



**HIDEOUT, UTAH PLANNING COMMISSION**  
**REGULAR MEETING**  
**January 21, 2021**  
**Agenda**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, January 21, 2021

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk January 7, 2021 determination letter (attached)

All public meetings are available via ZOOM conference call and net meeting.  
Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

**Meeting ID:** 435 659 4739

**YouTube Live Channel:** <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

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Regular Meeting

6:00 PM

I. Call to Order and Reading of Chair Matyszczyk's No Anchor Site Determination Letter

1. [January 7, 2021 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [December 17, 2020 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. [Discussion and possible recommendation for rezone of Gyllenskog property](#)
2. [Discussion regarding Dark Skies Initiative draft proposal](#)

V. Meeting Adjournment

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Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

**File Attachments for Item:**

January 7, 2021 No Anchor Site Determination Letter



January 7, 2021

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS  
WITHOUT AN ANCHOR LOCATION

The Planning Commission Chair of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 27.93% of those tested since December 9, 2020. The seven-day average of positive cases has been over 3,093 since January 7, 2021.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739>

**To join by telephone dial:** US: +1 408-638-0986

**Meeting ID:** 435 659 4739

This determination will expire in 30 days on February 6, 2021.

BY:

  
Anthony Matyszczuk,  
Planning Commission Chair

ATTEST:

  
Kathleen Hopkins, Deputy Town Clerk



**File Attachments for Item:**

1. December 17, 2020 Planning Commission Minutes DRAFT

1  
2 Town of Hideout  
3 10860 N. Hideout Trail  
4 Hideout, UT 84036  
5 PLANNING COMMISSION REGULAR MEETING  
6 December 17, 2020  
7 6:00 P.M.  
8  
9

10 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on  
11 December 17, 2020 at 6:00 PM via Zoom meeting.  
12

13 **Regular Meeting**

14 **I. Call to Order and No Anchor Site Determination Letter**

15 Chair Tony Matyszczyk called the meeting to order at 6:04 p.m. and read the No Anchor Site  
16 Determination letter dated December 15, 2020 in its entirety. All attendees were present  
17 electronically.  
18

19 **II. Roll Call**

20 **PRESENT:** Chair Tony Matyszczyk  
21 Commissioner Ryan Sapp  
22 Commissioner Glynnis Tihansky  
23 Commissioner Donna Turner  
24 Commissioner Bruce Woelfle  
25 Commissioner Rachel Cooper (alternate)  
26  
27

28 **STAFF PRESENT:** Thomas Eddington, Town Planner  
29 Polly McLean, Town Attorney  
30 Alicia Fairbourne, Town Clerk  
31 Kathleen Hopkins, Deputy Town Clerk  
32

33 **OTHERS IN ATTENDANCE:** Brian Cooper and others who may not have signed in using  
34 proper names via Zoom.  
35

36 **III. Approval of Meeting Minutes**

37 November 19, 2020 Planning Commission Minutes

38 There were no comments on the minutes.

39 *Motion: Commissioner Woelfle made the motion to approve the November 19, 2020 Planning*  
40 *Commission Minutes. Commissioner Turner made the second. Voting Aye: Commissioners*  
41 *Matyszczyk, Sapp, Turner and Woelfle. Voting Nay: None. The motion carried.*

1 **IV. Agenda Items**

2 **1. Discussion of Dark Skies Initiative**

3 Commissioner Bruce Woelfle provided an overview of the research he and Commissioner Ryan  
4 Sapp had conducted to date on a potential Dark Sky lighting ordinance. He reported Dark Skies  
5 ordinances were intended to minimize nighttime glare and light pollution through the use of down-  
6 lighting fixtures, and he noted several Utah towns including Helper, Kanab, Springdale and Ogden  
7 Valley which had adopted or were currently working to adopt these ordinances and the Dark Sky  
8 certification.

9 Commissioner Woelfle noted the town's residential lighting appeared to conform with the dark  
10 sky standards and an ordinance, if adopted by the Town Council, would probably not be  
11 retroactive. He also noted that the town's streetlights could be fairly easily modified to meet these  
12 standards. Commissioner Woelfle did not know if there were costs associated with a Dark Sky  
13 certification. He expected to have a draft ordinance for the Planning Commission to review in  
14 January, and for potential recommendation to the Town Council in February or March.

