

Interlaken Town Planning Commission Meeting Minutes

Entity: Interlaken Town

Body: Interlaken Planning Commission

Subject: Business Meeting

Event Start Date and Time: 6:10 pm Dec 11, 2017

Event End Date and Time: 7:15pm Dec 11, 2017

Location: Interlaken Town Pump House, 236 Luzern Drive

Description/ Agenda

1. Call to Order

2. Roll Call

3. Presentations:

- a. *Setbacks to be defined from the centerline of the road ROW – 30 ft setback from ROW centerline*
 - Notes that were gathered, compiled, discussed from prior Planning Commission
 - Summary provided – will be provided online (we didn't have enough copies, didn't anticipate this kind of attendance!)
 - Current
 - 30 foot setback from lot lines, 30 feet set back from edge of road
 - Special exceptions for lots bordering State Land and Midway City
 - Presented three options
 - Leave it alone
 - Setbacks become 30 feet from ROW for all lots
 - Setbacks become 30 feet from ROW for properties with slopes (25% or greater)
 - Regardless of option selected – houses built into slopes will need to move significant amounts of dirt
 - Building closer to the road will decrease construction costs
 - Accessory buildings are currently held to this 30 foot policy, residential structures are held to a 46.5 foot
 - Greg (from Town Council) wants to scope for consensus – can we all agree that building 30 feet from the ROW centerline is the appropriate action
 - What about decks? Bill Goodall says that “foundations” or “pilings” are the footprint we measure from
 - We will need to clarify this when we re-write the code
 - Elizabeth made the motion, Susanna seconded
- b. *Changes to Maximum building height*
 - Two requirements depending on slope
 - low slope lots (less than 25%) Less than 35 ft from natural grade to the top of the roof (excluding chimneys and antennas)
 - 25% grade and greater: 35 foot vertical from the lowest floor plane which has an exterior entrance or fully/partially exposed wall

- Recommend:
 - Any building shall not exceed
 - Height shall not exceed 35 ft from natural grade
 - 40 ft vertical distance from lowest floor plane that has an exterior entrance or a fully/partially exposed wall
 - Special conditions
 - Antennas, chimneys, flues, vents, etc are allowed 5 additional feet from maximum height
 - Mechanical equipment up to 5 feet above maximum height
 - What about houses that are existing that are “out of compliance?”
 - We need a balance between the needs for new builders to create homes that they want to, and the needs for current homeowners to preserve their views
 - Should we go on a fact-finding mission to see how high existing homes are and write code that encapsulates them?
 - What about homes that do not have exposed floors with exterior doors?
 - We will need to be careful about language “natural” versus “existing” grade. Pick one term and stick to it – write all the code using that same term
 - Variances will remain for hardships
- Change language to make sure we’re talking about lowest floor – remove extraneous language
- Bill proposes we send out an email to the Town and invite comment. 30 day comment period. Council says this is a good idea.
- c. *Recommendation to remove language on 50% slopes, redundant language*
 - a. Land use code 11.07.f.d
 - b. Susanna moves, Elizabeth seconds

4. **Approval of Agenda or Changes**

- a. Approval motion by Susanna, Elizabeth Seconds, all voted in favor – approved

5. **Approve Minutes**

- a. Approval motion by Susanna, Elizabeth Seconds, all voted in favor – approved

6. **Public Comments**

Question: Anything about having people pitch in on road maintenance?

That will be handled at the following Town Council Meeting

7. **Action Item Update from Previous Meeting**

- a. All action items from last meeting remain open because this body met only two weeks ago.

8. **Adjournment**

- a. Susanna makes the motion to adjourn, Elizabeth heartily seconds