



# INTERLAKEN TOWN GENERAL PLAN





# INTERLAKEN TOWN GENERAL PLAN

## ACKNOWLEDGEMENTS

The Town of Interlaken hereby acknowledges the significant volunteer time and efforts provided by the Interlaken General Plan Task Force members associated with their preparation of the Interlaken Town General Plan. The Town also acknowledges the support of the Mayor, the Town Council, the Town Clerk and the Mountain Association of Governments (MAG) in their review and/or support of the General Plan development process.

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## INTERLAKEN TOWN GENERAL PLAN

### INTRODUCTION



Before the Town of Interlaken was incorporated, the Interlaken Estates Subdivision Covenants, Conditions and Restrictions (CC&Rs), dated 11/7/72, (provided in **Appendix A**), served to guide local decision making. The opening line in this document aptly describes the intent of the original development: *“NOW, THEREFORE, in order to protect the natural beauty and to develop a harmonious and well-regulated summer home area,…”* However, since the CC&Rs, expire 11/6/2022, the Town Titles, Codes & Policies will supersede these requirements moving forward.

Interlaken Town, Wasatch County, Utah, was incorporated as a municipality on May 20, 2015. The format for General Plan development was based on elements prescribed by Utah Law, combined with a sincere desire to acknowledge the Town’s unique 46-year history.

#### ***USES OF A GENERAL PLAN***

This General Plan was developed with consideration of portions of the Wasatch County General Plan that will be quoted at length here. The five basic uses for the General Plan are appropriately categorized as follows:

- 1. A guide to the Planning Commission and County Commission as they evaluate proposals for improvements to or changes in the County’s infrastructure.*
- 2. A guide to the Planning Commission and County Commission as they review requests for the approval of development projects.*
- 3. It is the framework which guides the establishment of policies regarding: zoning, the development code, and capital improvement programming.*
- 4. It is the source of information with regards to public policies useful in making decisions concerning plans for future development.*
- 5. It also is a source of information with regards to public policies that may have any impact on a single parcel of property.*



# INTERLAKEN TOWN GENERAL PLAN

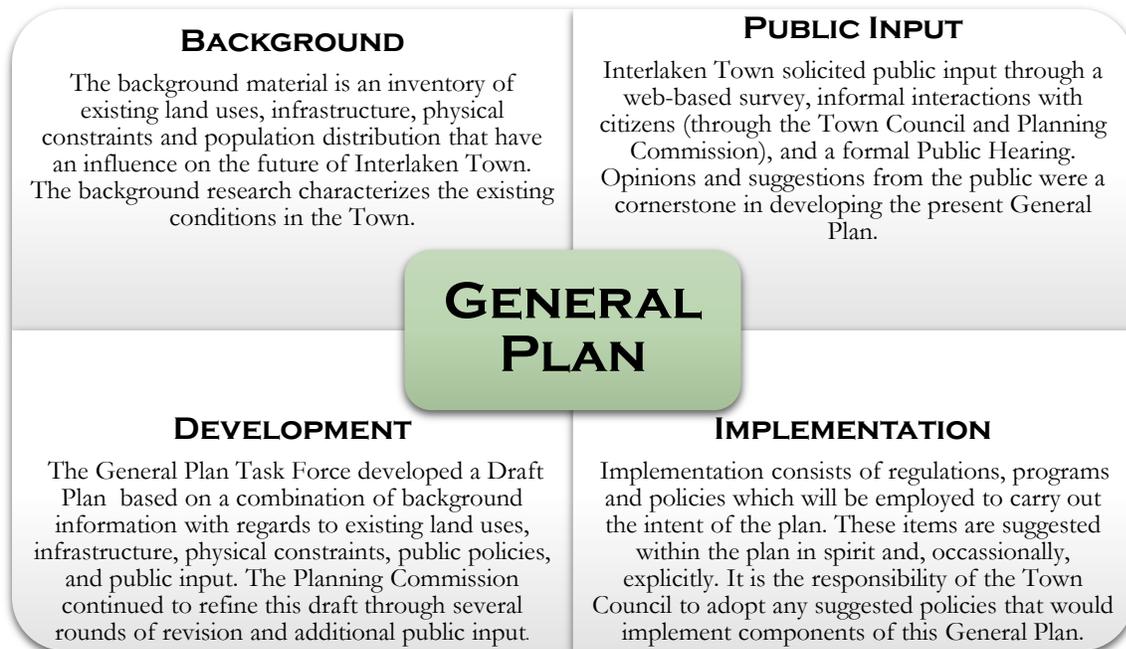
## PROCESS

On August 8, 2017, the Interlaken Planning Commission issued a Public Notice and announced the formation of a General Plan Task Force, inviting all community members to participate in Plan preparation. As part of General Plan preparation, community feedback regarding various community issues was obtained through the administration of a Survey. The Survey results were reviewed by the General Plan Task Force (as well as associated community feedback) and priorities were considered in the development of the General Plan. The specific survey questions used to develop the General Plan are provided in Appendix B. After a year of writing and reviews among the Town Council and Planning Commission, on August 13, 2018 the Draft General Plan was recommended for review by the Planning Commission. The Town Council, the General Plan Task Force, and the public at large were invited to review and comment on the Draft General Plan. Following that review period, the Planning Commission will consider the comments and revise the Draft General Plan into a Final General Plan for adoption by the Town.

### LEGISLATIVE AUTHORITY

Interlaken Town has legally prepared and adopted the following General Plan, in accordance with Title 10, Cities and Towns, Chapter 9 Municipal Land Use Development and Management, Part 3 - General Plan of the Utah Code, Annotated, specifically 10-9a-401 through -408. There is a significant list of Utah Laws that apply to content, preparation, and presentation of General Plans, which are included in **Appendix C** for reference.

## COMPONENTS OF THE GENERAL PLAN





## INTERLAKEN TOWN GENERAL PLAN

### *TIMELINE OF THE GENERAL PLAN*

<b>AUGUST 8, 2017</b>	General Plan Task Force (GPTF) Formation
<b>FALL 2017 - SUMMER 2018</b>	Survey Development, Issuance, and Evaluation
<b>AUGUST 13, 2018</b>	Draft General Plan by GPTF
<b>SEPTEMBER 10, 2018</b>	Planning Commission Recommends Town Council and Public Review
<b>NOVEMBER - DECEMBER 2018</b>	Public Review Period and Public Hearing
<b>JANUARY 21, 2019</b>	Planning Commission Recommends completed General Plan to Town Council
<b>FEBRUARY 4, 2019</b>	Town Council Adopts General Plan

### *TOWN AND HEBER VALLEY HISTORY*

Interlaken Estates, as originally platted, was accepted by the Wasatch County Commission in August of 1969. As stated in the opening line of the Interlaken Estates Subdivision CR&R's, dated 11/7/72: "NOW, THEREFORE, in order to protect the natural beauty and to develop a harmonious and well-regulated summer home area,...", This original goal continues to reflect the spirit of Interlaken's community.



For nearly 50 years, Interlaken Estates was run by a mutual water company with a broad reach. This "governing structure" is a unique and important part of the history of Interlaken Town. Interlaken Mutual Water Company (IMWC), a non-profit corporation, was formed in 1969 to provide water for domestic and culinary use of the development as well as to maintain its roads and enforce the development's CC&Rs.

Interlaken Town, Wasatch County, was incorporated as a municipality on May 20, 2015. The IMWC was dissolved and all its assets, liabilities and the water system were transferred to the Town in December 2015. The Town of Interlaken continues to be a harmonious mountainside residential community, attracting citizens from around the world. Interlaken's residents are a diverse group of fun-loving people who have chosen to make Interlaken their home.



## INTERLAKEN TOWN GENERAL PLAN

Interlaken enjoys year-round, breathtaking mountain views. Its members cherish the community's hillside location with abundant natural vegetation and wildlife, pristine water, and winding roadways characteristic of mountain villages. Tucked in a corner overlooking the Heber Valley, Interlaken is surrounded on three sides by the Wasatch Mountain State Park. Because Interlaken is limited to residential lots, the townsfolk enjoy natural peace, solitude, and limited traffic while having convenient access to many Heber Valley businesses and recreation opportunities.



Most of the early settlers were Mormons from Utah Valley and emigrants from England. In 1858, about ten years after the Mormons arrived in Salt Lake Valley, William M. Wall (Town of Wallsburg), George W. Bean and Aaron Daniels (Town of Daniels) established ranches in Heber Valley. In that same year, a surveyor from Provo laid a section of land north of the present city of Heber and divided it into twenty-acre farmsteads. A road was constructed through Provo Canyon, connecting Heber Valley and Utah Valley. By 1860, over

two hundred people were busy working in the valley and eighteen farmers had decided to make Heber Valley their permanent home. In 1862, the legislature established Wasatch County.

Interlaken overlooks Midway City, which was founded in 1866 as a fort between the two nearby settlements - hence the name "midway". From the 1860s through the 1880s, many English, Swiss and other immigrants arrived to settle the area, and the Town was officially incorporated in 1891.

Historically the area's economy was based on livestock and farming, and later based on mining operations in Park City. Hot spring resorts have been present since the 1880's and today recreation and tourism at local resorts, as well as the neighboring mountains, reservoirs and State Parks, are vital aspects of the valley's economy.

Please visit the Town website for more information:  
<http://www.town-of-interlaken.com/>





### COMMUNITY VISION



Interlaken Town was originally conceived of as a small community catering to summer-time visitors. The driving force was a desire to maintain a rustic, natural atmosphere that would allow wildlife and residents to flourish together. Though the Interlaken has grown and incorporated as a Town, Interlaken residents continue to hold these values.

Interlaken Town's quiet residential charm is owed in large part to the natural splendor of its surroundings. Wasatch State Park borders the Town, providing plenty of wildlife access and helping the community achieve its commitment to dark skies.

Interlaken Town has an eye to the future in order to maintain past and present conditions. This is an ideal town to live in for residents who value scenic vistas and relative quiet, and Interlaken has achieved these aims for decades. As the years go on, Interlaken Town aims to develop goals and policies that support the continuance of Interlaken's current, distinctive, lifestyle.

#### A. What makes Interlaken great?

1. Situated on a hillside and surrounded on three sides by the Wasatch State Park, Interlaken Town enjoys year-round, breathtaking views, with abundant open space, scenic vistas and natural areas.
2. A quiet, rural setting due to its limited residential size, residents enjoy natural peace, solitude, and limited traffic.
3. Having ownership and maintenance control over a private water well, the Town is able to provide untreated, pristine water to all residents.
4. Dark Skies are important to community members and residents.
5. Easy access to hiking and biking trails to Wasatch State Park and Midway trails system from Interlaken's borders.



