Interlaken Town Building Agreement for New Additions/Remodels/Demolitions

This Building Agreement for Additions, Remodels, and Demolitions ("**Agreement**") is entered into as of the last date signed below, by and between Interlaken Town (the "**Town**") and the registered property owner for the property entered below (the "**Owner**").

The Owner must agree to the following policies and conditions prior to the Town granting approval for their request for building a new structure. **Jones and DeMille Engineers** are the Interlaken Town Engineer and will review all permit applications and make recommendations to the Town Administrator, Planning Commission, and Council. No permits will be approved until the plan is reviewed and signed by Interlaken Town's authorized representative. The Owner agrees to comply with the following conditions of this agreement:

1. The Owner must provide a site plan and engineering survey if grade of land being disturbed is over a 10% slope. It must be submitted by the Owner to the Interlaken Town Administrator. This is to ensure compliance with the Land Use and Building Ordinances of the Interlaken Town.
2. The Owner will provide the name and phone number of their contractor/builder (if used) on the application. The Owner will further agree to provide their contractor/builder with a copy of this document. The Owner agrees that they, the property owner, are the ultimate responsible party for compliance with all Land Use and Building Ordinances of the Interlaken Town and any additional requirements specified in this Agreement. If the Owner is acting as the builder, the Owner must complete the Utah State Owner-Builder form. A copy of this form and the associated requirements can be obtained from the Interlaken Town Administrator.
3. Demolitions of any existing building or structure within Interlaken Town requires notification to the Interlaken Town Administrator and application for demolition. The application must include a description and scope of the demolition project. Permit fees and deposits will be collected and a permit issued prior to the start of a demolition project.
4. Connection to the water system: A stubbed connection to the water main exists at each lot. The property owner must contact the Interlaken Town Water Master to obtain specifications for the connection to the system. All external faucets and hose connections must be equipped with either a built in ANTI-SIPHON VALVE (e.g., traditional farm faucets) or be fitted with a screw-on anti-siphon device. All in-ground irrigation systems (sprinklers or drip), pond, waterfall, and / or other water features are required to have a vacuum breaker. The Owner is responsible for purchasing and installing the specified components. The Certified Operator will inspect the installation upon notification that it is complete and take an initial meter reading. A Water Connection Inspection Fee applies for this work.
5. The Owner will provide a suitable toilet on-site or will provide the workers access to the facilities in the home prior to the work beginning.

6. A suitable closed trash container or dumpster will be on site as soon as the building phase begins to produce trash. All dumpsters and containers will be covered with a mesh cover (blanket) to prevent the spread of debris. The property owner is responsible for any trash that leaves the property due to wind or to negligence by the workers. **No construction debris is to be put in the community dumpster located at the Interlaken Town dumpster site on Luzern Rd. Per the Interlaken Town Ordinances, a $500.00 fine will be imposed on the Owner for any violations.**

7. The Interlaken Town roadway includes a 33-foot wide right-of-way. Construction vehicles are subject to the parking regulations listed in Title 6 of Interlaken Town municipal code. Interlaken Municipal code prohibits parking within the town's 33-foot wide right of way from November 1st through March 31st. The Owner must advise contractors that their vehicles must be parked outside the 33-foot wide right of way during these months. The road right of way includes any shoulder areas that fall within the 33-foot width. Failure to comply with this ordinance will result in fines and removal of the vehicle at the registered owner's expense. When construction activity requires temporary blockage of the right of way, the town administrator must be notified a minimum of 48 hours in advance. Traffic measure controls must be in place during the blockage, with at least one attendant in place to help with directing traffic.

   Any vehicle which is blocking more than 50% of the roadway surface, other than for temporary unloading of materials or if a notification was sent in accordance with section 7., will be considered in violation of the town's parking regulations and subject to penalties. Any vehicle which is moving through the roadway in a backwards fashion, blocking more than 50% of the roadway surface, and presenting a hazard to oncoming traffic, requires the presence of flaggers in front and behind the vehicle. Of special concern are dump trucks, concrete trucks, trailers, and other heavy equipment backing up into a blind spot section of roadway.

