

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 7th 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)

APPENDIX B – INTERLAKEN SURVEY QUESTIONS USED FOR GENERAL PLAN DEVELOPMENT

Survey Question #	Interlaken General Plan Survey Question Relevant to: Land Use Element	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: Environment, Sensitive Lands, and Open Space (used in Community Vision, Land Use and Environment Elements)	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: Transportation Element	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: Public Services & Utilities Element	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: Services - Water & Fire Mitigation	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: Recreation, Parks & Trails	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)

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)

- 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

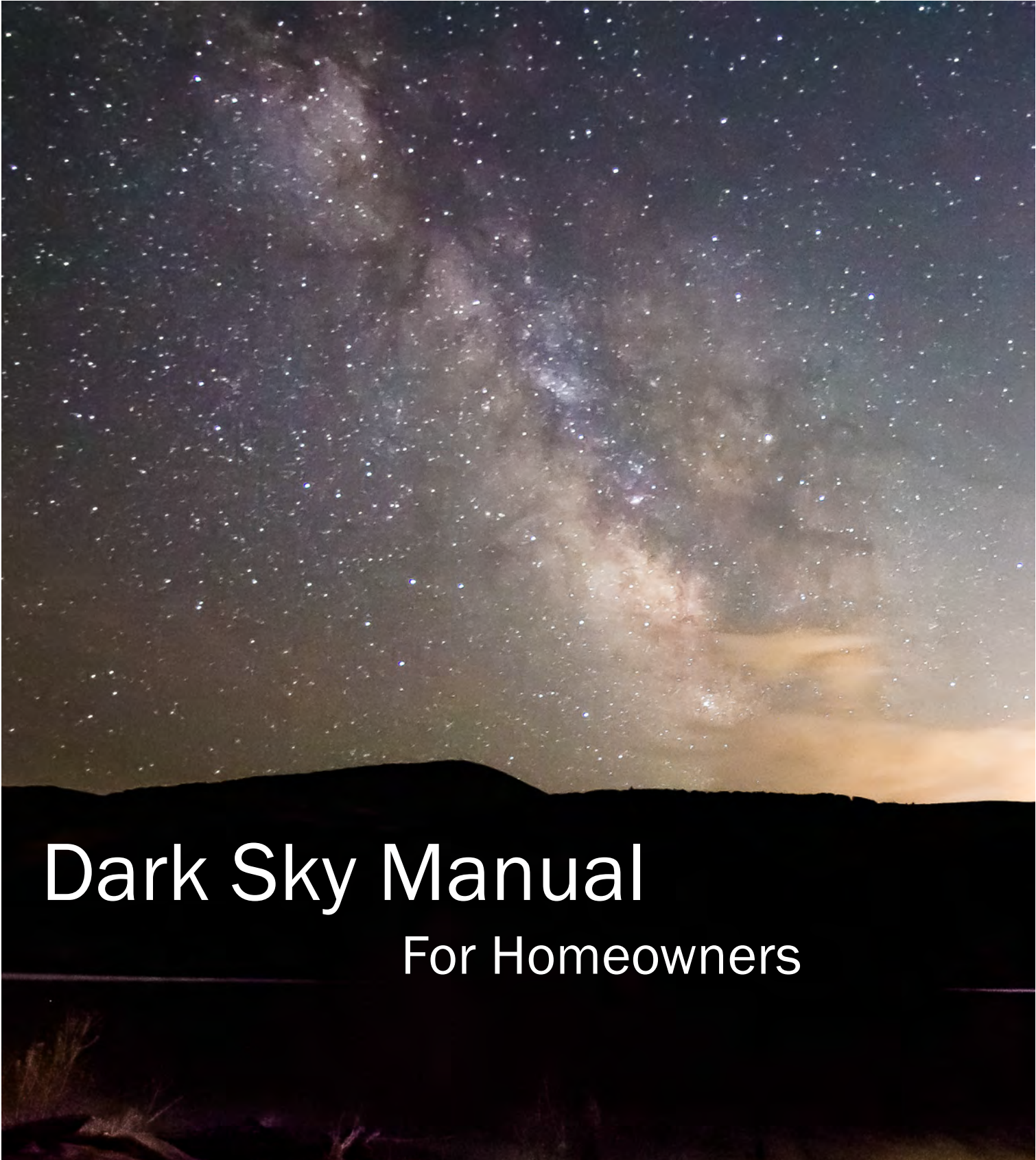
Chapter 9a Municipal Land Use, Development, and Management Act

- 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

Table of Contents

Thank You and Acknowledgement.	Page 2
Why Dark Skies Matter	Page 3-4
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 or to 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.

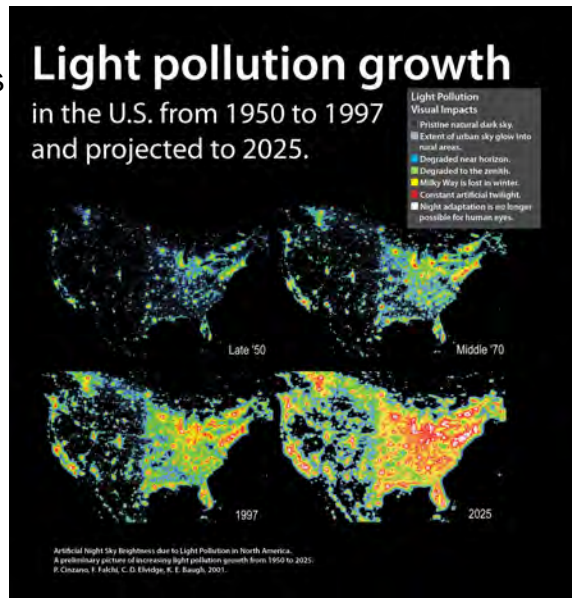


Why Dark Skies Matter

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.

50% WASTE
10% GLARE
40% PRODUCTIVE



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.



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.

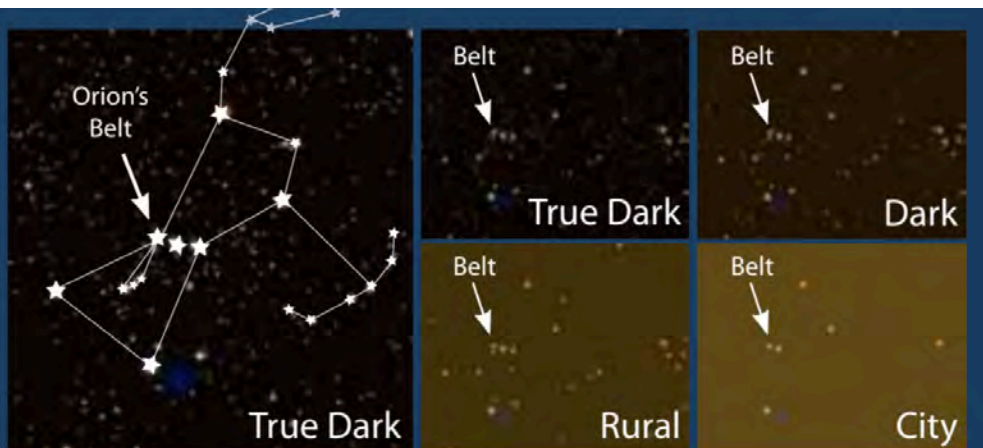
Hunting and foraging: Lack of natural darkness decreases nocturnal activity, causing hunger, weight loss, mating decline, and decreased population.



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)

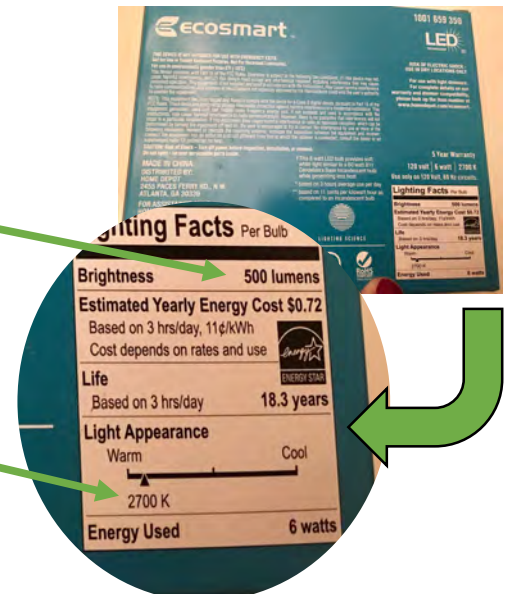
The illustration on page 6 provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.



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.

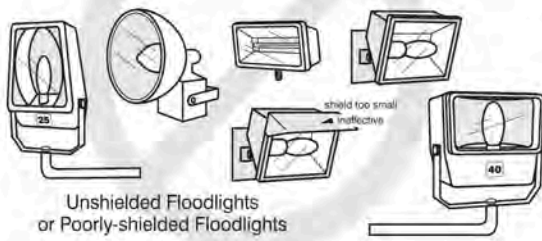
The Kelvin temperature chart below shows you what the numbers mean.



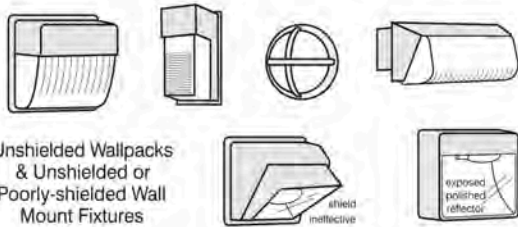
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

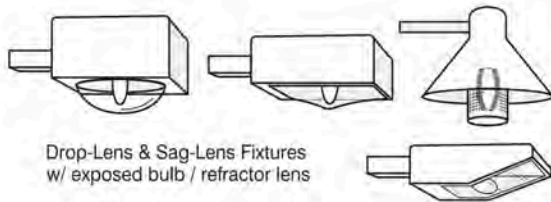
Fixtures that produce glare and light trespass



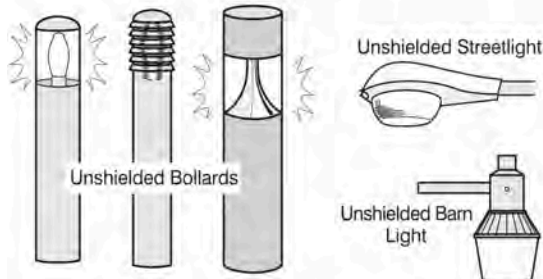
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures

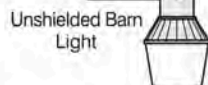


Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

Unshielded Bollards



Unshielded Barn Light

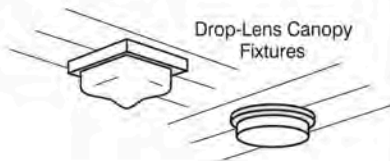


Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures



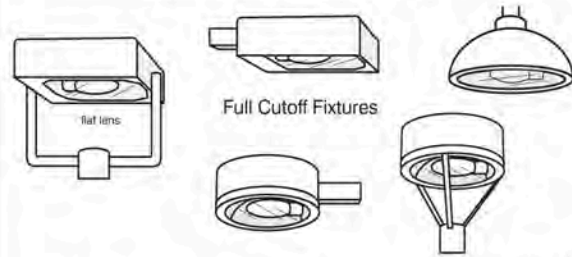
Unshielded PAR Floodlights



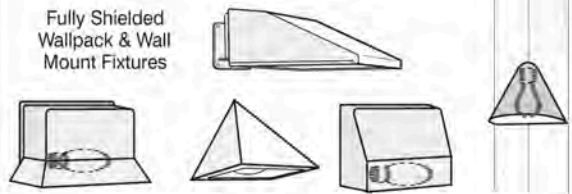
Drop-Lens Canopy Fixtures

Acceptable

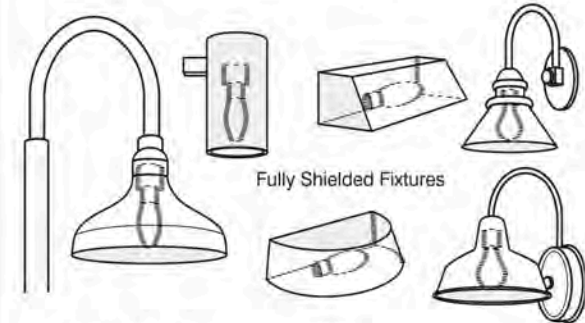
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



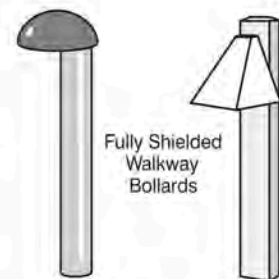
Fully Shielded Fixtures



Full Cutoff Streetlight



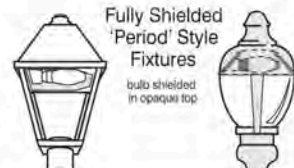
Fully Shielded Barn Light



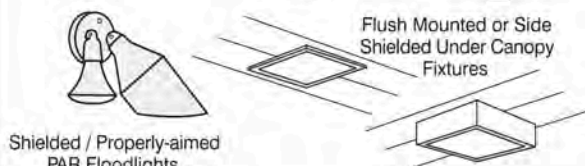
Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures



Fully Shielded 'Period' Style Fixtures



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.

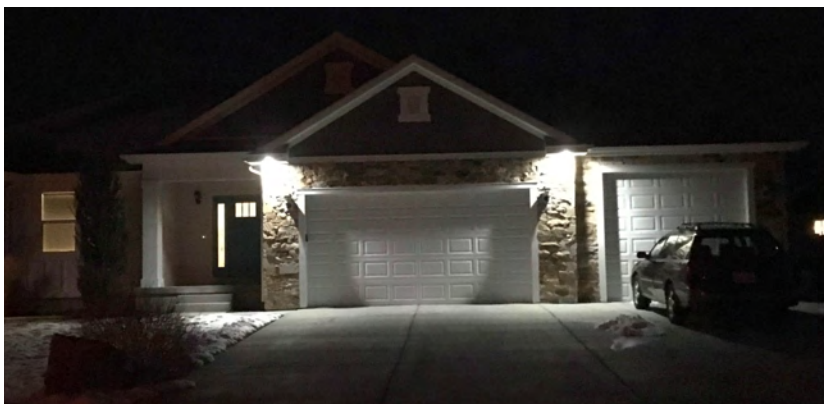


Keep indoor lights inside. Close blinds and curtains when indoor lights are on at night.



Examples of Dark Sky Homes

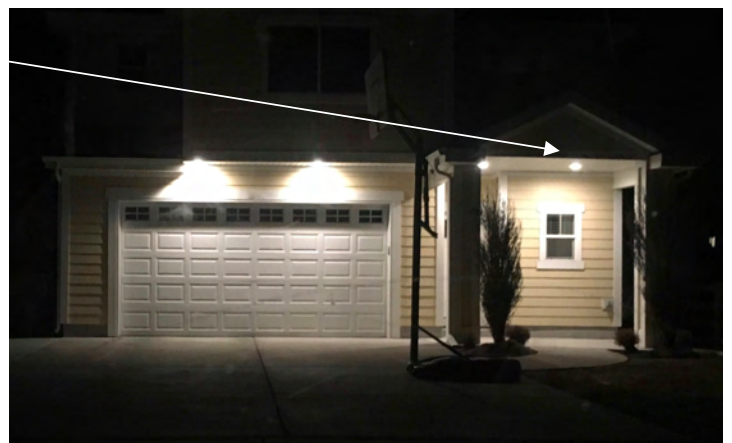
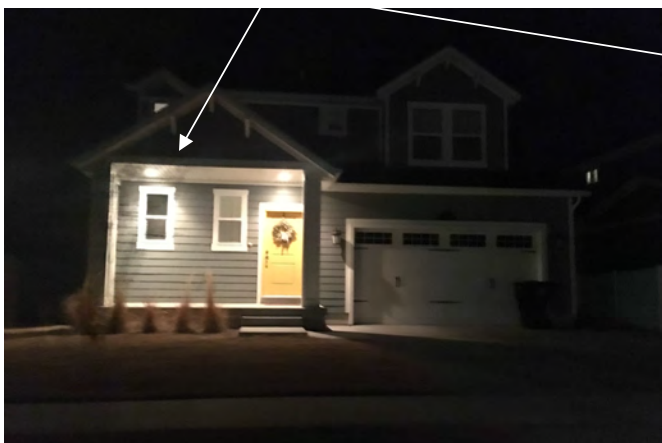
Here are some local examples.



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/>