

TOWN OF HIDEOUT

ORDINANCE 2024-O-11

**AN ORDINANCE AMENDING HIDEOUT MUNICIPAL CODE SECTIONS
10.08.18 REGARDING RETAINING WALLS**

WHEREAS, the Town of Hideout ("Town") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Town Council has determined that clear regulations concerning the construction and terracing of retaining walls are necessary to protect public safety, preserve the natural landscape, and ensure that aesthetic standards are maintained; and

WHEREAS, the current standards for retaining walls within the Town have been reviewed and deemed in need of updates to reflect best practices for structural integrity and safety; and

WHEREAS, the Town Planner and Town Engineer have recommended changes to Section 10.08.18 of the Town Code, including height restrictions, terracing guidelines, and construction material standards for retaining walls; and

WHEREAS, the Town Council finds that the proposed amendments are in the best interests of the residents of the Town of Hideout;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Hideout, Utah, as follows:

SECTION I. AMENDMENT TO SECTION 10.08.18 OF THE TOWN CODE.

Section 10.08.18 is hereby amended as redlined (Exhibit A)

SECTION II. SEVERABILITY.

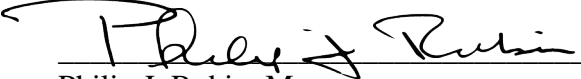
If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

SECTION III. EFFECTIVE DATE.

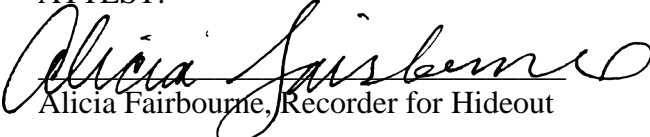
This Ordinance shall take effect immediately upon posting or publication, as required by law.

Passed and approved this 11th day of September in the year 2024 by the Town Council of the Town of Hideout.

TOWN OF HIDEOUT


Philip J. Rubin, Mayor

ATTEST:


Alicia Fairbourne, Recorder for Hideout



10.08.18 RETAINING WALLS

1. No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).
 2. All retaining walls must be set back a minimum of 5'-0" from all property lines.
 3. ~~All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer's review. All retaining walls located outside the public right-of-way that do not support a public road shall be constructed of natural stacked rock unless an appropriate substitute material meets the same aesthetic character as determined by the Town Planner.~~
 4. ~~The Town Engineer shall determine the most appropriate engineering system and materials for retaining walls located within the public right-of-way and those located outside the public right-of-way that support a public road.~~
3. Private retaining walls greater than 4'-0" in height are required to obtain a Building Permit and meet all required geotechnical and engineering standards per the International Building Code (IBC). Terraced retaining walls are considered to be one engineered system. If the total height of a terraced retaining wall exceeds 4'-0", a Building Permit is required.