   During April through October, when parking in the roadway is permitted, no construct site shall have in excess of 3 vehicles present. Vehicles must be parked with wheels off the asphalt surface, but may encroach on the shoulder areas, as specified in Title 6 of Interlaken code. Workers should carpool to the worksite to limit the number of cars parked to a maximum of 3. In the months from November through March, winter parking restrictions are in place and no vehicles may be parked in the 33-foot right of way, 24 hours a day, 7 days a week.

8. No tracked vehicles, i.e., bulldozers or backhoes with steel tracks, are allowed on the Interlaken Town road surface unless protected by some type of pads.

9. It is understood that the roadway includes a 33-foot right-of-way and that the Owner has no right to place any obstacle in the right-of-way at any time. Both the toilet and dumpster will be on the property owner's property and not in the road right-of-way.

10. Interlaken Town is not responsible for providing connections to sewer, natural gas, electricity, or any other utilities besides the water system. The road may NOT be cut without approval from the Town of Interlaken for modification of sewer connections or any other utilities, or for any other reasons. Any work within the town's right of way, other than installation or modification of the existing

driveway connection from the new building requires application for and approval of the town's Road Right of Way work permit. Additional fees and deposits will be collected with the application of the right of way permit. Any new or modified driveway must be included in the plan set submitted for approval.

11. A Road Impact Fee and Damage deposit applies to new buildings and other projects that make significant use of the town's roads. The impact fee and damage deposit must be paid prior to the town's approval of the plans. The deposit refund amount will be determined by assessing any damage to done to the town's road system, including, but not limited to, the asphalt surface, shoulder areas, guardrails, or any additional property located in the town's 33 foot wide right of way, incurred due to the construction effort. The deposit amount will be assessed and released once construction has completed and a Certificate of Occupancy has been issued.
12. The Owner is responsible to keep all debris off the Interlaken Town Roads. This includes and is not limited to dirt, mud, trash, gravel or any of the like, free from accumulating on the roads due to construction vehicles going to/from the construction site. The Owner is responsible to clean up any such debris from the road by end of workday. The Owner will be fined $500.00 per occurrence for failure to keep the Interlaken Town Roads clear of debris.
13. Remodeling application that enlarges the existing dwelling requires a certified staked survey that is dated within 5 years of the application.
14. The Owner and any contractors agree to abide by the town's permitted construction activity work hours as specified in Interlaken Town code, Section 9.07.010

Sign this agreement on the following page and send it with a check made out to "Interlaken Town" for the Interlaken fees and deposits to:

Interlaken Town
P.O. Box 1256
Midway, UT 84049

Please contact the Interlaken Town Administrator at admin@interlakenut.gov or (435) 565-3812 if you have further questions.

For more information about building in Interlaken Town, visit our website at: https://www.interlakenut.gov/

Submit the signed agreement below, a check made out to Interlaken Town for the appropriate fee and deposit, and a full set of plans in digital form. See the **Interlaken Fee Schedule** for a list of fees for new building, remodels, additions, and demolition. See the **Interlaken Permit Process** document for information about the correct digital format of submitted plans.

The undersigned property owner agrees to the policies and conditions of this building agreement.

Property Owner

Name: _____

Signature: _____

Mailing Address: _____

Phone Contact: _____

Email Address: _____

Lot # _____ Interlaken Address: _____

Date: _____

Builder/Contractor Name: _____

Builder/Contractor License#: _____

Builder/Contractor Phone: _____

Builder/Contractor Email: _____

Additional Services and Fees

Midway Sanitation District - Heber Valley Special Services District

Please contact Midway Sanitation District who manages all sewer related items for the Interlaken Town. Fees will need to be paid directly to them. MSD can be contacted at 75 North 100 West, Midway, UT, (435) 654-3227. Heber Valley Special Services District collects an impact fee for new connections to the sewer system. Contact HVSSD at (435) 654-2248 for more details.

Heber Light & Power

This fee is paid at the Heber Light & Power offices in Heber City, 31 South 100 West, Heber City, UT. (435) 654-1581

Wasatch County Fire District

On October 17, 2019 Wasatch County passed Resolution No. 19-02 adopting impact fees for the Wasatch County Fire District. This fee is collected by the Wasatch County Fire District. For more information, call WCFD at 435-940-9636.