

## ORDINANCE NO. 18-0X

### **AN ORDINANCE CONTROLLING HOURS OF OPERATION FOR CONSTRUCTION ACTIVITY AND CONSTRUCTION NOISE IN 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 to appropriately apply its inherent police powers to protect the health, safety and welfare of the citizenry; and

**WHEREAS**, the desire of the Town Council is to maintain the peaceful atmosphere of the Town and the comfort of its residents as far as it is possible; and

**WHEREAS**, the Master HOA (Community Preservation Association) has more restrictive provisions than does the Town, the Town would like to align with the Master HOA's provisions, and would like to extend and define construction and noise provisions for Saturdays, Sundays and Holidays;

### **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I: Repealer.** If any provisions of the Town's Code heretofore adopted are inconsistent herewith they are hereby repealed.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:

Hours of Construction Work: It shall be unlawful for any person to perform or cause to be performed, any construction work on any construction site under his control (or at which he is employed) outside of the hours of 7:00 am to 7:00 pm Monday through Friday; or outside of the hours of 8:00 am to 7:00 pm on any Saturday, Sunday or federal holiday.

Construction equipment and/or construction trailers may only be moved within the Town during those same hours.

Definitions: Construction work shall be defined as any building activity for which a permit shall be required under Town Code. A construction site is all area within the legal property boundary on which construction work is taking place.

Exception: The Mayor, Town Council or Town Engineer may authorize extended hours for construction operations or procedures which, by their nature, require continuous operation, or modify or waive the hours of work on projects located in generally isolated areas where the extended hours do not impact on adjoining property occupants. Such extension authorizations must be provided in writing.

Construction Noise: Some loud noise is inherent in construction work. During permitted construction hours on any Saturday, Sunday or federal holiday, noise

resulting from construction work must not measure more than 60 decibels 25 feet outside the property boundary of the construction site.

**SECTION III: Enforcement.** Enforcement responsibility will reside with the Police Department, the Code Enforcement Officer, and the Mayor. The Police Department, the Code Enforcement Officer or the Mayor may, upon discovery or report of a violation or violations of this Ordinance, issue a written citation for the violation requiring an appearance in court to answer the charges; or may file a report with the Wasatch County Prosecutor's Office for review and issuance of an information and summons to court to answer the charges. Each day such violation is committed shall constitute a separate violation.

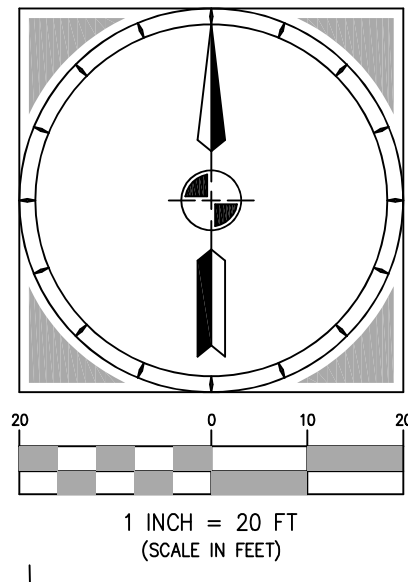
At the Mayor's discretion, repeated violations may result in the revocation of Building Permits (resulting in a complete work stoppage). This revocation may be applied to any or all construction projects managed or operated by the entity responsible for the violation.

**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 \_\_\_\_ day of \_\_\_\_\_, 2018.

# SOARING HAWK SUBDIVISION PHASE 3 123 AND 124 AMENDED



**PLAT NOTES:**

1. THIS PLAT AMENDMENT HAS BEEN APPROVED SOLELY FOR THE PURPOSE OF COMBINING TWO EXISTING LOTS AS SHOWN HEREON. LOT 122 OF SOARING HAWK PHASE 3 IS FULLY COMBINED INTO LOT 123 AND SOARING HAWK LOT 125 PHASE 3 IS FULLY COMBINED INTO LOT 124.
2. THE ORIGINAL PUBLIC UTILITY EASEMENTS RUNNING ALONG EACH SIDE OF THE COMMON BOUNDARY LINE BETWEEN LOTS 122 AND 123 AND ALONG LOTS 124 AND 125 ARE HEREBY TERMINATED WHEN THIS PLAT IS RECORDED.
3. ALL PRIOR PLAT NOTES, COVENANTS, AND RESTRICTIONS OF RECORD SHALL REMAIN IN EFFECT. SEE SUBDIVISION PLAT FOR SOARING HAWK SUBDIVISION PHASE 3 RECORDED AS ENTRY 414035 IN WASATCH COUNTY OFFICIAL RECORDS.
4. REFER TO THE ORIGINAL RECORDED PLAT FOR SOARING HAWK SUBDIVISION PHASE 3 FOR SECTION TIES, BASIS OF BEARINGS, AND ADJACENT PROPERTY INFORMATION.
5. EACH LOT IS SUBJECT TO A 6-FT PUBLIC UTILITY EASEMENT ALONG EACH PROPERTY LINE, FOR THE INSTALLATION OF UNDERGROUND UTILITIES.

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°13'17" W | 20.51'   |
| L2   | S 20°55'19" W | 9.14'    |
| L3   | N 20°55'19" E | 22.79'   |
| L4   | S 69°04'41" E | 46.00'   |
| L5   | N 16°08'07" W | 58.33'   |
| L6   | N 20°55'19" E | 126.00'  |

**CURVE TABLE**

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 43.98'     | 28.00'  | 90°00'00"   | S 24°04'41" E | 39.60'       |
| C2    | 79.55'     | 123.00' | 37°03'26"   | S 02°23'36" W | 78.17'       |
| C3    | 20.04'     | 77.00'  | 14°54'49"   | N 08°40'42" W | 19.99'       |
| C4    | 43.98'     | 28.00'  | 90°00'00"   | N 65°55'19" E | 39.60'       |

**BOUNDARY DESCRIPTION**

ALL OF LOTS 122 AND 123 AND 124 AND 125, SOARING HAWK SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD, AS ENTRY 424009, IN THE OFFICE OF THE RECORDER, WASATCH COUNTY, UTAH.

**SURVEYOR'S CERTIFICATE**

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE #145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BING CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

**OWNER'S DEDICATION AND CONSENT TO RECORD**

I, THE UNDERSIGNED OWNER OF THE PARCELS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE COMBINED INTO THE LOTS TO BE HEREAFTER KNOWN AS SOARING HAWK SUBDIVISION PHASE 3 LOTS 123 AND 124 AMENDED, AND DO HEREBY GRANT TO THE TOWN OF HIDEOUT, UTAH THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, AND I HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: ROBERT J. MARTINO  
ITS: MANAGER

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED BEFORE ME ROBERT J. MARTINO, THE SIGNER OF THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, WHO ACKNOWLEDGED TO ME THAT HE SIGNED VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC

**ADMINISTRATIVE BODY**

THE TOWN OF HIDEOUT, WASATCH COUNTY, APPROVES THIS PLAT AMENDMENT SUBJECT TO THE CONDITIONS STATED HEREON.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ ENGINEERING \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_ DIRECTOR, ENGINEERING DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE HIDEOUT TOWN ATTORNEY

SIGNATURE \_\_\_\_\_

**COUNTY SURVEYOR**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

SIGNATURE \_\_\_\_\_

RECORD OF SURVEY # \_\_\_\_\_

**RECORDER**

ENTRY #: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FEE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ FOR: \_\_\_\_\_  
BY \_\_\_\_\_ WASATCH COUNTY RECORDER PEGGY FOY SULSER.

PROJECT  
L18-151  
SHEET  
1 OF 1

**SOARING HAWK SUBDIVISION PHASE 3  
123 AND 124 AMENDED**

LOCATED IN THE NW & SW  
1/4 OF SECTION 16, & THE  
NE & SE OF SECTION 17,  
TOWNSHIP 2 SOUTH, RANGE  
5 EAST, SLB&M  
HIDEOUT, UTAH

DRAWN BY:  
SCS  
REVIEWED BY:  
BC  
SCALE:  
NTS  
ISSUE DATE  
06/18/18

**Summit Engineering Group Inc.**  
Structural • Civil • Surveying  
55 WEST CENTER • P.O. BOX 176  
HEBER CITY, UTAH 84032  
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SUMMIT ENGINEERING GROUP, INC.  
DRAWING ALTERATION  
IT IS A VIOLATION OF LAW FOR ANY  
PERSON UNLESS ACTING UNDER THE  
DIRECTION OF LICENSED ARCHITECT,  
PROFESSIONAL ENGINEER, LANDSCAPE  
ARCHITECT, OR PROFESSIONAL LAND  
SURVEYOR TO ALTER ANY ITEM ON THIS  
DOCUMENT IN ANY MANNER UNLESS  
WHO ALTERS THIS DOCUMENT IS  
REQUIRED BY LAW TO AFFIX THEIR SEAL  
AND THE NOTATION "ALTERED BY"  
FOLLOWED BY THEIR SIGNATURE AND  
SPECIFIC DESCRIPTION OF THE  
ALTERATIONS.