

TOWN OF HIDEOUT

ORDINANCE #2025 – O – 07

AN ORDINANCE AMENDING HIDEOUT CODE REGULATING INSTALLATION AND CLEARANCE OF FIRE HYDRANTS

WHEREAS, the Hideout Council (“Council”) previously enacted ordinances regulating installation and clearance for fire hydrants; and

WHEREAS, Hideout desires to clarify installation requirements for fire hydrants and clarify the required clearance around fire hydrants at all times.

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

SECTION I: The following sections are amended as indicated below:

7.18.140 FIRE HYDRANTS TO BE UNCOVERED

~~It shall be the duty of every property owner to mark, uncover, and remove accumulated snow and windrows of snow from, over, and around fire hydrants located at the perimeter of the owner's property. The hydrants shall be uncovered for a distance of not less than three feet (3') on all sides so the hydrants are accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.~~

8.09.110 FIRE HYDRANTS TO BE UNCOVERED

It shall be the duty of every property owner ~~(including and~~ homeowners' associations ~~(where snow removal is responsibility of the homeowners association)~~ to mark, uncover, and remove accumulated snow and windrows of snow from, over, and around fire hydrants located on or at the perimeter of the ~~such~~ property. The hydrants shall be uncovered for a distance of not less than three feet (3') on all sides so the hydrant is~~hydrants are~~ accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts, and also within seventy-two (72) hours after the end of ~~the~~ storm. Other than requirements related to snow outlined above, hydrants shall be free of materials or debris at all times so that there is no less than 36 inches in diameter of clear area around the hydrant at all times.

10.08.26 UTILITY DISTRIBUTION SYSTEMS AND CONNECTIONS

- A. 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.

- B. Utilities include, but are not limited to, electricity, natural gas, telephone service, high speed internet service, video, water service, sewer service, storm drains, etc.
- C. 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.
- D. It shall be the Developer's responsibility to coordinate the installation schedule(s) with all 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.
- E. 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.
- F. All public utilities shall be constructed within the ten (10) foot public utility Easements. Multiple use on given Easements is required whenever possible. The final recorded plat shall note all Easements.

G. Water:

- 1. As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed the following improvements:
 - a. A water main in front of each parcel in size, location and with appropriate valves as outlined in this Title.
 - b. 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.c.~~ All hydrants shall be plumb, be set to the finished grade with the lowest outlet of the hydrant not less than 18 inches or more than 36 inches above the finished grade and have no less than 36 inches in diameter of clear area around the hydrant at all times.

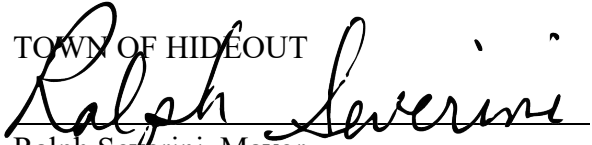
2. Conveyance.

- a. 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.
 - b. The volume of water required shall be calculated from the latest JSSD water use study.
- H. 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.

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Hideout Council of Hideout, Utah, this 12th day of June in the year 2025.

TOWN OF HIDEOUT

Ralph Severini, Mayor

ATTEST:


Alicia Fairbourne, Hideout Recorder