15

16 **2. Discussion of landscaping needs in public spaces**

17 Commissioner Rachel Cooper and Mr. Brian Cooper, a member of the town's Infrastructure  
18 Committee, provided a report on several issues under review by the Infrastructure Committee. Mr.  
19 Cooper highlighted several areas around the Town with slope erosion, retaining walls and rock  
20 stability concerns, which could impact certain roads and homeowners, as well as problems with  
21 sewer backup problems in some areas. He reported the Town Engineer was assisting with the  
22 coordination of outside inspectors to review these issues.

23 Regarding public space landscaping, Commissioner Cooper referred to the area around the  
24 Shoreline mailboxes which were an eyesore and asked what could be done to improve the  
25 landscaping. Chair Matyszczyk suggested contacting the HOA regarding this matter. Mr. Cooper  
26 reported his understanding that the developer was simply required to restore the area to its natural  
27 landscape, which appeared to be no landscaping. Chair Matyszczyk noted these developments  
28 were approved under prior town code but suggested making a recommendation to the Town  
29 Council to change to the landscaping requirements for future developments.

30 Mr. Cooper noted an unsightly gravel pile which was recently left near the trail head off Shoreline  
31 Drive and asked if this was intended to be left as a permanent berm. Discussion ensued regarding  
32 the HOA's responsibilities for trail maintenance and landscaping. Town Attorney Polly McLean  
33 provided background on state law governing HOAs.

34 Mr. Thomas Eddington, Town Planner, reviewed a map to clarify the exact locations of slope  
35 erosion concerns and the gravel pile discussed, and said he would contact the HOA's planner to  
36 discuss further. He noted this gravel pile was not what he had expected for this location.

37 Commissioner Sapp asked about a rock pile in Soaring Hawk and whether it was intended to be  
38 permanent. Mr. Eddington agreed to research this as well. Mr. Eddington noted another location  
39 with an unsightly rock pile that was under consideration for acquisition by the Town to be  
40 converted to park space.

1 Regarding landscaping standards, Ms. McLean noted the Town may adopt new guidelines for  
2 future development projects, and clarified matters that were under the purview of the various  
3 HOAs rather than the Planning Commission or Town Council.

4 Commissioner Cooper asked about the status of a particular lot above Town Hall and its feasibility  
5 for commercial development. Chair Matyszczuk noted it was currently zoned for condominiums  
6 and would require zoning changes for other usage. Commissioner Cooper also asked whether  
7 certain property located off SR-248 near the state park entrance could be developed for commercial  
8 purposes. Mr. Eddington reported the land was in the process of being transacted to the Town and  
9 concepts for commercial development were being explored.

10

11 **3. Set 2021 Planning Commission meeting dates for the 3rd Thursday of each month**

12 Chair Matyszczuk reported the Planning Commission’s 2021 meeting schedule would continue to  
13 be the third Thursday of each month.

14

15 **V. Meeting Adjournment**

16 There being no further business, Chair Matyszczuk called for the meeting to be adjourned.

17 *Motion: Commissioner Tihansky made the motion to adjourn the meeting. Commissioner*  
18 *Turner made the second. Voting Aye: Commissioners Matyszczuk, Sapp, Tihansky, Turner*  
19 *and Woelfle. Voting Nay: None. The motion carried.*

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21 The meeting adjourned at 7:17 p.m.

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Kathleen Hopkins, Deputy Town Clerk

