

ORDINANCE #14-01

AN ORDINANCE OUTLINING PERMITTING RULES AND REGULATIONS FOR THE TOWN OF HIDEOUT, UTAH; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

WHEREAS, it is the desire of the Town Council of the Town of Hideout to apply uniform rules and regulations to all building activities within the Town; and

WHEREAS, the Town Council desires to maintain orderly, tidy and structured atmosphere within the Town;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH:

SECTION I: Repealer. If any provisions of the Town’s Code heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Enactment. That the Town Council of Hideout, Wasatch County, State of Utah, does hereby adopt the following ordinance:

The following worksite regulations apply to each work site with a valid building permit: (Where Subdivisions are also controlled by Home Owner Associations [HOA] and to the extent that the HOA has more restrictive standards, the HOA’s standards shall govern.)

A. TOILET FACILITIES AND CONTAINERIZED TRASH SERVICE REQUIRED

(1) All construction sites shall be required to obtain and maintain on the site a container of suitable size and design to hold and confine trash, scraps and other construction related refuse created or accumulated on the site. All such construction refuse shall be maintained in a closed container at all times, until transferred to the landfill. It shall be unlawful to permit accumulated debris, litter or trash on a construction site to blow or scatter onto adjoining properties, including the public street or to accumulate on the site outside of the container or on transit to the landfill or dump. The owner or contractor shall service the container as frequently as needed to prevent trash from over-flowing. There are no landfills or dumping areas within the Town of Hideout, and it shall be unlawful to dump trash or construction debris within the Town limits.

(2) All construction sites shall have a portable toilet placed on the site prior to the start of work on the site.

(3) The dumpster and the portable toilet shall not be placed in any right of way on the work site.

(4) There shall be no dumping of material or stockpiling of soil on any platted lot without a Building Permit.

B. LIMITS OF DISTURBANCE

(1) It is the policy of the Town of Hideout to require construction activity on buildings to occur entirely within the Limits of Disturbance (LOD), including the storage of materials, equipment, supplies, temporary offices, tools and also accumulation and disposition of construction related refuse. The right of way of the lot is to be kept clear from any type of obstruction.

(2) The purpose of the Limits of Disturbance regulations is to preserve existing vegetation on building sites thereby minimizing the water demands of new landscaping while reducing the visual and ecological impact of development.

(3) Submitted plans for construction shall show where LOD fences will be installed and indicate the location of the right of way. The plans shall contain a Storm Management Plan which identifies drainage areas and planned Best Management Practices (BMPs) to control erosion and off-site migration of soils, such as silt fences, wattles, etc.

(4) Wattles, silt fences, etc. must be installed correctly in order to manage the drainage on the lot. Gutters shall have gravel bags (silt sacks, wattles) to protect storm drains and keep them clean. From October 31 to April 15, silt sacks shall be placed in storm drain boxes instead of the gutters to allow for snow plowing.

(5) Driveways shall be graveled to keep the mud on the lot instead of the street. It shall be the responsibility of the Contractor to clean any mud or dirt from the streets surrounding the work site daily.

(6) All new construction requires limits of disturbance boundaries to be established. However, the size, location and specific requirements regarding Limits of Disturbance can vary between subdivisions and should be carefully researched prior to submitting plans for review. The recorded subdivision plat and the applicable Home Owners Associates Guidelines (HOAG) shall govern the boundary of the LOD, except in those cases where disturbance beyond what is required for construction would be allowed, then the Town shall establish the LOD as the minimum that is required for construction and grading. Projects that have been approved through the Town's Planning Commission and Town Council shall be governed by those plans and any requirements that the approval was based on.

(7) Once the Limits of Disturbance are approved, it is the Contractors responsibility to Install the LOD boundary fencing. Standard plastic snow fencing with metal T post is generally acceptable. However, steel or other fencing may be required at the Town's discretion. Prior to

issuance of any building permits, the LOD fencing must be in place, inspected and approved by the Building Division.

C. PARKING

(1) Parking for contractors and subs shall be all on the same side of the street. No vehicles or work trailers, etc. shall be allowed on the street overnight. All debris and trash along parking areas shall be the responsibility of the Contractor. At the sole discretion of the Town during winter storms, street parking may be prohibited or parked vehicles may be required to move for snowplow activities.

(2) Cranes, concrete pumps and similar equipment and material deliveries that cannot be placed within the approved area because of space or access limitations on the site, shall not block traffic lanes on the streets without first having given the Town office forty-eight (48) hours written notice of intent to block the street and having received written permission to block the street from the Town office. The notice of intent shall indicate date and duration of the blockage, the location and a traffic control plan. The Contractor will have the responsibility of implementing and maintaining the traffic control plan. Lane closures under this section shall not be allowed during winter storms or for a duration longer than 10 hours or after dark. Any material that is stored on the road right of way is subject to this section and also for material that is left within the road right of way beyond ten (10) hours an excavation permit for an extended lane closure is required.

(3) It shall be the responsibility of the contractor to become familiar with the municipal code and ordinances concerning parking regulations.

(4) Track Hoes, skid steers, utility trailers, etc, shall be kept on the lot, not on the street. There is no parking on any other lot except the lot being built on.

D. HOURS OF OPERATION

(1) It shall be unlawful for any person to perform, or cause to be performed, any construction work on any work site between the hours of 9 p.m. and 7 a.m. the following day; or before 9 a.m. on Sundays. It shall also be unlawful to move construction equipment and/or construction trailers during those same hours.

(2) The Town office may authorize extended hours for construction operations or procedures which, by their nature, require continuous operations.

E. SIGNAGE

(1) Any signs erected on the lot shall be in accordance with Hideout Town Ordinance #11-02 outlining sign regulations.

(2) A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

F. ROAD CUTS/EXTENDED DURATION LANE CLOSURE

(1) If a road cut, in a road that has been dedicated and accepted by the Town, is required the Contractor shall obtain a road cut permit from the Town.

(1) If an extended lane closure is required for reasons other than a road cut the Contractor shall follow the same procedures as required for a road cut permit except that the excavation bond shall not be required. The Town will consider requests for an extended lane closure on a case by case basis and reserves the right to deny any request that the Town deems to be not in the best interest of the Town.

SECTION III: Enforcement and Penalties. This ordinance will be enforced by the Town Council with the assistance of the Building Official and the Police Department. When probable cause exists to believe a violation has been committed, the Town may issue a stop work order on any construction project until the violation is eliminated or the court finds that no violation exists. Persons violating this ordinance individually or through their employees are guilty of a Class "B" misdemeanor. Penalties for non-compliance and late permit fees and penalties shall be assessed as outlined in Resolution #2013-01, Town of Hideout Fee & Rate Resolution.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: Effective Date. This ordinance, being necessary for the peace, health, safety and welfare of the Town shall become effective immediately upon posting.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 13th day of March, 2014.

Bob Martino, Mayor

ATTEST:

Lynette Hallam, Town Clerk