## INTERLAKEN TOWN GENERAL PLAN

### B. Goals, Policies, Objectives for Interlaken Town:

1. To maintain the municipality as a residential community in a safe environment surrounded by natural beauty, vegetation and wildlife.
2. Ensure safe roadways with proper repair, upkeep, snow removal, access for emergency vehicles—fire trucks and ambulances, and perform roadway planning activities, as necessary (such as Road Studies and other long-range planning activities).
3. Continue to enforce illegal parking and speeding in the Town.
4. Continue to apply Firewise guidelines provided by the National Fire Protection Association at [www.nfpa.org](http://www.nfpa.org). Continue wildfire abatement with community chipper days and encouraging homeowners to mitigate and landscape with defensive space. Continue cooperation with Wasatch County Fire by participating in the Utah Division of Forestry, Fire & State Lands (FFSL) agreement.
5. Preserve and maintain the water system by long range planning and securing appropriate funding to support developed plans. Educate residents on contamination prevention to safeguard water resource.
6. Encourage and support maintaining residential views and dark skies. Interlaken will refer to the *Dark Sky Manual for Homeowners*, prepared by Utah Department of Natural Resources (DNR), Utah State Parks to identify methods to support dark skies, which can be found at the following website:  
<https://stateparks.utah.gov/wp-content/uploads/sites/13/2018/03/Dark-Sky-Manual-for-HomeOwners.pdf>





## LAND USE



The land use chapter is an attempt to organize future development and guide community leaders to place development in the most suitable areas of the Town. Land Use Plans can assist leaders in providing efficient and cost-effective public services, preserving open areas and important historical areas, locating parks and trails, and to insure an appropriate mix of housing styles, commercial growth and business opportunities, if they apply.

The goal of the Interlaken Land Use Plan is to provide a pattern for the location, distribution and character of future land uses. As a guideline, the Land Use Plan is not a zoning document. Property may be zoned or rezoned by ordinance of the Town Council after properly held public meetings. The Land Use Plan is composed of the Plan itself, together with the Land Use Plan Maps (both Zoning and Official), which need to be finalized when available from surveyor.

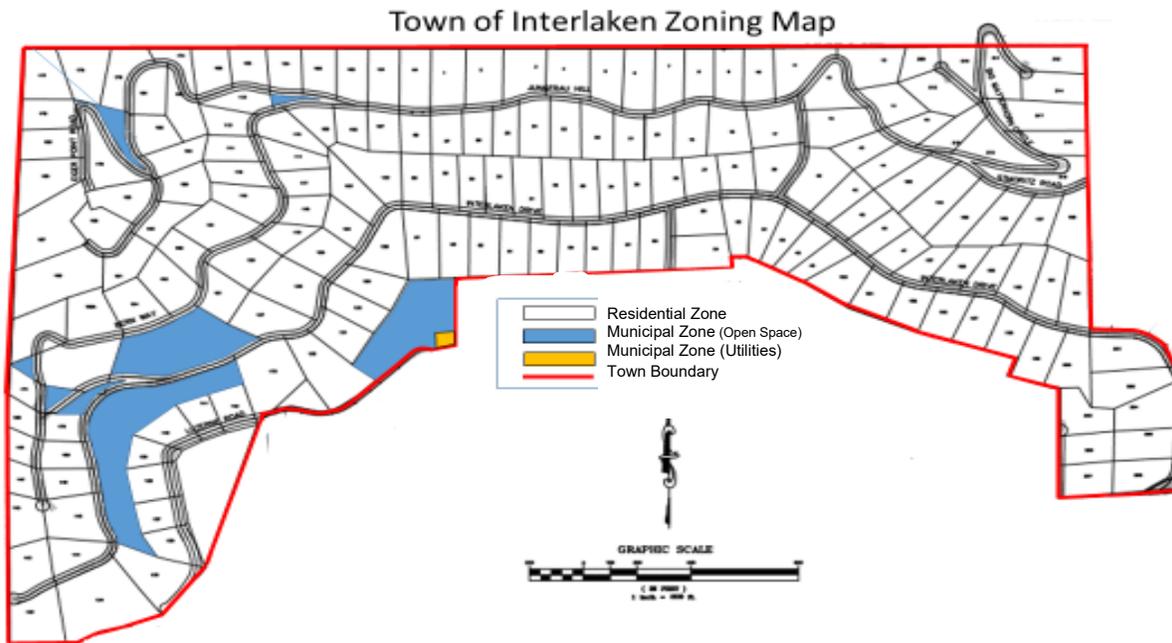
### **LAND USE ZONES**



Utah law requires this General Plan Land Use Element to designate the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. This section addresses current and potential future uses of the following land categories, with details for each provided below.



# INTERLAKEN TOWN GENERAL PLAN



## ***RESIDENTIAL ZONE***

The objective in establishing a Residential Zone is to maintain existing residential areas within the Town which include lots with single-family dwellings surrounded by natural vegetation and other plantings. A safe family living environment, including low traffic levels and quiet residential conditions are desired for this zone.



### ***Current Uses***

Single family dwellings and one (1) accessory building	Customary household pets	Temporary buildings for material and equipment storage incidental to contemporaneous construction
Unobtrusive home occupations compatible with residential uses	Long-term rentals	



## INTERLAKEN TOWN GENERAL PLAN

Prohibited Uses include multi-family dwellings, short-term rentals and livestock (with the exception of family use hen chickens which have been accommodated by the Town).

Future Use – Refer to **Town of Interlaken Zoning Map**. As of August 2018, there are thirty-eight (38) residential lots with potential for future construction (counting 66 A & B as one lot). Based on a recent code change reducing front property setback to 30 feet from the centerline of the existing roadway right-of-way, all open lots are buildable.

### ***MUNICIPAL ZONE***

The Municipal Zone allows Interlaken Town to control use of public buildings and grounds required to provide municipal services to the community.

Present Use – Interlaken Municipal Zone parcel areas are (listed below). The existing code identifies this land as Municipal Zone and allows “Any use as permitted by Interlaken Town Council for the purpose of serving the community.” Most of the current lots currently zoned “Municipal” are open space. The Interlaken community is committed to protecting open space, scenic vistas and natural areas, pursuant to Interlaken Code Title 11, Section 11.01.010 Intent and Purpose (J) and the General Plan Survey results. However, the preservation of open space is not specifically. Despite this, as a community Interlaken is committed to continuing to provide wildlife habitat and open spaces in balance with municipal uses (such as the water system) and other public works.

### ***OTHER ZONES***

There are numerous types of zones that the Town of Interlaken does not have, and does not intend to adopt in the future. These include, but are not limited to:

- Commercial Zones
- Recreational Zones
- Educational Zones
- Business and Industrial Zones
- Agricultural Protection Zones

### **Interlaken Municipal Land Use Area Lots**

<b>Lot #</b>	<b>Ownership</b>	<b>Location</b>
172	Municipal	371 Bern Way
None	Municipal	South of lot 178
None	Municipal	East of lot 112
None	Municipal	West of 127
None	Municipal	Pump house
None	Municipal	West of 173
None	Municipal	North of 171



## INTERLAKEN TOWN GENERAL PLAN



Future Use – No other additional use is recommended. Municipal Zone description in Title 11 should be modified to better clarify the Municipal Zone will be managed to provide municipal services to the community and to promote the retention of Interlaken Town’s rural atmosphere and preserve a variety of types of open spaces, scenic vistas, and natural areas. This recommended change will better support the current language in Interlaken Code Title 11, Section 11.01.010 (J).

### ***LAND USE REFERENCE MATERIALS AND RESOURCES***

Interlaken Land Use ordinances currently identify various resource materials that may be available for reference for the community (and potential builders). This resource material and information includes the location of sensitive lands, streams, waterways and ditches, map of the 100-year flood plain, and a Spring and Well Protection Zone map. Interlaken will continue to develop and make these materials and information available, budget and resources permitting.

#### ***Land Use Authority***

Utah law requires municipalities to identify and assign land use Authority. To limit potential legal costs, towns are allowed to establish an appeal authority. If the matter cannot be resolved by the appeal authority, then it goes to District Court and legal representation is required. Interlaken will review and amend (when necessary) the current Town code to ensure Land Use Authority is consistently defined.

#### ***The Official (Interlaken) Boundary Map***

Interlaken maintains an official recorded Town Boundary Map, which is accessible for public reference on the Interlaken Website (Documents/Maps and Surveys). The Official (Interlaken) Boundary Map is available at the following weblink provided on the Interlaken Town website:

[http://docs.wixstatic.com/ugd/cbb01e\\_b21591676bfb4b3695db187529972099.pdf](http://docs.wixstatic.com/ugd/cbb01e_b21591676bfb4b3695db187529972099.pdf)

#### ***Interlaken Right-of-Way Survey (Record of Survey) Map***

The Official (Interlaken) Right-of-Way Survey (Record of Survey) Map consists of the Title Page (plus 11 pages of detail) and is made available at the following weblink provided on the Interlaken Town website):

[http://docs.wixstatic.com/ugd/cbb01e\\_7e328420d25244c98732b3b63c5f6059.pdf](http://docs.wixstatic.com/ugd/cbb01e_7e328420d25244c98732b3b63c5f6059.pdf)

#### ***Interlaken Web Map***

Interlaken provides a link to an interactive Interlaken Web Map(s) on the town’s website, for public access/reference. The Interlaken Web Map (weblink) is maintained by the Town’s contracted engineer. Interlaken will update the Interlaken Web Map, as necessary. The Interlaken Web Map Home Page (and all referenced Tab pages) can be found at the following weblink:

<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>



### TRANSPORTATION



Interlaken is a small mountain town community with transportation facilities that connect the Town to regional systems while preserving and enhancing Interlaken’s unique natural setting. Created as IMWC in 1972 Interlaken was platted with a public road system, designated as 30 feet wide. Interlaken Drive is the main arterial road with several residential streets (roads) feeding from it. Interlaken’s intent is to provide safe and adequate roadways, access to trails and paths for both motor vehicles and pedestrians to use in harmony.



#### **ROADS**

The Towns roads are classified as Class C Roads, paved municipal roads, which are designated public roads. Interlaken has one main road – Interlaken Drive – and all others are collector roads. As the Towns roads were platted and developed as part of IMWC as public, all roads ownership was transferred to the Town when incorporated in 2015. Interlaken’s existing road system is sufficient to provide vehicular and pedestrian traffic but needs to be maintained as future seasonal & year-round population increases. As

Interlaken’s road circulation system was platted many years ago, there are no plans to add additional roads with in the town boundaries.

