

GARFIELD COUNTY, UTAH
ORDINANCE NO. 2020-8
REMOTE YURT COMPLIANCE

AN ORDINANCE TO REQUIRE REMOTE YURTS TO COMPLY WITH THE STATE CONSTRUCTION CODE, FIRE CODE, WATER QUALITY PROVISIONS AND OTHER LOCAL REGULATIONS.

WHEREAS, Utah Code § 15A-1-204 addresses the regulation of yurts and exempts remote yurts from State Construction Code, State Fire Code and water quality provisions.

WHEREAS, Utah Code § 15A-1-204 permits Garfield County (the "County") to adopt and enforce local laws to make remote yurts subject to certain regulations.

WHEREAS, Garfield County experiences millions of recreational user and tourist visits each year, according to visitor use statistics maintained by the National Park Service, United States Forest Service, Bureau of Land Management and State of Utah;

WHEREAS, said visitors are spending nights in remote yurts located throughout the County and the Board of Garfield County Commissioners deem it necessary to adopt certain rules and regulations in the interest of the health, safety and welfare of the citizens of Garfield County, Utah.

NOW, THEREFORE, BE IT ORDAINED by the County Commission that it does hereby adopt Garfield County Ordinance 2020-8 Remote Yurt Compliance, which law shall govern certain construction requirements on remote yurts in Garfield County:

Section 1 SHORT TITLE

This Ordinance shall be known as the "Remote Yurt Compliance Ordinance."

Section 2 PURPOSE

These regulations require remote yurts to comply with the following:

- A. The State Construction Code;
- B. The State Fire Code;
- C. The Water Quality Act; and
- D. Local regulations.

Section 3 DEFINITIONS

- A. **"Remote yurt"** means a membrane-covered frame structure that:
- a. is no larger than 710 square feet;
 - b. is not used as a permanent residence;
 - c. is located in an unincorporated county area that is not zoned for residential, commercial, industrial, or agricultural use;
 - d. does not have plumbing or electricity;
 - e. is set back at least 300 feet from any river, stream, lake, or other body of water; and
 - f. registers with the local health department.

Section 4 THE REGULATION

A remote yurt may not be constructed in the unincorporated areas of Garfield County, State of Utah unless said remote yurts comply with the following:

- A. Utah Code § 15A-1-204, the State Construction Code;
- B. Notwithstanding Utah Code § 15A-5-104, the State Fire Code;
- C. Notwithstanding Utah Code § 19-5-125, Title 19, Chapter 5, Water Quality Act, rules made under that chapter;
- D. The local health department's jurisdiction over onsite wastewater disposal; and
- E. Any other applicable local rules and regulations.

Section 5 SEVERABILITY

Should any portion of this Ordinance be found for any reason to be unconstitutional, unlawful or otherwise void or unenforceable, the balance of the Ordinance shall be severable therefrom and shall survive such declaration, remaining in full force and effect.

Section 6 ENFORCEMENT

Any person who is found guilty of violating any of this Ordinance, either by failing to do those acts required herein or by doing a prohibited act, is guilty of an infraction. Each day such violation is committed or permitted to continue shall constitute a separate violation.

Section 7 ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 26th day of May, 2020.

Garfield County Commission, Chair
Leland F. Pollock

ATTEST:

Garfield County Auditor/Clerk
Camille A. Moore

County Seal:

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