

GARFIELD COUNTY, UTAH

ORDINANCE NO. 2022-9

AN ORDINANCE AMENDING THE GARFIELD ZONING ORDINANCE WITHIN THE UNINCORPORATED AREAS OF GARFIELD COUNTY, STATE OF UTAH.

WHEREAS, the Garfield County Commission, as the governing body of Garfield County, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of Garfield County, to make amendments to the Garfield County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Garfield County Commission:

Section 1 AMENDMENTS

Chapter 7 is amended to read:

7-6.7 Accessory Dwelling Units (ADUs) One ADU per lot or parcel shall be permitted in all zoning districts. The ADU shall:

1. not exceed 50% of the main dwelling or 1,000 square feet, whichever is less; and
2. be setback a minimum of:
 - a. 10 feet from any dwelling or accessory building;
 - b. 30 feet from any front property line; and
 - c. 10 feet from any side or rear property line.

Chapter **23** is amended to read:

CHAPTER 23. ~~MOBILE HOMES AND RECREATIONAL~~ VEHICLES

~~23-1 Purpose~~

~~To protect the public, among other purposes, such provisions are intended to provide for permanently wholesome community environments, adequate facilities, adequate services, and safety of its citizens.~~

~~23-2 Interpretation~~

~~The interpretation, application and provisions of this Ordinance shall be held to be the minimum regulations required for the protection or preservation of public health, safety and welfare.~~

23-1 Intent.

1. To permit variety and flexibility in land development ~~for residential purposes~~ by allowing the location and use of ~~mobile homes and~~ Recreational Vehicles in certain districts within Garfield County.
2. To require that ~~mobile home and~~ Recreational Vehicle developments will be of such character as to promote the objectives and purposes of the Garfield County Zoning Ordinance; to protect the integrity and characteristics of the districts contiguous to those in which ~~Mobile Home Parks and~~ Recreational Vehicles ~~Parks~~ are located; and to protect other land use values contiguous to or near ~~mobile home or~~ Recreational Vehicle developments.

23-2 Definitions.

~~Unless context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in present tense include the future; singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure"; the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other ordinance adopted by the Garfield County Commission.~~

This Ordinance shall be interpreted using the definitions provided in the Garfield County Zoning Ordinance, except for, in addition to, or as modified by the following:

~~**AWNING.** Any shade structure or approved material installed, erected or used adjoining or adjacent to a mobile home.~~

~~**CAMPER.** See "Recreational Vehicle".~~

CONSTRUCTION CAMP. Temporary occupancy of a mobile home, recreational vehicle, travel trailer or any other non-permanent structure during the period of construction. Construction jobs may include, but are not limited to: dwellings, agricultural, commercial or industrial buildings, public works or infrastructure developments, mines, etc.

DEVELOPED (LOT OR PARCEL). For the purposes of this Chapter, a lot or parcel with a dwelling constructed on the property.

DEVELOPER. An individual, firm, corporation, partnership, subdivider or association who designs or builds a Recreational Vehicle Park.

FOUNDATION, PERMANENT. The portion of a building or structure which rests on the earth as a concrete foundation, including footings capable of distributing the weight of a building or structure evenly in relationship to the supporting characteristics of the soil.

GARAGE, PRIVATE. A detached accessory building, or a portion of a main building, used for the storage of motor vehicles for the tenants or occupants of a specific building and not by the general public.

GENERAL PLAN. The Garfield County Master Plan, General Plan, Resource Management Plan or other plans, policies and programs adopted by Garfield County.

~~**LICENSE.** A written license issued by Garfield County and approved by the local Building Official, allowing a person to operate and maintain a Mobile Home Park or Recreational Vehicle Park under the provisions of this Ordinance and regulations here issued.~~

LOT. Any tract of land that is created by and shown on a subdivision plat or record of survey that has been approved by the Board of County Commissioners and recorded or filed in the Office of the County Recorder.

MOBILE HOME. A detached, single-family dwelling unit not less than forty-five feet long, designed for long-term occupancy, and to be transported on its own wheels or on flatbed or other trailers or detachable wheels, containing a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems and ready for occupancy except for utility connections and other minor work. Pre-sectionalized modular, or prefabricated homes not placed on a permanent foundation, shall be regarded as mobile homes; if placed upon a permanent foundation such structures which meet all applicable building and housing codes shall not be considered as mobile homes but shall be regarded as conventional housing.

~~**MOBILE HOME LOT.** A lot within a mobile home park or subdivision, designed to be used for the accommodation of one mobile home.~~

MOBILE HOME PARK. A parcel designed and approved by the county for occupancy by mobile homes on a rental basis, meeting all requirements of the Garfield County plans and ordinances.

~~**MOBILE HOME SPACE.** Space within a mobile home park, designed and to be used for the accommodation of one mobile home.~~

MOBILE HOME SUBDIVISION. A subdivision designed and intended for residential use where the lots are to be individually owned or leased and occupied by mobile homes exclusively.

PARCEL. Any tract of land or real property that is not part of a subdivision.

PERMANENT LIVING. The occurrence of one or more persons occupying a Recreational Vehicle for longer than 30 days in any 60-day period.

RECREATIONAL VEHICLE. A vehicular portable unit mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle. Vehicles such as travel trailers, tent camper trailers, truck campers, camp cars, motor homes or other vehicles with or without motive power designed and/or constructed to travel on public thoroughfares in accordance with provisions of the Utah Vehicle Code and designed for human habitation. May also be referred to as Recreational Coach or Travel Trailer.

RECREATIONAL VEHICLE PARK. An area of land where spaces are rented commercially to one or more owners or users of Recreational Vehicles or travel trailers. May also be referred to as Recreational Coach Park.

RECREATIONAL VEHICLE SPACE. A plot of ground within a Recreational Vehicle Park, designated and intended for the accommodation of one or more Recreational Vehicles.

SERVICE BUILDING. A substantial, permanent building, providing toilet facilities, laundry facilities and/or other facilities for use in common by the occupants of Mobile Home Parks or Recreational Vehicle Parks.

SUBDIVIDER. Any person, developer, firm, corporation, partnership or association who causes land to be divided in a Mobile Home Subdivision for himself or others.

TEMPORARY LIVING. The condition of 1 or more persons occupying a recreational vehicle for less than 30 days at a time.

TRAVEL TRAILER. See Recreational Vehicle.

UNIMPROVED PROPERTY. A lot without a dwelling or a private garage.

UTILITIES. For the purposes of this Chapter, utilities shall include public and private connections for electricity, gas, water and wastewater.

VACANT (LOT OR PARCEL). For the purposes of this Chapter, a lot or parcel without a dwelling constructed on the property.

23-3 Location

23-3.1 Mobile Homes. No Mobile Home, Mobile Home Park or Mobile Home Subdivision shall be located anywhere within the unincorporated areas of Garfield County without written approval of the Garfield County Building Official.

23-3.2 Recreational Vehicles. No Recreational Vehicle as herein defined shall be located, placed, used or occupied for permanent living purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein. Each person residing in a recreational vehicle in violation of this Section and each property owner permitting persons to reside in a recreational vehicle on the owner's property shall be guilty of a Class C Misdemeanor. Each day of residence shall be a separate offense.

23-3.3 Storage. Recreational Vehicles which are unoccupied for living purposes may be unoccupied and stored on a private lot or parcel of land, provided they do not violate any required setbacks for front, rear or side yards.

23-3.4 Utility Connections.

23-3.4.1 Vacant Properties

On a vacant lot or parcel, no Recreational Vehicle shall be connected to any permanent utility in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

23-3.4.2 Developed Properties.

On a developed lot or parcel, a Recreational Vehicle may be temporarily connected to the dwelling unit's utilities, but permanent occupancy shall be prohibited.

23-3.4.3 Exceptions.