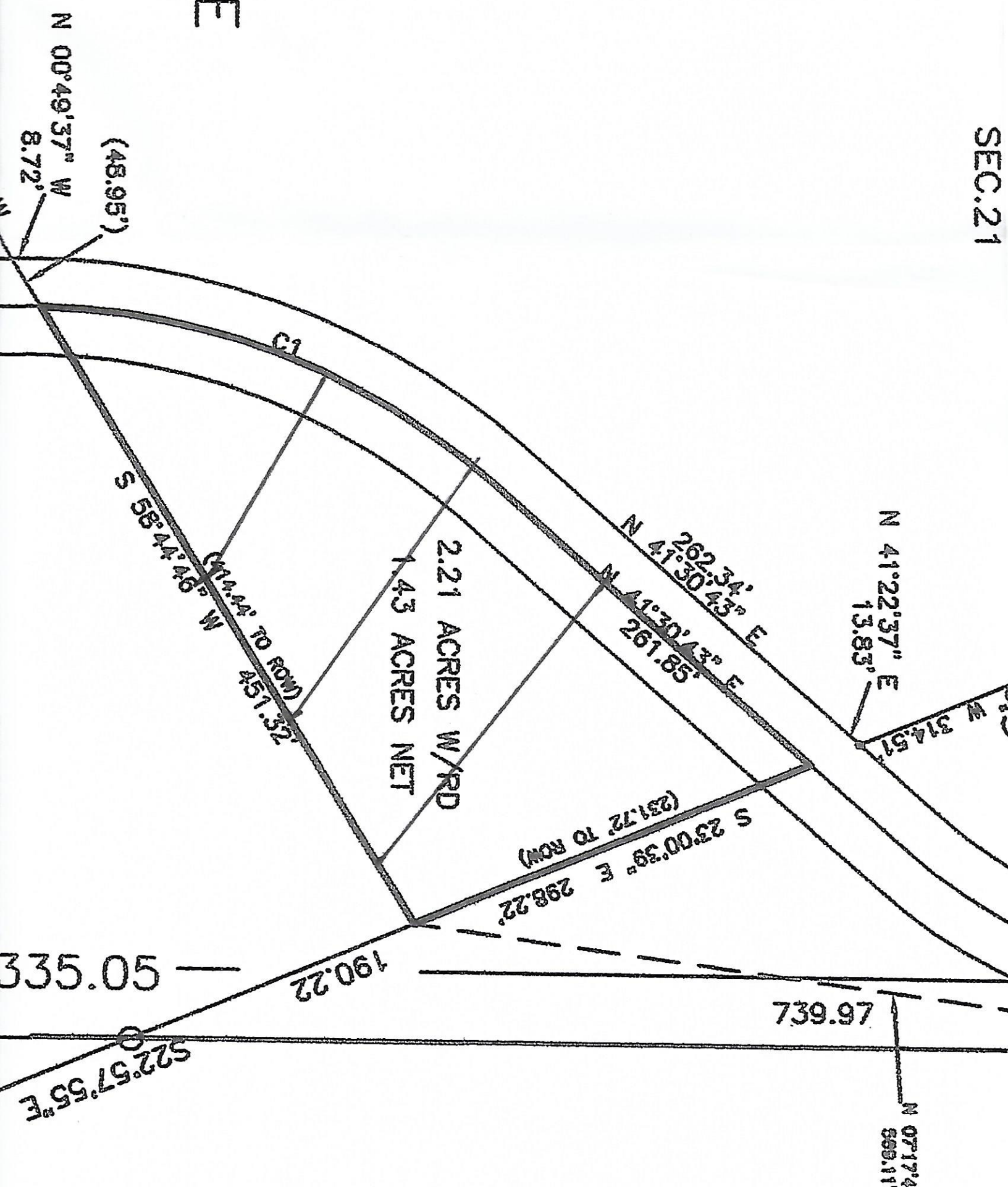
**File Attachments for Item:**

1. Discussion and possible recommendation for rezone of Gyllenskog property



SEC. 21

IE



# T 2 S. R 5 E. SLB&M.

STONE DESTROYED BY CONSTRUCTION  
RESET CAP & REBAR FOR SECTION CORNER

CO. MON. # 252  
115.66  
S89°57'45"E  
468.84  
1352.29

SEC. 15

SEC. 16

POINT ACCEPTED AS INTERSECTION  
U.S. 2685 WITH SECTION LINE  
S89°45'20"W 313.40

GOV'T. LOT 8  
2.66 AC.

(S23°03'14"E 612.30)  
N 23°00'39" W 314.51

SEC. 21

SEC. 22

N 00°17'45" E  
98.11

739.97

N 00°49'37" W  
8.72

(48.957)

S 85°24'18" W  
101.43

S 55°44'23" E  
189.32

N 02°02'43" W  
1335.05

3.55/45.225

415.86

90.11

114.06

N 1/16

222.68

336.68

481.05

N0°2'43" W 1335.05

481.05

132.57

N56°44'23"E 321.89

189.32

PARCEL B  
13.28 AC.

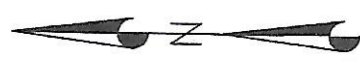
141-3

M.S. 6968

SCALE: 1 IN. = 100 FT.



STAR NO. 7 LODE



LEGEND

- ◆ ORIGINAL G.L.O. MONUMENT LOCATION
- COUNTY MONUMENT
- 3/4" DIAM. ALUMINUM ALLOY CAP ON 5/8" DIAM. REBAR
- CAP MKD. EICKBUSH & ASSOCIATES - LS 317443

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	429.02	307.86	301.29	N 20°57'15" E	41°06'54"

OAK HILLS SURVEYING  
ASSOCIATES, L.C.  
238 EAST STATE ST SUITE 8  
MAYRA, MISSOURI



SURVEYOR  
DATE

**File Attachments for Item:**

2. Discussion regarding Dark Skies Initiative draft proposal

# Dark Skies Lighting Ordinance – Hideout, UT (DRAFT)

## Table of Contents:

I.	<b>Purpose</b>
II.	<b>Definitions</b>
III.	<b>Applicability and exemptions</b>
IV.	<b>Lighting Standards</b>
V.	<b>Lighting Controls</b>
VI.	<b>Implementation</b>
VII.	<b>Enforcement and penalties</b>
VIII.	<b>Conflicts</b>

## I. Purpose

It is the purpose and intent of this code to balance the goals of Hideout, to maintain its small-town character with the need to limit glare and light trespass, reduce night sky glow, conserve energy, provide safe lighting practices, and promote Dark Skies initiatives, while protecting individual property rights.

A. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principal among these concerns are:

1. The degradation of the nighttime visual environment by production of unsightly and dangerous glare;
2. Lighting practices that interfere with the health and safety of Hideout's citizens and visitors;
3. Unnecessary waste of energy and resources in the production of too much light or wasted light;
4. Interference in the use or enjoyment of property which is not intended to be illuminated at night, and the loss of the scenic view of the night sky due to increased urban sky glow.

B. The concerns of safety, utility and aesthetic appearance need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much nighttime lighting is needed will lead to better lighting practices.

C. Accordingly, it is the intent of this code to require lighting practices and systems which will minimize or eliminate light pollution, glare, light trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity.

D. In support of dark skies, events will be held annually to educate our community both about the value of this effort as well as about the sky itself. These events will be coordinated by the town of Hideout and may include visiting speakers and the creation of a dark skies community club or committee.

E. Enforcement of this effort will be conducted by the enforcement officer under the direction of the mayor.

## II. Definitions

Correlated color temperature (CCT): the temperature at which a blackbody emits radiant energy competent to evoke a color the same as that evoked by radiant energy from a given source (such as a lamp).

Dark sky fixture or fully shielded: any light fixture that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture are projected below a horizontal plane running through the lowest point of the shield.



*The lights on the left are non-conforming. Those on the right can be used in most cases. Depending on the mounting height and proximity to the property line, additional shielding may be necessary to prevent the luminous elements from being visible from any other property.*

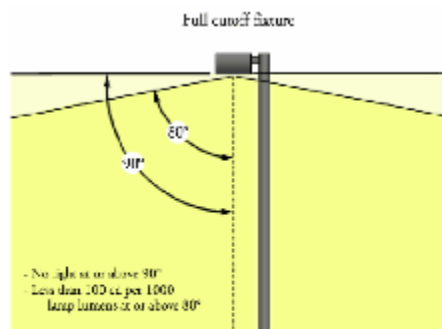
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**Dark sky shield:** anything that is used to shield a light fixture so that it behaves as a fully shielded fixture. These include but are not limited to, for example, fixtures outfitted with caps or housings or installed under canopies, building overhangs, roof eaves or shielded by other structures, objects or devices.

**Electronic messenger system (EMS):** electronic messenger system with scrolling messages.

**Emergency lighting:** lighting as required by civil officers, agents, utilities and officials to perform their duties to maintain the public health, safety and welfare.

**Full Cut-off Fixtures:** fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.



*Full cutoff fixtures do not allow any light to be emitted above the fixture. The fixture controls glare by limiting the light output at 10 degrees below the horizontal.*

**Holiday lighting:** temporary lighting for a specific celebration which may be one of the following types:

- a. Festoon type low-output lamps, limited to small individual bulbs on a string
- b. Low-output lamps used to internally illuminate yard art
- c. Flood or spot lights producing less than 2000 lumens each whose light source is not visible from any other property

“Kelvin” means relating to, conforming to, or having a thermometric scale on which the unit of measurement equals the Celsius degree and according to which absolute zero is equal to  $-273$  degrees Celsius.

“Light fixture” means any device intended to produce outdoor illumination.

“Light trespass” means light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle driver’s eyes, or upwards toward the sky.

“Lumen” means a unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity.

Major addition: enlargement of 25% or more of the buildings gross floor area, seating capacity, or parking spaces, either with a single construction project or cumulative series of construction projects after the enactment of this ordinance. The term also includes replacement of 25% or more of installed outdoor lighting.

Minor addition: enlargement of less than 25% of the buildings gross floor area, seating capacity or parking spaces, either with a single construction project or cumulative series of construction projects after the enactment of this ordinance. The term also includes replacement of less than 25% of installed outdoor lighting.

“Motion sensor” means any device that turns a light fixture on when it detects motion and off when motion stops or very shortly thereafter (5-10 minutes).

“Nits (candela)” means the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation.

“Switch” means any device that can be manually controlled by a person to turn a light fixture on and off. For the purpose of this chapter, switches include motion sensors but switches do not include light sensors or timers.

“Temporary” refers to lighting as required by citizens to carry out legally approved activities for durations as specified in the permits for those activities. These include but are not limited to, for example, activities such as nighttime agricultural operations, construction work lighting, and seasonal decorations, but in no case for more than a period of 60 days without an exemption granted by the town of Hideout.

### III. Applicability and exemptions

All exterior outdoor lighting installed after the effective date hereof in the town shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting. However, light trespass from interior lighting that negatively impacts adjacent properties is also prohibited.

#### A. Exemptions.

1. Temporary lighting for decoration/seasonal, theatrical, television, performance areas, and construction sites, except as allowed by permit at the discretion of the town council.

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2. Underwater lighting in swimming pools and other water features.
3. Lighting that is only used under emergency conditions.
4. Lighting required by federal, state, county or city ordinances and regulations.
5. Outdoor recreational facilities are exempt from lumen cap and shielding but must comply with 3,000 degrees Kelvin temperature requirement. Lights must be extinguished promptly after a sponsored event.

#### **IV. Outdoor lighting standards.**

A. Temperature of Lamps. Lamps shall not exceed a maximum correlated color temperature (CCT) of 3,000 degrees Kelvin.

B. Lamp and Shielding. All light fixtures over 1,500 lumens are required to be fully shielded and installed so that the shielding complies with the definition of a fully shielded light fixture.

C. Light Trespass Standard. All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road.

D. Signs:

1. Front Lit: Any light with the intention to illuminate a sign must be oriented from the top and shine down.

2. Back Lit:

a. The sign design may not contain any more than 25 percent white, including lettering.

b. Transparent or clear materials are not allowed.

c. Nonface portions of the sign (e.g., background and sides) shall be made of completely opaque material.

d. Internal lights must not exceed 3,000 degrees Kelvin if greater than or equal to 1,500 lumens.

3. Neon:

Any sign consisting of more than three feet of neon must be extinguished no more than four hours after sundown during daylight savings and six hours during regular mountain time.

4. Electronic:



a. Luminance levels for operation after sundown and until sunrise shall not exceed 100 nits (candela per square meter) as measured under conditions of a full white display.

b. Messages appearing on EMS's shall not be displayed for less than 30 seconds and require no longer than 0.25 seconds to transition from one message to another. Moving text is prohibited.

c. The luminous surface area of an individual EMS shall not exceed 10 square feet.

d. EMS's shall not be placed within 1,000 feet (300 meters) of another off-premises changeable electronic variable message sign on the same side of the highway, regardless of face orientation.

e. EMS's shall not be placed within 1,000 feet (300 meters) of residential areas.

f. The device owner or the permit holder shall continuously monitor signs 24 hours per day, including monitoring the reliability of hardware, software, network and other support infrastructure.

g. Signs shall contain a default mechanism so that in the event 50 percent or more of an EMS's LED emitters have failed, the sign will immediately revert to an unlit black screen and remain in such condition until the malfunction is corrected.

#### E. Parking Lots:

1. Spot or flood lighting of parking lots from a building or other structure is prohibited.

2. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed 20 feet. All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.

3. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed 16 feet.

4. All parking lot lighting shall use full cutoff fixtures.

F. Gas Station Canopies. Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are full cutoff and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.

