

Interlaken Town Planning Commission Land Use Hearing and Meeting Minutes
Monday, 18 June 2018, 6:00 PM – 7:00 PM
Town Pump House, 236 Luzern Rd., Midway, UT

1. Call to Order.

Commission Chair Littell called the meeting to order at 6:05pm.

2. Roll Call – Members Present:

Susanna Littell, Commission Chair
Elizabeth Hora-Cook Commission Member

3. Approval of 5/21/18 Planning Commission Meeting Minutes:

Motion: Commission Member Hora-Cook moved to approve the 5/21/18 PC meeting minutes.

Second: Commission Member Littell seconded the motion.

Discussion: no discussion

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

4. Presentations: Planning Commission presented proposed amendments to Titles 9 and 11 Land Use Code

Titles 9 and 11. Specifically, changes are being proposed relating to the following matters:

A. Move all Building Height requirements from Title 9 to Title 11;

B. Clarify the existing 35 feet Maximum Building Height requirement (defined as the vertical distance as measured from the natural grade to the top of the roof) only pertains when the average slope less than 25% grade;

C. Consolidate existing Building Height requirements stated in Title 11, Section 11.07.080 SL-OV Sensitive Land Overlay Zone) for sensitive land (hillsides or mountainside areas) and stated in Title 11, Section 11.06.070C. (for benches and slopes greater than or equal to 25%) into one requirement, as follows: 35 feet from the lowest flooring level which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling, and then as measured from that flooring level to the highest point of the roof;

D. Add new definitions for “Grade”, “Existing Grade”, “Final Grade”, “Grading”, and modify the existing definitions for “Natural Grade” and “Height of Building” in both Titles 9 and 11;

E. Eliminate the requirement for an “Elevation Certificate” to be submitted by the property owner and instead, require the submission of building permit plans that clearly define and show the maximum building height and maximum budding height limit envelope. We propose to continue to require Town (contracted engineering firm) inspection of project construction to verify/confirm property owner compliance with building permit requirements (including maximum building height).

See minute attachments for more details.

5. Public Comment. No Public Comment.

6. Town Council Comments

Council member Sue O’Nan noted that there were no surprises in the proposal and it conformed to what was presented to the council at an earlier meeting.

7. Approval of Proposed Title 9 and 11 Amendments

Motion: Commission Member Hora-Cook moved to approve the proposed amendments to Titles 9 and 11 as presented.

Second: Commission Member Littell seconded the motion.

Discussion: no discussion

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

8. Other Business

Commissioner Hora-Cook noted that the PC was still working on General Plan revisions.

9. Adjournment

Commission Member Littell moved to adjourn the meeting. Commission Member Hora-Cook seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:47 PM