1. Self-contained infrastructure or utilities that are affixed to, or part of the Recreational Vehicle do not apply to this section.
2. Permanent infrastructure or utilities may be temporarily extended to Recreational Vehicles with an approved Conditional Use Permit by the Garfield County Planning Commission and County Commission for uses such as a Construction Camp. Evidence of an approved Building Permit from the Garfield County Building Department shall be required as one of the conditions in the Conditional Use Permit.
 - a. CUP shall be valid during the period of construction or work relating to the Construction Camp and shall expire 30 days after the applicable work is completed.
 - b. After the work is completed, the temporary mobile home or structure shall be removed from the premises and the recreational vehicle or travel trailer may either be a) removed from the premises or b) disconnected from all infrastructure and utilities and stored on the property, not to be occupied for permanent living purposes.

23-4 Approval

23-6.1 Mobile Home Parks. ~~Mobile Home Parks~~ may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in this Ordinance. Before approval is granted, ~~a report to the Garfield County Commission by the Garfield County Planning Commission shall find the proposed development will:~~

- ~~1. Be in keeping with the general character of the District within which it is to be located.~~
- ~~2. Be located on a single parcel of land not less than two acres, unless the Mobile Home Park is part of an approved Planned Unit Development.~~
- ~~3. Have at least twenty percent of the spaces completed, ready for occupancy or an approved financing plan for construction and phase completion, together with approved financial security to assure compliance, before first occupancy is permitted.~~
- ~~4. Meet all standards and requirements of this Ordinance and all other requirements of applicable ordinances, except where such requirements are modified by approval of a Planned Unit Development.~~
- ~~5. Have the written approval of the Utah State Department of Health and/or Local Health Department.~~

23-4.1 Recreational Vehicle Parks. *Recreational Vehicle Parks* may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in this Ordinance. Before approval is granted, ~~a report to the Garfield County Commission by the Garfield County Planning Commission shall find the proposed development will:~~

1. Be placed within a parcel of land appropriately zoned for such use.
2. Be placed on a parcel of land of not less than two acres, unless modified by a Planned Unit Development.
3. Meet all standards and requirements of this Ordinance, and all other applicable Ordinances, except where these are modified by approval of a Planned Unit Development.
4. Comply with the State of Utah's regulations for recreational vehicle park sanitation.
5. Ensure that each Recreational Vehicle Space consists of a parking space for at least one Recreational Vehicle and an additional parking space for at least one automobile.

23-4.2 Mobile Home Recreational Vehicle Subdivisions. *Mobile Home Recreational Vehicle Subdivisions* may be approved by the Garfield County Planning Commission and County Commission in locations permitting such use in this Ordinance. Before such approval may be granted, ~~a report to the Garfield County Commission by the Garfield County Planning Commission shall find that the proposed development will:~~

1. Be placed within a parcel of land appropriately zoned for such use.
2. Be placed on a parcel of land of not less than two acres, unless modified by a Planned Unit Development.

3. Meet all standards and requirements of this Ordinance, and all other applicable Ordinances, except where these are modified by approval of a Planned Unit Development.
4. Comply with the State of Utah's regulations for recreational vehicle park sanitation.
5. Ensure that each Recreational Vehicle Space consists of a parking space for at least one Recreational Vehicle and an additional parking space for at least one automobile.
6. Proposed RV lot sizes shall not be less than 4,356 sq. ft., or 0.10 acres.

~~23-6.4 Services and Facilities.~~ ~~The Garfield County Planning Commission and County Commission shall not approve any applications for Mobile Home Parks, Recreational Vehicle Parks or Mobile Home Subdivisions if:~~

- ~~1. the developer cannot prove adequate potable water, waste disposal system and storm drainage facilities, plus access or other necessary improvements;~~
- ~~2. the developer cannot assure the planned development will be completed in a reasonable time;~~
- ~~3. the Garfield County Planning Commission and County Commission determines there would be a danger of flood, fire or other hazard, or~~
- ~~4. the proposed development would be of such character or in such a location that it would:~~
 - ~~a. create excessive costs for public service and facilities,~~
 - ~~b. unreasonably hurt or destroy the environment,~~
 - ~~c. endanger the health or safety of the public,~~
 - ~~d. cause excessive air or water pollution, soil erosion, or~~
 - ~~e. be inconsistent with the Garfield County General Plan or specific plan or the area in which it is to be located.~~

