

**15.08.095 CONSTRUCTION DEPOSITS – LOT
IDENTIFICATION**

CITY CODE AMENDMENT

PLANNING COMMISSION MEETING

MAY 9, 2024

Summary: Construction dumpsters have become an issue on public streets. City employees involved in code enforcement and road maintenance have expressed concerns over allowing dumpsters to be placed on city right of way.

ZONING: All Zones

Action: Staff is looking for planning commission recommendations for changes to the code.

NOTES: Dumpsters placed on the right of way interfere with maintenance issues such as resurfacing, plowing, cleaning, etc. Often contractors hired to resurface asphalt must work around obstructions causing them to return later to finish the work.

Poorly placed dumpsters can interfere with emergency vehicle access. When combined with construction parking and deliveries, access can be severely restricted.

Many dumpsters do not have markings allowing them to be easily seen during night or poor visibility conditions. Residents have reported near misses with dumpsters, especially when the new developments have changed the existing travel patterns.

The current code does not allow vehicles and trailers to remain in the same location for more than 48 hours. Dumpsters are often left for weeks to months.

15.08.095 Construction Deposits - Lot Identification

- A. To ensure repair of any and all damage to city property, including but not limited to, damage to sidewalks, curb and gutters, roadways, utility systems, etc., Hyrum City requires a construction deposit for new residential or new commercial construction and residential and commercial remodel. The Hyrum City Council sets the Construction Deposit fee by resolution and such deposit will be refunded in whole or in part following final inspection and completion of landscaping requirements as required in the landscaping ordinance. All or part of the deposit may be forfeited to repair damage to city infrastructure occurring during construction in addition to failure to supply waste containment and/or occupation of building prior to receiving certificate of occupancy.
- B. Before a building is occupied a final inspection must be made and a Certificate of Occupancy given. Violation of this item will result in the forfeiture of the Contractor Deposit. All subdivision improvements must be completed, or approval given by the City Engineer, before occupancy permits will be issued for any dwellings.
- C. A garbage dumpster is required at each construction site. This dumpster shall not be stored on an accepted city street in excess of 48 hours. The dumpster shall be stored on private property for any time exceeding this period. If stored in the public right of way, the dumpster shall possess reflective decals or be marked with traffic delineators sufficient to not constitute a driving hazard appropriate to the driving conditions. Under no circumstances is the dumpster allowed to obstruct traffic or be placed in the traveled way. Placement of the dumpster may never restrict the travel of emergency vehicles. Violation of this requirement will result in the forfeiture of all or a portion of the Contractors Deposit.
- D. The street address and lot number must be prominently posted on construction site. Construction may not begin and utility services will not be provided until address is posted. (Ord. 08-06; Ord. 05-16)