

**TOWN OF HIDEOUT**

**ORDINANCE 2024-O-08**

**AN ORDINANCE AMENDING HIDEOUT MUNICIPAL CODE SECTIONS  
10.08.26 AND 10.10.06 REGARDING UNDERGROUNDING UTILITIES**

**WHEREAS**, The Town of Hideout Council finds and declares that one of its most valuable assets and a critical attraction for future development are its one of a kind, extremely valuable views.

**WHEREAS**, Preservation of such views, to the greatest extent possible, are of critical importance to the existing residents as well as the future development of the Town.

**WHEREAS**, Impairment of the existing views by any above ground utility structures or lines is to be avoided whenever possible.

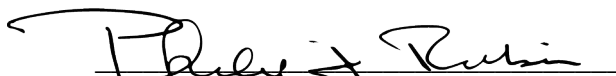
Now, Therefore, be it Ordained by the Council of the Town of Hideout, State of Utah:

Section I: Amendment. Sections 10.08.26 and 10.10.06 are hereby amended as redlined (Exhibit A).


Section II: Effective Date: This ordinance shall become effective upon publication as required by law.

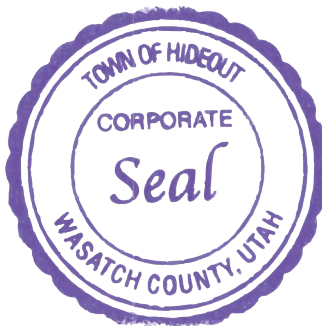
Passed and Adopted by the Town Council of Hideout, Utah, this 8th day of August, in the year 2024.

TOWN OF HIDEOUT

  
Philip J. Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Recorder for Hideout



## EXHIBIT A

### 10.08.26 UTILITY DISTRIBUTION SYSTEMS AND CONNECTIONS

1. All utilities, public or privately owned, shall be installed underground wherever underground location does not violate safety standards of the particular utility and where such underground location does not impose any significant potential additional maintenance burden on the Town of Hideout personnel.
2. Utilities include, but are not limited to, electricity, natural gas, telephone service, high speed internet service, video, water service, sewer service, storm drains, etc.
3. For utilities and utility sleeves within the proposed road surface improvements; installation shall be completed prior to road surfacing. For utilities outside of proposed road surface improvements; placement of curb and gutter prior to the installation of some utilities may be required to serve as a physical reference but in no case shall placement of sidewalk be initiated prior to the completion of all utilities.
4. It ~~shall be~~ is the Developer's responsibility to coordinate the installation schedule(s) with all the utility companies. The standards and specifications for the installation of these utilities shall conform to all rules and regulations adopted by the respective companies and the Town.
5. Underground service connections for water and sewer shall be installed to the road Property line of each platted lot at the expense of the Applicant, as shall casings or conduits for all other underground utilities as determined by the Town Engineer.
6. All public utilities shall be constructed within the ten (10) foot public utility Easements. Multiple use on given Easements is required whenever possible. ~~encouraged~~. The final recorded plat shall ~~will~~ note all Easements.
7. Water:

A. As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed the following improvements:

1. A water main in front of each parcel in size, location and with appropriate valves as outlined in this Title.
- ~~2.~~ Fire hydrants at intervals of not greater than 500 feet with each parcel not more than 250 feet from the nearest hydrant. In the event it is necessary to extend a water main so that the same fronts each parcel or to access fire hydrants within 250 feet of each parcel, then the cost of the water mains and hydrants shall be borne by the Owner who effectuates the Subdivision of his/her property.

#### B. Conveyance.

- ~~1.~~ 1. As a condition of Subdivision recordation under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision.

~~2.~~ 2. . The volume of water required shall be calculated from the latest JSSD water use study.

8. Sewer: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed a sewer main in front of each parcel in size, location and with appropriate manholes, as outlined in this Title.

#### **10.10.06 REQUIRED IMPROVEMENTS**

The following improvements shall be constructed at the expense of the Applicant, in accordance with the provisions of this Title and the Zoning Ordinance. A performance bond as described in Section 11.06.14 Fees (and specifically detailed in the Town's Fee Schedule adopted by Resolution) shall be secured to ensure installation of required improvements. The improvements shall include:

1. Roads and road requirements:
  1. The grading and graveling of all roads and the installation of all required culverts in accordance with this Title;
  2. The hard surfacing of all roads in accordance with Town Standards;
  3. Sidewalks, curbs, planter strips and gutters in accordance with Section 10.08.16.
2. Drainage and onsite stormwater management infrastructure in accordance with Section 10.08.20.
3. Water, Sewer, Solid Waste:
  1. A potable water supply in amounts and manner as required under Section 10.06.22 of this Ordinance in accordance with the State Board of Health Standards;
  2. The installation of water and sewer mains and water and sewer laterals to each lot Property line shall be required in accordance with Town Standards;
  3. The installation of fire hydrants in accordance with Town Standards;
  4. Solid waste disposal facilities shall be provided in accordance with Town Standards.
4. Electricity, natural gas, telephone service, high speed internet service (50/50 Mbps or greater), [video, water, sewer](#) and storm drains, shall be installed in accordance with Section 10.08.26 and [all](#) other Town Standards. These utilities shall be located underground except when the Applicant demonstrates [by clear and convincing evidence](#) that underground lines [and structures](#) are not [technically possible using commercially available technology. feasible. Junction boxes which are less than four \(4\) feet in height and which are essential to the provision of utility service are exempt from the undergrounding requirement so long as they are wholly located within a utility easement.](#)
5. Open Space, Public Trails, and Public Space in accordance with Section 10.08.32 and Section 10.08.34.
6. Landscaping and irrigation systems in accordance with Section 10.08.36.

7. Survey Monuments. The installation of survey monuments in accordance with Town standards and shall be installed on road right-of-way lines, at road intersections, angle points of curve and block corners. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the road limits. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor.
8. Road lighting shall be installed as per Town Standards.
9. In order to preserve and maintain views within the Town, all utilities, lines, supports, and all related structures shall be installed underground. Any utility provider seeking to install new, additional, supplemental or replacement structures or systems above ground pursuant to Section 10.10.06(4) shall, upon request of the Town, attend a meeting as part of the permitting process to discuss and explore ways of preserving the then existing views or, when not technically possible, ways to minimize the impacts to then existing views within the Town. A utility provider shall comply with the Town's requests for above ground adjustments to utility structure location(s) when technically feasible, so long as such requests are based upon: (i) preservation of then existing views; or (ii) public safety.
10. Upon request, a utility provider seeking to install new, additional, or replacement structures or lines shall promptly provide, as part of any permitting process: (i) accurate drawings depicting the exact locations and approximate dimensions of all proposed above ground lines and structures; and (ii) stake out specific locations as requested by the Town. Failure to timely comply with such requests shall be grounds to deny a permit application.