

APPENDIX C

**GARFIELD COUNTY, UTAH
GLAMPING ORDINANCE
NO. 2019-2**

GARFIELD COUNTY GLAMPING ORDINANCE
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GARFIELD COUNTY, UTAH

GLAMPING ORDINANCE

NO. 2019-2

AN ORDINANCE TO REGULATE THE LOCATION, INSTALLATION AND USE OF GLAMPING UNITS AND GLAMPGROUNDS IN GARFIELD COUNTY, UTAH.

WHEREAS, The Board of County Commissioners of Garfield County, Utah deem it necessary to enact certain standards, rules and regulations regarding glamping units and glampgrounds located or to be located in Garfield County, Utah in the interest of the health, safety and welfare of the citizens of Garfield County, Utah.

Be it ordained by the Board of Commissioners of Garfield County, Utah as follows:

Chapter 1. GENERAL PROVISIONS

1-1 Purpose.

1. To permit development of glamping units and glampgrounds in appropriate districts and to require that glamping accommodations will be of such character as to promote the objectives and purpose of this Ordinance;
2. To protect the integrity and character of the districts contiguous to or near glampgrounds; and
3. To protect other uses and values contiguous to or near glampgrounds.

1-2 Definitions.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in this ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by Garfield County.

1. **Glamping**: A shorthand term for glamorous camping. In general, glamping is used to describe canvas or similar-material structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat and indoor plumbing usually not used when camping traditionally.
2. **Glamping Lot**: A unit of land not less than two-thousand (2,000) square feet and consists of not more than one (1) glamping unit.
3. **Glamping Unit**: A canvas-like structure designed to be used or occupied for transient and recreational purposes. Canvas-like structures include, but are not limited to: tents, yurts, teepees, covered wagons, etc.
4. **Glampground**: An area consisting of more than one (1) glamping unit.
5. **Transient**: Occupancy of a dwelling unit or sleeping unit for not more than thirty (30) days.

1-3 Location and Use.

No glamping unit or glampground as herein defined shall be located, placed, used or occupied for residential purposes.

1. Permitted Use Zones
 - a. Commercial
 - b. Multiple Use
2. Conditional Use Zones
 - a. Forest/Recreation when bounded on two (2) or more sides by a campground, recreational vehicle park, or Multiple Use zone.
3. Glamping units and glampgrounds shall be generally located:
 - a. Adjacent to, or in close proximity to a maintained road or highway;
 - b. Near adequate recreation facilities;
 - c. In areas accessible by emergency services.

1-4 Area Regulations and Modifying Regulations.

In addition to the requirements in this ordinance, all glamping units and sanitary facilities must be compliant with County and State Health and Safety requirements, which are covered as part of the building permitting process. In addition, all glamping units and sanitary facilities shall meet the Garfield County Climatic and Geographic Design Criteria.

1. Glamping Units shall comply with the following requirements:
 - a. Access Road and Property Line Setbacks in Feet – Front: 25’, Side: 15’, Rear: 15’
 - b. Minimum Lot Size Per Glamping Unit – 2,000 sq. ft.
 - c. Maximum Glamping Unit Area/Lot Area Ratio – 2/3.
 - d. Glamping Unit Size Requirements
 - i. Minimum: 70 sq. ft. habitable space as per International Building Code (IBC)
 - ii. Maximum: 1,000 sq. ft. habitable space as per IBC
 - iii. Spacing of structures shall conform to the IBC spacing requirements, except that canvas wall structures shall be located not less than fifteen (15) feet to the individual glamping unit boundary.
 - e. Platforms shall be engineered and shall comply with local building codes.
 - f. Potable Water systems are required and shall comply with State and County requirements.
 - g. Waste Water/Human Waste systems shall comply with Garfield County, Southwest Health Department and Department of Environmental Quality (DEQ).
 - h. Glampgrounds shall have not less than one (1) eight (8) cubic yard covered dumpster for every twenty (20) glamping units or portion thereof. All solid waste will be disposed at an authorized disposal facility.

- i. Each glamping unit shall have not less than two (2) ten (10) feet by twenty (20) feet parking spaces. All parking shall be off-street.
- 2. Sanitary Facilities
 - a. Private Interior Access Road and Property Line Setbacks – Front: 10 feet, Side: 15 feet, Rear: 15 feet
 - b. Public Access Road and Property Line Setbacks – Front: 25 feet, Side: 15 feet, Rear: 15 feet
 - c. Shall be not more than two-hundred (200) feet from any one glamping unit.
 - d. Shall have at least two (2) parking spaces per sanitary facility.
 - e. Pit toilets are not permitted. All sanitary facilities will meet local Health Department requirements.
- 3. Emergency Services
 - a. Interior access roads shall have a roadway of not less than twenty-four (24) feet and shall be looped or contain a turn-a-round of not less than fifty (50) foot radius. Surfacing shall be all-weather. Road design features shall comply with American Association of State Highway and Transportation Officials for Resource Roads.
 - b. All glampgrounds shall be accessed by a State Highway, Public Road or a Class B or Class C local road.
 - c. Water storage and fire hydrants shall comply with State and Local requirements.
- 4. Fire Protection
 - a. Interior fire protection for glamping units shall comply with all applicable Building Codes.
 - b. Carbon monoxide, smoke alarms, gas detectors, fire exits and other fire protection devices shall comply with applicable Building Codes.
 - c. Each unit shall contain at least one (1) appropriate fire extinguisher.

1-5 Glamping Approval.

A glamping unit or glampground may not be constructed unless recommended by the Planning Commission and approved by the County Commission, after review of plans for said glampground. Plans shall satisfy the Commissions that the proposed development will:

- 1. Be compatible with the general character of the district where it is proposed to be located.
- 2. Have at least three (3) spaces completed and approved for occupancy before the first occupancy is permitted in phase development.
- 3. Meet all requirements of the State of Utah Code of Camp, Hotel, Motel and Resort Sanitation Regulations which are intended to apply to tent camps as defined in such Code. Glamping units and glampgrounds shall also comply with all State and Local building code requirements.

4. Contain no more than ten (10) units per acre. The remaining land not contained in individual glamping units, roads or parking, shall be set aside for undeveloped open space, parks, playgrounds or service areas for the common use and enjoyment of occupants of the development.
5. Have adequate sewer and water service with hookups provided to each glampground.
6. Have adequate fire protection as approved by the Garfield County Building Official, Planning Commission and Garfield County Commission.

1-6 Glamping Application.

1. An overall plan for development of a glampground or glamping unit shall be submitted to the Garfield County Planning Department for review. The plan shall be drawn to a scale no smaller than one (1) inch to forty (40) feet. At least one (1) electronic copy or eight (8) hard copies of the plan shall be submitted. The Plan shall show:
 - a. The topography of the site when required, represented by contours shown at not greater than two (2) foot intervals.
 - b. The proposed street, sanitary facility and individual glamping unit layout.
 - c. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of glamping units, and total area to be developed.
 - d. Proposed location, number and design of parking spaces.
 - e. Detailed landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.
 - f. Any other data the Planning Department may require.
2. Applications for approval shall be in writing, submitted to the Garfield County Planning Department at least thirty (30) days prior to hearing at a regularly scheduled Planning Commission Meeting. Upon approval by Planning Department Staff, applications will be heard by the Garfield County Planning Commission and approved, denied or returned to staff for modifications within forty-five (45) days of hearing. Approvals by the Planning Commission will be scheduled for Public Hearing with the Garfield County Commission after not less than fourteen (14) calendar days public notice. An application denied by the Planning Commission may be appealed to the County Commission which appeal must be in writing within thirty (30) days after denial is made by the Planning Commission.

1-7 Fees

An application fee of \$100.00 is required with submittal to the Planning Department. No processing will be initiated until fees are paid.

Chapter 2. ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 25th day of March, 2019.

Signatures and Vote:

Yes

No

Garfield County Commission, Chair
Leland F. Pollock

Garfield County Commissioner
Jerry A. Taylor

Garfield County Commissioner
David B. Tebbs

ATTEST:

Garfield County Auditor/Clerk
Camille A. Moore

County Seal: