

Wasatch County
State of Utah

OATH OF OFFICE
INTERLAKEN TOWN

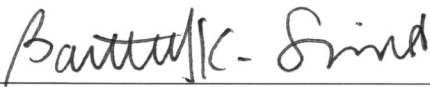
Mayor/Council

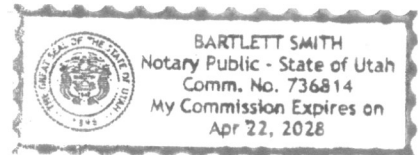
I, Gregory Harrigan, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity.


Gregory Harrigan

Subscribed and sworn to before me this 6th day of, January, 2026.

My commission expires: 4/22/28.


Notary Public, Town Clerk, Bart Smith

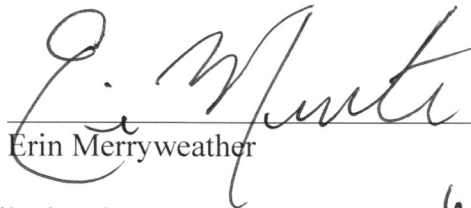


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TOWN OF INTERLAKEN

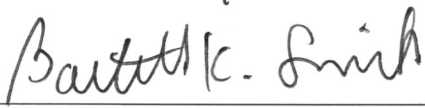
Council

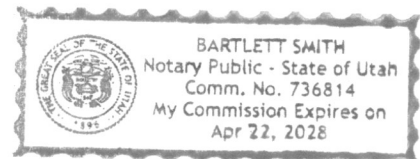
I, Erin Merryweather, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity.


Erin Merryweather

Subscribed and sworn to before me this 6th day of, January, 2026.

My commission expires: 4/22/28.


Notary Public, Town Clerk, Bart Smith

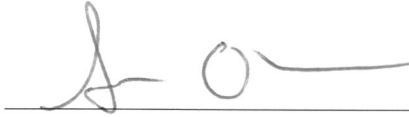


Wasatch County
State of Utah

OATH OF OFFICE
TOWN OF INTERLAKEN

Council

I, Susan O’Nan, do solemnly swear that I will support, obey, and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity.



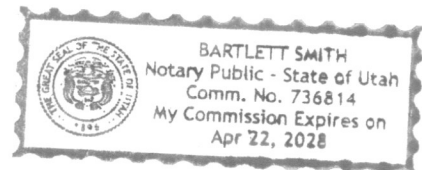
Susan O’Nan

Subscribed and sworn to before me this 6th day of, January, 2026.

My commission expires: 4/22/28.



Notary Public, Town Clerk, Bart Smith



Subject: FW: Code Violation Enforcement - quick question
Date: Sunday, January 4, 2026 at 9:25:58 PM Mountain Standard Time
From: Bart Smith
To: Interlaken Mayor, Bart Smith, Erin Merryweather, Timm Dixon, Jill Jacobson
Attachments: image001.jpg, image002.png, image003.png, image004.jpg, 09-Utah Code 10-20-303 Entrance Upon Land.pdf, 09dd-Utah Code 10-11-12 Municipal Inspector.pdf

Hi All-

I reached out to our attorney to get an opinion about enforcement actions that require entering someone's property. His response is below. I've also included the text to the Utah code he references.

- Utah Code 10-20-303 allows a designated party to access onto a property for the purpose of land use ordinance enforcement, for example, exterior lighting violations.
- Utah Code 10-11-12 allows a designated party to enter onto a property to inspect for any nuisance violation – noise, fireworks, noxious weeds, garbage, etc.

Bart Smith
Interlaken Town Administrator



admin@interlakenut.gov

(435) 565-3812 voice

(206) 851-2053 text

From: Jeremy Cook <jcook@ck.law>
Date: Sunday, January 4, 2026 at 5:53 PM
To: Bart Smith <admin@interlakenut.gov>
Cc: Interlaken Mayor <interlaken.mayor@gmail.com>
Subject: RE: Code Violation Enforcement - quick question

Utah Code 10-11-2 allows for a municipal inspector (you need to designate someone, but for Interlaken the default is probably Bart) to enter onto property to inspect for any sort of nuisance violation. Dark sky violation is a land use ordinance, so it would fall under the following

10-20-303. Entrance upon land.

The municipality may enter upon any land at reasonable times to make examinations and surveys pertinent to the:

- (1) preparation of its general plan; or
- (2) preparation or enforcement of its land use ordinances.

Thanks,
Jeremy



Jeremy R. Cook
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111
Phone: 801.363.4300 (after hours ext. 133) | Cell: 801.580.8759
jcook@ck.law

From: Bart Smith <admin@interlakenut.gov>
Sent: Sunday, January 4, 2026 1:21 PM
To: Jeremy Cook <jcook@ck.law>
Cc: Interlaken Mayor <interlaken.mayor@gmail.com>
Subject: Code Violation Enforcement - quick question
Importance: High

Hey Jeremy-

Under what circumstances can an appointed enforcement officer (town official), not a policeman, sheriff or licensed law enforcement official, walk onto a property (exterior only) and inspect for code violations and knock on the door to present a notice of violation or speak with the resident? In particular could this person enter the property without trespassing if acting as an appointed enforcement official?

I'm assuming these would be civil infractions, and not likely to be handled by the sheriff or police. In some cases we may be able to contract with them to handle these infractions, but probably not in every case, for example dark skies violation, noxious weed control, etc.

Thanks,
Bart Smith
Interlaken Town Administrator



admin@interlakenut.gov
(435) 565-3812 voice
(206) 851-2053 text

Effective 11/6/2025

10-20-303 Entrance upon land.

The municipality may enter upon any land at reasonable times to make examinations and surveys pertinent to the:

- (1) preparation of its general plan; or
- (2) preparation or enforcement of its land use ordinances.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

Subject: Agenda 9 - Dark Skies Ordinance Enforcement
Date: Sunday, January 4, 2026 at 2:17:44 PM Mountain Standard Time
From: Bart Smith
To: Interlaken Mayor, Bart Smith, Erin Merryweather, Timm Dixon, Jill Jacobson
Attachments: image001.png, image002.jpg, Interlaken Dark Skies Enforcement Report.pdf, 2022-06-21_Fee-Schedule-20220621.pdf

Hi All-

This is on the agenda this week because we've received ongoing complaints about violations of our dark skies ordinance and met some resistance with enforcement attempts. I've attached a report I wrote a month ago, detailing the town's current code. There's a lot of detail in the report about our code. If you jump to page 3, you can skip that information and just read the summary and my recommendations.

In addition, I recommend you review Midway City code under in **Title 5 – section 5.02.080 Outdoor Lighting and Glare**. This may be the approach we wish to follow, and could replace much of what we have on the books:

<https://www.midwaycityut.gov/government/codes-policies/>

- ▣ TITLE 5 PUBLIC HEALTH AND SAFETY
 - ▣ CHAPTER 5.01 STATE CRIMINAL CODE
 - ▣ CHAPTER 5.02 NUISANCE ABATEMENT
 - ▣ 5.02.010 Noise
 - ▣ 5.02.020 Smoke
 - ▣ 5.02.030 Heat And Associated Glare
 - ▣ 5.02.040 Vibration
 - ▣ 5.02.050 Fly Ash, Dust Fumes, Vapors, Gases, And Other Forms Of Air Pollution
 - ▣ 5.02.060 Liquid And Solid Wastes
 - ▣ 5.02.070 Odors
 - ▣ 5.02.080 Outdoor Lighting And Glare
 - ▣ 5.02.090 Junk, Rubbish, Weeds And Debris
 - ▣ 5.02.100 Junk Vehicles
 - ▣ 5.02.110 Excessive Motor Vehicle Noise
 - ▣ 5.02.120 Sale Or Use Of Fireworks
 - ▣ 5.02.130 Window Peeping
 - ▣ 5.02.140 Unlawful Discharge Of Weapons
 - ▣ 5.02.150 Public Nuisance Enforcement And Penalty

Note under Midway **D. Prohibitions** and **E. Exemptions**, seasonal lighting is restricted to dates 11/15 - 1/20, plus a list of recognized holidays (eg Pioneer day), with no restrictions on time of day. Interlaken's current policy for enforcement has been 11/15 – 1/15 with no time of day restrictions. Midway also has a provision under **D. Prohibitions** allowing "String Lights," (a subset of seasonal lighting) that are allowed all year, but for less than 5 hours use.

Midway does not currently include fines in their Midway City Fee Schedule (6/21/22 version attached) for outdoor lighting violations, but there is a general discussion regarding enforcement actions in section **5.02.150 Public Nuisance Enforcement and Penalty**. I have a request into Midway city to get more information on their enforcement procedure. Hopefully I'll have more to add to the conversation on Tuesday. Most likely the Title 5 violations would be managed as Civil, not Criminal violations.

Lots to discuss on this one – please familiarize yourself with the issue.

Bart Smith
Interlaken Town Administrator



admin@interlakenut.gov

(435) 565-3812 voice

(206) 851-2053 text

Date: December 3, 2025

From: Bart Smith, Interlaken Town Administrator

To: Interlaken Town Council

Subject: Interlaken Town Municipal Code and Policy Regarding Exterior Lighting

Dear Council-

Attached you'll find a report describing the town's current policy regarding exterior lighting. I've based the report on our current code and documents referenced by the code. I'm providing this material to support any future discussion about enforcement of our "Dark Skies" initiative. We can discuss in detail at our council meeting in a public forum.

Thanks,

Bartlett K. Smith



Current Interlaken Code References to Exterior Lighting

Below you'll find the text of Interlaken code that is relevant with respect to our exterior lighting criteria. Following the code examples, there is a summary and recommendations about both the content of the code and proposed changes.

Title 11 Land Use

Section 11.06.250 Requirements for Outdoor Lighting

All outdoor lighting must conform to the specifications outlined in the "[Interlaken Town Lighting Specifications](#)" document.

A copy of this document is available online: <https://www.interlakenut.gov/building-05>. See the section below for more information about this document.

Section 11.07.080 Hillside, Slopes, and Natural Grade

J. Exterior lighting. Floodlights shall not be used to light all or any portion of any primary or accessory structure facade. All outdoor light sources mounted on poles or buildings or trees to illuminate streets, sidewalks, walkways, patios, porches, parking lots or driveways or other outdoor areas shall use full cutoff fixtures. All such fixtures shall be installed or shielded so that the point light source or light bulb is not visible beyond the property boundary, and, in particular, is not observable as a point light source from the Community Viewing Stations, as defined in the ridgeline section of this chapter.

Interlaken Town Outdoor Lighting Specifications Document

See Appendix A for a copy of the document. It was last revised on April 11, 2016.

This document contains general guidelines and specific criteria for compliant exterior lighting.

Under III General Requirements, it includes a statement about applicability:

III. GENERAL REQUIREMENTS

A. Conformance with All Applicable Codes All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

B. Applicability Except as described below, [all outdoor lighting installed after the date of effect of this Ordinance](#) shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

Exemptions from III. (B.) The following are not regulated by this Ordinance

- a. Lighting for public monuments and statuary.
- b. Repairs to existing luminaires not exceeding 25% of total installed luminaires.
- c. Underwater lighting in swimming pools and other water features
- d. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.
- e. Lighting that is only used under emergency conditions.
- f. In lighting zones 2, 3 and 4, low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at 10 pm MT (Mountain Time) and at 11:00 pm MT between Memorial day and Labor day.

Exceptions to III. (B.)

- a. Lighting specified or identified in a specific use permit.
- b. Lighting required by federal, state, territorial, commonwealth or provincial laws or regulations. All lighting shall follow provisions in this ordinance; however, any special requirements for lighting listed in a) and b) below shall take precedence.

Under VII. Existing Lighting it describes applicability of the ordinance and includes additional restrictions on lighting for properties with “New Uses or Structures” and “Major Additions.”

VII. EXISTING LIGHTING

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Amortization

On or before January 1, 2018, all outdoor lighting shall comply with this Code.

B. New Uses or Structures, or Change of Use

Whenever there is a new use of a property (zoning or variance change) or the use of the property is changed (including a change in ownership), all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations

1. Major Additions. If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

- a. Additions of 25 percent or more in terms of gross floor area
- b. Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.
- c. Resumption of Use after Abandonment If a property with non-conforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

Interlaken Code Summary and Recommendations

Interlaken code, Title 11 Land Use, lays out the town’s restrictions on exterior lighting through text in the code and a reference to the Interlaken Town Outdoor Lighting Specifications document. The key element of this code is applicability. There are some nuances to this, both in the text regarding when the code takes effect, what is grandfathered in, and how remodeling or adding a structure to a property affects application of the code.

- Title 11, Section 11.07.080 restricts exterior lighting without mention of a start date. It could be assumed that this eliminates any “grandfathering” of existing lighting, but we would need to verify that with our attorney.
- The Outdoor Lighting Specifications document is more specific with regard to applicability.

Under III. General Requirements –

- All outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. That date was 4/11/16.
- Exemptions include Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.

Under VII. Existing Lighting

- On or before January 1, 2018, all outdoor lighting shall comply with this Code. I'm not sure where that's coming from – I didn't write it.
- Whenever there is a new use of a property (zoning or variance change) or the use of the property is changed (including a change in ownership), all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.
- If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. There is more detail in the document about what constitutes a "major addition." The addition of a new building, for example a garage, may mean all the lighting on the property needs to be compliant.

Given that the current code has some variability with regard to applicability, I think we need to rewrite the code in Title 11 so that the Outdoor Lighting Specifications document applies to all properties in town without consideration to the date a structure was built. I also think we need to clarify our seasonal lighting policy exemption, restricting it to November 15th through January 15th.

Current Enacted Fees for Violations

A specific fine has not been enacted for violation of the Dark Skies program. The most recent fee resolution was enacted on 1/7/2025. It's been attached as Appendix B. However, the town is within its rights to impose fines on any violation of town code, as stated in Section 2.09.070 Penalties and Fees, regardless of whether the ordinance declares the fine:

In the absence of another applicable penalty provision, the Town may impose a penalty not to exceed the maximum fine for a class C misdemeanor under Utah law per day of violation. In addition, the violator shall be assessed and required to pay all costs actually incurred by the Town in abating and enforcing the law or ordinance in the case, and in holding the administrative hearing, if one was held, including but not limited to inspection costs, filing fees, title searches, equipment costs, attorney fees and Hearing Officer fees.

We should pass an ordinance which codifies a fine for the exterior lighting violation instead of relying on the class C Misdemeanor offense. Perhaps use an escalating fine that starts low - \$25 a day but increases over time.

Appendix A

Interlaken Town Outdoor Lighting Specifications

Revised April 11, 2016

PREAMBLE

The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

- a. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.
- b. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.
- c. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
- d. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- e. Conserve energy and resources to the greatest extent possible.

II. LIGHTING ZONES

The Lighting Zone shall determine the limitations for lighting as specified in this ordinance. The Lighting Zone encompassing the entirety of Interlaken Town is classified as **LZ1** and is described as follows:

LZ1: Low ambient lighting

Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

III. GENERAL REQUIREMENTS

A. Conformance with All Applicable Codes

All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

B. Applicability

Except as described below, all outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party. Exemptions from III. (B.) The following are not regulated by this Ordinance

- a. Lighting for public monuments and statuary.
- b. Repairs to existing luminaires not exceeding 25% of total installed luminaires.
- c. Underwater lighting in swimming pools and other water features
- d. Temporary lighting and seasonal lighting provided that individual lamps are less than 10

watts and 70 lumens.

- e. Lighting that is only used under emergency conditions.
- f. In lighting zones 2, 3 and 4, low voltage landscape lighting controlled by an automatic device that is set to turn the lights off at 10 pm MT (Mountain Time) and at 11:00 pm MT between Memorial day and Labor day.

Exceptions to III. (B.)

- a. Lighting specified or identified in a specific use permit.
- b. Lighting required by federal, state, territorial, commonwealth or provincial laws or regulations.

All lighting shall follow provisions in this ordinance; however, any special requirements for lighting listed in a) and b) below shall take precedence.

C. Road / Street & Other Lighting Within The Right Of Way (ROW)

- a. No property owner will install or operating lighting fixtures within the public right-of-way.
- b. Interlaken Town may install or authorize to be installed lighting fixtures within the easement for the principal purpose of illuminating streets or roads.

D. Lighting Control Requirements

1. Automatic Switching Requirements

Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

Exceptions to III. (C.) 1. Automatic lighting controls are not required for the following:

- a. Lighting under canopies.

2. Automatic Lighting Reduction Requirements

The Authority shall establish curfew time(s) after which total outdoor lighting lumens shall be extinguished.

Exceptions to III. (C.) 2. Lighting reductions are not required for any of the following:

- a. When the outdoor lighting consists of only one luminaire.
- b. Code required lighting for steps, stairs, walkways, and building entrances.
- c. When in the opinion of the Authority, lighting levels must be maintained.
- d. Motion activated lighting.
- e. Lighting governed by special use permit in which times of operation are specifically identified.

V. RESIDENTIAL LIGHTING

A. General Requirements

For residential properties, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, row 2.

B. Background

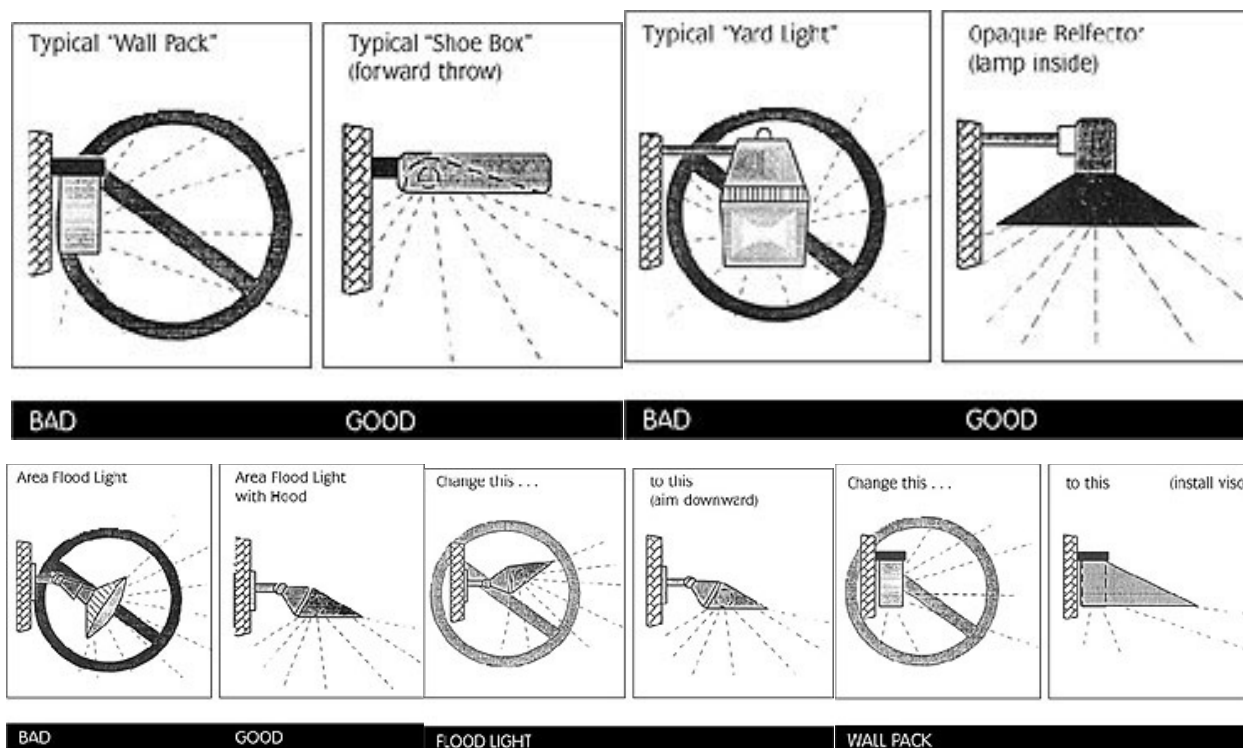
Every homeowner should become acquainted with: a) glare reducing, shielded exterior lighting fixtures; b) ways of reducing “light trespass,” and c) using minimum exterior lighting level (lumens). These principles are the basis of the Interlaken Town Outdoor Lighting Code.

Lighting trespass from one owner’s property to another deserves attention. Steep sloping lots require thoughtful placement and shielding to avoid your lights from illuminating hillside properties below you.

Place a shielded light over every door. Unshielded lights create glare and harsh shadows in which burglars can hide. Without shadows, the human eye is very sensitive to movement.

Poorly designed exterior pole-mounted lighting fixtures and residential exterior floodlights have made the public immune to security lighting. As a result, security lighting has lost the ability to turn heads and grab the attention of a potential witness.

Motion sensor controlled exterior lights alert neighbors and are better than lights that remain on all night. When someone approaches, light your home – not your neighbors (don’t restrict their vision with glare). Motion sensors are both safe and convenient.



Good Lighting Fixtures

<http://www.darksky.org/fixtures/res.html>

Exceptions

1. One partly shielded or unshielded luminaire at the main entry, not exceeding the allowed lumen output in Table G row 1.
2. Any other partly shielded or unshielded luminaires not exceeding the allowed lumen output in Table G row 3.
3. Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G row 4.
4. Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G row 5.
5. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated.
6. Lighting exempt per Section III (B.).

C. Requirements for Residential Landscape Lighting

1. Shall comply with Table G.
2. Shall not be aimed onto adjacent properties.

VI. LIGHTING BY SPECIAL PERMIT ONLY

A. High Intensity and Special Purpose Lighting

The following lighting systems are prohibited from being installed or used except by special use permit:

1. Temporary lighting in which any single luminaire exceeds 20,000 initial luminaire lumens or the total lighting load exceeds 160,000 lumens.
2. Aerial Lasers of higher power or used for purposes other than typical Green Laser Pointers used to highlight astronomical features for educational purposes (and in compliance with FAA prohibitions on spotlighting any aircraft).
3. Searchlights.
4. Other very intense lighting defined as having a light source exceeding 200,000 initial luminaire lumens or an intensity in any direction of more than 2,000,000 candelas.

B. Complex and Non-Conforming Uses

Upon special permit issued by the Authority, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses or special uses including, but not limited to, the following applications:

1. Construction lighting.

2. Public buildings.

To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:

- a. Has sustained every reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Such statement shall be accompanied by the calculations required for the Performance Method.
- c. Employs lighting controls to reduce lighting at a Project Specific Curfew (“Curfew”) time to be established in the Permit.
- d. Complies with the Performance Method after Curfew.

The Authority shall review each such application. A permit may be granted if, upon review, the Authority believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

VII. EXISTING LIGHTING

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Amortization

On or before January 1, 2018, all outdoor lighting shall comply with this Code.

B. New Uses or Structures, or Change of Use

Whenever there is a new use of a property (zoning or variance change) or the use of the property is changed (including a change in ownership), all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations

1. Major Additions.

If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

- a. Additions of 25 percent or more in terms of gross floor area
- b. Single or cumulative additions, modification or replacement of 25 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.
- c. Resumption of Use after Abandonment
If a property with non-conforming lighting is abandoned for a period of six months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.

VIII. ENFORCEMENT & PENALTIES

ENFORCEMENT AND PENALTIES NEEDS TO BE DECIDED ON. PERHAPS THE TOWN COUNCIL HELPS DECIDE THIS.

Consequences of failing to meet the lighting code requirements — probably a first warning period of 6 months, followed by a small, but reasonable monthly fine for failure to correct a problem.

Table G - Residential Lighting Limits

Lighting Application	LZ 1
Row 1 Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	420 lumens
Row 2 Maximum Allowed Luminaire Lumens* for each Fully Shielded Luminaire	1,260 lumens
Row 3 Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	315 lumens
Row 4 Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed
Row 5 Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed
Row 6 Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed

*** Luminaire lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire.**

X. DEFINITIONS - Ordinance Text

<i>Absolute Photometry</i>	Photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire. Reference Standard IES LM-79
<i>Architectural Lighting</i>	Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.
<i>Authority</i>	The adopting municipality, agency or other governing body.
<i>Astronomic Time Switch</i>	An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.
<i>Backlight</i>	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.
<i>BUG</i>	A luminaire classification system that classifies backlight (B), uplight (U) and glare (G).
<i>Canopy</i>	A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)
<i>Common Outdoor Areas</i>	One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.
<i>Curfew</i>	A time defined by the authority when outdoor lighting is reduced or extinguished.

<i>Emergency conditions</i>	Generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.
<i>Footcandle</i>	The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.
<i>Forward Light</i>	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.
<i>Fully Shielded Luminaire</i>	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
<i>Glare</i>	Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
<i>Hardscape</i>	Permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is 10 feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.
<i>Hardscape Area</i>	The area measured in square feet of all hardscape. It is used to calculate the Total Site Lumen Limit in both the Prescriptive Method and Performance Methods. Refer to Hardscape definition.

<i>Hardscape Perimeter</i>	The perimeter measured in linear feet is used to calculate the Total Site Lumen Limit in the Performance Method. Refer to Hardscape definition.
<i>IDA</i>	International Dark-Sky Association.
<i>IESNA</i>	Illuminating Engineering Society of North America.
<i>Impervious Material</i>	Sealed to severely restrict water entry and movement
<i>Industry Standard Lighting Software</i>	Lighting software that calculates point-by-point illuminance that includes reflected light using either ray-tracing or radiosity methods.
<i>Lamp</i>	A generic term for a source of optical radiation (i.e. “light”), often called a “bulb” or “tube”. Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.
<i>Landscape Lighting</i>	Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.
<i>LED</i>	Light Emitting Diode.
<i>Light Pollution</i>	Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

<i>Light Trespass</i>	Light that falls beyond the property it is intended to illuminate.
<i>Lighting</i>	“Electric” or “man-made” or “artificial” lighting. See “lighting equipment”.
<i>Lighting Equipment</i>	Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
<i>Lighting Zone</i>	An overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.
<i>Lighting Equipment</i>	Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
<i>Low Voltage Landscape Lighting</i>	Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.
<i>Lumen</i>	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from “watt,” a measure of power consumption).
<i>Luminaire</i>	The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

<i>Luminaire Lumens</i>	For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.
<i>Lux</i>	The SI unit of illuminance. One lux is one lumen per square meter. 1 Lux is a unit of incident illuminance approximately equal to 1/10 footcandle.
<i>Mounting height</i>	The height of the photometric center of a luminaire above grade level.
<i>New lighting</i>	Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.
<i>Object</i>	A permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.
<i>Object Height</i>	The highest point of an entity, but shall not include antennas or similar structures.
<i>Ornamental lighting</i>	Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.

<i>Ornamental Street Lighting</i>	A luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics: · designed to mount on a pole using an arm, pendant, or vertical tenon; · opaque or translucent top and/or sides; · an optical aperture that is either open or enclosed with a flat, sag or drop lens; · mounted in a fixed position; and · with its photometric output measured using Type C photometry per IESNA LM-75-01.
<i>Outdoor Lighting</i>	Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.
<i>Partly shielded luminaire</i>	A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.
<i>Pedestrian Hardscape</i>	Stone, brick, concrete, asphalt or other similar finished surfaces intended primarily for walking, such as sidewalks and pathways.
<i>Photoelectric Switch</i>	A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.
<i>Property line</i>	The edges of the legally-defined extent of privately owned property.

<i>Relative photometry</i>	Photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.
<i>Repair(s)</i>	The reconstruction or renewal of any part of an existing luminaire for the purpose of its on-going operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. "Repair" does not include normal relamping or replacement of components including capacitor, ballast or photocell.
<i>Replacement Lighting</i>	Lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.
<i>Sales area</i>	Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.
<i>Seasonal lighting</i>	Temporary lighting installed and operated in connection with holidays or traditions.
<i>Shielded Directional Luminaire</i>	A luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.
<i>Sign</i>	Advertising, directional or other outdoor promotional display of art, words and/or pictures.

<i>Sky Glow</i>	The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.
<i>Temporary lighting</i>	Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.
<i>Third Party</i>	A party contracted to provide lighting, such as a utility company.
<i>Time Switch</i>	An automatic lighting control device that switches lights according to time of day.
<i>Translucent</i>	Allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).
<i>Unshielded Luminaire</i>	A luminaire capable of emitting light in any direction including downwards.
<i>Uplight</i>	For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.
<i>Vertical Illuminance</i>	Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

- END -

Appendix B

INTERLAKEN TOWN, UTAH FEE RESOLUTION AMENDMENT AND REPLACEMENT January 7, 2025

RESOLUTION NO. 2025-01-07

A RESOLUTION AMENDING THE FEE RESOLUTION AND REPLACING RESOLUTION NO. 2023-01-03 IN ITS ENTIRETY

WHEREAS, it is necessary to update the fee resolution to reflect the changing costs of performing services,

NOW, THEREFORE, it is hereby RESOLVED, by the Town Council of Interlaken, Utah, that the Interlaken Town Fee Schedule is hereby re-adopted with the following changes:

A. Building Permits, Fees, and Deposits

The Town Council of Interlaken reserves the right to adjust the Permit Application Fee, Water Connection Fee, Road Impact Fee, Damage Deposit, and Completion Deposit based on the size and scope of a construction project and associated costs for repair and maintenance of town assets and property, including, but not limited to, the municipal water system and the town's road right of way. The maximum Building Permit Application Fee will be \$1,000 to cover additional administrative costs billed to the town by the Town Engineer. The Water Connection Fee for new municipal water service will be \$2300. The maximum Road Impact Fee shall be set to \$4,000. The maximum Damage Deposit shall be set to \$5,000. The maximum Completion Deposit shall be set to \$3,000. The Town Administrator will have the authority to reduce these fees for projects that would have a reduced impact on the town's property and resources. These fees and deposits are set as follows:

Interlaken Building Permit Application Fee	\$1,000.00
Interlaken Water Connect Fee	\$2,300.00
Interlaken Road Impact Fee	\$4,000.00
Interlaken Damage Deposit	\$5,000.00
Interlaken Completion Deposit	\$3,000.00

B. Special Use Permit

Interlaken Special Use Permit Application Fee	\$100.00
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C. Parking Violations

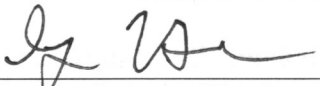
Parking in the road right of way from November 1 through April 1, of each year, any time of day.	\$500.00 per incident
Parking in the road right of way for 3 or more consecutive hours between the times 11:00 pm through 6:00 am the following day.	\$200.00 per incident
Parking in the road right of way for 24 or more consecutive hours from April 2, through October 31, of each year, any time of day.	\$200.00 per incident

- D. Violation of Municipal Code Section 9.05.090 which requires clean up by any person or entity that tracks, spills, deposits, discharges or drops any mud, dirt, debris, or other material on a public road or a public right-of-way.

Spillage of debris on public roads or right-of-way	\$300.00 per day
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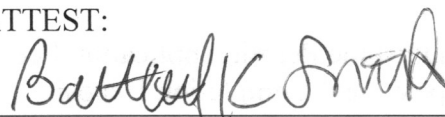
APPROVED AND ADOPTED this 7th day of January, 2024.

TOWN OF INTERLAKEN



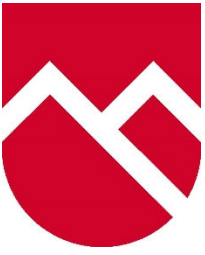
Mayor: Gregory Harrigan

ATTEST:



Town Clerk: Bart Smith





MIDWAY CITY FEE SCHEDULE

Effective 6/21/2022

ADMINISTRATIVE

ITEM		FEE
Copies	8.5" x 11" - black & white	\$0.25/copy
	8.5" x 11" - color	\$1.00/copy
	11" x 17" - black & white	\$0.50/copy
	11" x 17" - color	\$2.00/copy
	24" x 36" - black & white	\$3.00/copy
	24" x 36" - color	\$26.00/copy
	36" x 42" - black & white	\$5.50/copy
	36" x 42" - color	\$32.00/copy
As provided by the Utah Government Records Access and Management Act, staff time will be charged in an hourly amount that equals but does not exceed the wage of the lowest-paid employee who has the necessary skills and training to perform the request. No charge may be made for the first quarter-hour of staff time.		
Returned Check		\$20.00

BUILDING SAFETY

ITEM		FEE
After Hours Inspection		\$75.00/hr.
Copies	UPS Store Copies 2' x 3' or actual charge if more	\$3.50/page
	Time - Admin Asst - time spent gathering documents to be copied and going to the UPS store to make large format copies.	\$0.40/min.
Demolition Permit	For the demolition of a structure up to and including 5,000 square feet	\$50.50
	For the demolition of a structure in excess of 5,000 square feet	\$101.00
	A Demolition permit would require a minimum of two inspections: prior to approving for demolition, and after all regrading is complete to assure the requirements of the Site Disturbance ordinance have been met.	
Deposit	Varies depending upon cost of project, not to exceed plan review amount	Variable
Final Completion Deposit	Residential only, permits 07-126 forward	\$3,000.00
Grading Permit	50 cubic yards or less	\$25.00
	51-100 cu yd	\$37.00
	101-1,000 cu yd	\$50.00 for the first 100 cubic yards plus \$15.00 for each additional 100 cubic yards or fraction thereof

	1,001 - 10,000 cu yd	\$185.00 for the first 1,000 cubic yards plus \$13.00 for each additional 1,000 cubic yards or fraction thereof
	10,001 - 10,000 cu yd	\$301.00 for the first 10,000 cubic yards plus \$11.00 for each additional 10,000 cubic yards or fraction thereof
	100,001 cu yd or more	\$401.00 for the first 100,000 cubic yards plus \$9.00 for each additional 10,000 cubic yards or fraction thereof
Permit (+1% state/city surcharge added)	Basement Finish	No charge
	Electrical meter up-grade, relocation, or repair	No charge
	Furnace change-out	No charge
	Modification of existing gas line	No charge
	Recovering roof (second layer of shingles)	No charge
	Reroofing (removing all old roofing material and installing new)	No charge
	Water heater change-out	No charge
Permit Deposit	New Single-family dwelling	\$1,050.25
Permit Fees	Current Appendix "L" IRC	
Plan Review	65% of the building permit fee	
Post-Approval Review	Post-Approval Review (gas line, engineering, truss, REScheck, other) minimum	\$50.00/hr.
Post-Issuance Review		\$50.00/hr.
Re-Inspection Fee		\$75.00
Re-Open Expired Permit	50% of original permit fee	Variable
Residential Valuations	Current Wasatch County Building Department valuation (Updated every 6 months in February and August)	
Site Disturbance	Permit	\$50.50
	Plan Review	\$50.50
Temporary Certificate of Occupancy	Commercial	\$750.00
	New single-family dwellings thru permits 07-125, and all remodels/partial as required	\$500.00

CURRENT ICC EVALUATION TABLE
(For All Permits Except Residential)

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^d	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- a. Private Garages use Utility, miscellaneous
b. For shell only buildings deduct 20 percent
c. N.P. = not permitted
d. Unfinished basements (Group R-3) = \$23.20 per sq. ft.

Fees Collected for Other Entities or Departments

ITEM	FEE
Heber Valley Special Service District (HVSSD) - Impact Fee	\$4,190.00
Midway Sanitation District (MSD) - Lateral Inspection Fee	\$100.00
Midway Sanitation District - Sewer Impact Fee	\$2,450.00
Park Impact Fee	\$1,000.00
Public Facilities Deposit	\$1,750.00
Trails Impact Fee	\$806.00
Transportation Impact Fee	\$2,750.00
Water Impact Fee (3/4" meter)	\$2,300.00

Water Impact Fee (1" meter)	\$3,833.00
Water Impact Fee (1.5" meter)	\$7,667.00
Water Impact Fee (2" meter)	\$12,267.00
Water Impact Fee (3" meter)	\$26,833.00
Water Impact Fee (4" meter)	\$76,667.00
The impact fee for meter sizes greater than 4.0 inches shall be determined by the City Engineer on a case-by-case basis.	
Water Meter Installation	\$50.00
WATTS - Line Extension Fee	\$1,500.00

BUILDINGS

ITEM		FEE
Town Hall – Large Hall / Stage / Kitchen	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$350 daily rate/\$75 per day discounted rate up to 2 consecutive days*
	Monday - Saturday; non-resident	\$550 daily rate/\$100 per day discounted rate up to 2 consecutive days*
Community Center – Large Hall / Stage / Kitchen	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$200 day/\$50 per day discounted rate up to 2 consecutive days*
	Monday - Saturday; non-resident	\$300 day/\$75 per day discounted rate up to 2 consecutive days*
Community Center – Conference Room	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$50 per day
	Monday - Saturday; non-resident	\$75 per day
Community Center – Small Meeting Room	Damage / Cleaning Deposit	\$500 (Refundable)
	Monday - Saturday; resident	\$30 per day
	Monday - Saturday; non-resident	\$50 per day
* For every 1 day rental at the regular rate, you can rent up to two consecutive days at the discounted rate.		

CEMETERY

ITEM		FEE
Administrative Fee (Replace Burial Rights Certificate, Research, Etc.)		\$50
After Hours Charge ⁵		\$200 / Hour
Burial Plot (Cremation, Infant, Single, Stacked) ⁴	Primary Resident ¹	\$1,000
	Primary Wasatch County Resident ²	\$1,500
	Non-Resident, Non-Primary Resident ³	\$5,000
Cremation Niche (Rows 1 and 2)	Primary Resident ¹	\$750
	Primary Wasatch County Resident ²	\$1,000
	Non-Resident, Non-Primary Resident ³	\$1,500
Cremation Niche (Rows 3 and 4)	Primary Resident ¹	\$550
	Primary Wasatch County Resident ²	\$1,100
	Non-Resident, Non-Primary Resident ³	\$1,650
Cremation Vault		\$300
Disinterment (Adult)		\$2,000

Disinterment (Infant / Cremation)	\$500
Interment (Plot - Adult)	\$1,150
Interment (Cremation Niche)	\$150
Interment (Plot - Infant / Cremation)	\$500
Headstone Placement, Removal, or Inspection	\$100
Transfer of Ownership	\$100
¹ Classified as a person whose primary residence is located within the 84049 zip code. May purchase a maximum of four burial plots.	
² Classified as a person whose primary residence is located within Wasatch County. May purchase a maximum of two burial plots.	
³ Classified as a person whose primary residence is outside of Wasatch County. May purchase a maximum of two burial plots.	
⁴ A total of one single adult, two stacked adults, six separate cremated remains, or four infants may be buried on the plot.	
⁵ For Interments and disinterment after 3:00 p.m.	
Gravesites purchased previously for which no perpetual care assessment was paid will be charged an addition 60% of the opening and closing fee at the time of burial.	

ENGINEERING

ITEM	FEE
Engineering Construction Deposit	\$2,000 minimum or 5% of the entire estimate of the construction cost including contingency as determined by the City Engineer, whichever is greater*
* If the amount in the deposit is depleted down to ¼ of the initial amount then all work is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project's level of completion.	

PARKS

ITEM	FEE
Pavilions – Centennial Park, Hamlet Park (North), Hamlet Park (South), Valais Park (East), Valais Park (West)	Resident/non-resident \$25/day
Pavilion – Town Square	Deposit \$250 (Refundable)
	Resident \$50/day
	Non-Resident \$100/day
Centennial or Hamlet Parks (With Vendors, Includes Pavilions)	Deposit (Security/Damage) \$500 (Refundable)*
	Resident/non-resident \$150/day
Town Square (Without Vendors)	Resident \$100/day
	Non-Resident \$200/day

Town Square (With Vendors, Includes Pavilion)	Deposit (Security/Damage)	\$500 (Refundable)*
	Resident/non-resident	\$250/day
* Required and must be paid within 24 hours of the event.		

PLANNING AND ZONING

ITEM		FEE
Administrative Decision Appeals		\$100
Annexation	Application	\$1,000 (5 acres or less) or \$200/acre (Over 5 acres).
	Legal and Engineering Review Deposit	\$100/acre* (\$1,000 minimum and \$10,000 maximum).
Annexation Agreement Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Board of Adjustment Application Fee/Variance		\$500 + \$.50 per letter + Costs
Business Licenses	Business/Event License - Swiss Days/Swiss Christmas	\$3,000.00
	Business License	\$65.00
	Temporary Business License	\$65.00
	Festival Market Business License Application Fee	\$50.00
	Festival Market Business License - 3rd Party Vendor Fee (Paid by the business owner for each 3rd party vendor). For the Thursday, Friday, or Saturday of the Labor Day Weekend commonly falling the last week of August or the first week of September each year.	\$50/day
	Festival Market Business License - 3rd Party Vendor Fee (Paid by the business owner for each 3rd party vendor). For all days except the Thursday, Friday, or Saturday of the Labor Day Weekend commonly falling the last week of August or the first week of September each year.	\$5/day
	Food Truck Business License - Per Occurrence (Paid by sponsoring business) or	\$50.00
	Food Truck Business License - Yearly (Paid by sponsoring business)	\$200.00
	Restaurant Business License	\$115.00
	Commercial Retail License for store 5,000+ square feet of floor space	\$165.00
	Hotel Business License \$3.00 per unit – Minimum of \$75 and Maximum of \$400	\$75 - \$400
	Class A Beer License	\$450.00
	Class B Beer License	\$450.00
	Class C Beer License	\$550.00
	Solicitor License	\$65.00 + \$1,000 bond

	Late Fee on Unpaid Business Licenses up to 30 days late	\$0.50
	License Fee + 100% late fee on unpaid licenses Over 30 days but less than 6 months	\$1.00
	Unpaid licenses over six months – Businesses must reapply, pay required fees, and obtain new inspections	\$65.00
	Special Event Application Fee	\$75.00
	Special Event Recurring Fee - per each instance of a Special Event	\$50.00
	Special Event Liquor License	\$100.00
	Transient Rental Inspection Trip Fee	\$30.00
	Transient Lodging Unit Rental	\$100.00
	Transient Lodging Unit Rental - Condominium Hotel ("Hotel" in plat title and no kitchen facilities)	\$15.00
Conditional Use Permit	Application	\$500 + \$.50 per letter + Costs
	Legal and Engineering Review Deposit	\$1,000* (Required at staff's discretion)
Development Agreement Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Development Review Committee (DRC)	To be subtracted from preliminary application once submitted for review	\$100.00
Disconnection	Application	\$500 (5 acres or less) or \$100/acre (Over 5 acres).
	Legal and Engineering Review Deposit	\$50/acre* (\$500 minimum and \$5,000 maximum).
General Plan Amendment		\$1,000 + Costs
Historic Building Permit		\$200 + Costs
Land Use Reviews by City Council (Miscellaneous)	Application	\$100.00
	Legal and Engineering Review Deposit	\$500* (Required at staff's discretion)
Land Use Verification		\$100.00
Lot Boundary Adjustment		\$100.00
Lot of Record Determination		\$300.00
Master Plan Amendment	Application	\$1,000 + \$100/lot or unit that is amended
	Legal and Engineering Review Deposit	\$1,000*
Miscellaneous Services (Waived for entities with a 501(C)(3) designation)		\$100 + Costs
Parking Stall Lease (Public)		\$250/annually (Prorated for first year)
Phased Development Planning**	Concept	\$500/meeting
	Master Plan Review	\$1,000 minimum or \$100/lot or unit
	Legal and Engineering Review Deposit (Master Plan Review)	Master Plan Review - \$2,000 minimum or \$400/lot or unit whichever is greater - \$20,000 maximum*
Plat Amendment	Application	\$250 + \$.50 per letter + Costs

	Legal and Engineering Review Deposit	\$1,000* (Required at staff's discretion)
Pre-Application Meeting		\$75/hr. after the first hour (Required at staff's discretion)
Plat Approval Extension	For each year extension is requested	\$150.00
Profession Review Deposit	Required for any application that requires legal and engineering review (unspent deposit funds)	\$500 unless determined differently by staff*
Residential Treatment Facilities and Elderly Care Facilities	Application	\$2,000
	Legal and Engineering Review Deposit	\$1,000*
Residential Treatment Facilities and Elderly Care Facilities (Special Accommodations)	Application	\$2,000
	Legal and Engineering Review Deposit	\$1,000*
Resort Planning**	Concept	\$500/meeting
	Master Plan Review	\$20,000 minimum or \$100/EU whichever is greater
	Legal and Engineering Review Deposit (Master Plan Review)	\$20,000 or \$100/EU whichever is greater*
	Legal and Engineering Review Deposit (Preliminary)	\$2,000 minimum or \$400/lot or unit whichever is greater - \$20,000 maximum*
	Legal and Engineering Review Deposit (Final)	\$2,000 minimum or 400/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary
Sewer Board Fees / unit or lot for preliminary		\$30.00
Sewer Board Fees / unit or lot for final		\$15.00
Signs	Permit	\$50.00
	Fine/Retrieval Fee for Illegally Placed Signs	\$25.00
Site Plans		\$600.00 or \$150.00 per unit/unit, whichever is greater
Site Plans: Amendment Application Fee	Application fee for site plan amendment approval.	\$300.00
Site Plans: Application Fee	Application fee for site plan approval.	\$300.00
Site Plans with Units: Application Fee Per Unit/Lot	Per unit/lot application fee for site plan approval.	\$150.00
Site Plans with Units: Base Application Fee	Base application fee for site plan approval, if greater than per unit/lot fee.	\$600.00
Special Use Permit	Application	\$1,000 + \$.50 per letter + Costs
	Legal and Engineering Review Deposit	\$5,000* (Required at staff's discretion)
Subdivision Planning (No new roads)	Preliminary	\$300/lot or unit
	Final	\$150/lot or unit
	Legal and Engineering Review Deposit (Preliminary)	\$500 minimum or \$200/lot or unit whichever is greater*
	Legal and Engineering Review Deposit (Final)	\$500 minimum or \$200/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary

Subdivision Planning (New roads)	Concept	\$500/meeting
	Preliminary	\$300/lot or unit
	Final	\$100/lot or unit
	Legal and Engineering Review Deposit (Preliminary)	\$2,000 minimum or \$400/lot or unit whichever is greater* - \$20,000 maximum
	Legal and Engineering Review Deposit (Final)	\$2,000 minimum or 400/lot or unit whichever is greater* - only if staff determines it is necessary based on funds that remain in account after preliminary
Town Architect		\$200/hr. (2 hours maximum)
Zone Compliance		\$100
Zone Text Change Request	Application fee for zone text change request.	\$1,000.00 plus legal and/or technical fees incurred by the City to service the application
Zoning Change Request	Application fee for zoning change request up to one acre, plus 250.00 per acre	\$400.00, up to one acre, plus \$250. per acre beyond one acre
Zoning Map		\$3.00
* If the amount in the deposit is depleted down to ¼ of the initial amount then all review is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project's level of completion. Prior to recording payment of fees must be current.		
** Each phase then must be processed through the Preliminary and Final approval process as listed in the Subdivision (new roads) section of this chart.		

PUBLIC SAFETY

ITEM		FEE
Dog Licenses (All fees collected are paid quarterly to Heber City)	Traditional (Not spayed or neutered; per dog; non-transferable)	\$25/year
	Traditional (Spayed or neutered; per dog; non-transferable)	\$20/year
	Lifetime (Spayed or neutered; per dog; non-transferable)	\$40
	Lifetime (Not spayed or neutered; per dog; non-transferable)	\$60
	Lifetime licenses are good for 3 years or when the rabies shot expires. At the time proof of rabies needs to be brought in and a new tag will be issued for \$5. If this tag is purchased, they will be able to renew the license when the dog is vaccinated instead of needing to do it yearly.	

PUBLIC WORKS / USE OF EQUIPMENT

(1 employee supplied with equipment unless otherwise specified)

ITEM	FEE
1 Ton Truck w/dump	\$46.70
Air Compressor	\$38.55
Application Fee	\$50.00

Backhoe - Includes One Employee	\$75.00
Bucket Truck	\$114.00
Cleaning Services	\$31.00/hr.
Code Enforcement	\$31.00/hr.
Generator	\$15.00
Ground Crew	\$31.00/hr.
Hydraulic Truck	\$55.50
Mini-Excavator	\$75.00
Misc. Vehicle	\$70.00
Personnel	\$31.00/hr.
Pressure Washing	\$40.00
Pressure Washing - Pre-Event - Includes One Employee	\$40.00
Restroom Cleaning	\$15.00
RTV	\$70.00
Set Up and Take Down of Load Zones	\$31.00/hr.
Small Loader	\$66.10
Snow Blower Attachment	\$131.55
Snowplow	\$96.30
Street Mechanical Sweeper	\$137.50
Street Mechanical Sweeper - Pre-Event	\$137.50
Street Vacuum Sweeper	\$137.50
Street Vacuum Sweeper - Pre-Event	\$137.50
Traffic Control Candles/Each/Per Day	\$0.60
Traffic Control Cones/Each/Per Day	\$0.60
Traffic Control Sign Stands/Each/Per Day	\$2.50
Traffic Control Signs/Each/Per Day	\$1.50
Trash Bags	\$1.00
Trash Removal	\$31.00/hr.
Trash Removal on City Property	\$31.00/hr.
Vacuum Trailer - Includes Two Employees	102.00/hr.

TAXES

ITEM	FEE
Franchise Fees	Determined by agreement
Highway Sales & Use Tax	0.30%
Municipal Energy Sales & Use Tax	6.00%
Municipal Sales & Use Tax	1.00%
Municipal Telecommunications License Tax	3.50%
Municipal Transient Room Tax	1.00%
Property Tax	Established annually
Resort Communities Sales & Use Tax	1.10%

WATER

Meter Size (Inches)	Allowed Usage (Gallons/Month)	Rate	Overage	
			0 – 5,000 gallons	5,000+ gallons
¾	10,000	\$28	\$3.73 per 1,000 gallons	\$4.67 per 1,000 gallons
1	20,000	\$56		
1 ½	40,000	\$112		
2	70,000	\$196		
3	160,000	\$448		
4	300,000	\$840		
6	640,000	\$1,792		

ITEM		FEE
CF	IRRIGATION CONVERSION FEE - assessed by Midway Irrigation. Fee is collected & passed through to Midway Irrigation.	
Connection Fee	¾ inch meter	\$1,300
	1 inch meter	\$1,600
	1 ½ inch meter	\$3,200
	2 inch meter	\$3,600
	Other sizes based on actual cost	
Connection Petition	Application	\$250
	Legal and Engineering Review Deposit	\$500 *
Excavation Permit	Administrative, Engineering, and Inspections (Includes 4 inspections)	\$500
Fire Hydrant Use	Deposit	\$2,000
	Rental charged for using fire hydrant, valve, and meter (6 days per week)	\$10/day
	Charge for water used	\$0.02/gallon
MC	METER COST - set by ordinance based on Meter Size	
PB	PRIOR BALANCE	
PF – Alpenhof	PUMPING FEE - Operating & Maintenance costs	\$8/month
PF – Homestead Zone	PUMPING FEE - Operating & Maintenance costs	\$3/month
Re-Connection Fee	To resume service after first termination	\$25
	To resume service after second or subsequent terminations	\$400
System Enhancement Fee	One-time cost for Water System Development (Transportation, Treatment and Storage)	\$11,500
WA	WATER - fee set by ordinance	
Water Board – Application Fee		\$25/unit or lot
Water Lease	Annual Cost	\$400/year
WL	WATER LEASE per lease agreement	
* If the amount in the deposit is depleted down to ¼ of the initial amount then all review is put on hold. The hold is in place until the funds are increased to the initial deposit amount or an amount less than the initial amount. This possible lesser amount will be determined by staff based on the project's level of completion. Prior to recording payment of fees must be current.		

Subject: Agenda 9: Noise Ordinance
Date: Sunday, January 4, 2026 at 2:37:33 PM Mountain Standard Time
From: Bart Smith
To: Interlaken Mayor, Bart Smith, Erin Merryweather, Timm Dixon, Jill Jacobson
Attachments: image001.jpg, Town Ordinance Noise - 4910-7976-4866 - 1.pdf, Heber City 9.22.020-021 Disturbing the Peace[1].pdf, Title 09 Bldg&Constr Rev08 2018-06-18[1].pdf

Hi All-

This is another hot issue for us. We had the town attorney draft a noise ordinance for us – attached. It was based on the Heber City Ordinance – also attached.

My thoughts-

I think the draft ordinance is too general and vague. I would like to separate out items a, b, c from items d and e, and impose different timeframes for each type of noise.

- Human generated noise (loud arguing, yelling, loud music, etc) – enforced 24 hours a day, when witnessed for distances greater than XX feet from the source property line.
- Machine generated noise (weed whacker, chain saws, etc) – enforced in the same fashion as our building permit hours of construction (see attached title 9) -- from section 9.07.010 Normal Hours and Days of Work of Construction Activity: Mon-Sat – 7am – 8 pm, Sunday – 9am – 6pm. Restricted throughout the town, regardless of distance from the source.

It is also worth looking at Midway's noise ordinance – section **5.02.010 Noise**, for guidance. I will also talk to Midway regarding their method of enforcement.

<https://www.midwaycityut.gov/government/codes-policies/>

Please review the Midway City code to prepare for a discussion.

Thanks,
Bart Smith
Interlaken Town Administrator



admin@interlakenut.gov

(435) 565-3812 voice

(206) 851-2053 text

Effective 5/4/2022

10-11-2 Inspection of property -- Notice -- Penalties.

- (1)
- (a) If a municipality adopts an ordinance describing the duties of a municipal inspector appointed under Section 10-11-1, the ordinance:
 - (i) may, subject to Subsection (1)(b), direct the inspector to examine and investigate real property for:
 - (A) the growth and spread of injurious and noxious weeds;
 - (B) garbage and refuse;
 - (C) a public nuisance;
 - (D) an illegal object or structure; or
 - (E) hazardous materials; and
 - (ii) if an inspector conducts an examination and investigation under Subsection (1)(a), shall direct the inspector to deliver written notice of the examination and investigation in accordance with Subsection (2).
 - (b) An ordinance described in Subsection (1)(a) may not direct an inspector or authorize a municipality to abate conditions solely associated with the interior of a structure, unless required:
 - (i) for the demolition and removal of the structure; or
 - (ii) to eliminate or remove hazardous materials within a structure that has been closed to occupancy or entry by a local health department or fire department.
 - (c) An ordinance described in Subsection (1)(a) may direct an inspector or authorize a municipality to issue an order limiting or restricting access to a structure and the real property appurtenant to the structure while the municipal inspector or a certified decontamination specialist destroys, removes, or abates hazardous materials within the structure.
 - (d) If a municipality has adopted an ordinance establishing an administrative proceeding process for the violation of a municipal ordinance in accordance with the requirements of Section 10-3-703.7, the municipality may adopt an ordinance imposing the following for a violation of an order issued under Subsection (1)(c):
 - (i) a civil penalty in accordance with Subsection 10-3-703(2); or
 - (ii) in accordance with Subsection 10-3-703(1), a criminal penalty, including by a fine not to exceed the maximum class B misdemeanor fine under Section 76-3-301, by a term of imprisonment up to six months, or by both the fine and term of imprisonment.
 - (e) An ordinance adopted in accordance with Subsection (1)(d) shall provide 180 days after the day on which the written notice from an inspector is delivered in person or the date the notice is post-marked for the recipient of the notice to:
 - (i) abate the hazardous materials; or
 - (ii) appeal the notice and begin the administrative proceeding process.
- (2)
- (a)
 - (i) The municipal inspector shall serve written notice to a property owner of record according to the records of the county recorder in accordance with Subsection (2)(b).
 - (ii) The municipal inspector may serve written notice in accordance with Subsection (2)(b) to a non-owner occupant of the property or another person responsible for the property who is not the owner of record, including a manager or agent of the owner, if:
 - (A) the property owner is not an occupant of the property; and

- (B) the municipality in which the property is located has adopted an ordinance imposing a duty to maintain the property on an occupant who is not the property owner of record or a person other than the property owner of record who is responsible for the property.
- (b) The municipal inspector may serve the written notice:
 - (i) in person or by mail to the property owner of record as described in Subsection (2)(a)(i), if mailed to the last-known address of the owner according to the records of the county recorder; or
 - (ii) in person or by mail to a non-owner occupant or another person responsible for the property who is not the owner of record as described in Subsection (2)(a)(ii), if mailed to the property address.
- (c) In the written notice described in Subsection (2)(a), the municipal inspector shall:
 - (i) identify the property owner of record according to the records of the county recorder;
 - (ii) describe the property and the nature and results of the examination and investigation conducted in accordance with Subsection (1)(a);
 - (iii) identify the relevant regulation or ordinance at issue and describe the violation of the relevant regulation or ordinance;
 - (iv) describe each order, fine, or penalty that may be imposed;
 - (v) for a structure or any real property closed to occupancy or entry by a local health department because of hazardous materials, explain the right of a property owner, occupant, or, if applicable, another person responsible for the property to abate the hazardous materials or appeal the notice within 180 days after the day on which notice is delivered in person or the date the notice is post-marked; and
 - (vi) require the property owner, occupant, or, if applicable, another person responsible for the property to:
 - (A) eradicate or destroy and remove any identified item examined and investigated under Subsection (1)(a); and
 - (B) comply with Subsection (2)(c)(vi)(A) in a time period designated by the municipal inspector but no less than 10 days after the day on which notice is delivered in person or post-marked, or for a notice related to hazardous materials, no less than 180 days after the day on which notice is delivered in person or post-marked.
- (d) For a notice of injurious and noxious weeds described in Subsection (2)(a), the municipal inspector is not required to make more than one notice for each annual season of weed growth for weeds growing on a property.
- (e) The municipal inspector shall serve the notice required under Subsection (2)(a)(i) under penalty of perjury.
- (f) For a structure or any real property closed to occupancy or entry by a local health department because of hazardous materials, unless an order issued by a court of competent jurisdiction states otherwise, a municipality may not impose a fine or penalty on a property owner, occupant, or another person responsible for the structure or real property, and may not authorize a municipal inspector or a certified decontamination specialist to begin abatement of the hazardous materials, until:
 - (i) the appeal and administrative proceeding process is completed; or
 - (ii) the property owner, occupant, or another person responsible for the property has missed the deadline for filing the appeal.

Amended by Chapter 432, 2022 General Session

**INTERLAKEN TOWN
WASATCH COUNTY, UTAH**

JANUARY 06, 2026

ORDINANCE NO. 18

AN ORDINANCE ENACTING CHAPTER 4.05 – DISTURBING THE PEACE

WHEREAS, Interlaken Town (the “Town”) has established the Interlaken Town Municipal Code (the “Municipal Code”); and

WHEREAS, the Town Council has received complaints from residents related to excessive noise; and

WHEREAS, the Town has an interest in regulating noise within the community that would interfere with the peace, comfort and enjoyment of property owners.

NOW, THEREFORE, it is hereby ordained by the Town Council of Interlaken Town, Wasatch County, Utah, that Title 4 of the Municipal Code is amended to add Chapter 4.05 as follows:

Chapter 4.05 Disturbing The Peace

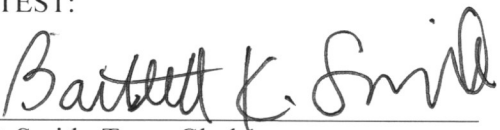
- A. It is unlawful for any person to knowingly, intentionally or willfully disturb the peace and quiet of another by unusually loud noise, tumultuous conduct, or by threatening or yelling in a manner likely to incite another to confrontation or violence.
- B. It shall constitute a public disturbance for any person to make, or allow to be made on the person’s property, any sound that would unreasonably disturb or interfere with the peace, comfort or enjoyment of others, and which emanates from any of the following sound sources:
 - a. Recorded Music, stereo or sound systems, playing of musical instruments.
 - b. Loud arguing or boisterous conduct.
 - c. Yelling, singing, or screaming that is able to be heard from neighboring properties.
- C. For purposes of this Chapter, sounds are assumed to be in violation if they can be heard from a distance greater than twenty-five (25) feet from the property line, twenty-four (24) hours of the day, and all days of the week.
- D. Disturbing the peace is a Class B Misdemeanor if the offense continues after a request by any authorized representative of the Town to desist or cease.

APPROVED AND ADOPTED: January 06, 2026.



Mayor Greg Harrigan

ATTEST:



Bart Smith, Town Clerk



9.22.020 Disturbing The Peace

- A. It is unlawful for any person to maliciously or willfully disturb the peace and quiet of another by loud or unusual noise or by tumultuous conduct or by threatening or yelling in a manner likely to incite another to violence or confrontation.
- B. It is unlawful for any person to cause noise that disturbs the peace of another, and shall constitute a public disturbance after once being requested to stop or cease making the noise. It is also unlawful for any person in possession of real property to allow to originate from the property noise that constitutes a public disturbance after once being requested to stop permitting the noise. For purposes of this Section, public disturbance is sound which reasonably disturbs or interferes with the peace, comfort or repose of owners or possessors of real property and which emanates from any of the following sound sources:
1. Music, stereo or sound systems.
 2. Loud arguing or boisterous conduct.
 3. The use of machinery, power tools or equipment in or adjacent to a residential zone.
 4. The repetitive or continuous starting, testing or operation of a motor vehicle, including a motorcycle, in a residential zone.
 5. The use of construction or landscaping equipment in or adjacent to a residential zone.
- C. For purposes of Section 020, sounds are assumed to be in violation if they can be heard within twenty five (25) feet of the property line the sound(s) are coming from and are between the hours of 10:00 pm and 7:00 am.
- D. Disturbing the peace is a Class C Misdemeanor if the offense continues after a request by a person to desist or cease. Otherwise it is an Infraction.

HISTORY

Adopted by Ord. [2003-20](#) on 9/4/2003

Amended by Ord. [2020-18](#) Amending Heber City's Criminal Code Section 9 - Public Peace, Morals & Welfare on 5/5/2020

Amended by Ord. [2020-29](#) Amended by Ord. 2020-29 on 6/16/2020

https://heber.municipalcodeonline.com/book?type=ordinances#name=9.22.020_Disturbing_The_Peace

9.22.021 Exemptions To Disturbing The Peace

- A. Sounds created by emergency activities or emergency vehicles; sounds giving warning of emergencies; and sounds associated with emergency work shall be exempt from the provisions of this chapter. "Emergency work" means work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger.
- B. Sounds created by specialized equipment used for seasonal and periodic snow removal and for emergency road and utility repairs.
- C. Government sponsored or sanctioned special events are exempt from these restrictions.
- D. Sounds created by parades, carnivals, special public social events, or special construction projects may be exempted from the noise provisions of this chapter. For best management practices the code enforcement officer will determine if the event or project is in the best interest and good of the community. If an exemption is granted by a permit from the code enforcement officer, it must be in writing and shall describe:
 - 1. The special nature of the exempted event; and
 - 2. The time period for which the exemption is in force.

The permit shall be for one event only. The code enforcement officer may impose reasonable conditions on the issuance of a permit as necessary to protect the public peace and welfare. The permit may be withdrawn if the provisions thereof are violated.

If any party wishes to dispute the permitted event, an appeal may be presented to the city manager and he/she will be the determining body if the permit should remain in place or be amended. The city manager will respond to the permitted event within five (5) working days.

- E. The use of the following types of machinery or equipment for routine property maintenance (mowing, blowing, edging, etc.) or hand power tools (drills, saws, sanders, shop vacuum, etc.) are permitted in these sections, and are exceptions to the prohibited sound sources of Section 9.22.020, if occurring during the prescribed hours set forth in these sections.
- F. Violations of the conditions of an exemption permit shall be a Class C misdemeanor.

HISTORY

Adopted by Ord. [2020-18](#) Amending Heber City's Criminal Code Section 9 - Public Peace, Morals & Welfare on 5/5/2020
Amended by Ord. [2020-29](#) Amended by Ord. 2020-29 on 6/16/2020

**TOWN OF INTERLAKEN
Municipal Code**

TITLE 09 BUILDING AND CONSTRUCTION

CHAPTER 9.01 INTERLAKEN TOWN PLANNER AND PLANNING COMMISSION

CHAPTER 9.02 TOWN PLANNER

CHAPTER 9.03 UNIFORM CODES ADOPTED

CHAPTER 9.04 PERMIT FEES

CHAPTER 9.05 SITE DISTURBANCE PERMIT

CHAPTER 9.06 FINAL COMPLETION DEPOSIT

CHAPTER 9.07 REGULATION OF CONSTRUCTION ACTIVITIES

CHAPTER 9.08 MAXIMUM HEIGHT FOR ALL BUILDINGS

**CHAPTER 9.09 AUTOMATIC FIRE SPRINKLER SYSTEMS UNDER
INTERNATIONAL RESIDENTIAL CODE**

CHAPTER 9.01 INTERLAKEN TOWN PLANNER AND PLANNING COMMISSION

The Interlaken Town Planner works in cooperation with the Interlaken Planning Commission. Together they perform the following duties:

- A. To carry out, enforce and perform all duties, provisions and mandates designated, made and set forth in the ordinances of the Town concerning building, plumbing, electrical and mechanical construction, and repair.
- B. To examine and approve all plans and specifications before approval is given to proceed with an application for a building permit with the Town Planner (see Chapter 9.02).
- C. To collect all fees and deposits payable to the Town associated with the construction project. Fees and deposits are set from time to time through resolution by the Town Council.
- D. To issue an Interlaken Town Site Disturbance Permit before any person or entity may landscape, excavate, grub and clear, grade, or perform any type of construction activity that will disrupt or cause a change in the natural landscape or increase impervious surfaces upon any parcel of property located in the Town. (see Chapter 9.05)
- E. To verify that all applicants have a valid contractor's license or are exempt under this Chapter.
- F. Administer and enforce the provisions of this Chapter in a manner consistent with the intent thereof, and to inspect, or cause to be inspected, all buildings and structures erected, or proposed to be erected in the Town of all work authorized by

any permit, to assure compliance with provisions of this Chapter or amendments thereto, and to verify that all structures meet the minimum requirements of this Chapter.

- G. Condemn and reject all work done or being done, or materials used or being used that do not in all respects comply with the provisions of this Chapter and amendments thereto.
- H. Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this Chapter.
- I. Investigate any construction or work regulated by this Chapter and issue such notice and orders that are necessary to prevent or to correct dangerous or unsanitary conditions.
- J. Authorize any utility to make necessary connections for power, water or gas to all applicants for such power, water, or gas in the Town, when the installation and all facets of the construction or remodel project conform to this Chapter.

CHAPTER 9.02 TOWN PLANNER

The Town Planner provides the following services in cooperation with Interlaken Town:

- A. Issue permits to properly licensed contractors and persons, firms or corporations for work to be done within the scope of this Chapter as regulated by Utah Code. Permits applications are available on the Interlaken Town website.
- B. Perform building, plumbing, mechanical, and electrical inspections.
- C. Condemn and reject all work done or being done, or materials used or being used that do not in all respects comply with the provisions of this Chapter and amendments thereto.
- D. Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this Chapter
- E. Investigate any construction or work regulated by this Chapter and issue such notice and orders that are necessary to prevent or to correct dangerous or unsanitary conditions.
- F. Issue a certificate of occupancy for all work approved.

Chapter 9.03 UNIFORM CODES ADOPTED

Section 9.03.010 International Building Code Adopted

Section 9.03.020 International Mechanical Code Adopted

Section 9.03.030 International Plumbing Code Adopted

Section 9.03.040 National Electrical Code Adopted

Section 9.03.050 International Fire Code Adopted

Section 9.03.060 International Energy Conservation Code Adopted

Section 9.03.070 International Fuel Gas Code Adopted

Section 9.03.080 International Residential Code Adopted

Section 9.03.010 International Building Code Adopted

The Town hereby approves and adopts the International Building Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, and Appendices E, I & J, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution.

Section 9.03.020 International Mechanical Code Adopted

The Town hereby approves and adopts the International Mechanical Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Mechanical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.030 International Plumbing Code Adopted

The Town hereby approves and adopts the International Plumbing Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One and Appendices D, E & F, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous plumbing in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Plumbing Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance

Section 9.03.040 National Electrical Code Adopted

The Town hereby approves and adopts the National Electrical Code, 2011 Edition, published by the National Fire Prevention Association, as amended by the State Division of Occupational and Professional Licensing, including Annex G, as the Electrical Code for Town of Interlaken. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The National Electrical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.050 International Fire Code Adopted

The Town hereby approves and adopts the International Fire Code, 2009 Edition, published by the National Fire Protection Association, as amended by the Utah State Fire Prevention Board. The Town further approves and adopts the following appendices to the International Fire Code, 2012 Edition, as amended by the Utah State Fire Prevention Board:

- A. Appendix B – Fire Flow Requirements for Buildings
- B. Appendix C – Fire Hydrant Locations and Distribution.
- C. Appendix D – Fire Apparatus Access Roads

The International Fire Code, 2012 Edition, along with Appendices B, C & D are hereby adopted and made a part hereof as if set out in the ordinance.

Section 9.03.060 International Energy Conservation Code Adopted

The Town hereby approves and adopts the International Energy Conservation Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Energy Conservation Code, 2009 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.070 International Fuel Gas Code Adopted

The Town hereby approves and adopts the International Fuel Gas Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The

International Fuel Gas Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.080 International Residential Code Adopted

The Town hereby approves and adopts the International Mechanical Code, 2009 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One and appendices E & H, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Mechanical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance

CHAPTER 9.04 PERMIT FEES

The building permit fees shall be as set forth in and adopted by resolution by the Town Council from time to time.

CHAPTER 9.05 SITE DISTURBANCE PERMIT

Section 9.05.010 Purpose and Intent

Section 9.05.020 When Required

Section 9.05.030 Application

Section 9.05.040 Proper Operation and Maintenance

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Section 9.05.110 Compliance with Federal and State Law

Section 9.05.010 Purpose and Intent

The purpose of this Chapter is to prevent discharge of sediment, dust, debris, and other construction-related material or pollutants from construction sites. Sediment and debris from construction sites are a major source of pollution to air, waterways and water systems located within Town of Interlaken and surrounding areas. Each year storm-water runoff and snowmelt off carries tons of sediment from construction sites into local drainage systems, irrigation systems, canals, rivers, and lakes. Sediment from storm-water runoff also clogs and causes damage to public and private property, wildlife habitat, water, and air quality.

Section 9.05.020 When Required

A. Permit Required. A Town of Interlaken Site Disturbance Permit is required before any person or entity may landscape, excavate, grub and clear, grade, or perform any type of construction activity that will disrupt or cause a change in the natural landscape or increase impervious surfaces upon any parcel of property located in the Town. No excavating shall be done further than is necessary to place the lot on grade or for building a dwelling and /or garage.

B. Exemptions. The following activities are exempt from the permit requirements of this Chapter:

1. Actions by a public utility, the Town, or any other governmental entity to remove or alleviate an emergency condition, including the restoration of utility service or the reopening of a public thoroughfare to traffic;
2. Actions by any other person when the Town determines, and documents in writing, that the actions are necessary to remove or alleviate an emergency condition;
3. Construction activities disturbing less than 200 square feet of land and surface area;
4. Residential landscaping and gardening activities disturbing less 100 square feet of land surface area;
5. Town of Interlaken capital improvement projects, provided that site disturbance control measures are included in the bid specifications and plans for the special improvement project.

Section 9.05.030 Application

Any person or entity desiring a Site Disturbance Permit must first file an application with the Interlaken Town Planning Commission.

A. Application Form. The application shall be submitted on a form provided by the Town. If the applicant proposes to obtain the Permit in conjunction with another development activity requiring Town approval, the application for the Site Disturbance Permit will be included as part of the application package for the other development activity. If the applicant proposes to obtain the Permit independent of any other Town approval, the applicant shall apply for the Permit on a separate form prepared by the Town. Application forms will be available from the Interlaken Town Clerk.

B. Site Disturbance Plan. The applicant shall submit a Site Disturbance Plan with the application. The Site Disturbance Plan (the Plan) shall contain the following information:

1. Site Description. A site description (including a map with spot elevations and contour lines) which includes a description of the nature and location of the construction activity, a description of the intended sequence of major activities which will disturb soils for major portions of the site (e.g. grubbing, excavation, grading, utilities, and infrastructure installation, etc.), and estimates of the total area of the site that is expected to be disturbed by excavation, grading, or other activities. The site description shall designate and illustrate the limits of disturbance beyond which no disturbance shall occur.
2. Control Description. A description of the proposed control measures that will be implemented during construction activity and/or while the site is not stable. The Plan must clearly describe the times during the construction process that the measures will be implemented for each major activity identified pursuant to subsection (1). The Plan shall also state the name, address and phone number of the person or entity responsible for implementation of each control measure.
3. Control Measures. Control measures shall meet the following goals and criteria:
 - a. Prevent or Minimize Discharge. The proposed control measures shall be designed to prevent or minimize, to the maximum extent practicable, the discharge of sediment, dust, debris, and other construction-related pollutants from the construction site by storm water runoff into the storm drainage system, as well into the air.
 - b. Prevent or Minimize Construction Debris. The proposed control measures shall be designed to prevent or minimize, to the maximum extent practicable, the deposit, discharge, tracking by construction vehicles, or dropping of mud, sediment, debris or other potential pollutants onto public streets and rights-of-way.
 - c. Dumpster. During the performance of work, construction dumpsters or trash containers are required. There will be no storage of these facilities in roadways or Town right-of-way at anytime. At all times the lot contractor will keep the work site clean and free of debris; no stockpiling of debris outside the containers. The dumpster shall be made available for the proper disposal of construction site waste materials, garbage, plaster, drywall, grout, gypsum, and other waste materials. These facilities will be emptied regularly and serviced as needed. Such facilities must be removed when construction is completed and before occupancy is granted, or construction is halted for more than 30 days. The contractor must

dispose of the materials at an official transfer station or recycling facility. None of the materials are to be deposited in the Interlaken Town trash collection dumpsters.

i. Toilet facilities. Show the location of the portable toilet facilities, required to be provided for workers, on the plan, or if there are permanent facilities workers will be allowed to use, indicate such on the plan.

d. Use of BMPs. The proposed control measures shall include Best Management Practices (BMPs) available at the time that the Plan is submitted. BMPs may include, but shall not be limited to, designation of limits of disturbance, temporary silt or sediment fences, sediment traps, gravel construction entrances and wash down pads to reduce or eliminate off-site tracking, straw bale sediment barriers, measures to prevent the blowing of dust or sediment from the site, establishment of temporary grasses and permanent vegetative cover, use of straw mulch as a temporary ground cover, erosion control blankets, temporary interceptor dikes and swales, storm drain inlet protection, check dams, subsurface drains, pipe slope drains, level spreaders, rock outlet protection, reinforced soil retaining systems, and gabions.

e. Stabilize Site. The proposed control measures shall be designed to preserve existing vegetation, where possible. Disturbed portions of the site shall be stabilized. Stabilization practices may include temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of nature vegetation, and other appropriate measures. Use of impervious surfaces for stabilization should be avoided. Stabilization measures shall be initiated as soon as practicable in disturbed portions of the site, but in no case more than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased, except under the following circumstances:

i. If the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable; or
ii. If construction activity on a portion of the site is temporarily ceased, and earth disturbing will resume within 21 days, temporary stabilization measures need not be initiated on that portion of the site.

f. Minimize Risk of Discharge of Other Materials. The proposed control measures shall be employed to minimize the risk of discharge of construction-related pollutants (such as paint, thinners, solvents and other chemicals) from the construction site. Such measures may include implementation of storage practices to minimize exposure of the material to storm water as well as spill prevention and response. Control measures must also meet the criteria set forth in the Interlaken Source Protection Plan to preserve the quality of the Interlaken aquifer.

C. Fee. The applicant for a Site Disturbance Permit shall pay a fee in an amount set by resolution of the Town Council.

D. Application Approval. The Interlaken Planning Commission, Town Planner, or other designee shall approve the application and grant the permit if the application is complete and the Site Disturbance Plan meets the requirements of this ordinance. The Town's designee shall deny the application or approve the application with conditions if he or she determines that the measures proposed in the Plan fail to meet the criteria set forth in this ordinance. Conditions set out by the Town's designee in connection with the approval of a Permit may include, but are not limited to, the establishment of specific measures and controls to prevent

erosion and the discharge of sediment, debris and other construction-related pollutants from the site by wind or storm water, as well as the control of refuse and debris on the site.

E. Term. Unless otherwise revoked or suspended, a Site Disturbance Permit shall be in effect for the full period of the construction activity. The construction activity will not be considered to be completed until the following events occur:

1. Site Plans. For Permits associated with a site plan approval, the date that the Permittee has completed all required landscaping and all outside construction work associated with the site plan.
2. Building Permits. For Permits associated with a building permit application, the date that the property has been revegetated or landscaped in a manner that eliminates erosion and sediment discharge or that brings the property back to its natural state.
3. Other. For Permits issued that are not tied to other approvals from the Town, the date that the Permittee has completed all work associated with the Permit and takes steps required by the Permit to prevent further erosion and runoff from the site. No Site Disturbance Permit which is not tied to other approvals from the Town shall be considered terminated until the Permittee submits a Notice of Termination of Construction Activity Permit (“Notice”) to the Town and the Notice is accepted by the Town. The Town shall accept the Notice if the Permittee has met the requirements of the Permit and this ordinance. The Permittee shall keep and maintain all Permit-required improvements on the site until the Town accepts the Notice.

F. Amendments. In the event that the proposed construction activity for a site to which a Permit pertains is materially altered from that described in an original Plan in a way that may have a significant impact upon the effectiveness of the measures and controls described in the original Plan, the Permittee shall file an amended Site Disturbance Plan which meets the criteria set forth in this ordinance.

Section 9.05.040 Site Disturbance Permit – Proper Operation and Maintenance

The recipient of a Site Disturbance Permit (the Permittee) shall install the erosion and sediment control and debris control measures required by the approved Site Disturbance Plan before commencing any construction activity on the site to which the Plan applies or at such times indicated in the Plan. The erosion and sediment control measures shall be properly installed and maintained in accordance with the Permit, the manufacturers’ specifications, and good engineering practices. The Permittee shall maintain such measures on the site until the Town accepts the termination of this Permit.

Section 9.05.050 Site Disturbance Permit – Inspection and Entry

The Permittee shall allow any authorized employees and representatives of the Town, representatives of the State of Utah Division of Water Quality, and representatives of the United States Environmental Protection Agency, to enter the site to which a Permit applies at any time and to inspect the erosion and sediment control measures maintained by the Permittee. The Permittee shall also allow inspection of any records pertaining to the conditions of the Permit.

Section 9.05.060 Site Disturbance Permit – Revocation or Suspension

A. Revocation or Suspension. A Site Disturbance Permit may be revoked or suspended by the Town upon the occurrence of any one of the following events:

1. Failure of a Permittee to comply with the Plan or any condition of the Permit; or
2. Failure of a Permittee to comply with any provision of this Chapter or any other applicable law, ordinance, rule or regulation related to site disturbance; or
3. A determination by the Town that the site disturbance measures implemented by a Permittee pursuant to the Plan are inadequate to prevent or minimize, to the maximum extent practicable, the discharge of sediment, dust, debris or other pollutants from the construction site by storm water or wind.

B. Notice. The Town shall mail a Permittee written notice of noncompliance before revoking or suspending a Permit. The notice shall state the location and nature of the noncompliance and shall also specify what action is required for the Permittee to avoid revocation or suspension of the Permit. The notice shall allow the Permittee a reasonable time to take the necessary corrective action to avoid revocation or suspension of the Permit which time, in the absence of exceptional circumstances, shall not be less than ten nor more than 30 days. The notice shall be mailed or emailed to the address listed for the Permittee in the Application. If the Permittee fails to correct the problems identified in the notice during the time specified in the notice, the Town may suspend or revoke the Permit by mailing or delivering written notice of the suspension or revocation to the Permittee. The Permittee may appeal a suspension or revocation of the Permit pursuant to the appeal procedure set forth in this Chapter.

C. Exceptional Circumstances. For purposes of this Section, exceptional circumstances include, but are not limited to, situations which involve a risk of injury to other property or the environment. The Town may take any steps the Town deems necessary to alleviate any such exceptional circumstances as defined above, and may bill the owner, developer, or contractor responsible for creating the exceptional circumstances for the cost of alleviating said circumstances.

D. Stop Work Order. A stop work order may be issued upon the revocation or suspension of a Permit, upon discovery of work in violation of or not in accordance with a Permit, or upon the discovery of work being conducted without a required Permit. The stop work order may be issued by the Interlaken Town Planning Commission, Town Planner, or other designee. No construction activity may be commenced or continued on any site for which a Permit has been revoked or suspended until the Permit has been reinstated or reissued.

E. Reinstatement. A Site Disturbance Permit may be reinstated or reissued upon compliance with all provisions of this Article and all Permit conditions, or in the case of a suspension for reasons provided in subsection A.3., upon the filing of an amended Site Disturbance Plan which is designed to correct the deficiencies of the original Plan.

Section 9.05.070 Site Disturbance Permits – Appeals

An Applicant for a Site Disturbance Permit or a Permittee of a Site Disturbance Permit may appeal a decision or directive made by the Town or its representatives under this Ordinance. The appeal shall be made to the Appeal Authority pursuant to Title 2, provided however that the party desiring to appeal shall file the appeal within ten days of the decision or directive being appealed, notwithstanding any other time periods specified elsewhere. This appeals Section shall not preclude the Town from prosecuting violations of this ordinance separately under other Town of Interlaken enforcement procedures, either criminal or civil, in which case the Town shall so notify the violator and this appeals Section shall not apply.

Section 9.05.080 Prohibited Activities

The following activities are prohibited and unlawful, and shall be considered a nuisance under Interlaken Town law, regardless of whether or not the violator has a Site Disturbance Permit:

- A. Covering the Right of Way. Covering any portion of the road Right of Way with mud, dirt, debris or material and failing to remove the mud, dirt, debris or material before leaving the site. In no case shall the mud, dirt, debris, or other material be left overnight.
- B. Washing Vehicles and Equipment. Washing any vehicle or equipment in a manner that:
 - 1. leaves concrete, mud, dirt, debris, or other material on any portion of the public right-of-way, or
 - 2. allows concrete, mud, dirt, debris, or other material to enter the storm sewer system.
- C. Vegetative maintenance and noxious weeds. Weed growth shall be kept to 8 inches in height. Noxious weeds are undesirable, and must be eliminated properly per the Wasatch County requirements.
- D. No tracked vehicles, i.e., bulldozers or backhoes with steel tracks, are allowed on the road surface unless protected by some type of pads.

Section 9.05.090 Mud, Dirt, Materials, and Debris on Public Roads

- A. Clean-up Required. Any person or entity that tracks, spills, deposits, discharges or drops any mud, dirt, debris, or other material on a public road or a public right-of-way within the Town must remove the mud, dirt, debris, or other material by the end of the work day on which it was left on the road or right-of-way. Failure to do so shall be a violation of this ordinance and shall also be considered a nuisance that may be enforced and/or abated pursuant to Town ordinance. The requirement to clean mud, dirt, debris, or other material from roads and the right-of-way applies regardless of whether or not the responsible parties are acting pursuant to a Site Disturbance Permit.
- B. Responsible Parties. The following people and entities shall be considered to be responsible parties for the purpose of enforcing this Section:
 - 1. Driver. The driver and the owner of the vehicle leaving the mud, dirt, debris, or

other material; and

2. General Contractor. The general contractor or owner in charge of the job site from which the mud, dirt, debris, or other material came.

3. The property owner.

C. Possible Remedies. The Town may avail itself of any of the following non-exclusive remedies to enforce this Section if the mud, dirt, debris, or other material is not removed as required herein:

1. Road Damage Deposit. The Town may clean (or may hire an independent contractor to clean) the mud, dirt, debris, or other material, and may deduct the cost of the clean-up, plus an administrative charge in an amount set by resolution of the Town Council, from the Road Damage Deposit for the job site from which the mud, dirt, debris, or other material came.

2. Nuisance Abatement. The violation may be treated as a nuisance under Town of Interlaken law and prosecuted accordingly.

Section 9.05.100 Violations and Enforcement

A. The violation of any of the provisions of this Chapter shall be a Class C misdemeanor. Each day that a violation occurs shall constitute a separate offense.

B. Violators of this Chapter are also subject to any penalties that may be imposed by the State of Utah, under authority of the Utah Water Quality Act, of the Utah Code.

C. In addition to any criminal fines and/or penalties which may be assessed for a violation of this Chapter, the Town shall have the right to issue a stop work order or to install and/or maintain appropriate erosion and sediment control measures, or perform clean-up of any debris or removal of materials from Town roads or rights-of-way of any site which is required to have such measures in the event that construction activity is commenced or continued without such measures having been installed as required by this Chapter. The Town shall have the right to have such measures installed, done or maintained by Town personnel or to hire a private contractor to perform such work and the contractor and/or the property owner shall be liable for any and all expenses related to performing such work plus a 25 percent penalty charge. The Town may assess said charges against the bond posted by the contractor and/or property owner.

D. Violators of this Chapter may also be subject to prosecution, fines and penalties from the State of Utah and the United States Environmental Protection Agency.

Section 9.05.110 Compliance with Federal and State Law

Nothing contained in this Chapter is intended to relieve any person or entity from any obligation to comply with applicable federal and state laws and regulations pertaining to clean water and/or storm water runoff.

CHAPTER 9.06 FINAL COMPLETION DEPOSIT

Section 9.06.010 Establishment of Final Completion Deposit

Section 9.06.020 Amount

Section 9.06.030 When Required

Section 9.06.040 Where Deposited

Section 9.06.050 Procedure for Refund of Deposit

Section 9.06.060 Deficiencies at the Time of Final Inspection

Section 9.06.070 Weather-Related Deficiencies

Section 9.06.080 Forfeiture of Final Completion Deposit

Section 9.06.090 Certificate of Non-Compliance

Section 9.06.010 Establishment of Final Completion Deposit

Section 9.06.010 Establishment of Final Completion Deposit

The establishment of the final completion deposit requirement is to assure the proper completion of dwellings, landscaping or site stabilization, and appurtenant supporting improvements so that premises are safe, and for mediation costs associated with securing a site that has been abandoned by the contractor or left in an unsafe condition by the contractor.

Section 9.06.020 Amount

The Final Completion Deposit shall be an amount set by the Town council from time to time.

Section 9.06.030 When Required

As part of the application process, the Interlaken Town Planning Commission is authorized and directed to require from the applicant a Final Completion Deposit. The deposit shall be in addition to all other fees which may be required prior to issuance of a building permit. The Planning Commission shall approve the application until said deposit has been deposited with the Town.

Section 9.06.040 Where Deposited

The completion deposit shall be made with the Town Treasurer and held in a account established by the Treasurer for that purpose.

Section 9.06.050 Procedure for Refund of Deposit

The deposit amount shall be returned to the payee upon request by the payee and upon receipt by the Treasurer from the Planning Commission of notice stating (1) that the dwelling has been completed, (2) that all required inspections of the construction have been made, (3) that the building permit has been closed by the Town Planner, and (4) that the Site Disturbance Permit has been closed out satisfactorily per this Chapter of this Code, and that

there exist no unsafe conditions associated with the site. If a dwelling has been occupied prior to the approval for occupancy, the full deposit amount shall be forfeited to the General Fund. In addition, any deposit amounts still on deposit with the Town and not claimed by the payee eight (8) years after occupancy of the structure shall be forfeited to the General Fund.

Section 9.06.060 Deficiencies at the Time of Final Inspection

If at the time of making what was to have been the final inspection, any deficiency exists of the building codes or other Town ordinances, the Planning Commission or Town Planner shall provide a notice in substantially the following form: “The following deficiencies found at the time of the final inspection on (date) must be corrected by 90 days after final inspection: If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within said 90 Day, one third of the completion deposit will be forfeited to Town of Interlaken. If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within 120 days after final inspection, two-thirds of the completion deposit will be forfeited to Town of Interlaken. If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within 150 days after final inspection, all of the completion deposit will be forfeited to Town of Interlaken. Forfeiture of all or part of the deposit will not excuse compliance with all Town ordinances and requirements.”

Section 9.06.070 Weather-Related Deficiencies

If it is found that deficiencies cannot be completed within the 90 days because of winter weather, an extension may be granted for those items at the building official’s discretion. The notice in 9.06.060, above shall then also include an additional section stating, “The following deficiencies must be completed and pass a final inspection within ___ additional days (date specific stated)”, with the items then enumerated.

Section 9.06.080 Forfeiture of Final Completion Deposit

If the applicant does not comply with the notice provided in this Chapter, or if the site is abandoned by the contractor or left in an unsafe condition, the Planning Commission shall notify the Town Treasurer of such noncompliance upon expiration of the permit. Upon such notification, the Treasurer shall declare the deposit forfeited and pay the amount thereof to the General Fund.

Section 9.06.090 Certificate of Non-Compliance

After the deposit has been declared forfeited, the Planning Commission shall record a Certificate of Non-Compliance against the property with the Wasatch County Recorder’s Office. Said Certificate shall remain on the property until correction items have been inspected and approved. After approval, a Certificate of Completion and Occupancy shall be recorded.

CHAPTER 9.07 REGULATION OF CONSTRUCTION ACTIVITIES

Section 9.07.010 Normal Hours and Days of Work or Construction Activity

Section 9.07.020 Extended Hours with Special Permit

Section 9.07.030 Special Event Regulations

Section 9.07.040 Waste/Debris Disposal

Section 9.07.050 Toilet Facilities for Construction Workers

Section 9.07.010 Normal Hours and Days of Work or Construction Activity

In all zoning districts throughout the Town, construction work shall be allowed between the hours of 7 a.m. and 8 p.m. Monday through Saturday. Construction shall be allowed in all zoning districts throughout the Town between the hours of 9 a.m. and 6 p.m. on Sundays. When work is prohibited, no exterior construction, excavation or delivery of supplies and concrete are allowed. Interior work, however, may be allowed Monday through Sunday, with no limitation hours for the following types of construction:

- A. Interior work on individual single-family home construction or addition projects not involving materials or supply deliveries.
- B. Non-mechanized exterior painting
- C. Non-mechanized landscaping
- D. Survey work not involving grading or use of power equipment to cut vegetation.

Section 9.07.020 Extended Hours with Special Permit

The Mayor may authorize extended hours for construction operations for emergencies only. In such cases, the Mayor shall issue a special permit identifying the extended hours. The contractor shall display the special permit on site.

Section 9.07.030 Special Event Regulations

The Mayor may, at his or her discretion, restrict construction activity, including governmental or special improvement agencies, in order to assure the public safety during special events and projects within the Town

Section 9.07.040 Waste/Debris Disposal

During the performance of work, construction dumpsters or trash containers are required. There will be no storage of these facilities in roadways or Town right-of-way at anytime. At all times the lot contractor will keep the work site clean and free of debris; no stockpiling of debris outside any container. The dumpster shall be made available for the proper disposal of construction site waste materials, garbage, plaster, drywall, grout, gypsum, and other waste materials. These facilities will be emptied regularly and serviced as needed. Such facilities

must be removed when construction is completed and before occupancy is granted, or construction is halted for more than 30 days.

Section 9.07.050 Toilet Facilities for Construction Workers

Toilet facilities shall be provided for construction workers whenever any building, remodeling, renovating, or site disturbance is commenced within the Town of Interlaken limits. Such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to American National Standards Institute A4.3. These facilities must not be located in the right of way.

