

ORDINANCE NO. 08-11

AN ORDINANCE REPEALING THE PREVIOUS TEMPORARY LAND USE REGULATION ADOPTED AS ORDINANCE 08-10 AND ADOPTING A NEW TEMPORARY LAND USE REGULATION FOR THE ENTIRETY OF THE TOWN OF HIDEOUT; PROVIDING FOR THAT REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR A TERMINATION DATE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the town of Hideout, Utah, was recently incorporated, thus it is currently without the necessary land use regulations; and,

WHEREAS, pursuant to Section 10-9a-504 of the Utah Code, Hideout has the option of adopting a temporary land use regulation to protect existing land uses and provide the Town an opportunity to assemble a planning commission and develop a code that reflects the desires of the community and the Council; and,

WHEREAS, without any regulations in place, current property owners are at risk, having no assurance regarding the use or development of neighboring parcels, thus the implementation of a temporary land use code is a compelling, countervailing interest to protect the public; and,

WHEREAS, it is the desire of the Town Council that changes be made to guidelines for signature approval of plats.

WHEREAS, a previous Temporary Land Use Regulation was adopted under Ordinance No. 08-07 and it is the desire of the Town Council that 08-10 be repealed and that this new Temporary Land Use Regulation be adopted; and

WHEREAS, without the Temporary Land Use Regulation, it is arguable that the property within a newly incorporated municipality is unregulated, such a condition should not remain.

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

SECTION I: Repealer. Ordinance No. 08-10 and any other provision of the Town's Code heretofore adopted are inconsistent herewith, are hereby repealed.

SECTION II: Enactment. The Town Code for the Town of Hideout, Utah is hereby amended to read as follows:


1. The Wasatch County General Plan for the property within the corporate limits of Hideout is hereby adopted by reference and incorporated herein by this reference and made a part of the Town Code.
2. The Hideout Land Use and Development Code which is attached hereto and incorporated herein by this reference, is hereby adopted and made a part of the Hideout Town Code.
3. That Sections 10-9a-601 through 10-9a-611 of the Utah Code is hereby adopted by reference and incorporated herein and made a part of this Town Code to address the development of subdivisions.
4. That a set of AWPA Engineering Design Standards be adopted by reference and incorporated herein and made a part of the Town Code.
5. This Ordinance will expire on March 10, 2009, unless otherwise amended, replaced, or repealed.

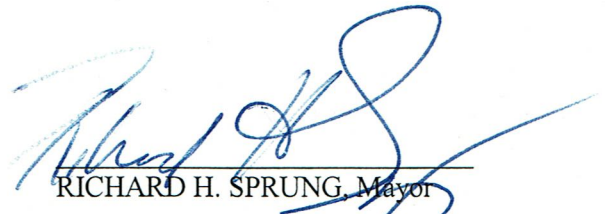
SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: Effective Date. In order to protect the health, safety and welfare of the citizenry and public at large, this ordinance shall go into effect immediately upon posting.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 12th day of November, 2008.

ATTEST:


Clerk


RICHARD H. SPRUNG, Mayor

APPROVED AS TO FORM:

Attorney

Approved: November 12, 2008; Unanimous
Posted: November 12, 2008