In accordance with the State of Utah law, Town roads are funded by annual road tax and State B&C road funds. These funds pay for annual maintenance, snow plowing and capital improvement fund. A Road Reserve Study and a Traffic Study are in progress as of the publication of this General Plan (February 2019), and these allow the Town to effectively plan for the preservation or enhancement of Town roads. Once identified, the Town may use several methods for the future financing and construction of the facilities including impact fees, capital improvements programming, and cooperation with other appropriate government entities such as Wasatch County and UDOT.



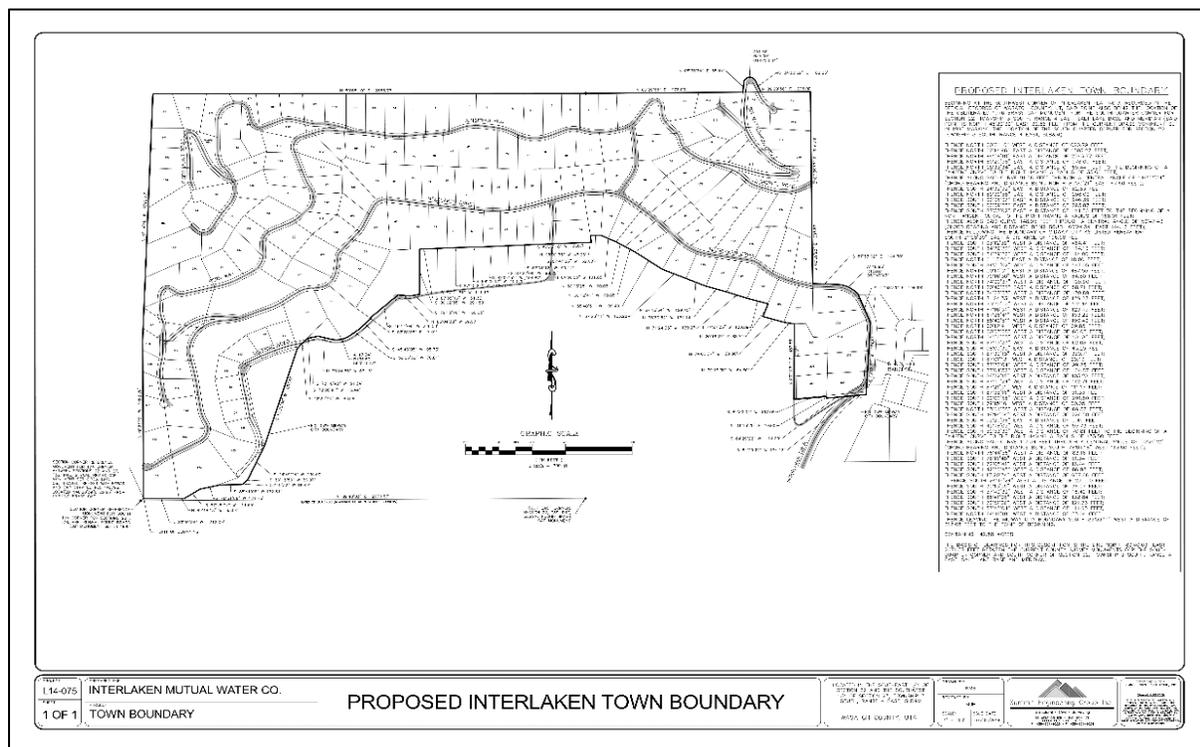
# INTERLAKEN TOWN GENERAL PLAN

Being a mountain community winter weather often poses a challenge on the Town’s road system. As noted in Title 6 – Town Streets, Interlaken has developed seasonal road way restrictions. Additionally, the Town prohibits parking within the road year-round, and no roads within the Town are considered “Private Roads.” Interlaken’s primary focus is to promote a balance of its diverse community’s needs, the public’s health, safety and welfare was taken into consideration with this section. Interlaken’s road policies are enforced by the Wasatch County Sheriff’s Department and members of the Town Council & Mayor.

## ***ROAD RIGHT OF WAY PROTECTION***

Interlaken has codified appropriate roadway right-of-way language to better support the Town and property owners and will provide updates to the Code as necessary. Since the Transportation element identifies transportation circulation, the road right of way needs to be maintained and observed by all citizens. In 2013, the IMWC commissioned a Right of Way Survey, which identifies the Town’s ROW, platted roads and existing roads throughout the Town. A copy of this survey is available on the Town’s website. As defined in Title 6 – Town Streets, the right of way is measured as 16.5 feet from the center of the existing platted roads.

Additional areas that need to be explored in the future are citizens ability to improve or maintain areas identified in the ROW. Improvement of these areas without approval or considering of long-term effects can prove costly to the community and citizens. This transportation element is required to be reviewed prior to any improvements and development approval, including issuance of any building permit.





### *TRANSPORTATION OBJECTIVES*

#### Goal: Improve and maintain existing roads

- Prioritize future road improvements to maintain responsibility in the expenditure of municipal funds for roads.
- The most pressing needs of the Town are to be identified and prioritized. Funds for future improvements and the construction of future updates should then be dispersed according to highest priority.
- Consider the creation of a citizen volunteer Road Improvement committee to provide ways for the community to get involved in the maintenance and upkeep of the Town's roads.
- Currently winter weather can be a challenge to Interlaken's roads. Consideration should be given to how best to remove snow and improve winter driving conditions.
- Interlaken will continue to work closely with Wasatch County and officials of the State of Utah to identify additional funding opportunities to improve the Town's roads.
- Rely on the community to do their part in communicating and identifying roadway areas of concern and/or general maintenance needs.

#### Goal: Protect the safety of all road users

- City officials are required to meet at the necessary frequency required to study and implement additional safety measures and programs.
- Ensure safe and efficient movement of automobiles, trucks and other motorized vehicles.
- Provide transportation infrastructure that meets the needs for all types of users, including vehicular and pedestrian traffic.
- If safety is not an issue, the width of roads shall remain as built to limit storm water runoff onto non-pervious materials.
- Ensure that all homes & driveways are properly designed and include provisions for adequate drainage.



## PUBLIC SERVICES AND FACILITIES



This chapter addresses the various aspects and policies of public facilities, services and activities in the Town including administrative services, public works, and public safety. The Town, through its organizational structure and volunteers, administers the Town's building permits, water system and roads infrastructure & maintenance.

### ***PUBLIC WORKS***

The Town does not currently have a Public Works Department yet strives to make the Town an accessible, functioning and healthy community. The Town Clerk and Mayor provide Town facilitation of services and strives to be organized, trained and operate public works facilities in an orderly, responsible and diligent manner.

Ongoing road improvements and maintenance are planned throughout the community during the summer months. Road improvements are scheduled with consideration of the town's needs for the next ten-year period. With these improvements, the Town will need to plan for upgrades in various areas. The Town Council & Mayor are developing an active and proactive program of road maintenance. Road repair and cleaning is also a needed component to accompany a road improvement program. As Interlaken's community grows, the functions of a Public Works Department may be created and will be evaluated as part of the Town's vision.

### ***WATER SYSTEM***

The Town manages and maintains its own water system through the assistance of contracted water support services to manage: water pumping, water treatment, new water meter installation/replacement, water meter reading, regulatory sampling and regulatory reporting. The Town manages the water billing directly.



# INTERLAKEN TOWN GENERAL PLAN

## ***PUBLIC UTILITIES***

Public utilities are provided to the community in cooperation with Wasatch County and other entities. These include sewer treatment, electrical power and public safety (see below list). Planning for the future needs of community utilities and infrastructure is imperative, especially for a Town as unique as Interlaken and limited growth potential. Contact for each entity is located on the Towns website.



### SUMMARY OF UTILITIES AVAILABLE TO INTERLAKEN

<u>Electricity</u>	<u>Heber Light &amp; Power</u>
<u>Animal Control</u>	<u>Heber Valley Animal Services/Paws for Life Rescue</u>
<u>Snow Removal</u>	<u>Super Dave’s Lawn &amp; Snow Removal</u>
<u>Police</u>	<u>Wasatch County Sheriff Department</u>
<u>Fire</u>	<u>Wasatch County Fire Department</u>
<u>Sewer</u>	<u>Midway Sanitation District</u>
<u>Solid Waste (garbage)</u>	<u>Wasatch County Solid Waste Disposal District</u>
<u>Natural Gas</u>	<u>Dominion Energy</u>
<u>Telephone/Internet</u>	<u>Century Link</u>
<u>Satellite TV</u>	<u>Dish Network/Direct TV</u>
<u>Town Engineer/Building Inspections</u>	<u>Epic Engineering</u>



### ENVIRONMENT



The Town of Interlaken boasts access to a pristine natural environment and the community takes pride in the peace and quiet afforded by Utah’s sagebrush steppe. However, the Town’s position as a Wilderness-Urban Interface presents unique hazards.

#### ***NATURAL ENVIRONMENT***

The Town of Interlaken is situated in the Wasatch Back on a south facing slope overlooking the Heber Valley. The Town receives approximately 22 inches of precipitation a year balanced between winter snowfall and spring/summer rain and has relatively moderate temperatures for the region (Western Regional Climate Center, 2018). Prior to modification by European-Americans in the late 19<sup>th</sup> through 20<sup>th</sup> centuries, the region was an extensive sagebrush steppe, dominated by



sagebrush, rabbitbrush, and Gambel oak with an understory of grasses and forbs. Historically and today this region is home to charismatic animals such as moose, deer, mountain lions, marmots and ospreys, as well as lesser seen and appreciated species like voles and garter snakes.

Tucked into the hillslope and surrounded on three sides by Wasatch State Park affords the Town valuable quiet and access to the outdoors. Interlaken’s citizens highly value these attributes, along with the incredible views of Heber Valley as seen from the Town of Interlaken.

#### ***NATURAL HAZARDS***

This natural beauty is not without hazards, however. Residents need to be aware of geologic hazards including soil hazards, flood hazards, slopes, and seismic activity, as well as other natural hazards like fire.



## INTERLAKEN TOWN GENERAL PLAN

### *Soil Hazards*

Many residents of the Town of Interlaken may be unaware of risks to their property posed by soil hazards. Soil properties and limitations can be determined generally by referring to the United States Department of Agriculture’s Natural Resource and Conservation Services Survey of Heber Valley, Utah, Parts of Wasatch and Utah Counties. The information in this survey is good for vague determinations, and on-site investigation by qualified persons is necessary to determine precise suitability for any proposed project.

In particular, Epic Engineering has identified “shrink-swell clays” in the Town as a potential soil hazard. Shrink/swell potential is, “the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Extent of shrinking and swelling is influenced by the amount and kind of clay in the soil.” If a clay with a high shrink-swell index exists under a foundation, it can cause the house to shift, resulting in cracked drywall or worse effects. The good news is a foundation excavation soil analysis can be done to identify shrink-swell clay and measures can be taken to mitigate its potential effects.

 The Interlaken Web Map is maintained by the Town’s contracted engineering firm. The Interlaken Web Map is made available to the public on the Town’s website. The Interlaken Web Map includes a tab titled “Geologic Hazards” which identifies the various Soil Hazards in the town and surrounding area. The Geologic Hazards Map is presented below and is available at the following weblink:

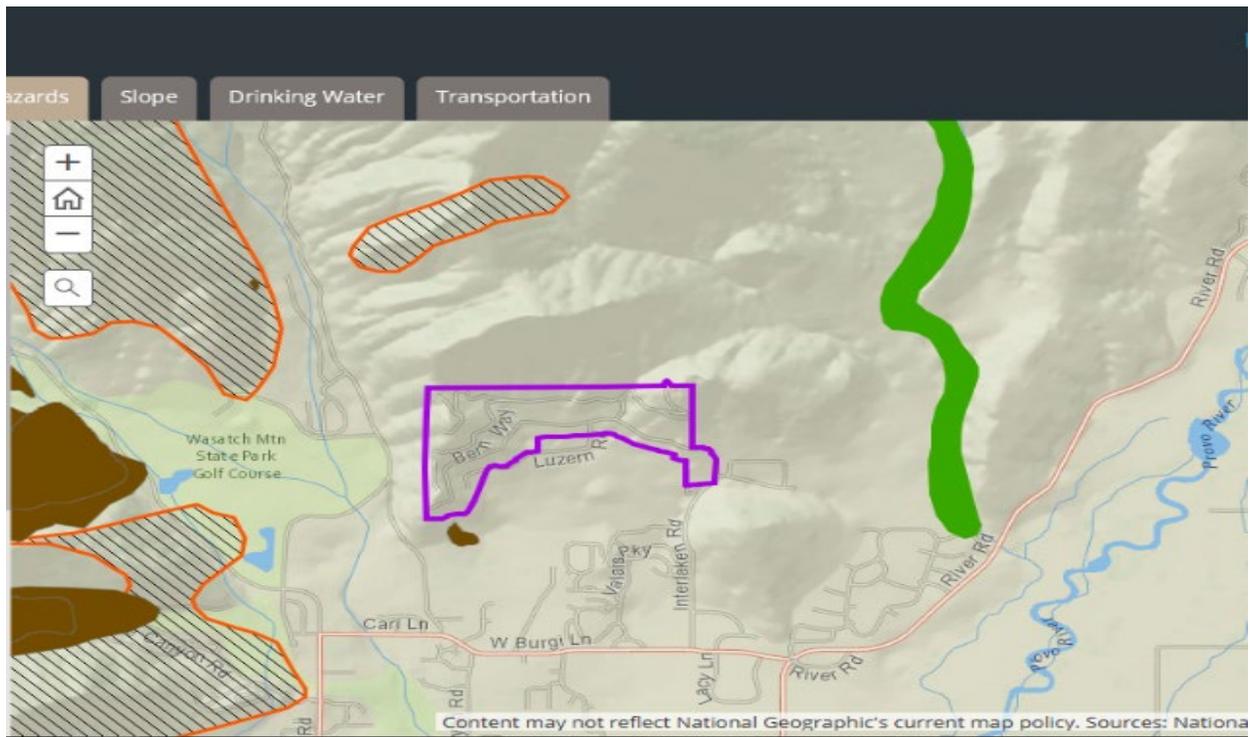


<https://epiceg.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>



# INTERLAKEN TOWN GENERAL PLAN

## Geologic Hazards Map



Geologic Hazards are identified by type and potential. Surrounding the Town of Interlaken are several hazards. The only geologic hazard occurring in the Town is liquefaction potential, however, it is a Very Low likelihood of occurrence.

Liquefaction is defined as when soil behaves like a liquid, having the inability to support weight due to vibrations or water pressure within a mass of soil, causing the soil particles to lose contact with each other. Most often caused by earthquakes.

Landslides are the sliding down of a mass of earth or rock from a mountain.

Debris Flows are geological phenomena in which water-laden masses of soil and fragmented rock rush down mountainsides, funneling into stream channels, leaving a thick mess of mud, rock, vegetation in the flow path.

Collapsible Soils around Interlaken are caused by limestone karsts. Limestone is an easily soluble rock that can form sinkholes and caves with the dissolution of limestone.

Disclaimer: The producer of this map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

### Historic Landslides



### Historic Debris Flow



### Collapsible Soils



### Liquefaction



M



VL



# INTERLAKEN TOWN GENERAL PLAN

## Flood Hazards

Given the 22 inches of annual precipitation the Town receives, flood hazards may not be on the minds of many residents. Indeed, the Flood Insurance Rate Map provided by the FEMA Flood Map Service Center (FEMA 2018) considers Interlaken an “Area of Minimal Flood Hazard.” Residents need to be aware that a low potential for a hazard does not mean the risk does not exist. In the event of a fire on the slope above Interlaken, the conditions may exist for landslides and other flood-related disasters. Residents are encouraged to take precautions, including appropriate insurance, to mitigate the risk posed to their property.

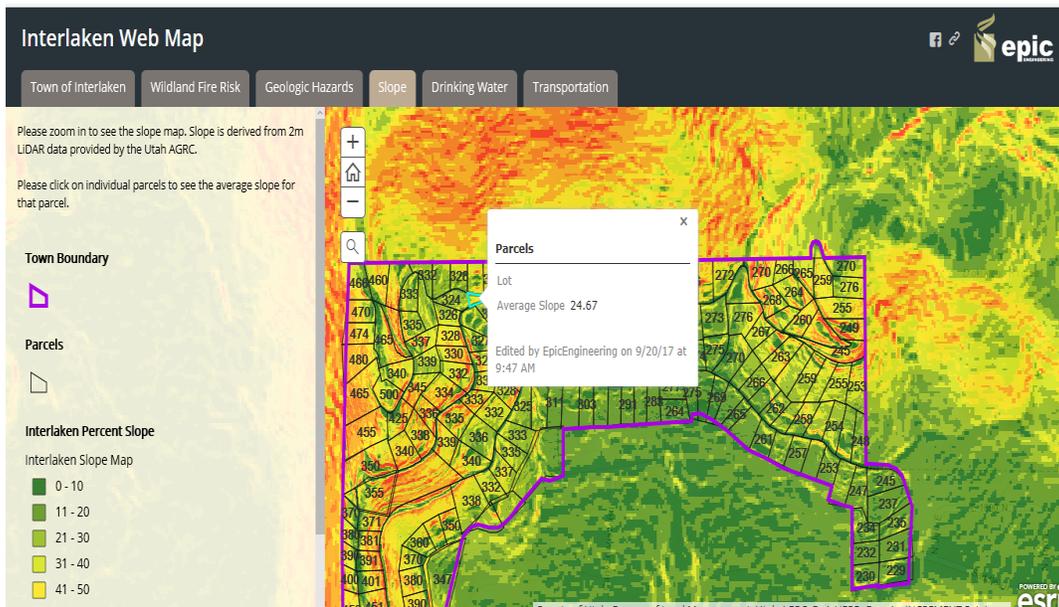


## Slopes

The Town of Interlaken lies on a south facing slope in the north end of the Heber Valley. These slopes can pose a risk of landslide, though measures can be taken to mitigate that risk. Based on input from Epic Engineering and discussion with the Town Council, special considerations and analysis are needed for construction on high slope parcels to ensure hillside stability to prevent substantial loss of or damage to real property, including that under construction as well as surrounding

neighbors. It has been recommended that a sensitive hillside (or high slope area) be delineated where the average slope of any lot is 25 percent or greater as shown in this “Interlaken Slope Study Map” located on the Town’s website, and as presented below.

## Interlaken Slope Study Map





## INTERLAKEN TOWN GENERAL PLAN

### *Seismic Activity*

The natural hot pots and conical hills Interlaken residents value so much are the direct result of geologically-recent seismic activity. The potential exists for seismic events in the future and residents need to make themselves aware of the risk. One possible way to reduce the risk of property damage or loss is to ensure buildings be constructed to the requirements of Seismic Design Category ‘D’ of the International Building Code. Interlaken will continue with efforts to identify remedies that are targeted to address this issue for new construction projects moving forward.

### *Fire Hazards*

Wildfire frequency and destructive capability are on the rise across the American West. Interlaken strongly encourages residents to maintain a 30-foot “firewise” buffer around their homes and outbuildings. This buffer is an area cleared of dead trees, bushes and other debris. The Town holds periodic “Chipper Days” to aid citizens in keeping their personal property free and clear of wildfire fuels. Additionally, controlling noxious weeds and dead vegetation



throughout private property can protect citizens from dangers posed by wildfire.



Wildfire Risk represents the possibility of loss or harm occurring from a wildfire and is displayed in the Utah WRA by the Wildfire Risk Index. Wildfire Risk combines the likelihood of a fire occurring (Threat), with those areas of most concern that are adversely impacted by fire (Fire Effects), to derive a single overall measure called the Wildfire Risk Index.

The following map (provided by the Bureau of Land Management) presents the fire risk for Interlaken and surrounding areas and is the official source for local and state fire services. This map is made available to the community on the Town’s website, on the Interlaken Web Map’s “Wildland Fire Risk” Tab, which is located at the following weblink:

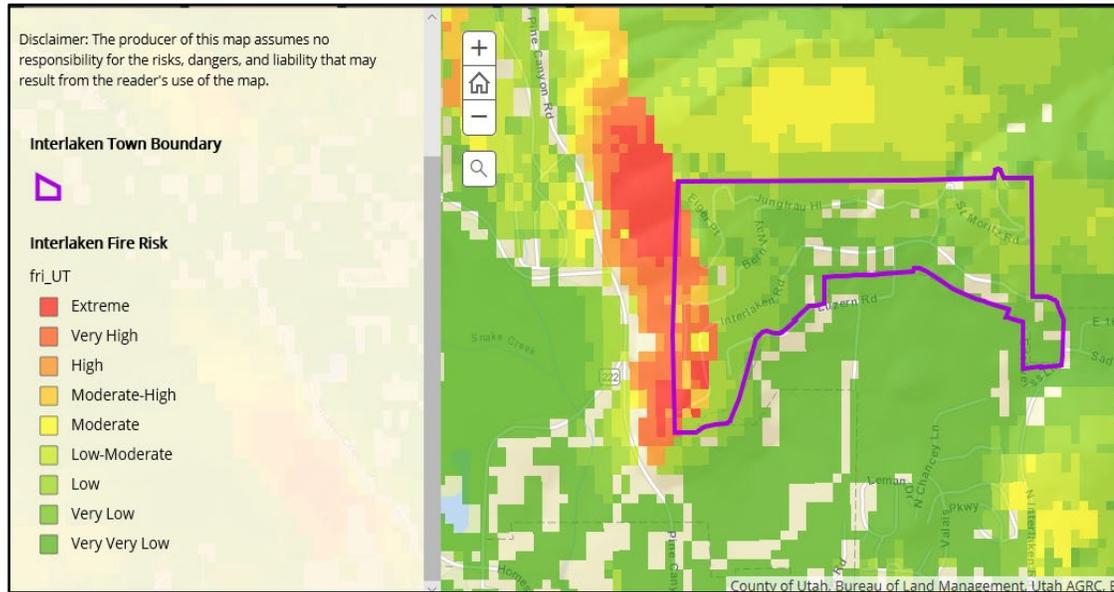
<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>





## INTERLAKEN TOWN GENERAL PLAN

### Wildland Fire Risk Map (for Interlaken and Surrounding Areas)



### *Sensitive Lands Overlay*

The current Interlaken Town code includes a Sensitive Land Overlay Zone that includes requirements and protections for land having steep slopes (lots having an average slope greater or equal to 25% grade) and land use controls to minimize environmental impacts. Interlaken will continue to evaluate retaining only the specific controls necessary for steep slopes in this zone and relocating the remainder of the code in this section to the Residential Zone, since these provisions apply to the entire Town. Interlaken will additionally evaluate codifying Stormwater Pollution Prevention Plan (SWPPP) construction practices for small sites to minimize stormwater impacts from construction activities to roadways, property owner and common areas.

The sensitive hillside (steep slope areas) are delineated on the interactive “Interlaken Slope Study Map” is accessible through the Town’s website at the following weblink and is presented below:  
<https://epiceng.maps.arcgis.com/apps/MapSeries/index.html?appid=8b37bc3e40ab48aaa244131d06c4d516>



## MODERATE INCOME HOUSING



Per Utah State Code, towns of Interlaken’s size are exempt from this element of our general plan. However, Interlaken Town is committed to encouraging all types of affordable housing in our diverse community.

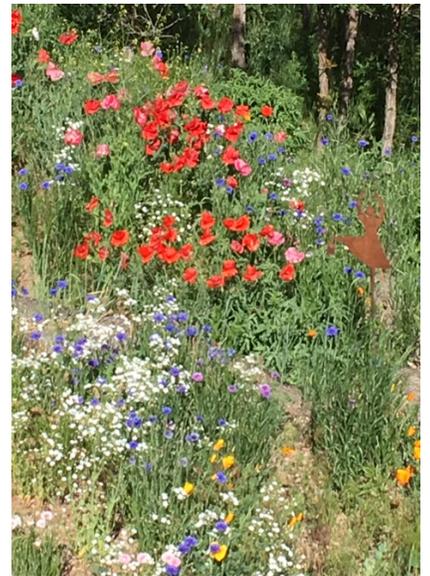
### Moderate Income Housing

Utah Legislature cares a lot about moderate income housing. There are many incentives that benefit Town once a Moderate Income Housing Plan is prepared, including making the Town eligible for grants, federal and other funding opportunities.

### Utah Code Moderate Income Housing Plan Requirements

According to Utah Code 10-9a-103, the "Plan for moderate income housing" means a written document adopted by the Town’s legislative body that includes:

- An estimate of the existing supply of moderate income housing located within the town
- An estimate of the need for moderate income housing in the town for the next five years as revised biennially;
- A survey of total residential land use;
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- A description of the city’s program to encourage an adequate supply of moderate income housing



### What Is Moderate Income Housing?

Moderate income housing, as defined by the Utah State Code 10-9a-103(21), is: “...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the county in which the city (or town) is located.” The 2017 median income for a household of four persons in the Wasatch County Statistical Area, as estimated by the U.S. Department of Housing and Urban Development (HUD) is \$66,900. Eighty percent of that amount is \$53,500, therefore moderate income housing would be housing that is occupied or reserved for families with an annual income of \$53,500 or less. This Utah County moderate income level is recommended by the State to be used by Interlaken in determining whether or not housing is affordable.



## INTERLAKEN TOWN GENERAL PLAN

### Current Housing Inventory

As stated in Demographics, Interlaken has 185 total residential lots (including 2 half lots 66A and 66B). As of November 11, 2017, there are 185 Residential Zone lots, summarized as follows:

- 146 lots (79% of the 185 total residential lots) have completed or under construction dwellings. Of these:
  - 76 lots (52%) are resided by full time owners and
  - 70 (48%) are resided by part time owners (based on mailing addresses)
- 39 buildable vacant lots (21% of 185 total residential lots), which includes:
  - 28 (15%) “free standing” empty lots (not adjacent to property owners),
  - 11 (6%) empty lots that are directly adjacent to existing homeowners, including 2 half lots

### Survey of Residential Zoning

An overview of the town’s general residential zoning requirements and provisions are summarized below.

- The Town has one (1) zoning classification (R-1 Residential Zone) to accommodate residential use (single family residential use).
- Town residential use lot sizes range from approximately 0.5 acres to 2 acres.
- Multi-family dwellings, as well as Accessory Dwelling Units (ADUs) and accessory apartments are not currently allowed in the town.
- The minimum ground floor area of all dwellings is 800 square feet.
- All dwellings must be constructed with a minimum width of 20 feet from outside face of opposing walls (excluding bay windows or offsets less than 6 feet in depth).

### Evaluation of Zoning’s Effect on Moderate Income Housing Opportunities

The key elements the Town holds to implement Moderate Income Housing are zoning and codes. However, many other factors contribute to the affordability of housing that cannot be controlled by the Town. Land prices, construction material, interest rates and other financing costs can significantly influence housing costs. By working cooperatively with State and County Agencies, Interlaken can work to cultivate affordable housing opportunities to its citizenry.

Interlaken has taken the following steps to ensure housing is available to a wide variety of households.

- Reasonable Lot Sizes
- Reasonable Development Fees and Costs
- Available vacant lots zoned R-1 (to accommodate residential development)

### Program to Encourage Moderate Income Housing

Interlaken has recognized that Moderate Income Housing is a significant issue in the area. In order to meet that demand, the Town will amend its Land Use and Building Codes to include provisions to support voluntary Moderate Income Housing development in the town. All development and residential uses that support Moderate Income Housing shall be accessible, sanitary, and aesthetically pleasing, and consistent with the needs of all segments of the town, which may include:

- The development of Land Use and Building Code revisions that support the accommodation of Accessory Dwelling Units (ADUs)/accessory apartments.



## INTERLAKEN TOWN GENERAL PLAN

- Consider providing an amnesty period for those who currently rent illegal ADUs/accessory apartments (if applicable). The Town recognizes that ADUs/accessory apartments are an important way to provide moderate income housing and defray costs for homeowners, so accommodating current ADUs/accessory apartments may be an important step to satisfy Moderate Income Housing goals, once established.

### Moderate Income Housing Goals, Guidelines and Policies

**Goal 1:** Assure that options for Moderate Income Housing are available in the Town.

**Objective 1:** Work with property owners and developers to encourage voluntary development of the amount and type of housing that accomplishes the community's housing needs.

**Guideline 1:** Revise the Land Use and Building Codes to support the accommodaton of Accessory Dwelling Units (ADUs)/accessory apartments.

**Guideline 2:** Apply the provisions the updated Land Use and Building Codes that support the accommodaton of Accessory Dwelling Units (ADUs)/accessory apartments for new residential construction projects. If and when ADUs are approved, they should be allowed only when they supply housing for clearly expressed community needs.

#### **Policies:**

1. Define a simple process (and associated costs) for creating and registering ADUs/accessory apartments.
2. Provide an amnesty period for those currently renting unregistered ADUs/accessory apartments.
3. Encourage property owners with residential homes, ADUs/accessory apartments to inquire or verify the tenant meets moderate income levels (for Town Moderate Income Housing Program verification/tracking purposes).
4. Provide community outreach regarding ADUs/accessory apartments.
5. Work with county, state, and federal housing authorities to identify programs that could be used in the town.





### IMPLEMENTATION AND FUTURE DIRECTIONS



Interlaken Town has made great strides since incorporating as a town in 2015. The Town has adopted a code that protects resident safety and security, established best practices for construction, and maintains the rustic spirit and charm of the community. This General Plan has suggested several future directions for the Town to grow in.

#### Continue on-going work of the Planning Commission and Town Council

- Updates to code for clarity and consistency
- Long-term planning for the Town
- Annexation Policy Plan needs to be created and approved

#### Continue to maintain and improve roads and road safety

- Possible creation of a citizen volunteer Road Improvement Committee
- Identify funding for road works in partnership with Wasatch County and the State of Utah
- Ensure that designs of homes and driveways provide for adequate drainage

#### Continue to maintain and improve Public Works

- Identify funding to maintain and improve the Town's water system infrastructure
- Continue to manage water meter installation/replacement, water meter reading, regulatory sampling and reporting
- Move municipal dumpsters to Town Municipal Use property
- Develop new, safe, and well-maintained areas for road salt and gravel

#### Support safe practices in the face of natural hazards

- The Town website shall continue to be maintained and updated to provide citizens and residents resources for knowing the hazards facing the community
- The Town should continue to provide free, accurate, and timely information about hazards
- "Chipper Day" and similar programs to reduce wildfire fuels should be supported and continued



## INTERLAKEN TOWN GENERAL PLAN

### APPENDIX A: CC&R'S FOR INTERLAKEN, UTAH

## Appendix A: CC&R's for Interlaken, Utah

RESERVATIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS PERTAINING TO INTERLAKEN ESTATES SUBDIVISION, dated 11/7/72, effective 50 years

### RESERVATIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS PERTAINING TO INTERLAKEN ESTATES SUBDIVISION

THIS AGREEMENT to convey is subject to the following restrictions which will subsequently be filed as restrictive covenants relating to the INTERLAKEN ESTATES SUBDIVISION.

NOW, THEREFORE, in order to protect the natural beauty and to develop a harmonious and well-regulated summer home area, and for the benefit and protection of the present owners of the property and of future owners of various tracts and lots therein, it is, therefore, declared by the owners that all lots or tracts within the above described property are held and shall hereafter be sold, conveyed, leased, occupied, mortgaged, and held subject to the following restrictions, covenants and agreements between the owners and the various subsequent owners and purchasers of said lot or tracts, as between themselves, their heirs, assigns, and successors, and to observe the same for a period of fifty (50) years from this date.

All of said restrictions, conditions, covenants, and agreements shall be made for the direct, mutual, and reciprocal benefit of each and every lot or tract included in the above-described property and shall be intended to create mutual and equitable servitudes upon each of said lots or tracts in favor of each of the other lots or tracts, and to create reciprocal rights and obligations between the respective owners of said lots or tracts and to create a privity of contract and estate between the owners, their grantees, their heirs, successors and assigns and shall operate as covenants running with the land.

The undersigned, its successors or assigns, or any owner or owners, their heirs, successors or assigns shall have the right to sue for and obtain an injunction prohibitive or mandatory to prevent the breach of or to enforce the above restrictions. This right shall be in addition to the ordinary legal actions available hereunder, providing that the failure to enforce any of the restrictions, agreements, or covenants herein shall not operate as a waiver of the right to enforce them:

1. No buildings other than one dwelling house and one garage shall be erected on the lots hereby conveyed; no other structures of any kind, type, or style whatsoever shall be erected or placed thereon.
2. In order to assure reasonably attractive homes and desirable over-all appearance, a Building Committee shall be set up, composed of a representative of Interlaken Estates and two other lot owners, appointed by Interlaken Estates initially for a two-year period, which lot owners and representatives shall thereafter be appointed for two-year terms by majority votes of the Committee, and all building plans for the lots shall be approved by a majority of that committee, before construction starts. There shall be no minimum cost required.
3. All dwelling houses erected on the premises hereby conveyed shall have inside plumbing and shall have proper sewage connections. No outbuildings shall be constructed or used for waste or sewage purposes.

**Appendix A: CC&R's for Interlaken, Utah**

4. No temporary dwelling or structure of any kind shall be erected on the premises. No trailer house or similar portable dwelling unit shall be kept or occupied on any lot or tract except while construction of a dwelling on that lot or tract is in progress.
5. No dwelling house or garage shall be erected or placed on the premises hereby conveyed nearer than 30 feet from the exterior line of said premises.
6. No excavating shall be done on said premises further than is necessary to place said lot on grade or for building a dwelling and/or garage.
7. No business of any description shall be conducted upon said premises, or in connection therewith.
8. No animals or fowls shall be kept, raised, or housed upon any lot or tract, excepting the usual house pets.
9. The property will not be used in any manner which will be loud and boisterous, such as to disturb the peace and quiet of the adjoining neighborhood.
10. The lot owner will provide closed containers for garbage, paper, and other waste, and will not permit the same to accumulate on the property.
11. All tracts or lots shall be maintained in their original size and shape, and no lot or tract shall be divided or subdivided or partitioned.
12. No firearms shall be used within the boundaries of Interlaken Estates. Use of firearms in the Wasatch State Park areas surrounding Interlaken Estates is prohibited by law.
13. No fires shall be made on any lot or tract in Interlaken Estates except in incinerators, firepits, fireplaces or other structures providing adequate protection.
14. Water provided through the pipeline system installed by Interlaken Estates will be used for culinary purposes only. Other water uses must be provided for by irrigation, except by special permission of the officers of the water, roads, and sewer committee of Interlaken Estates.

Should any of the restrictions, covenants, or agreements herein contained be found to be invalid, such invalidation shall not in any way affect the remaining restrictions, covenants, or agreements.

IN WITNESS WHEREOF, we have set our hands and seals hereto this 7<sup>th</sup> day of November, 1972.

INTERLAKEN ESTATES

By Burton M. Todd

\_\_\_\_\_  
Buyers

\_\_\_\_\_  
Agent

(Agreement to be signed in duplicate; one copy to be retained by buyers, one by agent)



## INTERLAKEN TOWN GENERAL PLAN

### **APPENDIX B: TOWN OF INTERLAKEN SURVEY QUESTIONS USED FOR GENERAL PLAN DEVELOPMENT**

APPENDIX B – INTERLAKEN SURVEY QUESTIONS USED FOR GENERAL PLAN DEVELOPMENT

Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Land Use Element</b>	Overall Responses (n=76)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
11	Building codes should protect the Town’s natural features and hillside integrity	4.4	3.0	4.5	2.8	4.3	3.3	4.0	2.5
19	The Town should only have residential and municipal zones with no commercial area.	4.5	4.0	4.6	4.0	4.5	4.0	3.9	4.0
20	Town ordinances should prohibit nightly rentals & require 1 month minimum leases.	4.0	3.0	4.3	3.1	3.6	3.0	3.4	2.4
Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Environment, Sensitive Lands, and Open Space (used in Community Vision, Land Use and Environment Elements)</b>	Overall Responses (n=76)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
5	The Town should maintain/enforce lighting standards to preserve visible night sky.	4.2	3.1	4.2	3.0	4.1	3.1	4.1	3.2
6	The Town should maintain/enforce noise standards to preserve the area’s natural quiet.	4.4	3.3	4.3	3.3	4.4	3.4	4.4	2.8
7	Fences within the Town should provide for Wildlife Corridors and Habitats.	4.1	3.2	4.1	3.2	4.1	3.3	4.0	3.4
13	The Town should maintain and enhance open spaces.	4.1	3.1	4.0	2.9	4.2	3.2	4.1	3.4
Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Transportation Element</b>	Overall Responses (n=76)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
39	Traffic safety (speeding, stop signs, lanes) should be controlled & enforced.	3.8	3.1	3.8	2.8	3.7	3.4	4.0	3.4
40	Roadways and roadsides should be maintained for safety and appearance.	4.3	3.4	4.2	3.3	4.5	3.4	4.1	4.0

Key:

Relative Importance and Satisfaction color code:

Green = High (>4.0), Clear= Medium (3.0 to 3.9), Yellow = Low (2.0-2.9), red = Very Low (0- 1.9)

APPENDIX B – INTERLAKEN SURVEY QUESTIONS USED FOR GENERAL PLAN DEVELOPMENT

Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Public Services &amp; Utilities Element</b>	Overall Responses (n=74)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
10	The Town should encourage energy conservation and recycling.	4.1	2.8	4.2	2.6	3.9	3.0	4.6	2.8
Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Services - Water &amp; Fire Mitigation</b>	Overall Responses (n=74)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
42	The Town & all members should work to reduce wildfire risks, including empty lots.	4.4	3.3	4.5	3.2	4.3	3.3	4.0	3.8
43	The Town should maintain pristine water quality, regularly emailing status reports.	4.7	3.7	4.7	3.8	4.9	3.7	4.3	3.8
Survey Question #	Interlaken General Plan Survey Question Relevant to: <b>Recreation, Parks &amp; Trails</b>	Overall Responses (n=74)		Full Time (n=40)		Part Time (n=29)		Lot Owner (n=7)	
		Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction	Importance	Satisfaction
32	The Town should work w/others in the area to meet members' recreational desires.	3.6	3.3	3.7	3.2	3.3	3.3	3.9	3.6
33	The Town should identify and preserve locations for future trails & access points.	4.2	3.3	4.4	3.2	3.9	3.4	4.0	3.6
34	The Town should identify & preserve locations for parks & recreational facilities.	3.4	3.1	3.3	3.1	3.4	3.1	3.9	3.6
35	The Town should create & maintain safe pathways for pedestrians and bicyclists.	3.4	2.9	3.5	2.8	3.0	2.8	4.1	3.4

Key:

Relative Importance and Satisfaction color code:

Green = High (>4.0), Clear= Medium (3.0 to 3.9), Yellow = Low (2.0-2.9), red = Very Low (0- 1.9)



## INTERLAKEN TOWN GENERAL PLAN

### **APPENDIX C: LIST OF LAWS RELEVANT TO GENERAL PLAN DEVELOPMENT AND IMPLEMENTATION**

## APPENDIX C: LIST OF LAWS RELEVANT TO GENERAL PLAN DEVELOPMENT AND IMPLEMENTATION

### **Title 10 Utah Municipal Code**

(available at the following webpage: [https://le.utah.gov/xcode/Title10/C10\\_1800010118000101.pdf](https://le.utah.gov/xcode/Title10/C10_1800010118000101.pdf) )

- Chapter 1 General Provisions
- Chapter 2 Classification, Boundaries, Consolidation, and Dissolution of Municipalities
- Chapter 2a Municipal Incorporation
- Chapter 3 Municipal Government
- Chapter 3b Forms of Municipal Government
- Chapter 3c Administration of Metro Townships
- Chapter 5 Uniform Fiscal Procedures Act for Utah Towns
- Chapter 6 Uniform Fiscal Procedures Act for Utah Cities
- Chapter 7 Miscellaneous Powers of Cities and Towns
- Chapter 8 Powers and Duties of Municipalities
- Chapter 9a Municipal Land Use, Development, and Management Act
- Chapter 11 Inspection and Cleaning
- Chapter 15 Pedestrian Mall Law of Utah
- Chapter 18 Municipal Cable Television and Public Telecommunications Services Act
- Chapter 19 Municipal Electric Utility Carbon Emission Reduction Act

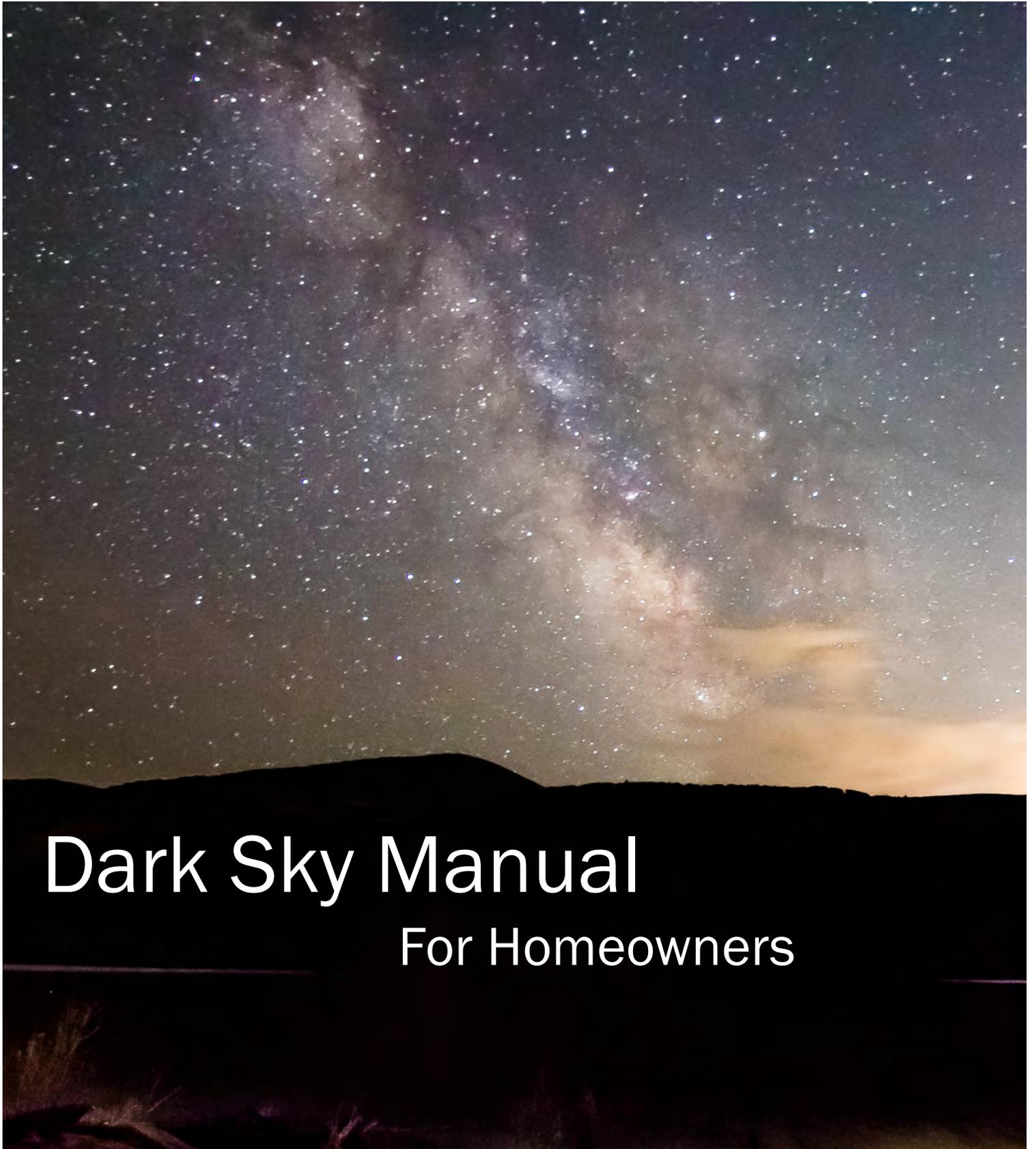
### **Chapter 9a Municipal Land Use, Development, and Management Act**

- Part 1 General Provisions
- Part 2 Notice
- Part 3 General Land Use Provisions
- Part 4 General Plan
- Part 5 Land Use Regulations
- Part 6 Subdivisions
- Part 8 District Court Review

## APPENDIX C: LIST OF LAWS RELEVANT TO GENERAL PLAN DEVELOPMENT AND IMPLEMENTATION

### Part 4 General Plan

- Section 401 General plan required -- Content.
- Section 402 Information and technical assistance from the state.
- Section 403 Plan preparation.
- Section 404 Public hearing by planning commission on proposed general plan or amendment –  
Notice -- Revisions to general plan or amendment -- Adoption or rejection by legislative body.
- Section 405 Effect of general plan.
- Section 406 Public uses to conform to general plan.
- Section 407 Effect of official maps.
- Section 408 Biennial review of moderate income housing element of general plan.



# Dark Sky Manual

## For Homeowners

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Outdoor Lighting Basics. ....	Page 5
Light Fixture Examples .....	Page 6
Checklist .....	Page 7
Examples of Dark Sky Homes .....	Page 8
Resources. ....	Page 9

## Thank You

Thank you for taking the initiative to learn more about how to make your home more dark sky friendly. The first step is education. Then action. Then reaping the benefits of decreasing light pollution by better health to yourself and those around you. The ultimate benefit is to be able to see the stars! When you are successful in making changes to your home, we would love to hear about it! Send photos to [jordanelle@utah.gov](mailto:jordanelle@utah.gov) or to [pattirose@utah.gov](mailto:pattirose@utah.gov). We at Utah State Parks are committed to protecting our natural resources on the ground and above. Please feel free to let us know how this document can be improved.

## Acknowledgement

Most of the technical information gathered in this document was obtained from the International Dark Sky Association's website; <http://www.darksky.org/>. The organization is a great resource and they have done a fantastic job on the site. Please take the time to check it out.

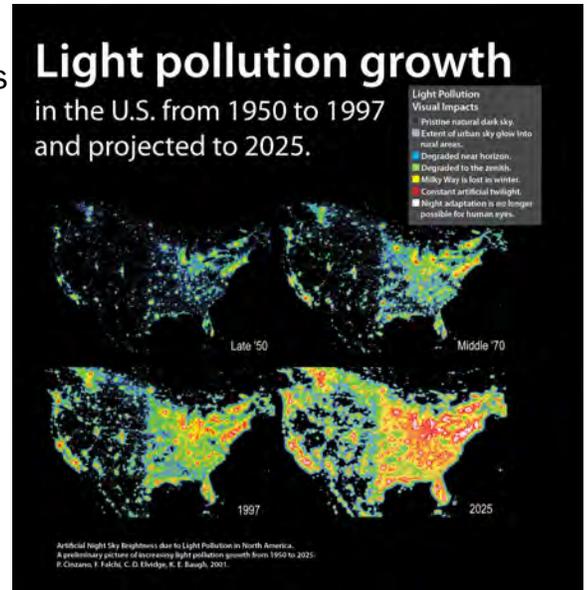


# Why Dark Skies Matter

The Milky Way is vanishing from urban neighborhoods at an astonishing rate. Dark sky friendly choices can eliminate light pollution and provide:

- ✓ Better sleep
- ✓ Better night vision and safety
- ✓ Courtesy between neighbors
- ✓ Brilliant views of the stars

Light pollution is the excessive use of artificial light.



## Light pollution?

Excessive use of artificial light.



**Light trespass** – light falling where it is not intended, wanted or needed.



**Glare** – visual discomfort from excessive brightness.



**Clutter** – Bright, confusing and excessive groupings of lights.



**Urban sky glow** – the brightening of the night sky from artificial lights over inhabited areas.

## Exposure to Artificial Light at Night Can Harm Your Health

Humans evolved to the rhythms of the natural light-dark cycle of day and night. The spread of artificial lighting means most of us no longer experience truly dark nights.

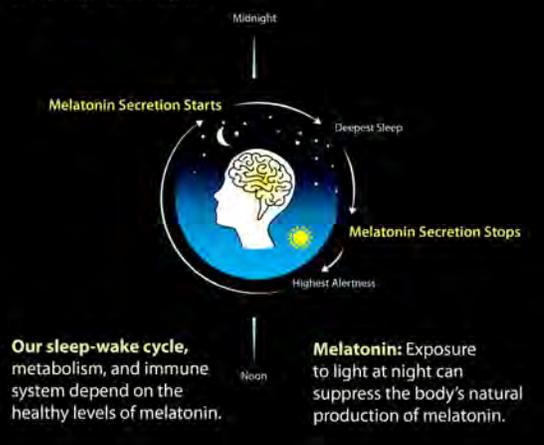
Research suggests that artificial light at night can negatively affect human health, increasing risks for obesity, depression, sleep disorders, diabetes, breast cancer and more.

### Circadian Rhythm and Melatonin

Like most life on Earth, humans adhere to a circadian rhythm – our biological clock – a sleep-wake pattern governed by the day-night cycle. Artificial light at night can disrupt that cycle.

Our bodies produce the hormone melatonin in response to circadian rhythm. Melatonin helps keep us healthy. It has antioxidant properties, induces sleep, boosts the immune system, lowers cholesterol, and helps the functioning of the thyroid, pancreas, ovaries, testes and adrenal glands. Nighttime exposure to artificial light suppresses melatonin production.

## Day-night cycle and human health



# Why Dark Skies Matter

Not only is there a Human health element, there is a wildlife one too. Wild areas need true darkness. An animal's ability to forage, hunt, migrate, and sleep relies on the rhythm of daylight and natural darkness. Dark sky friendly lighting helps our wild area stay dark.

## Wild areas need true darkness

Urban sky glow extends far beyond the borders of cities. Night-friendly lighting helps wild areas stay dark.

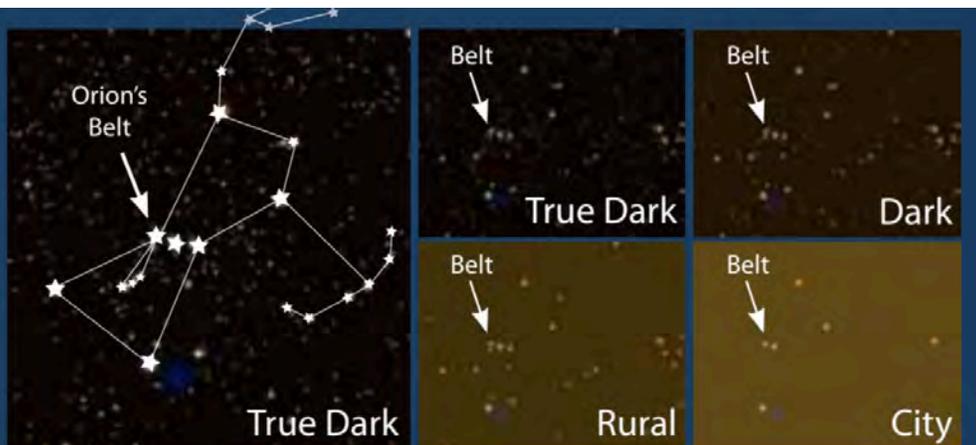
**Hunting and foraging:** Lack of natural darkness decreases nocturnal activity, causing hunger, weight loss, mating decline, and decreased population.



**Declining insect populations:** The disappearance of bugs negatively impacts all species that rely on insects for food or pollination.

**Migration:** Artificial lights can cause migrating animals to wander off course and never reach their natural destinations.

**Shelter:** Natural darkness provides safe places for animals to hide, live, and raise young.



Can you see the constellation Orion from your home?



# Outdoor Lighting Basics

Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

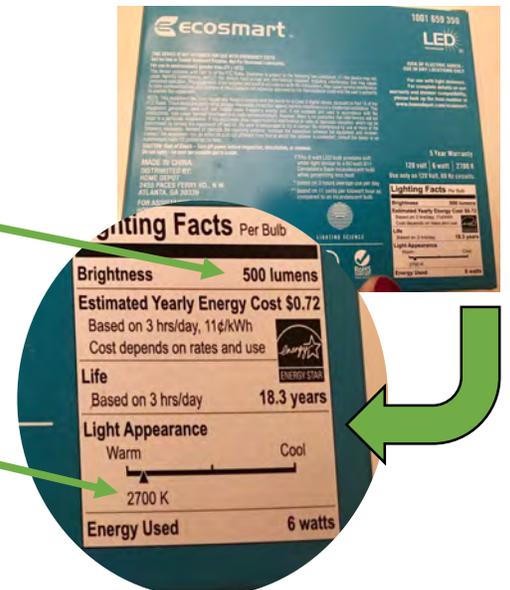
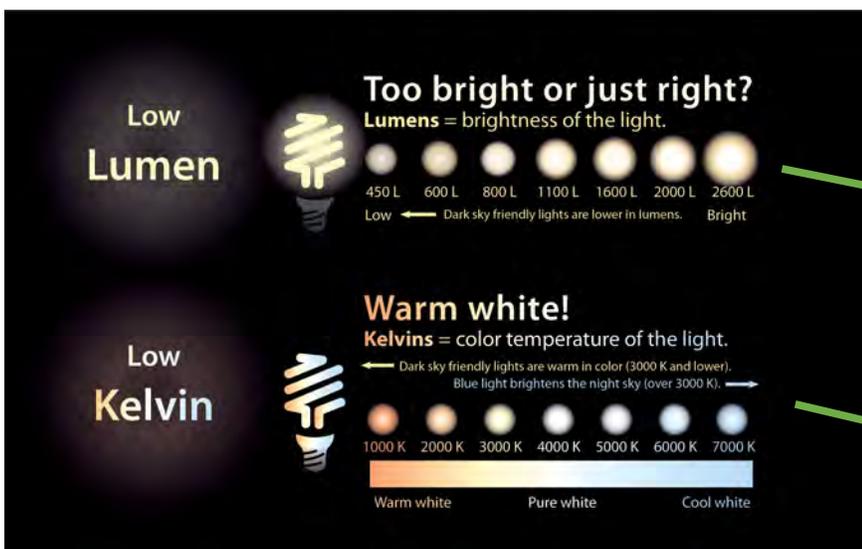
The illustration on page 6 provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.



## Choosing the Right Bulb

Be sure to look at the packaging. All packaging for new CFL and LED light bulbs provide color temperature information. Use low color temperature light sources for interior and exterior light. Their light is less harsh and less harmful to human health and the environment. Look for warm white sources with a color temperature of 3000K or lower.

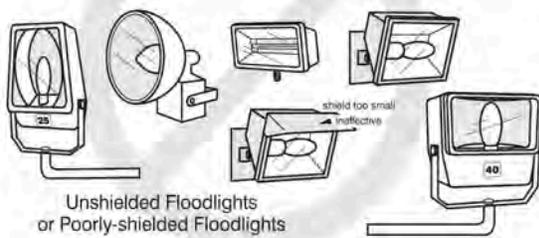
The Kelvin temperature chart below shows you what the numbers mean.



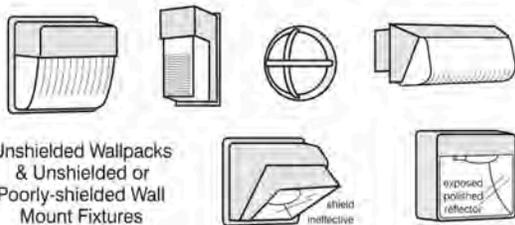
# Examples of Acceptable / Unacceptable Lighting Fixtures

## Unacceptable / Discouraged

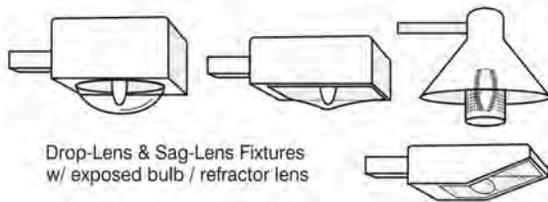
Fixtures that produce glare and light trespass



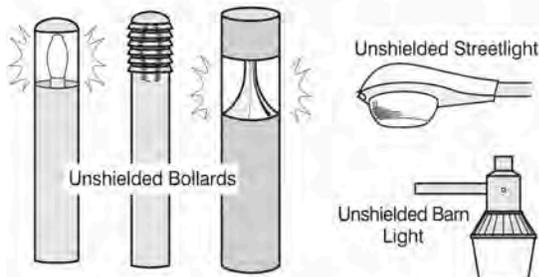
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

Unshielded Bollards

Unshielded Barn Light

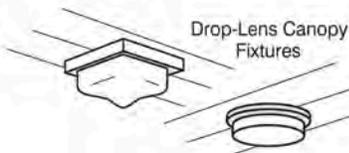


Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures



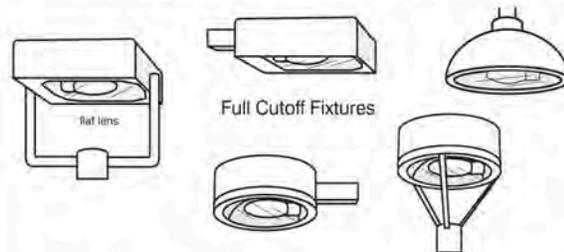
Unshielded PAR Floodlights



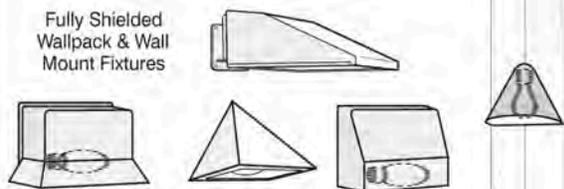
Drop-Lens Canopy Fixtures

## Acceptable

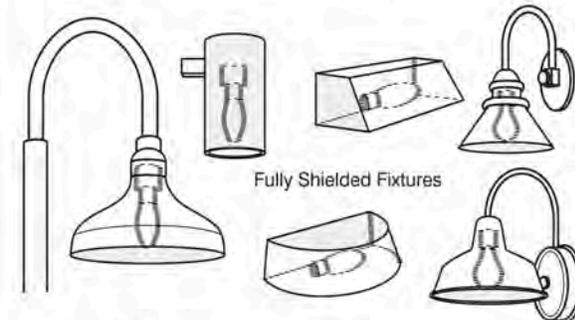
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



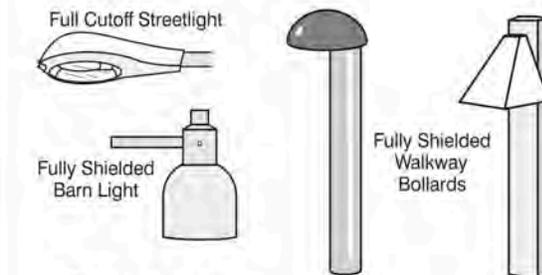
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



Fully Shielded Fixtures



Full Cutoff Streetlight

Fully Shielded Barn Light

Fully Shielded Walkway Bollards

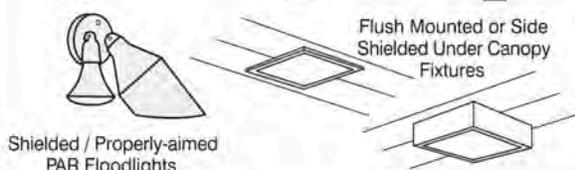


Fully Shielded Decorative Fixtures

bulb shielded in opaque top

Fully Shielded 'Period' Style Fixtures

bulb shielded in opaque top



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures

Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

# Checklist



Use warm white sources (bulbs) with a color temperature of 3000 Kelvin or lower. Most lighting products provide this information on their package labeling.



Light only where you need it.



Light only when you need it. Turn off the lights when not in use.



To save energy, don't use excessive amounts of illumination.



Use timers, dimmers and motions sensors whenever possible.



Use only "full cut-off" or "fully shielded" lighting fixtures and direct it downward. That means no light above the 90-degree angle. Fully shielded lighting can be purchased or retrofitted.



Use energy-efficient lighting sources and fixtures.



Keep indoor lights inside. Close blinds and curtains when indoor lights are on at night.



# Examples of Dark Sky Homes

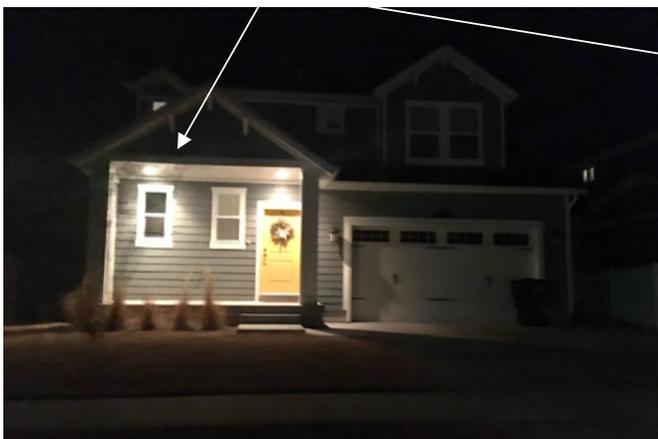
Here are some local examples.



Shielded lights.



Use of can lights over porches.



# Resources

## International Dark-Sky Association

<http://www.darksky.org/>

## Outdoor Lighting Basics

<http://www.darksky.org/lighting/lighting-basics/>

## Samples of Community Lighting Ordinances

<http://www.darksky.org/lighting/lighting-ordinances/>

<http://www.darksky.org/lighting/model-lighting-laws-policy/>

## Considerations for Residential and Business Lighting

<http://www.darksky.org/lighting/residentialbusiness-lighting/>

## Section on "My Neighbor's Lighting"

<http://www.darksky.org/lighting/my-neighbors-lighting/>

## Public Outreach Materials

<http://www.darksky.org/resources/public-outreach-materials/>

## Dark Sky Resource Question and Answers

<http://www.darksky.org/resources/faq/>

## Find Dark Sky Friendly Lighting

<http://www.darksky.org/fsa/fsa-products/>