~~The Garfield County Planning Commission and County Commission shall not approve any temporary dwelling to be used for a permanent dwelling located in areas not proposed as a Mobile Home Park, Mobile Home Subdivision or Recreational Vehicle Park.~~

23-7—Application

23-7.1 Preapplication Meeting. ~~Prior to formal application for a Mobile Home Park, Recreational Vehicle Park, or Mobile Home Subdivision all applicants shall first have a preapplication meeting with the Garfield County Sketch Plan Review Committee.~~

23-7.2 Application Elements. ~~The application for a Mobile Home Park, Recreational Vehicle Park or Mobile Home Subdivision permit shall contain the following information:~~

- ~~1. Applicant(s) name, business name, mailing address, address of proposed development, email and phone number of applicant(s), current zoning of parcel, tax ID number of parcel and acreage of the parcel.~~
- ~~2. An overall development plan prepared by a person or persons qualified to prepare such plans. The plan scale shall be not smaller than one inch to fifty feet. At least eight copies of the plan shall be submitted, and shall show:~~
 - ~~a. The area of the tract, drawn to scale, with dimensions and the approximate total acreage.~~
 - ~~b. Number, location, and design of parking spaces and size of lots, RV spaces or subdivision lots, and open spaces for the entire area clearly designated.~~
 - ~~c. The location and width or size of roadways and walkways, parking areas, drainage facilities and access to the public thoroughfares.~~
 - ~~d. The location of service buildings and all other proposed structures.~~
 - ~~e. The location and size of natural features, such as wetlands, floodplains, streams, lakes, drains, wooded areas, and any anticipated change, together with topography at two foot contour intervals, unless another interval is required by the Garfield County Planning Commission and County Commission.~~
 - ~~f. The size, location, and design of recreational facilities.~~
 - ~~g. Detailed landscaping and utility plans, including location of TV systems, fire hydrants, water and sewer lines, gas, power, and telephone service.~~
 - ~~h. Property ownership, if other than applicant.~~
 - ~~i. Conditions, covenants, and restrictions.~~
 - ~~j. Articles and bylaws of Owners Association, if any.~~
 - ~~k. Any other data the Garfield County Planning Commission and County Commission may require.~~

23-7.3 Fees. ~~The applicant for approval of plans for a Mobile Home Park, Recreational Vehicle Park or a Mobile Home Subdivision shall pay a checking fee to the Building Official at the time of application, in addition to building, plumbing, and electrical permits, or any other required license, or other fee. The checking fee shall be based upon the area of the property included in the plan. The fees shall be set by the Garfield County Commission.~~

23-7.4 Approval. Applications for approval shall be in writing, submitted to the Garfield County Commission at its regular meeting and shall be granted or denied within forty-five days, unless an extension of such time is approved by the Garfield County Commission. An application denied by the County Commission may be appealed to the Garfield County Appeal Authority which appeal must be made in writing within thirty days after the denial by the Planning Commission.

23-8—Standards and Requirements

23-8.1 Planning Commission Review. For all Mobile Home Parks, Recreational Vehicle Parks, and Mobile Home Subdivisions, the Garfield County Planning Commission shall review the proposed development plan to determine its compliance with all the portions of the Garfield County General Plan and Ordinances, and, among other things shall make sure that such environment of sustained development will constitute a residential desirability and suitability and that it will not adversely affect amenities in the surrounding area. Standards higher than the Ordinance may be required if minimum standards contained in this necessary for local conditions of health, safety, and protection of property, and to ensure that the development will mix harmoniously with contiguous or nearby existing and planned uses.

23-8.2 Mobile Home Park Standards and Requirements. The development of a Mobile Home Park shall conform to the following standards and requirements, unless modified by an approved Planned Development:

1. All Mobile Home Parks shall be connected to Utah State Department of Health and/or Local Health Authority approved water and waste disposal systems.
2. All Mobile Home Parks within one mile of any city limit shall require approval from said municipality in conjunction with approval from the Garfield County Commission.
3. The area shall be one ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.
4. Prior to a formal application for a Mobile Home Park, all applicants shall first have a preapplication meeting with the Garfield County Planning Commission.
5. The plans for a Mobile Home Park shall be prepared or approved by a licensed architect or licensed engineer. In all cases it is recommended that professional design and other assistance be obtained early in the program. It is the intent of Garfield County that the developer solves his or her problem before approval is given and construction begins.
6. In all Mobile Home Parks, a strip of land at least fifteen feet wide surrounding the entire park shall be left unoccupied by mobile homes and shall be properly landscaped to conform to the surrounding area. All other areas not hard surfaced or in buildings shall be landscaped.
7. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development.

- ~~8. All storage and solid waste receptacles outside the confines of any mobile home must be constructed and maintained in an orderly manner by the park owner.~~
- ~~9. All patios, carports, garages, and other add-ons shall be constructed in accordance with standard commercial practice and shall be governed by the Mobile Home Park restrictive covenants.~~
- ~~10. All mobile homes shall be skirted within forty-five days of occupancy and shall be governed by the Mobile Home Park restrictive covenants.~~
- ~~11. The owner of the Mobile Home Park shall provide adequate street lighting.~~
- ~~12. In Mobile Home Parks, all off-street parking spaces and driveways shall be hard-surfaced or have a six-inch gravel base before the adjacent mobile home spaces may be occupied.~~
- ~~13. In Mobile Home Parks, the roadways shall be designed to accommodate anticipated traffic, including the following standards, unless modified by an approved Planned Unit Development:~~
 - ~~a. Road Width: A minimum of thirty feet.~~
 - ~~b. Entrance Roadways: A minimum of thirty-six feet in width.~~
 - ~~c. Roadways: All roadways shall be hard-surfaced or have a six-inch gravel base and shall be properly drained.~~
 - ~~d. Sidewalks: Forty-eight inch minimum width sidewalks shall be installed on all main roadways within the development. All sidewalks shall be hard-surfaced.~~
 - ~~e. Access: Each Mobile Home Park shall have at least two accesses to public streets.~~
- ~~14. In a Mobile Home Park, the number of mobile homes shall be limited to seven units per acre and may be limited to fewer units, depending on mobile home size, topography, and other factors of the particular site. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one acre, multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads, or parking shall be set aside and developed as parks, playgrounds, and service areas for the common use and enjoyment of occupants of the development, and visitors thereto.~~
- ~~15. In a Mobile Home Park, no home or add-on shall be located closer than twenty feet from the nearest portion of homes and add-ons shall be set any other home or add-on. All such back at least ten feet from road curbs or walks. If the mobile home tongue remains attached, it shall be set back a minimum of six feet from road curbs or walks. All mobile homes shall be set back at least fifteen feet from any boundary of the Mobile Home Park.~~
- ~~16. Off-street parking shall be provided at the rate of two parking spaces per mobile home space, and each such parking space shall have a minimum of ten feet and minimum depth of twenty feet. In no case shall the parking space be located further than one hundred feet from the mobile home space it is designed to serve.~~
- ~~17. The Mobile Home Park restrictive covenants shall provide for no on-street parking.~~

- ~~18. One story bulk storage area shall be provided within a Mobile Home Park, equivalent to sixty square feet per mobile home space. The area designated for said bulk storage shall be improved, landscaped and maintained in an appropriate manner by the owner of the Mobile Home Park.~~
- ~~19. A launderette for convenience of park occupants, but not for the general public, may be included in Mobile Home Parks.~~
- ~~20. In a Mobile Home Park, access shall be provided to each mobile home stand for maneuvering mobile homes into position. The access way shall be kept free from trees and other immovable obstructions. Paving under mobile homes will not be required if adequate support is provided as required by State regulations. Use of planks, steel mats, or other means to support the mobile home during placement shall be allowed so long as the same are removed upon completion of placement.~~
- ~~21. No Mobile Home Park in Garfield County shall be allowed in an obvious flood or geological hazardous area.~~

23-5 Standards and Requirements

23-5.1 Recreational Vehicle Parks.

The development of a Recreational Vehicle Park shall conform to the following standards and requirements, unless modified by an approved Planned Unit Development.

1. All RV Parks shall have potable drinking water and wastewater disposal systems approved by the State of Utah DEQ or local health department.
2. Streets and roadways shall be designed to the minimum standards:
 - a. Minimum Travel Surface Width: 26 feet
 - b. Minimum Roadway Width: 50 feet
 - c. Roadways: All roadways shall be hard-surfaced or have a six-inch gravel base and shall be properly drained.
 - d. Access: In addition to the RV Park entrance roadway, an approved emergency access road and/or turnaround shall be required.
 - e. Any required UDOT approvals for access shall be granted by UDOT before issuance of any permit or license by the County.
3. Storm drainage facilities shall be approved by the State of Utah DEQ.
4. All storage and solid waste receptacles outside the confines of any Recreational Vehicle Park must be constructed and maintained in an orderly manner by the park owner.
5. No RV Park in Garfield County shall be allowed in an obvious flood or geological hazardous area.
6. All RV Parks shall provide sanitary facilities, approved by the State of Utah DEQ or local health department, for tent campers and units which are not self-contained.

7. Wastewater Dump stations shall be required at all RV Parks for self-contained units.
8. RV Parks shall meet all requirements of the State of Utah Recreational Vehicle Park Sanitation Regulations.

23-5.2 Recreational Vehicle Subdivisions.

The development of a Recreational Vehicle Park shall conform to the following standards and requirements, unless modified by an approved Planned Unit Development.

1. All RV Subdivisions shall comply with the Standards and Requirements for RV Parks as outlined in 23-5.1 of this Chapter.
2. RV Subdivisions shall have the following area and modifying regulations:

Minimum Area	Minimum Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback
0.10 Acres	30 feet	30 feet	10 feet	10 feet

~~**23-8.4 Mobile Home Subdivisions.** The development of a Mobile Home Subdivision shall conform to the following standards and requirements, unless modified by an approved Planned Unit Development plan.~~

- ~~1. All Mobile Home Subdivision shall be connected to a Utah State Department of Health and/or Local Health Authority approved water and waste disposal system.~~
- ~~2. All Mobile Home Subdivisions located within one mile of any municipality shall seek approval from said municipality in conjunction with the approval from the Garfield County Commission.~~
- ~~3. The area shall be in one ownership, or if in several, the application for approval of the development shall be filed jointly by all owners of the property included in the plan.~~
- ~~4. The plans for a Mobile Home Subdivision shall be prepared or approved by a licensed architect or licensed engineer. In all cases, it is recommended that professional design and other assistance be obtained early in the program. It is the intent of Garfield County that the developer solves his or her problems before approval is given and construction begins.~~

~~In all Mobile Home Subdivisions, a strip of land at least fifteen feet wide surrounding the subdivision shall be left unoccupied by mobile homes and be landscaped and maintained in an orderly manner.~~

- ~~1. Storm drainage facilities shall be so constructed as to protect residents of the development as well as adjacent property owner. Such facilities must be of sufficient capacity to ensure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the development and shall be connected to the municipal storm drainage system if available.~~

- ~~2. All storage and solid waste receptacles outside the confines of any mobile home must be constructed and maintained in an orderly manner by the owner.~~
- ~~3. The Garfield County Planning Commission requires a security compound for the storage of vehicles, boats and other large items, to be provided equivalent to a minimum of three hundred square feet of paved or graveled area per mobile home lot, to be maintained by a home owner's association in the Mobile Home Subdivision.~~
- ~~4. In all Mobile Home Subdivisions, within forty five days of occupancy, each mobile home shall be skirted.~~
- ~~5. In Mobile Home Subdivisions roadway widths shall be required by the Garfield County Subdivision Ordinance, except as may be modified by an approved Planned Unit Development.~~
- ~~6. In addition to the above provisions, all Mobile Home Subdivisions shall comply with the applicable requirements and provisions set forth in the Garfield County Subdivision Ordinance.~~
- ~~7. No Mobile Home Subdivision in Garfield County shall be allowed in an obvious flood or geologically hazardous area.~~

~~19-8.5 Additional Provisions.~~ ~~The construction, alteration, repair, or removal of any building or structure, or any part thereof, or any electrical power added to the property as provided or as restricted in this ordinance, shall not be commenced or proceeded with except after the issuance of a written for the same by the Building Official. If work is not started on a structure or building within one year from issuance of a permit, anew permit will be required. Pursuant to the issuance of a building permit in Garfield County, the applicant shall submit to the Building Official evidence of having an approved potable water supply and an approved method of waste disposal. Both the water supply and the method of waste disposal shall be approved in writing by the Utah State Health Department prior to the issuance of a building permit.~~

~~In addition to meeting the above requirements and conditions and conforming to the other laws, regulations and ordinances of Garfield County the following shall apply:~~

- ~~1. All Mobile Home Parks, Recreational Vehicle Parks and Mobile Home Subdivisions shall also conform to all applicable State regulations. In the event of any conflict between said codes and this Chapter, this Chapter shall take precedence where regulations contained herein are more stringent, and the provisions of the Codes shall take precedence where those regulations are more stringent.~~
- ~~2. Permits are required for mobile homes to be placed in Mobile Home Subdivisions, or to be placed on a permanent foundation and must first meet County and State approved codes.~~
- ~~3. All mobile homes will be tied down with approved tie-downs and will be inspected by the Building Official.~~
- ~~4. In order for a mobile home to be placed in a residential area which is not zoned for mobile homes, and to be considered a permanent installation, the following conditions must be met:~~

- ~~a. Plans to be approved by Building Department prior to placement of mobile home.~~
- ~~b. Mobile home to be placed on a permanent foundation.~~
- ~~c. Mobile home to be covered with construction material that shall conform to the surrounding area.~~
- ~~d. Subject to review in one year if not completed.~~

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23-6 Nonconforming Units

General. If a nonconforming mobile home is removed from the premises, it cannot thereafter be returned, except that:

1. ~~**Correction of Deficiencies.** If such removal was upon order of the Building Official for correction of deficiencies or by decision of the owner for the purpose of correcting deficiencies, the mobile home may be replaced upon the premises upon correction of such deficiencies within sixty days; or~~
2. ~~**New Mobile Home.** A new mobile home may be established on the premises if:~~
 - a. ~~Accomplished within sixty days; and~~
 - b. ~~The restored or new mobile home is owned by the same owner as the mobile home removed.~~

State law and Garfield County Code shall govern the establishment, restoration, reconstruction, extension, alteration, expansion or substitution of any approved nonconforming Mobile Home or Recreational Vehicle and any approved noncomplying structure related to such use.

23-10 Utilities

~~Every Mobile Home Park, Recreational Vehicle Parks and/or Mobile Home Recreational Vehicle Subdivisions shall, at a minimum, provide potable water, wastewater and electricity connections as approved by the health authority and County Building Official utility service to every mobile home stand RV pad or lot.~~

23-10 Guarantees

~~For Mobile Home Parks, Recreational Vehicle Parks and Mobile Home Subdivisions, all developers or subdividers must guarantee the installation of the development as spelled out in the Chapter 23 of this Ordinance.~~

23-11 Compliance with Other Regulations

~~Any mobile home or Recreational Vehicle located in any permitted area shall comply with and conform to all other zoning laws, rules, regulations, building, plumbing, electrical, fire prevention and all other codes and requirements applicable to the zone in which said mobile structure or building erected within home or Recreational Vehicle is located.~~

23-12 Penalty

~~The violation of any part of this Ordinance shall constitute an offense and shall be punishable as provided in the local ordinances for misdemeanors. In addition, Garfield County may enjoin by civil action the violation hereof and may remove any mobile home from a location violating the provisions hereof and assess the expenses thereof as a cost of action.~~

Section 2 ADOPTION

Passed and adopted by the Board of County Commissioners of Garfield County, Utah, this 26th day of July, 2022.

Garfield County Commission, Chair
Leland F. Pollock

ATTEST:

Garfield County Auditor/Clerk
Camille A. Moore

County Seal: