

**TOWN OF HIDEOUT
ORDINANCE 2025-O-06**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN STANDARD
SPECIFICATIONS AND DRAWINGS MANUAL**

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared an amendment to the Standard Specifications and Drawings Manual regarding stormwater drainage; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on April 17, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public hearing on May 8, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;


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

SECTION I: Amendment. Section 2.2 Design Requirements is hereby amended as shown in Exhibit A attached to this Ordinance.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this 12th day of June, 2025.

TOWN OF HIDEOUT:

 Ralph Severini,
Mayor

ATTEST:


Alicia Fairbourne Recorder for Hideout



E. REQUIRED MEHODOLOGIES

1. Runoff for areas less than 90 acres – Rational Method.
2. Runoff for areas 90 acres and greater – NRCS Technical Release 55 (TR-55) within Autodesk Storm and Sanitary Analysis (SSA) with a precipitation distribution and duration from Table 2. The NRCS Unit Hydrograph Transform Method shall be used with the lag time assumed to be equal to the time of concentration. The Muskingum-Cunge Routing Method shall be used for routing hydrographs. Pervious and directly-connected impervious areas must be modeled using separate subbasins. Composite Curve Numbers of these dissimilar areas is not allowed. Mapped Hydrologic Soil Groups (HSG) shall not be used on areas where soil has been or will be disturbed. In areas of disturbed soils, a site-specific soil study shall be conducted to determine its HSG. The applicant must provide the Town with pdf copies of all input and output computer files in sufficient detail and format to perform a design review.
3. Flood control detention for less than 90 acres – Federal Aviation Administration (FAA) Method modified with the Guo “Averaging Parameter” Method in Appendix A. Multi-stage control facilities shall be modeled using TR-55 per Section 2 above.
4. Flood control detention for greater than 90 acres – Regional flood control detention facilities shall be modeled using TR-55 per Section 2 above.
5. Water Quality Volume – $WQV = 0.50 \text{ in.} \times C_{2\text{-yr}} \times DCIA$, where:

$C_{2\text{-yr}}$ is the Rational Runoff Coefficient for the 2-year return period. See Table 4.

6. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage shall be equal to or greater than 20 percent of the WQV.
7. DCIA is the directly-connected (to the outfall) impervious area. For single-family residential (SFR) developments, this area shall be: the area of all of the streets between the backs of curbs; the area of all of the driveways, assuming 30-foot-wide driveway the depth of the setback plus 10 feet; and one-fourth of the roof areas. Developments other than SFR shall be calculated individually. The Water Quality Volume can be included as part of the flood control volume.

2.2 DESIGN REQUIRMENTS

A. GENERAL

1. The impact of any proposed storm drainage system on the existing storm drainage system will be reviewed by the Town Engineer. The developer may be required to add off-site storm drain project improvements to provide adequate drainage control for their development.
2. The peak flow from the 2-year storm must be treated for water quality using a water quality detention volume or a GULD water quality treatment device approved by the Washington Department of Ecology.
3. Areas that will be drained through the proposed development will be considered and the method of drainage for those areas will be determined by the Town Engineer. Accommodations for pre-existing pass-through drainage are project improvements.
4. Storm drainage, except for surface sheet flow incidental from parcels that front a public street (not from parking lots), originating upon or traversing across private property shall not enter the City's storm drainage system, or otherwise be directed onto public property, except as permitted under a development application.
- 4-5. Public storm drainage shall not flow onto private property and public and private storm drainage shall not be comingled unless the private property owner chooses to accept public storm drainage onto their property, grant an easement to the Town accepting the drainage as theirs, and release and indemnify the Town from potential liabilities associated with it.
- 5-6. Snow from public rights-of-way shall be stored on adjacent private properties. Private properties on which snow from public rights-of-way is stored shall grant an easement to the Town accepting the snow as theirs, and release and indemnify the Town from potential liabilities associated with it.

B. COLLECTION AND CONVEYANCE

1. The piped and surface drainage system together shall be capable of passing the storm runoff from a 100-year event without flooding buildings, with 1 foot of freeboard.
2. The piped system shall be sized for the 10-year event without pressurizing. If the developer desires, the