#### G. Total Outdoor Light Output Standards – Nonresidential and Multifamily Uses.

1. Total outdoor light output shall not exceed 15,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site. Of the 15,000

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lumens, 10,000 lumens minimum must be fully shielded with 5,000 maximum unshielded.

2. Seasonal decorations are not counted toward this limit.

#### H. Total Outdoor Light Output Standards – Single-Family Residential Uses:

1. Outdoor lighting for single-family residential uses is subject to a lumen per net acre cap of 10,000 lumens net.

2. Outdoor lighting for single-family residential uses is subject to the lamp fixture and shielding requirements.

I. Roadway/Streetlights. Streetlights are allowable as recommended by the public works administrator or town council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting. They shall not exceed 10,000 lumens per net acre. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.

#### J. New Public Lighting – Streetlights/Public Property and Rights-of-Way:

1. All new streetlights are allowed as recommended by public works administrator and town council. They will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. They shall not exceed 10,000 lumens per net acre. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.

2. Public Property. Properties owned by Hideout such as parks and other community gathering spaces will adhere to all standards as indicated. They will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.

3. Rights-of-Way. All rights-of-way will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.

4. All new public lighting will be part of the planning and zoning process in which public buildings, public property and rights-of-way lighting is determined. This will be incorporated as part of the zoning process moving forward to ensure compliance with this chapter.

#### K. Prohibited Lighting:

1. Up lighting to illuminate buildings, other structures or vegetation.

2. Flashing, blinking, intermittent or other lights that move or give the impression of movement, not including temporary holiday lighting.

3. Floodlights or spotlights affixed to buildings for the purpose of lighting parking lots or sales display lot areas.
4. Searchlights, laser source lights or any similar high intensity light.
5. Except when used in window signage pursuant to subsection (D)(3) of this section, neon or luminous tube lighting, either when outdoor mounted or indoor mounted, if visible beyond the property boundaries.

## **V. Lighting control.**

- A. Light fixtures with motion sensors and/or timers are required to minimize the duration of nighttime lighting.
- B. Fully shielded fixtures are required where any lights, even those below 1,500 lumens, are mounted on structures or poles higher than the first level above ground level to protect the view of the night sky, minimize ground reflection, and reduce light scatter beyond the property line.
- C. Statuary and flags shall be lit from above to minimize sky glow.

## **VI. Implementation.**

A. New Uses, Buildings and Major Additions or Modifications: All building permit applications must include an outdoor lighting plan which includes the following information:

1. The location of all existing and proposed light fixtures (may be included on site plan).
2. Specification sheets for all existing and proposed light fixtures.
3. Acknowledgement that the Applicant has received notification of this Article.

Verification that a residential or commercial construction project requiring a building permit application has complied with the provisions of this Article shall occur during the final electrical inspection done by the towns designated building inspector.

B. Minor Additions or modifications: If the work requires a permit than the procedures shall be the same as for a Major addition.

C. New Lighting. Any new lighting on the site shall meet the requirements of this code with regard to shielding and lamp type; the total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this code, whichever is larger.

D. Resumption of Use after Abandonment. If a property or use with nonconforming lighting is abandoned, then all outdoor lighting shall be reviewed and brought into compliance with this code before the use is resumed.

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E. Existing Lighting: On or before five years, all outdoor lighting shall comply with this code. This may be done through replacement or retrofitting.

F. Public Roadways:

In general, this code does not apply to county and state rights-of-way. However, all new street lights on such roadways or rights-of-ways must be fully shielded.

## **VII. Enforcement and penalties.**

All code, including lighting code, requires enforcement. Lighting code enforcement is essential to achieving a sustained reduction of light pollution and conservation of the night sky.

A. The penalty for violation of any portion of this chapter shall be:

1. First Notice. A notice to the property owner requesting compliance within six months.

2. Second Notice. If after six months the violation exists a notice will be given to appear before the Hideout town council to discuss options to come into compliance.

3. Third Notice. If after 12 months a violation of the provisions of this chapter shall be an infraction punishable by penalties up to \$2,000.

## **VIII. Conflicts.**

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this code, the most restrictive shall govern unless otherwise regulated by law. If any provision of the Hideout Town Code should conflict with the provisions of this chapter, this chapter shall supersede and be the controlling and enforceable provision.