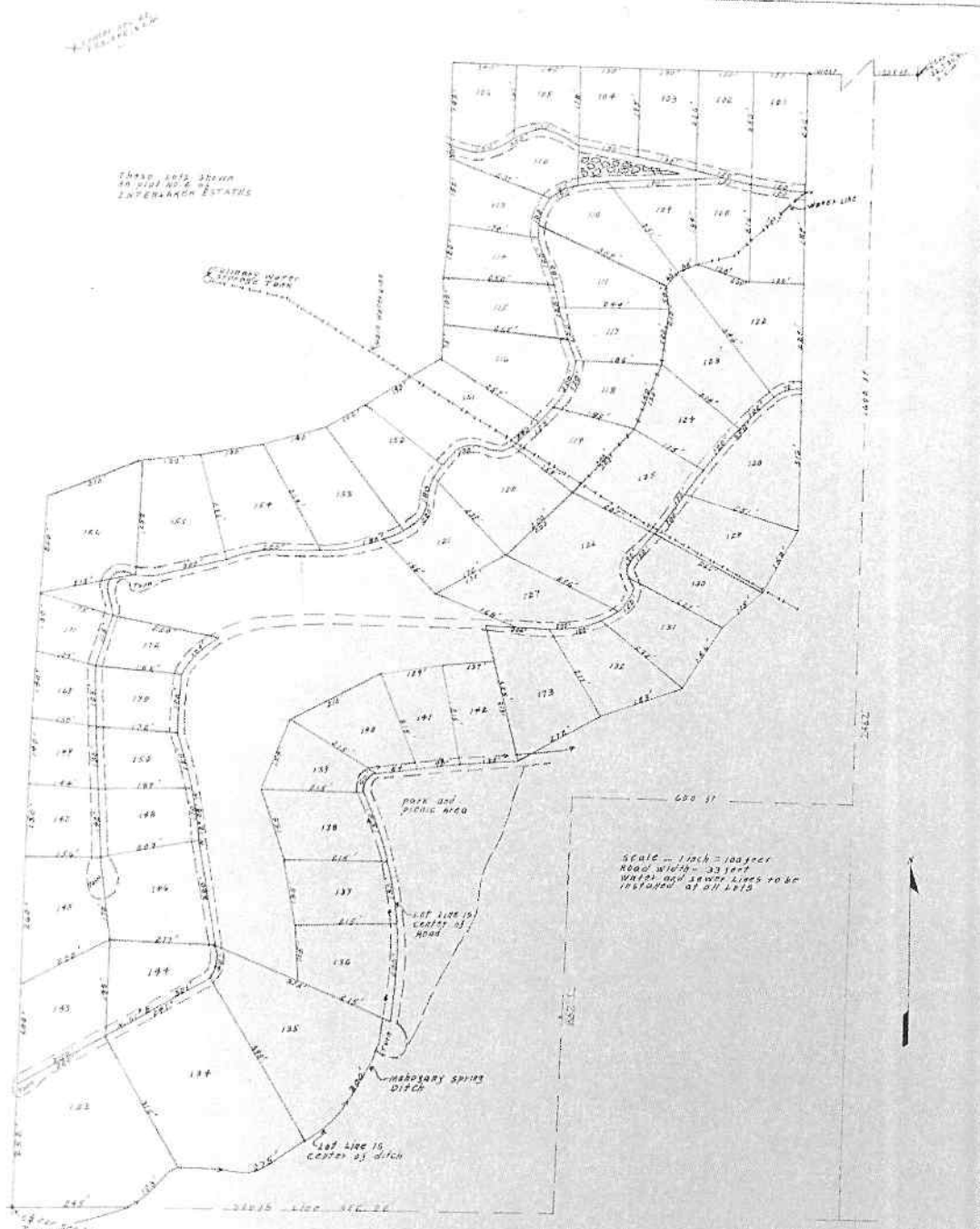
We are considering expanding the footprint of our current cabin to create a home we plan to live in year-round. As we reviewed the property information filed with the Wasatch County recorder's office (Attachment #1) we found we would have plenty of room to expand the way we had hoped. These records are based on the original survey done when our parents purchased the property in 1977. However, after researching other records we found our property lines had been changed by a survey done for Doug Todd in 2001. (Attachment #2)

We requested and purchased a separate survey (Attachment #3) which closely resembles the 2001 survey. In fact, our surveyor told us he used the 2001 survey to draw up his survey. Our concern about our survey and the survey done in 2001 is that the northwest corner stake was not found. We have searched the hillside ourselves and have been unable to locate it either. This included renting a metal detector and measuring out distances. We are also concerned that the distances mentioned in the original plat documents for the north boundary showed 215' from the center of the road and the 2001 survey only gives us 202' from the northeast corner stake. Clearly, we are missing more than 20' on the north boundary.

Our architect has drawn up basic plans that we want to present to the building committee. Attachment #4 shows the proposed footprint of our planned addition. This creates a need for a 5' to 6' variance to the 30' easement requirements on the north side of our lot. We have spoken with our neighbors, Mary and Stephen Spears and they seem amenable to the variance.

We are respectfully requesting a 6'foot variance to the 30' easement on the north side of our lot. Please let us know if there is additional information we can provide to assist in reviewing and granting this variance.





SURVEYOR'S CERTIFICATE
 I, WALTER H. HARRIS, LICENSED UNDER CODES THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, HOLDING CERTIFICATE NO. 4482 UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HERE AFTER TO BE KNOWN AS INTERLAKEN ESTATES. BEING THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAMPOD ON THE GROUND AS SHOWN ON THIS PLAN.

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT 1205 FEET WEST OF THE E* CORNER OF SECTION 22, T35, R4E, S14M, THENCE SOUTH 1600 FEET, THENCE WEST 600 FEET, THENCE SOUTH 1040 FEET, N. ON TO THE SOUTH LINE OF SEC. 22, T35, R4E, S14M, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22 TO THE S.E. COR. OF SEC. 22, T35, R4E, S14M, THENCE NORTH 240 FEET, M. OR L. TO THE CENTER OF SAID SEC. 22, THENCE EAST TO THE POINT OF BEGINNING. AREA, 76.6 ACRES.

OWNER'S DEDICATION
 AND ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING LABORED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERE AFTER KNOWN AS THE

INTERLAKEN ESTATES, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.
 IN WITNESS WHEREOF, HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF AUG, 1951

 WALTER H. HARRIS
 SURVEYOR

ACKNOWLEDGMENT
 STATE OF UTAH - S.S.
 COUNTY OF BEHCH
 ON THE 15 DAY OF AUG, 1951 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY OF BEHCH STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER WHO DULY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC
 RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY
 THE BOARD OF HEALTH APPROVES THIS SUBMITTAL AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, ROADS AND OTHER PARCELS OF LAND IN SAID PUBLIC USE AND FOR PERPETUAL USE OF THE PUBLIC, THIS DAY OF _____ A.D. 1951

APPROVED: _____ ATTORNEY AT LAW

BOARD OF HEALTH
 APPROVED SUBJECT TO THE FOLLOWING _____

CITY OF HEALTH BOARD
 APPROVED: _____

Attachment #1 pg 2
 INTERLAKEN, NO. 3

SURVEYOR'S CERTIFICATE

I, Herb A. Mc Kellardo HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, HOLDING CERTIFICATE NO. 1082 UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE AFTER TO BE KNOWN AS INTERLAKEN ESTATES PLAT NO. 3 THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 1205 FEET WEST OF THE E $\frac{1}{4}$ CORNER OF SECTION 22, T35, R4E, S.L.M., THENCE SOUTH 1600 FEET, THENCE WEST 600 FEET, THENCE SOUTH 1040 FEET M. OR L. TO THE SOUTH LINE OF SEC. 22, T35, R4E, S.L.M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 22 TO THE S $\frac{1}{4}$ COR. OF SEC 22, T35, R4E, S.L.M., THENCE NORTH 2640 FEET M. OR L. TO THE CENTER OF SAID SEC. 22, THENCE EAST TO THE POINT OF BEGINNING. AREA, 72.64 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERE AFTER KNOWN AS THE

INTERLAKEN ESTATES, plat no. 3

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 19____

Burton M. Todd

Don E. Isaac

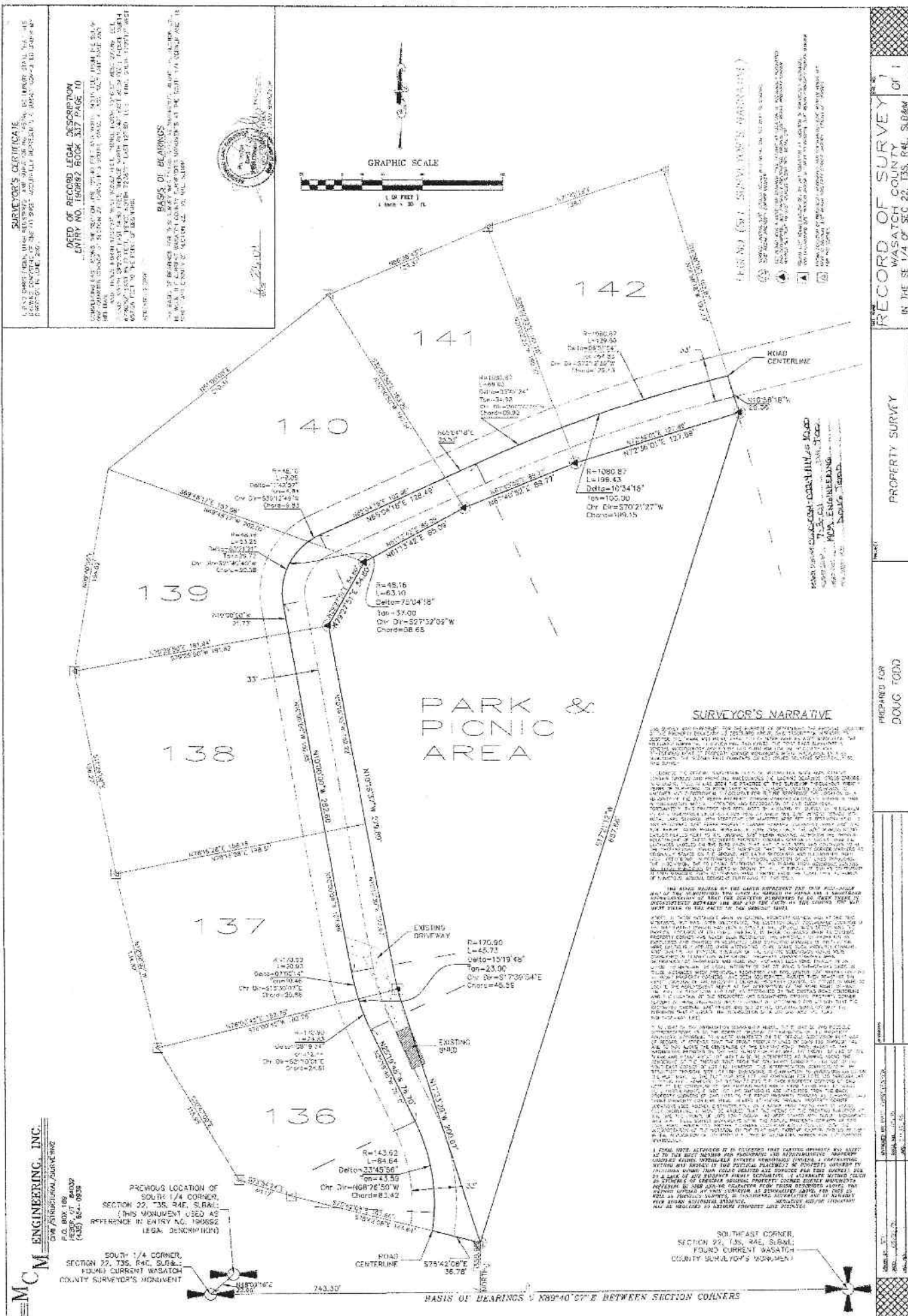
E. Keith Lippert

Lawson O. Hamblin

Norman J. McKay

Ralph A. ...

Attachment #1 p 3

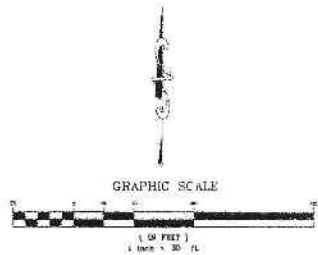


SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE FIELD NOTES AND INSTRUMENTS USED IN THIS SURVEY AND AM CONVINCED THAT THE SAME ARE CORRECT AND ACCURATE AND THAT THE SAID SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT.

DEED OF RECORD LEGAL DESCRIPTION
 ENTRY NO. 190682 BOOK 317 PAGE 10

COMPUTATIONS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF MY ABILITY AND ACCURACY.
 I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR UNDER THE SURVEYING ACT AND THAT I AM THE SURVEYOR OF THE SAID SURVEY.

BASIS OF BEARINGS
 THE BEARINGS ON THIS SURVEY WERE DETERMINED BY MEASUREMENTS MADE AT THE CORNER OF SECTION 22, T13S, R14E, S1/4 CORNER, SECTION 22, T13S, R14E, S1/4 CORNER, SECTION 22, T13S, R14E, S1/4 CORNER, SECTION 22, T13S, R14E, S1/4 CORNER.



GRAPHIC SCALE
 1" = 30'

FIELD (OR INSTRUMENT) ERRORS
 All errors were corrected by the method of least squares.

SURVEYOR'S NARRATIVE

The survey was made by the method of intersection from the following stations: 137+00.00, 138+00.00, 139+00.00, 140+00.00, 141+00.00, 142+00.00. The survey was conducted on the 15th day of June, 2004, and the results were as follows: 1. The survey was made by the method of intersection from the following stations: 137+00.00, 138+00.00, 139+00.00, 140+00.00, 141+00.00, 142+00.00. 2. The survey was made by the method of intersection from the following stations: 137+00.00, 138+00.00, 139+00.00, 140+00.00, 141+00.00, 142+00.00.

PROPERTY SURVEY

PREPARED FOR
 DOUG TODD

RECORD OF SURVEY
 WASATCH COUNTY
 IN THE SE 1/4 OF SEC. 22, T13S, R14E, S1/4

McCormick Engineering, Inc.
 Civil Engineering & Surveying
 100 W. 2nd St., Suite 100
 Provo, UT 84601
 (435) 867-0830

PREVIOUS LOCATION OF
 SOUTH 1/4 CORNER,
 SECTION 22, T13S, R14E, S1/4
 (THIS MONUMENT USED AS
 REFERENCE IN ENTRY NO. 190682
 LEGAL DESCRIPTION)

 SOUTH 1/4 CORNER,
 SECTION 22, T13S, R14E, S1/4
 FOUND CURRENT WASATCH
 COUNTY SURVEYOR'S MONUMENT



BASIS OF BEARINGS - KNOWN TO BE BETWEEN SECTION CORNERS

SOUTHEAST CORNER,
 SECTION 22, T13S, R14E, S1/4
 FOUND CURRENT WASATCH
 COUNTY SURVEYOR'S MONUMENT



TOPOGRAPHIC SURVEY

KATHY FELT

**LOT 139 INTERLAKEN No.3
LOCATED WITHIN WASATCH
COUNTY, UTAH. A PART OF THE S.E.
1/4 SEC. 22, T. 3 S., R. 4. E. S.L.B.&M.**

PROPERTY DESCRIPTION
Lot 139 (the Interlaken) as a subdivision in the vicinity of the official records of Wasatch County, Utah.
Containing 4.4 ± Acres

TOPOGRAPHICAL SURVEY NOTES

This survey was performed at the request of Kathy Felt. The purpose is to locate and describe the boundaries of the property shown on the plat. The survey was performed on the ground and the results are shown on the plat. The survey was performed on the ground and the results are shown on the plat. The survey was performed on the ground and the results are shown on the plat.

NOTE

1. The survey was made in accordance with the standards of the State of Utah, and the results are shown on the plat. The survey was performed on the ground and the results are shown on the plat. The survey was performed on the ground and the results are shown on the plat.

SURVEYOR'S CERTIFICATE

I, Kathy Felt, a duly licensed Professional Land Surveyor in the State of Utah, do hereby certify that this plat was prepared under my supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah.

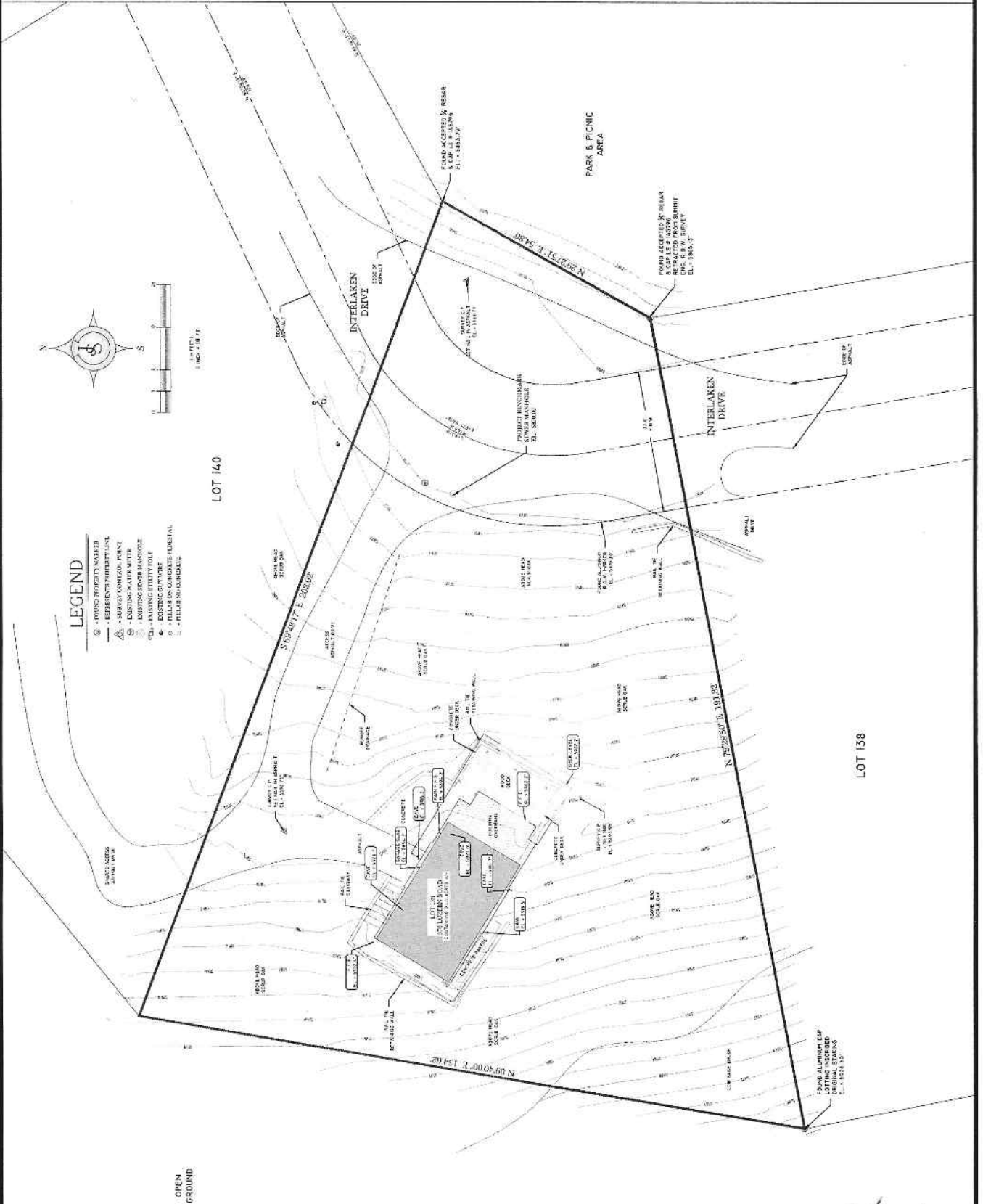
REVISIONS:

REV #	DESCRIPTION	DATE



COPYRIGHT
This drawing is used by all parties as the exclusive property of Johanson Surveying and is not to be reproduced without the written approval.

STATE OF UTAH
COUNTY OF WASATCH
KATHY FELT
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 22114
EXPIRES 12/31/2024



Attachment #3

BLOCK FACE MEASURE DATA	
STREET NAME - MEASURED FROM XX	
1	XX-XX-XXX-XXX XXXX XXXX
2	XX-XX-XXX-XXX XXXX XXXX
3	XX-XX-XXX-XXX XXXX XXXX
4	XX-XX-XXX-XXX XXXX XXXX
5	XX-XX-XXX-XXX XXXX XXXX
6	XX-XX-XXX-XXX XXXX XXXX
7	XX-XX-XXX-XXX XXXX XXXX
8	XX-XX-XXX-XXX XXXX XXXX
9	XX-XX-XXX-XXX XXXX XXXX
10	XX-XX-XXX-XXX XXXX XXXX
11	XX-XX-XXX-XXX XXXX XXXX
AVERAGE XXXX'	
AVERAGE XX-XX'	

MR. & MRS. SMITH	
ADDRESS LINE	
SALT LAKE CITY, UT 84101	
LOT #, S/F, (0.00 ACRES)	
PARCEL No. XX-XX-XXX-XXX	
ZONING DATA - CITY OR COUNTY	
R-1X RESIDENTIAL/XXX	
FRONT YARD	BLOCKFACE
SIDE YARD (D)	10'-0"
SIDE YARD (G)	10'-0"
REAR YARD	30'-0"
MAX. BUILDING HEIGHT	35'-0"
ACTUAL MAXIMUM BUILDING COVERAGE OF LOT	XXX%
ACTUAL MAXIMUM APPROPRIATE SETBACK OF LOT	XXX'

SITE PLAN LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK
□	FENCE
(W)	WATER METER
-W-	WATER LINE
E	ELECTRICAL METER
-E-	ELECTRICAL SERVICE LINE
(G)	GAS METER
-G-	NATURAL GAS LINE
(C)	DIRECTION OF SLOPE
C	A/C CONDENSER UNIT
▨	CENTER LINE OF STREET
▨	EXISTING ROOF CONSTRUCTION
▨	PROPOSED ROOF CONSTRUCTION
▨	FOUR FOOT (4') SETBACK BUFFER

GENERAL NOTES

1. THIS IS NOT A SURVEY. PLEASE VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES AT THE SITE WHICH ARE NOT PER THIS DRAWING.

2. OWNER TO VERIFY PROPER LOCATION OF PROPERTY LINES AND MAIN BUILDING SET BACKS WITH BOUNDARY SURVEY.

3. CALL 800-878-0100 FOR SLOPE, ELEVATION, ETC. THE LAW OF 1897-1902-1911 DIRECT AT 800-878-0100 SALT LAKE METRIC AREA.

824 South 400 West
 Suite B123
 Salt Lake City, UT 84101
 Office: 801.555.5555
 www.rdgsl.com

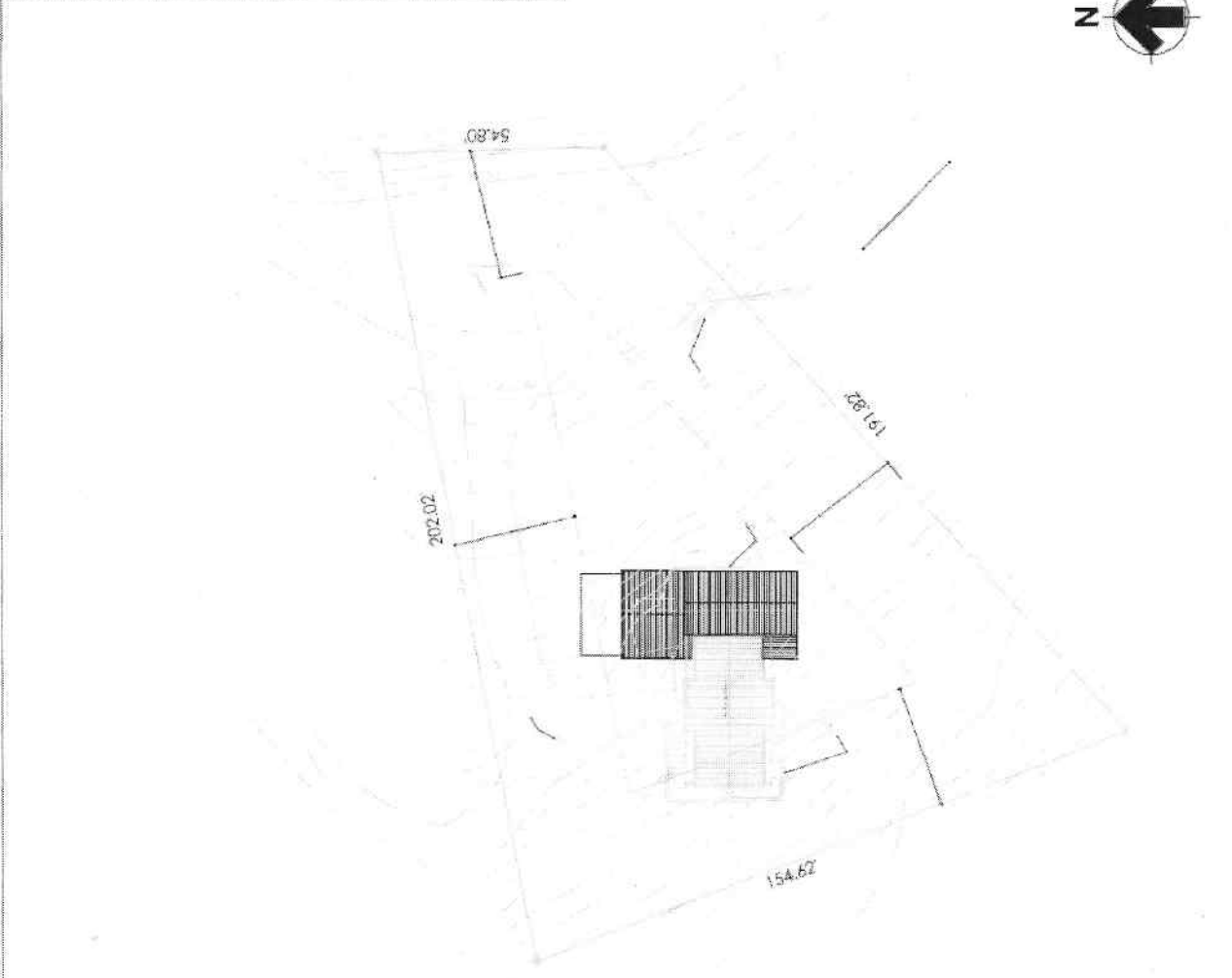
RENOVATION

REMODEL & ADDITION
 ADDRESS LINE
 SALT LAKE CITY UT 84101

ARCHITECTS/AS/ARE
 DRAWING NO. 111111

SITE PLAN - SCHEME A

11/26/2019



NOTE: SCHEMATIC DESIGN ONLY - NOT FOR CONSTRUCTION

Attachment #4

Variance Needed

202.02'

54.80'



191.82'

154.62'

Attachment #4



Receipt for Payment

Applicant Name: Chas & Kathy Felt

Interlaken Town Clerk

Name: _____

Signature _____

Received check # 5796 for the amount of \$ 250⁰⁰ on _____ (date).

Bart Smith, Interlaken Town Clerk
(435) 565-3812
interlakenclerk@gmail.com
P.O. Box 1256
Midway, UT 84049

Checks Unlimited 1-800-210-0169 www.checksunlimited.com

97-7751/3243 5796

CHAS & KATHY FELT
1981 RUA BRANCO CIR
SANDY, UT 84093

1/20 2020

PAY TO THE ORDER OF Interlaken Town \$ 250.00

Two hundred fifty & 00/100 DOLLARS

AMERICA FIRST CREDIT UNION
P.O. BOX 9199
OGDEN, UTAH 84409
WWW.AMERICAFIRST.COM

FOR Lot 139 Variance Req K Felt MP

⑆ 3 24 3 7 7 5 1 6 ⑆ 7 4 6 0 0 1 8 6 8 7 0 2 ⑆ 5 7 9 6