CHAPTER 9.08 MAXIMUM HEIGHT PROVISIONS FOR ALL BUILDINGS

Section 9.08.010 Procedures for Buildings With Regard to Maximum Height

Section 9.08.020 Definitions

Section 9.08.010 Procedures for Buildings With Regard to Maximum Height

Maximum Building Height must be clearly shown and presented (as a profile drawing detail, at minimum) on the plan drawing submitted for the building permit, as either:

- A. The measured vertical distance (in feet) from the natural grade to the highest point of the roof, or roof element, or building structure above (for properties with an average natural grade of less than 25 percent).
- or
- B. The measured vertical distance (in feet) from the lowest flooring level which has an exterior entrance, or a partially or fully exposed wall on the downhill side of the dwelling, and then as measured from that flooring level to the highest point of the roof, or roof element, or building structure above (for properties with an average natural grade of 25 percent or greater or properties proposing building construction directly on top of any portion of land with a slope of 25 percent or greater).

Section 9.08.020 Definitions

A. Building Features Height Analysis. The building plans for a proposed structure that show the vertical elevation expressed in feet of the following points on each building relative to the Bench Mark used to develop the topographic map on the Elevation Certificate:

1. The top of the foundation walls at all points
2. The elevation of each floor of the proposed building
3. The elevation of the roof and any and all proposed appurtenances to the roof.

B. Building Height. Depending on the slope of the property, Building Height is defined as either the vertical distance from “Natural Grade” to the building roof, roof element, or building structure above, or the vertical distance from the lowest floor plane which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling, to the highest point of the roof or roof element or building structure above. See Title 11, Section 11.06.070

for specific maximum building height requirements and Section 9.08.010 on how to calculate (measure) maximum building height.

C. Grade. The ground surface elevation of a site or parcel of land.

1. Grade, Existing. The Grade of a Property prior to any proposed construction activity, including the effects of any previous man-made site disturbance.
2. Grade, Natural. The Elevation of the existing surface of the land prior to commencement of construction of any proposed improvements or any previous man-made site disturbance. Natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property, or the undisturbed grade of adjacent properties. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water. This term is a base point to be used to establish the basis for compliance with Town height limitations in stated circumstances.
3. Grade, Final. The finished or resulting Grade where earth meets the Building after completion of the proposed Development Activity

D. Grading. Any earthwork or activity that alters the Natural or Existing Grade, including, but not limited to, excavation, filling, or embanking.

E. Slope, Percent. The level of inclination of land from the horizontal plane, determined by dividing the horizontal run or distance of the land by the vertical rise of distance of the same land and converting the resulting number value into a percentage value. For example, if vertical rise is 2 feet and horizontal run is 10 feet, then percent slope equals 2 divided by 10, multiplied by 100 percent, or 20 percent.

F. Bench Mark. The location and elevation in feet from mean sea level of the point from which the topographic map for the Elevation Certificate is started. That point is also labeled as "0" and all other points on the map are labeled relative to that in whole, or decimal fraction numbers per foot of change in elevation.

G. Licensed Land Surveyor. A professional that is licensed to practice land surveying in the State of Utah.

H. Licensed Civil Engineer. A professional that is licensed to practice civil engineering in the State of Utah.

Chapter 9.09 AUTOMATIC FIRE SPRINKLER SYSTEMS UNDER INTERNATIONAL RESIDENTIAL CODE

Section 9.09.010 Scope of Chapter

Section 9.09.020 Automatic Fire Sprinkler Systems Are Required

Section 9.09.010 Scope of Chapter

This chapter pertaining to automatic fire sprinkler systems applies to the building of all structures governed by the International Residential Code.

Section 9.10.020 Automatic Fire Sprinkler Systems Are Required

Automatic fire sprinkler systems are required in structures governed by, and built according to, the International Residential Code.



INTERLAKEN TOWN, UTAH

Burgi Hill Ranches RMA Amendment Proposal Report

This report summarizes and discusses potential impacts to Interlaken Town from a proposed Amendment to the Reserves and Burgi Hills Ranches Road Maintenance Agreements.

BHR RMA Original Agreement – 11/5/2018

BHR Homeowner's Association entered into an agreement with Interlaken Town on 11/5/2018 that set up the terms for sharing road maintenance and improvement expenses for the section of the Town's portion of Interlaken Drive that provides access to BHR (shared road). This shared road section is described in the agreement as (*Section 2*):

“...beginning at the northern boundary of the Association to the point approximately 1000' feet north of Burgi Lane (1050 North) where Interlaken Drive intersects with East Valais Parkway (the Midway City road boundary).”

The formula for computing the shared expense was based on 2 factors (*Section 3a*):

- % (shared road area) / (total area of all Interlaken roads)
- % (#BHR developed lots) / (#Interlaken developed lots + #BHR developed lots)

These two factors were multiplied together with the total expense determine BHR's shared contribution:

$\text{BHR share} = (\% \text{ shared road area}) \times (\% \text{ BHR developed lots}) \times (\text{Total Cost for All the Roads})$
--

It's important to note that this formula uses the “**Total Cost of the Road Project**,” which includes any work done outside of the shared road section.

This agreement also stipulates that BHR make payment in a timely fashion (*Section 3b*):

“The Association shall pay the Town within 14 days of receiving an invoice...”

There is no mention in the agreement about penalties for failure to make a timely payment, but provides a clause (*Section 12*) addressing attorney's fees, with the successful party in litigation to “be awarded its costs and reasonable attorney fees.”

BHR – Reserves RMA Agreement – 10/31/2020

On 10/31/2020 The Reserves (Developer), BHR (Association), and Interlaken Town entered into an agreement that added the Reserves to the shared maintenance costs for the shared portion of Interlaken Drive. This agreement leaves the original BHR agreement intact, leaving BHR subject to the conditions of that agreement, while adding a different agreement with the Reserves. The main differences are three-fold:

A) The Reserves portion of the shared road is less than BHR's, as it extends up to (*Section 1*):

“...the northeastern boundary of the Development...”

which is just north of the Reserves entrance and below the BHR northern boundary.

B) The Reserves calculation is based on the maintenance costs for the **Shared Road**, not on total costs for the all the roadwork in Interlaken (*Section 2*) and calculated solely on the percentage of % developed lots, and not on % of road surface area.

- $\% \text{ (\#Reserves developed lots) / (\#Interlaken developed lots + \#BHR developed lots + \#Reserves developed lots)}$

Reserves share = $(\% \text{ Reserves developed lots}) \times (\text{Costs for the Shared Road})$

C) The payment due schedule (*Section 3*) for the Reserves is more generous (30 days compared to 14 for BHR) with an option to review the costs before payment, extending payment up to 90 days (*Section 4*):

“Following the receipt of an invoice for maintenance costs, the Association shall have the right to review, during regular business hours of the Town, the records of Maintenance Costs of the Town to verify the Association's Pro Rata Share payable pursuant to this Agreement. The Association shall give the Town at least 10 days' prior written notice of such review. The Association shall pay all of the Association's expenses of such review. Such review shall be completed by the Association within 60 days of receipt of the applicable invoice and payment of such invoice shall be made within 30 days of the completion of the review by the Association.”

Proposed BHR RMA Amendment – 12/16/2025

BHR wants to amend the agreement made on 10/31/2020 with the Reserves and the Town, adding themselves, and using the Reserves formula to calculate their shared expense, as well as the payment schedule and cost review clause in the Reserves agreement (*Sections 2, 3, 4*). In the RECITALS section, the BHR proposed Amendment overrides any conflicts with the original 11/5/2018 agreement:

“E. WHEREAS, to the extent this First Amendment conflicts with the Burgi Hill HOA Agreement, this First Amendment shall control;”

The Amendment's Impact on Interlaken Town

In general, I agree that it makes sense to alter the shared expense calculation for BHR to match the Reserves. In actuality, this change would not affect the BHR contribution for ongoing maintenance like snow removal, brush clearing, and other projects that are performed on the complete road system. And in some cases, like last year's major road project, the BHR contribution would be more if they adopted the Reserves calculation formula. One thing that is in error in the proposed Amendment is C. in the RECITALS. The "Shared Road" defined for these 2 entities is not the "**same**." The BHR road area portion is larger.

"C. WHEREAS, both the Agreement and the Burgi Hill HOA Agreement reference the **same** 'Shared Road'..."

My concerns lie with BHR's reluctance to pay their past due bills on time. Their previous billing, from 5/7/2025, was not paid in full and received until 12/20/2025. In contrast, the Reserves wrote a check 8 days from the billing. I feel that BHR would take advantage of the Amendment's cost review clause (*Section 4*), and the town would likely receive payment 90 days after billing in most cases. I also feel that the 90-day review timeframe is excessive. Who needs 60 days to complete a review of the charges, and then another 30 to pay the bill? If any changes are made to the agreement, I would insist on a shorter timeframe in this review clause.

I would also recommend including a progressive fee schedule for late payments. Right now, the Town would need to go to court to litigate a settlement, and if successful would pass attorney fees onto the other party. But without a specific penalty in the agreement, I don't think that is enough of a discouragement.

In addition, the Amendment (*Section 3*) limits the Town's ability to invoice to only once a year. Since we would normally bill in the spring for snow removal and in the fall or early winter for other road maintenance, this could delay payment for over 6 months, plus another 90-day delay for review:

"The Town shall an invoice annually to both the Association and Burgi Hill HOA for their respective Pro-Rata Shares of the Total Maintenance Costs for the Shared Road."

Report prepared by:



Bart Smith, Interlaken Town Administrator

January 6, 2026

FIRST AMENDMENT
TO
DEVELOPMENT ACCESS AND ROAD MAINTENANCE AGREEMENT

(Zenger Land Development)

This First Amendment to Development Access and Road Maintenance Agreement (“**First Amendment**”) is entered into as of the last date signed below, by and between THE RESERVE AT MIDWAY HOMEOWNERS ASSOCIATION, INC., a Utah nonprofit corporation (the “**Association**”), MVWATTS, LLC, a Utah limited liability company (the “**Developer**”), INTERLAKEN TOWN, a political subdivision of the State of Utah (the “**Town**”), and the BURGI HILL RANCHES HOMEOWNERS ASSOCIATION (aka BURGI HILL HOME OWNERS ASSOCIATION) (“**Burgi Hill HOA**”). The Association, the Developer, the Town, and Burgi Hill HOA are sometimes referred to herein as “Parties” and individually as a “Party.”

RECITALS

A. WHEREAS, the Parties entered into the Development Access and Road Maintenance Agreement (Zenger Land Development) on or about October 31, 2020 ("**Agreement**").

B. WHEREAS, the Town and Burgi Hill HOA entered into the Interlaken Drive Shared Maintenance Agreement on or about November 5, 2018 ("**Burgi Hill HOA Agreement**");

C. WHEREAS, both the Agreement and the Burgi Hill HOA Agreement reference the same "Shared Road" and agreements and duties regarding the Shared Road of the respective parties;

D. WHEREAS, pursuant to Section 17 of the Agreement, the Parties desire to adopt this First Amendment to clarify and standardize the responsibilities of the Parties regarding the Shared Road and resolve any inconsistencies between the Burgi Hill HOA Agreement and the Agreement as to the same;

E. WHEREAS, to the extent this First Amendment conflicts with the Burgi Hill HOA Agreement, this First Amendment shall control;

F. WHEREAS, unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Agreement.

NOW THEREFORE in consideration of the mutual promises of the Parties set forth herein, the Parties covenant and agree as follows:

FIRST AMENDMENT

1. The above recitals are incorporated into this First Amendment by this reference.

2. Section 2 (Pro-Rata Share Calculation) of the Agreement is hereby deleted in its entirety and shall now read as follows:

2. **Pro-Rata Share Calculation.** The Association and Burgi Hill HOA shall pay their Pro-Rata Share of the Total Maintenance Costs for the Shared Road. For the purposes of this Agreement, the term "Total Maintenance Costs for the Shared Road" shall include regular road maintenance, resurfacing, repair, weed abatement, snow removal, or any other regular services performed on the Shared Road by employees of the Town or by independent third-party service providers charging customary rates.

i. The Association's "Pro-Rata Share" shall be calculated by dividing (a) the number of developed lots within the Development by (b) the combined total number of developed lots existing within the (i) Development, (ii) the Town, and (iii) Burgi Hill Ranches.

For example: As of May 7, 2025, the total number of developed lots in the Town was 149; the total number of developed lots in Burgi Hill Ranches was 41; and the total number of developed lots in the Development was 12. As such, the Association's Pro-Rata Share of the Total Maintenance Costs for the Shared Road would be 5.9% ($=12/202$)(rounded to the nearest 1/10% for convenience in calculation). Thus, if the Total Maintenance Costs for the Shared Road is \$10,000.00, the Association's Pro-Rata Share would be \$590.00.

ii. Burgi Hill HOA's "Pro-Rata Share" shall be calculated by dividing (a) the number of developed lots existing within Burgi Hill Ranches subdivision by (b) the combined total number of developed lots existing within the (i) Development, (ii) the Town, and (iii) Burgi Hill Ranches. This Pro-Rata Share for Burgi Hill HOA shall replace and supersede the pro-rata share referenced in the Burgi Hill HOA Agreement.

For example: As of May 7, 2025, the total number of developed lots in the Town was 149; the total number of developed lots in Burgi Hill Ranches was 41; and the total number of developed lots in the Development was 12. As such, Burgi Hill HOA's Pro-Rata Share of the Total Maintenance Costs for the Shared Road would be 20.3% ($=41/202$)(rounded to the nearest 1/10% for convenience in calculation). Thus, if the Total Maintenance Costs for the Shared Road is \$10,000.00, Burgi Hill HOA's Pro-Rata Share would be \$2,030.00.

iii. If the Town performs maintenance and/or repairs on portions of Interlaken Drive that are located entirely within its jurisdictional boundaries, the Town shall be solely responsible for the maintenance and repair costs performed entirely within its jurisdictional boundaries. Such costs shall not be part of the Total Maintenance Costs for the Shared Road.

3. Section 3 (Payment of Pro-Rata Share) of the Agreement is hereby deleted in its entirety and shall now read as follows:

3. **Payment of Pro-Rata Share.** Subject to Section 4, the Parties agree that the Association and Burgi Hill HOA shall be responsible for paying their respective Pro-Rata Shares of the Total Maintenance Costs for the Shared Road. The Town shall send an invoice annually to both the Association and Burgi Hill HOA for their respective Pro-Rata Shares of the Total Maintenance Costs for the Shared Road. The invoice shall include: (a) a calculation of such invoice amount, including the Total Maintenance Costs for the Shared Road; and (b) the total number of developed lots in the Town, the total number of developed lots in the Development, and the total number of developed lots in Burgi Hill Ranches.

4. Section 4 (Report and Review of Maintenance Costs) of the Agreement is hereby deleted in its entirety and shall now read as follows:

4. **Report and Review of Maintenance Costs.** Following the receipt of an invoice for their respective Pro-Rata Share of the Total Maintenance Costs for the Shared Road from the Town, the Association and/or Burgi Hill HOA shall have the right to review, during regular business hours of the Town, the records of the Town regarding the Total Maintenance Costs for the Shared Road to verify that amount of the invoice is calculated pursuant to this Agreement. The Association and/or Burgi Hill HOA shall give the Town at least 10 days' prior written notice of such review. The Association and Burgi Hill shall pay their own expenses, in any, incurred in such review. Such review shall be completed within 60 days of receipt of the applicable invoice and payment of such invoice shall be made within 30 days of the completed of the review. If no review is requested, payment of such invoice shall be made within 30 days of the date of the invoice.

5. Section 5 (Certification of Developed Lots) of the Agreement is hereby deleted in its entirety and shall now read as follows:

5. **Certification of Developed Lots.** The Parties acknowledge that the number of developed lots may change for any Party in the future which may cause a change in the Pro-Rata Share of the Association and/or Burgi Hill HOA from year to year. The Parties agree that they will recertify the number of developed lots on or before November 30th annually hereafter. The Parties shall include in such certification only lots for which a building permit for a residential structure has been issued prior to the annual November 30th recertification.

6. Section 7 (Future Road Improvements Fund) of the Agreement is hereby deleted in its entirety and shall now read as follows:

7. **Future Road Improvements Fund.** In addition to their respective Pro-Rata Shares of the Total Maintenance Costs for the Shared Road, the Parties agree that a capital improvement fund may be established to reserve money to eventually rebuild the Shared Road as needed. The Committee will determine the reasonable annual amount, as applicable, to set aside for the future capital improvements for the Shared Road. The Parties agree to pay their respective Pro-Rata Share of such capital reserves.

7. Section 14 (No Conflict with Other Agreements) of the Agreement is hereby deleted in its entirety and shall now read as follows:

14. **Conflict with Other Agreements.** As stated herein, to the extent this First Amendment conflicts with the Burgi Hill HOA Agreement, this First Amendment shall control. Except for the Burgi Hill HOA Agreement, the Parties represent and warrant to the other Parties that this Agreement does not conflict with or create a default under any other agreement by which such Party is bound. Specifically, the Town and Burgi Hill HOA represent and warrant to the Association and the Developer that the Use Agreement and Road Maintenance Agreement with Murano have been terminated and are not binding on any Party hereto. This Agreement shall not extinguish, modify, or impair in any way the easements, or the rights of access, ingress, and/or egress as set forth and agreed upon in the Stipulated Judgment in District Court Case No. 9905000666 (the "Freedom Agreement").

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this First Amendment is executed as of the last date shown below.

BY THE ASSOCIATION:

Signature _____

Name: _____

Title: _____

Date: _____

BY THE DEVELOPER:

Signature _____

Name: _____

Title: _____

Date: _____

BY THE TOWN:

Signature _____

Name: _____

Title: _____

Date: _____

BY BURGI HILL HOA:

Signature _____

Name: _____

Title: _____

Date: _____

Sunday, January 4, 2026 at 22:24:50 Mountain Standard Time

Subject: Agenda 11: Wildland Urban Interface Discussion
Date: Sunday, January 4, 2026 at 10:24:19 PM Mountain Standard Time
From: Bart Smith
To: Interlaken Mayor, Bart Smith, Erin Merryweather, Timm Dixon, Jill Jacobson
Attachments: image001.jpg, 11-Utah HB 48 WUI Bill.pdf

Hi all-

Agenda item 11 is a discussion about the Utah House Bill 48 which requires municipalities, like Interlaken, to adopt and enforce Utah's Wildland Urban Interface Code. See the attached summary and/or follow this link to a more detailed description of the legislation and its impact on Interlaken:

<https://ffsl.utah.gov/wuirisk/#:~:text=Counties%20and%20municipalities%20that%20participate,new%20construction%20in%20wildfire%2Drisk%20areas>

You can also review the FFSL wildfire risk map at:

<https://wrap.wildfirerisk.utah.gov/Map/Public/#map-themes>

The discussion will be primarily about presenting information and discussing possible impacts on our town..

Bart Smith
Interlaken Town Administrator



admin@interlakenut.gov

(435) 565-3812 voice

(206) 851-2053 text

Utah House Bill 48 Overview

Follow this link for a detailed overview of the law:

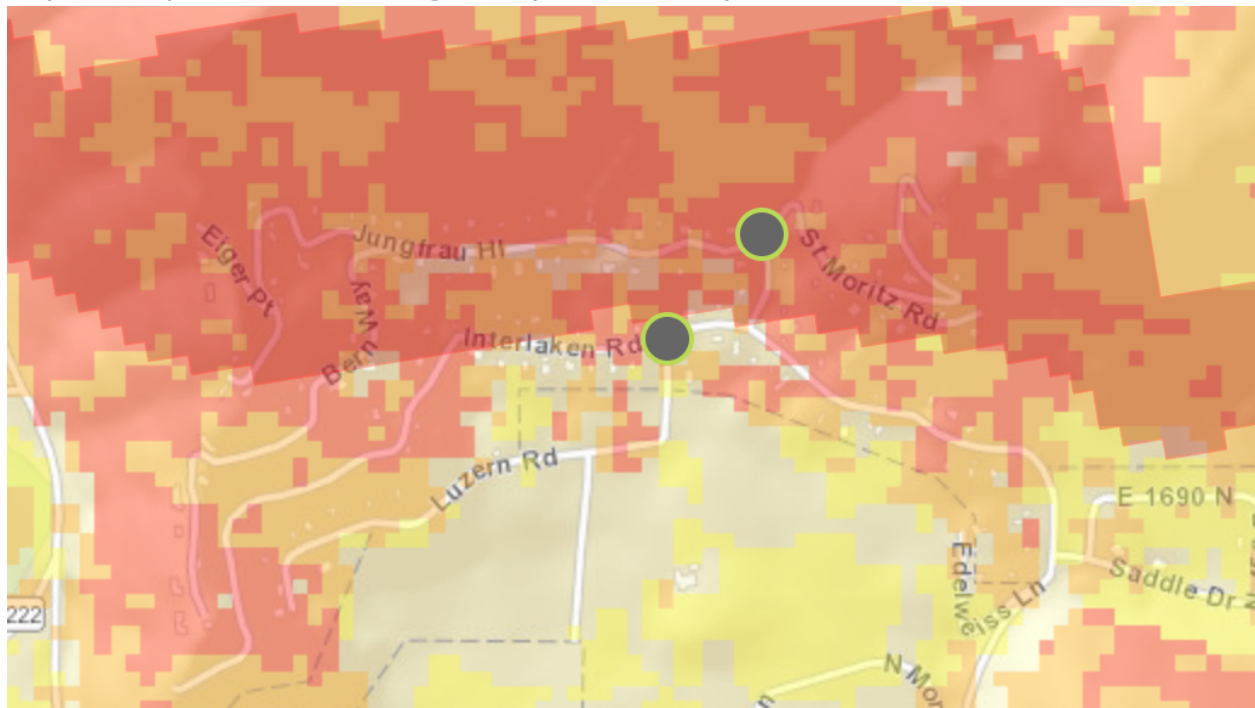
<https://ffsl.utah.gov/wuirisk/#:~:text=Counties%20and%20municipalities%20that%20participate,new%20construction%20in%20wildfire%2Drisk%20areas>

Key elements of HB 48:

- Bill was passed on 3/3/25 and takes effect 1/1/26.
- Municipalities, like Interlaken, that participate in the Cooperative Wildfire System are required to adopt and enforce Utah's Wildland Urban Interface Code, which addresses vegetation management around structures and ignition-resistant new construction in wildfire-risk areas.
- FFSL (Division of Forestry, Fire, and State Lands) will create a map to highlight wildfire risks at the WUI boundary. It will be updated annually.
- All structures within the high-risk wildland urban interface will be assessed an annual fee. For 2026-2027, it will be a flat \$20 to \$100 fee per structure, based on square footage of taxable structures on the property. For 2028 onward, the fee will be based on a triage assessment.
- The owner may appeal and or reduce the fee by implementing defensive measures on the property.

Utah Wildlife Risk Explorer Interactive Map

<https://wrap.wildfirerisk.utah.gov/Map/Public/#map-themes>



Low	Moderate	High	Very High
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ERDA, UTAH
ORDINANCE NO. 25-22

AN ORDINANCE AMENDING TITLE 6, CHAPTER 17, ADOPTING THE CURRENT EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, ISSUED BY THE INTERNATIONAL CODE COUNCIL, WITH THE ALTERNATIVES OR AMENDMENTS APPROVED BY THE UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS, AS A CONSTRUCTION CODE AND A WILDLAND URBAN INTERFACE MAP

WHEREAS, the Erda City Council (the “*Council*”) met in regular session on December 11th, 2025 to consider, among other the current edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, as a construction code and a Wildland Urban Interface Map; and

WHEREAS, in the 2025 Utah Legislature General Session the Legislature amended Utah Code section 65A-8-203 that provides among other things that “[i]f the state under Section 15A-2-103 adopts an edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the division, as a wildland urban interface building standard that may be adopted by a local compliance agency ...for purposes of an incorporated area within a county, the relevant municipality shall adopt and enforce the wildland urban interface building standard described” in Utah Code section 15A-2-; and

WHEREAS, the purpose of this amendment is to, among other things, regulate and govern the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures, and the prevention of structure fires from spreading to wildland and

WHEREAS, the International Code Council adopted the 2006 Utah Wildfire-Urban Interface Code (“Wildfire Code”), which the Council is adopting by this ordinance. Section 301 of the Wildfire Code requires, among other things, that the Council in cooperation with the Division of Forestry, Fire, and State Lands (“FFSL”) declare wildfire-urban interface areas. The FFSL and City staff have cooperated to designate such areas that are shown on the attached map (“Map”); and

WHEREAS, the Council finds that the Map shows the boundaries of natural or man-made features of wildland-urban interface areas and was prepared in cooperation with the FFSL; and

WHEREAS, after careful consideration, the Council has determined that amending Title 6 Chapter 17 and adopting the Map is in the best interest of Erda's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED, the following is hereby adopted and added to the Erda Municipal Code.

6-17-3. Adoption of the International Fire Code.

(1) The 2021 edition of the International Fire Code, as well as Appendix B: Fire-Flow Requirements for Buildings, Appendix C: Fire Hydrant Locations and Distribution, and Appendix

D: Fire Apparatus Access Roads, published by the International Code Council, is hereby adopted as part of the Erda Code to be used as the standard in Erda. All future amendments to the aforementioned code and appendices are to be immediately included within the provisions of this section without further action of the City.

(2) Persons who violate provisions of the International Fire Code shall be guilty of a class C misdemeanor.

6.17.3.1 Wildland Urban Interface Code

The 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, is hereby adopted as a construction code.

6.17.3.2 Adoption of Map

The attached map showing the boundaries of high-risk wildland-urban interface property and what constitutes wildland-urban interface property that is not high-risk is hereby adopted.

PASSED AND APPROVED this 11th day of December 2025.

ERDA

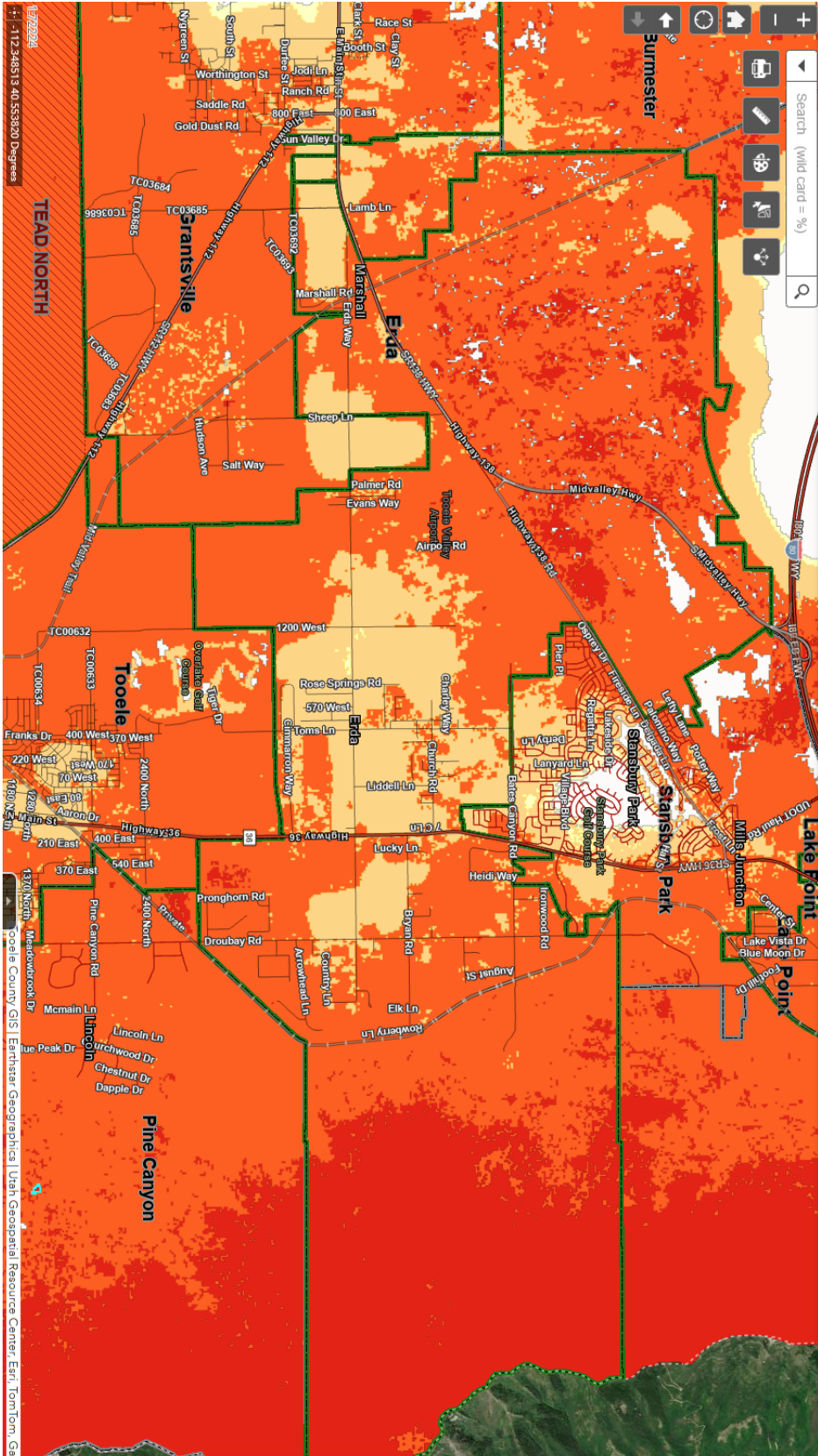
By: _____
Sheldon Birch, Chair

ATTEST:

Jennifer Poole, City Recorder

Search (wild card = %)

Map navigation controls: pan, zoom, home, layers, print, full screen, etc.



Legend

- Roads**
 - TCRoads Funding Class Multi-level
 - TCRoads
 - DOT Funding Class
 - Class A - State
 - Class B - County
 - Class C - Municipality
- Military Areas**
 - Military
- Municipalities**
 - Incorporated Municipalities
 - County Unincorporated Areas
- Wildland Urban Interface Risk Zones**
 - Risk
 - Extreme Risk
 - High Risk
 - Moderate Risk
 - Low Risk
 - Minimal Risk

Interlaken Water Billing FY2026 -- 01/05/2026		
FY2026 Usage	8,801,093 gallons	
FY2026 Overage	986,833 gallons	
FY2025 Usage ***	9,947,620 gallons	
FY2025 Overage	1,484,684 gallons	
Water Forgiveness	0	
Number of Overage Charges	22	FY2026 Budget
Base Charge	\$246,396	\$245,000
Overage Charge	\$20,121	\$22,000
Owner Transfer Fee	\$600	\$450
Admin Fees	\$115	\$1,200
Late Fees	\$0	
Total FY Billing	\$267,232	\$268,650
Past Due or Pre-Payments	(\$2,603)	
Current Payments	\$0	
Balance Due	\$264,629	

*** Note that the billing period for FY2025 was 54 weeks, compared to 52 weeks for FY2026

Interlaken Town Permit Fees & Deposits - Updated 1/7/25

The table below lists the maximum fees and deposits as set by *Town Resolution 2025-01-07 - Amended Fee Schedule*. Fees and deposits may be adjusted downward for projects of a smaller scope with less impact on the town's infrastructure and road system.

Project	Project Scope	Town Application Fee	New Water Connection Fee	Road Impact Fee	Damage Deposit (refundable)	Completion Deposit (refundable)	Total Town Fees/Deposits - Collected with Application	TO Engineers Fees - Review & Inspection	Comments
New Building Construction	New Construction, Excavation, Concrete	\$ 1,000	\$ 2,300	\$ 4,000	\$ 5,000	\$ 3,000	\$ 15,300	Varies with Project, Collected after Town Engineer Estimate	Water connection required
Remodel w/Demolition	Major Remodel & Demo, Excavation, Concrete	\$ 1,000	\$ 2,300	\$ 4,000	\$ 5,000	\$ 3,000	\$ 15,300	Varies with Project, Collected after Town Engineer Estimate	If water connection in place, no fee required
Exterior Remodel - no Demolition	Exterior Walls reconfigured, Concrete, Excavation	\$ 1,000	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 13,000	Varies with Project, Collected after Town Engineer Estimate	Major remodel, including reconfiguration of exterior walls
Interior, Roof, Deck Remodel - no Demolition	Reconfiguration of Interior Walls, Exterior Decks, Roof, No Concrete or Excavation	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 3,000	\$ 8,000	Varies with Project, Collected after Town Engineer Estimate	Remodel without exterior wall reconfiguration
Minor Interior Remodel - no Demolition	Minor interior Makeover, room remodel, no Concrete or Excavation	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 3,000	Varies with Project, Collected after Town Engineer Estimate	Minor interior remodel
Right of Way Work Permit	Excavation in town right of way, asphalt patching	\$ 200	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 12,200	\$ 250	Town Engineers Inspection Fee - Collected with Application
Site Disturbance Permit	Excavation on lot exceeding 200 ft2, including Excavation, Asphalt, Concrete, Rock Wall Construction	\$ 200	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 12,200	\$ 250	Town Engineers Inspection Fee - Collected with Application
Site Disturbance Permit - Minor Landscaping	Excavation on lot exceeding 100 ft2, no Excavation, Asphalt, Concrete, or Rock Wall Construction	\$ 150	\$ -	\$ -	\$ 500	\$ 500	\$ 1,150	\$ 150	Town Engineers Inspection Fee - Collected with Application
Solar PV Array Permit	Installation must meet code requirements, section 11.06.240	\$ 200	\$ -	\$ -	\$ 500	\$ -	\$ 700	\$ 350	Town Engineers Plan Review & Inspection Fee - Collected with Application

These highlighted Fees are submitted with initial agreement/application

These highlighted Fees are collected when the Town Engineer completes their estimate for plan review and inspection fees

Midway City Building Fees

****Fees need to be paid in five separate checks- as listed below****

CHECK #1 PAY TO MIDWAY CITY (Tax ID #87-6000246)

Water Impact Fee*	\$ 2,300.00
Water Connection and Installation Fee	\$ 1,300.00
Park Impact Fee	\$ 1,000.00
Transportation Impact Fee	\$ 2,750.00
Trails Impact Fee	\$ 806.00
Public Facilities Deposit***	\$ 1,750.00
Completion Deposit****	\$ 3,000.00
SUBTOTAL	\$ 12,906.00
Building Permit Fee (See Note Below)	
Less Building Deposit	(1,000.00)
TOTAL	\$ 11,906.00

The building permit fee is **in addition** to the above impact fees and is based on the building size. The building permit fee amount can be obtained from the building department once your plan has been reviewed.
 *If you are not building within an approved subdivision or PUD you will need to turn in a water share in addition to paying the impact fee.

**A water meter will be installed when permit is issued, and permit holder will be billed \$15.00 per month for water usage during construction period.

***Public Facilities Deposit is refundable. See Ordinance Number 2007-10.

****Completion Deposit is refundable after final inspection is completed. See Ordinance 2007-08

CHECK #2 PAY TO MIDWAY SANITATION DISTRICT (Tax Id #87-0275744)

Sewer Impact Fee	\$ 2,450.00
Lateral Inspection Fee	\$ 100.00
	Total \$ 2,550.00

CHECK #3 TO HEBER VALLEY SPECIAL SERVICE DISTRICT (Tax ID#87-0378771)

Impact Fee	\$ 4,170.00
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CHECK #4 PAY TO WASATCH COUNTY - this fee needs to be paid at the Wasatch County Clerk's Office located at 25 North Main, Heber City (Tax ID #87-6000299)

Garbage and Fire Fees	\$ 394.31
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CHECK #5 TO HEBER LIGHT & POWER - this fee needs to be paid at the Heber Light & Power Office located at 31 South 100 West, Heber City

Impact Fee – Fees vary – Contact Heber Light and Power with Fee Questions

CHECK #6 TO WASATCH FIRE DISTRICT - this fee needs to be paid at the Wasatch Fire District Office located at 10420 North Jordanelle Blvd, Heber City

Impact Fee – **\$920** Residential / **\$1465** per 1000 sqft - Commercial

Agenda 13 - Financial Reporting

Jul-Dec		Interlaken Town Statement of Revenue and Expense									
		Jul-Dec, 2025									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue - All Accounts											
5	Annual Wasatch County Tax Assessment									\$ 8,931	\$ 210,000
8	1% State Sales Tax (estimate)									\$ 15,435	\$ 34,000
all	Interest Income	\$ -	\$ 200	\$ 1,430	\$ 800	\$ 399	\$ 800	\$ -	\$ 150	\$ -	\$ 130
13	B&C Road Tax (estimate)									\$ 12,774	\$ 29,000
15a	Federal Grant Revenue									\$ -	\$ -
15b	State and Local Grant Revenue									\$ -	\$ -
15c	Miscellaneous Revenue									\$ 148	\$ -
15d	Fines for municipal code violations									\$ -	\$ 200
73a	Revenue From RMA Agreement & 3rd Party Contributions					\$ 5,841	\$ 18,000				
73b	Revenue from Federal & State Transportation System Grants					\$ -	\$ -				
92	Annual Water Utility Base Usage Fee	\$ 3,329	\$ 245,000								
95	Charge for Services: Metered Water (overages)	\$ 3,667	\$ 22,000								
95b	Water Billing Late Fees and Additional Administrative Fees	\$ 140	\$ 1,200								
95c	New Owner Transfer Fees	\$ 600	\$ 450								
95d	Misc. Water Revenue	\$ 0	\$ -								
150	Revenue from Federal & State Water System Grants			\$ -	\$ -						
169	Building Permit Application Fees							\$ 2,700	\$ 1,800		
170	Water Connect Fees							\$ 2,300	\$ 700		
171	Road Impact Fees							\$ 5,500	\$ 7,000		
172	Damage Deposits - Refundable							\$ 13,000	\$ 8,000		
173	Completion Deposits - Refundable							\$ 7,000	\$ 8,000		
173a	Plan Review & Inspections (Town Engineer)							\$ 11,812	\$ 19,000		
173b	Variance Application Fees							\$ -	\$ 240		
Total Revenue		\$ 7,736	\$ 268,850	\$ 1,430	\$ 800	\$ 6,240	\$ 18,800	\$ 42,312	\$ 44,890	\$ 37,288	\$ 273,330
General Fund - Transfer In											
19	Transfer from Building Fund (Application Fees for admin costs)									\$ -	\$ 2,000
20	Transfer from Water Revenue for Share of Admin. Expenses									\$ 100,000	\$ 200,000
21	Transfer from Transportation Reserves for Capital expenses									\$ -	\$ -
General Fund - Transfer Out											
28	Transfer of B&C Road Tax to Transportation Reserve Fund									\$ -	\$ (29,000)
29	Contribution to Capital Improvements									\$ -	\$ -
30	Transfers into Building Fund - Special Engineering Projects									\$ -	\$ -
Water Revenue Fund - Transfer In											
100	Transfer from Building Fund (Water Connect Fees)	\$ -	\$ 2,300								
101	Transfer from Bond Sinking Fund for current year Water Bond payment	\$ -	\$ -								
102	Transfer from Water System Reserves for Capital Improvements	\$ -	\$ -								
Water Revenue Fund - Transfer Out											
105	Transfer to Water System Reserve Capital Fund	\$ -	\$ (150,000)								
109	Transfer to General Fund for Share of Administrative expenses	\$ (100,000)	\$ (200,000)								
Transportation Reserve Fund - Transfer In											
77	Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund					\$ -	\$ 29,000				
78	Transfer from General Fund for Capital Improvement Reserves					\$ -	\$ -				
80	Transfer from Building Fund of Road Impact Fee					\$ -	\$ 20,000				
Transportation Reserve Fund - Transfer Out											
83	Transfer to General Fund for Transportation Capital Expenses					\$ -	\$ -				
Water Reserve Fund - Transfer In											
154	Trfr from Water Revenue Fund to Capital Reserves			\$ -	\$ 150,000						
154a	Trfr from Water Bond Fund to Capital Reserves			\$ -	\$ -						

Water Billing not completed

WC Tax Revenue not completed

Jul-Dec		Interlaken Town Statement of Revenue and Expense									
		Jul-Dec, 2025									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Water Reserve Fund - Transfer Out										
161	Transfer to Water Revenue Fund for Capital Improvements			\$ -	\$ -						
	Building Fund - Transfer In										
177	Transfer from General Fund - Special Engineering Projects							\$ -	\$ -		
	Building Fund - Transfer Out										
180	Transfer to General Fund - Building Permit Application Fees							\$ -	\$ (2,000)		
181	Transfer to Water Revenue Fund - Water Connect Fees							\$ -	\$ (2,300)		
182	Transfer to Transportation Reserve Fund - Road Impact Fees							\$ -	\$ (20,000)		
	Total Transfers Between Funds	\$ (100,000)	\$ (347,700)	\$ -	\$ 150,000	\$ -	\$ 49,000	\$ -	\$ (24,300)	\$ 100,000	\$ 173,000
	General Fund Expenses										
	Administrative Expense										
37	Town Council, Commission, Appointee Stipends									\$ (1,675)	\$ (5,700)
38	Town Administrator & Clerk									\$ (43,471)	\$ (105,000)
39	Association Memberships									\$ (519)	\$ (2,000)
40	Web Hosting & IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)									\$ (922)	\$ (1,500)
40a	Town Council Equipment & Supplies									\$ -	\$ (1,000)
41	Meeting Advertising									\$ -	\$ (200)
42	Bookkeeping, Accounting & CPA fees									\$ (8,898)	\$ (18,000)
43	Bank Charges, Checks									\$ 340	\$ (500)
44	Town Attorney									\$ (1,333)	\$ (10,000)
45a	Animal Control through Interlocal Agreement w/ Heber City									\$ (1,411)	\$ (3,000)
45b	Municipal Election Balloting & Noticing, Advertisements									\$ -	\$ (200)
46	Misc. Admin. Expenses									\$ (64)	\$ (1,500)
47	Insurance									\$ (5,476)	\$ (5,000)
48	Office Supplies (postage + supplies)									\$ (29)	\$ (1,500)
51	Additional Consulting Fees									\$ -	\$ (2,000)
51a	Federal IRS Taxes									\$ -	\$ (5,500)
51c	Safety and Enforcement (Wasatch County Sheriff Agreement)									\$ -	\$ (12,000)
51d	Public Works Manager									\$ (8,695)	\$ (45,000)
	Total Administrative Expenses									\$ (72,154)	\$ (219,600)
	Annual Road Maintenance Expense from General Fund										
55	Annual Road Repair & Maintenance									\$ (84,407)	\$ (85,000)
56	Additional Contract Services - Recycling, Noxious Weed Control									\$ (9,042)	\$ (10,000)
56a	Road Signage									\$ -	\$ (5,500)
57	Contract Service (Snow Removal)									\$ (40,500)	\$ (70,000)
58	Supplies - Salt, Sand, etc									\$ -	\$ -
	Annual Fire Mitigation Expenses										
58b	Brush Removal and other Wildfire Mitigation									\$ (20,800)	\$ (20,000)
	Annual General Fund Capital Expenses										
59a	Capital Equipment Investment									\$ -	\$ -
60	Capital Investment in Roads									\$ -	\$ (3,000)
	DPW Expenses										
60b	DPW Site Construction - Capital Investment									\$ -	\$ -
60c	Annual DPW Site Maintenance Expenses									\$ -	\$ (500)
61	Total Road Maintenance, Capital Improvements, DPW Expenses									\$ (154,749)	\$ (194,000)
	Total General Fund Expenses									\$ (226,903)	\$ (413,600)

Less summer activity →

Work performed by town admin →

\$13,500/mth →

Jul-Dec		Interlaken Town Statement of Revenue and Expense									
		Jul-Dec, 2025									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Water Revenue Fund Expenses										
	Operating Expenses										
116	Payroll - Water Masters	\$ (11,966)	\$ (31,500)								
117	Bank Charges, Checks	\$ -	\$ (500)								
118	Chemicals & Monitoring	\$ (1,909)	\$ (800)								
119	Telemetry System Operating Costs	\$ -	\$ (2,700)								
120	Water Share Fee, Education, etc.	\$ (407)	\$ (450)								
121	Gas Heat	\$ (162)	\$ (800)								
122	Electricity	\$ (4,558)	\$ (7,000)								
123	Payroll Taxes - Water Masters	\$ (6,073)	\$ (4,000)								
123a	Workman's Comp Insurance for Water Masters	\$ (15)	\$ (1,200)								
123b	Misc. Water Expenses	\$ (1,602)	\$ (1,500)								
	Capital Investment in Water System										
123f	Purchase of Generator and Installation	\$ -	\$ -								
123g	Water System Capital Upgrades, Replacements	\$ (24,097)	\$ -								
123h	Capital Equipment Investment - Water System	\$ -	\$ (1,000)								
	Repair and Maintenance										
125	Additional Water System Contract Services	\$ (34,620)	\$ (70,000)								
126	Annual Generator Maintenance	\$ (620)	\$ (1,700)								
126a	General Water System Maintenance & Repair	\$ (23,008)	\$ -								
	Total Water Revenue Fund Expenses	\$ (109,038)	\$ (123,150)								
	Building Fund Expenses										
187	Refunds of Damage Deposits							\$ (10,500)	\$ (8,000)		
188	Refunds of Completion Deposits							\$ (4,000)	\$ (4,000)		
188a	Plan Review & Inspections (Town Engineer)							\$ (6,496)	\$ (10,000)		
188b	Additional Contractual Services (Town Engineer)							\$ -	\$ -		
188c	Plan Review by Planning Commission							\$ -	\$ -		
	Total Building Fund Expenses							\$ (20,996)	\$ (22,000)		
	Total Expenses (General, Water Revenue, Building)	\$ (109,038)	\$ (123,150)					\$ (20,996)	\$ (22,000)	\$ (226,903)	\$ (413,600)
66	General Fund Balance to be Appropriated										\$ (100,000)
85	Appropriation to Transportation Reserve Fund						\$ 100,000				
	Net Change in Balance = Revenue+Transfers+Expenses+Appropriations	\$ (201,302)	\$ (202,000)	\$ 1,430	\$ 150,800	\$ 6,240	\$ 167,800	\$ 21,316	\$ (1,410)	\$ (89,616)	\$ (67,270)
	Starting Balance for Reporting Period	\$ 304,129	\$ 304,129	\$ 151,583	\$ 151,583	\$ 84,948	\$ 84,948	\$ 129,241	\$ 129,241	\$ 151,388	\$ 151,388
	Rounding Adjustment										
	Ending Balance	\$ 102,827	\$ 102,129	\$ 153,013	\$ 302,383	\$ 91,188	\$ 252,748	\$ 150,557	\$ 127,831	\$ 61,772	\$ 84,118

← Unplanned valve, meter, and other water system upgrades/replacements

← Capital Improvement Water Study in progress

← Unplanned repairs

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of December 31, 2025

	TOTAL	
	AS OF DEC 31, 2025	AS OF DEC 31, 2024 (PY)
ASSETS		
Current Assets		
Bank Accounts		
General Fund	0.00	0.00
10000 General Fund Checking 2681 (deleted)	0.00	164,384.77
10001 General Fund Checking GVB 7730	58,467.79	0.00
10102 - Water Rev Fund GVB	88,189.91	106,916.50
101201 Building Fund GVB	150,007.09	0.00
10200 Building Fund 1678 (deleted)	0.00	117,983.93
Reserve Funds	0.00	0.00
Transportation Reserve Fund- 7854	9,178.34	0.00
10300 Transp Cap Facilities Res 4574 (deleted)	0.00	47,779.34
10301 Transp Cap Facilities Res GVB	82,009.69	0.00
Total Transportation Reserve Fund- 7854	91,188.03	47,779.34
Water Reserve Funds	666.49	0.00
10400 Water Sys Cap Facilities 1330 (deleted)	0.00	150,397.24
10401 Water Sys Cap Facilities GVB	153,013.12	0.00
Total Water Reserve Funds	153,679.61	150,397.24
Total Reserve Funds	244,867.64	198,176.58
Total General Fund	541,532.43	587,461.78
Total Bank Accounts	\$541,532.43	\$587,461.78
Accounts Receivable		
20000 Accounts Receivable	7,085.03	7,085.03
Total Accounts Receivable	\$7,085.03	\$7,085.03
Other Current Assets		
QuickBooks Tax Holding Account	908.18	0.00
Total Other Current Assets	\$908.18	\$0.00
Total Current Assets	\$549,525.64	\$594,546.81
Fixed Assets		
25900 Accumulated Depeciation	(1,810,569.72)	(1,810,569.72)
Amortizable Expenditures	0.00	0.00
26000 Bond Fees	25,000.00	25,000.00
26100 Accumulated Amortization	(23,541.67)	(23,541.67)
Total Amortizable Expenditures	1,458.33	1,458.33

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of December 31, 2025

	TOTAL	
	AS OF DEC 31, 2025	AS OF DEC 31, 2024 (PY)
Depreciable Assets	0.00	0.00
Property, Plant and Equipment	0.00	0.00
25000 Garbage Site	98,318.85	98,318.85
25100 Equipment	31,366.00	31,366.00
25200 Roads	705,967.00	705,967.00
25300 Water System	1,712,694.73	1,712,694.73
Total Property, Plant and Equipment	2,548,346.58	2,548,346.58
Total Depreciable Assets	2,548,346.58	2,548,346.58
Total Fixed Assets	\$739,235.19	\$739,235.19
Other Assets		
25400 Land	16,965.00	16,965.00
25500 Water Rights	37,508.00	37,508.00
Total Other Assets	\$54,473.00	\$54,473.00
TOTAL ASSETS	\$1,343,233.83	\$1,388,255.00
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
30000 Accounts Payable	(502.77)	(908.93)
Total Accounts Payable	\$ (502.77)	\$ (908.93)
Other Current Liabilities		
30100 Road Damage Deposit	61,557.89	56,557.89
30200 Completion Deposit (refundable)	37,171.04	32,521.04
30300 Payroll Liabilities	(621.55)	544.64
Federal Taxes (941/943/944)	541.44	0.00
Federal Unemployment (940)	24.00	0.00
UT Income Tax	178.00	0.00
UT Unemployment Tax	28.74	0.00
Total 30300 Payroll Liabilities	150.63	544.64
Total Other Current Liabilities	\$98,879.56	\$89,623.57
Total Current Liabilities	\$98,376.79	\$88,714.64
Long-Term Liabilities		
Division of Finance	0.00	0.00
30400 Note Payable UT Div. of Finance	2,000.00	2,000.00
30401 Undisbursed Principal	2,526.34	2,526.34
Total Division of Finance	4,526.34	4,526.34
Total Long-Term Liabilities	\$4,526.34	\$4,526.34
Total Liabilities	\$102,903.13	\$93,240.98

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of December 31, 2025

	TOTAL	
	AS OF DEC 31, 2025	AS OF DEC 31, 2024 (PY)
Equity		
50000 Fund Balance	1,445,028.11	1,683,284.56
Net Income	(204,697.41)	(388,270.54)
Total Equity	\$1,240,330.70	\$1,295,014.02
TOTAL LIABILITIES AND EQUITY	\$1,343,233.83	\$1,388,255.00

Interlaken Town

Statement of Revenue and Expense

July - December, 2025

	TOTAL	
	JUL - DEC, 2025	JUL - DEC, 2024 (PY)
Income		
60200 Building Fee	12,065.08	2,175.63
60201 Application Fee	2,297.30	2,100.00
60202 Water connection Fee	2,300.00	700.00
60203 Road Impact Fee	5,500.00	6,500.00
Total 60200 Building Fee	22,162.38	11,475.63
Miscellaneous Revenue	250.00	0.00
60000 Water Revenue	3,478.74	4,656.00
60100 Summer Water overage	3,666.80	0.00
60101 Road and Transportation Revenue	8,930.94	147,605.77
60102 1% Sales Tax Revenue	15,435.23	15,207.98
60103 B&C Road Tax	12,773.56	14,675.88
60104 Transfer Fees	450.00	450.00
60105 Late Fees	140.00	1,000.00
60106 Revenue from RMA Agreement	6,044.92	0.00
60800 Interest Income	1,828.77	1,444.57
60801 Municipal Fines	0.00	4,900.00
Total Miscellaneous Revenue	52,998.96	189,940.20
Total Income	\$75,161.34	\$201,415.83
GROSS PROFIT	\$75,161.34	\$201,415.83
Expenses		
70000 Administrative Expenditures	0.00	0.00
70100 Animal Control	1,411.30	1,654.25
70101 Town Council, Commissions, Appointee Stipends	2,000.00	0.00
70102 Town Council Equip & Supplies	375.29	0.00
70103 Accounting & Bookkeeping Fees	8,429.35	8,880.25
70104 Bank Charges, Checks	(24.11)	412.47
70105 Plan Review & Inspections	7,046.25	4,979.03
70108 Town Attorney Legal Fees	1,333.44	1,738.50
70110 Office Expense	30.77	1,250.12
70111 Town Clerk	42,253.00	51,195.00
70114 Web Hosting & IT Service	919.68	849.08
70115 Misc. Admin Expenses	64.34	51.78
70116 Association Memberships	469.00	(171.00)
70117 Road Signage	0.00	1,691.31
70119 Meeting Advertising	0.00	18.50
70120 Insurance	5,476.14	5,066.40
70125 Safety and Enforcement Supplies	0.00	627.12
70130 Public Works Manager	6,145.00	600.00
Total 70000 Administrative Expenditures	75,929.45	78,842.81

Interlaken Town

Statement of Revenue and Expense

July - December, 2025

	TOTAL	
	JUL - DEC, 2025	JUL - DEC, 2024 (PY)
70303 Payroll Expenses	0.00	16,296.00
Taxes	1,220.88	0.00
Wages	15,744.00	0.00
Total 70303 Payroll Expenses	16,964.88	16,296.00
Road Maintenance Expenditures	0.00	0.00
70118 Annual DPW Site Maintenance Exp	0.00	85.41
70201 Annual Road Repair	2,070.00	2,578.37
70204 Snow Removal	40,500.00	39,000.00
70205 Brush Removal and Wild fire Mid	13,000.00	12,500.00
70206 Road Signage	0.00	2,271.20
70207 Additional Contract Services	15,984.30	6,472.40
71000 Depr. Expense-Roads	26,212.00	314,594.67
Total Road Maintenance Expenditures	97,766.30	377,502.05
Water System Expenditures	0.00	0.00
70300 Interest Expense	19.03	0.00
70301 Chemicals & Monitoring	1,858.68	420.00
70302 Meter Repair/Replacement	22,650.97	35,388.76
70304 Telemetry System	0.00	67,623.97
70305 Utilities Gas & Electric	4,694.94	4,542.01
70306 Water Share Fee & Education	363.00	754.00
70308 Water System Maint & Repair	23,524.07	7,191.84
70309 Misc. Water Expense	975.80	1,124.93
70310 Annual Memberships	50.00	0.00
70311 Additional Water Sys Contract S	29,986.00	0.00
71001 Depr. Expense- Water System	5,075.63	0.00
Total Water System Expenditures	89,198.12	117,045.51
Total Expenses	\$279,858.75	\$589,686.37
NET OPERATING INCOME	\$ (204,697.41)	\$ (388,270.54)
NET INCOME	\$ (204,697.41)	\$ (388,270.54)