

ORDINANCE NO. 20-01

AN ORDINANCE AMENDING TITLE 16 OF THE WASATCH COUNTY CODE TO CREATE STANDARDS FOR RECREATIONAL RESORT PARKS WHICH INCLUDE RECREATIONAL VEHICLES, SMALL CABINS, AND GLAMPING.

RECITALS

WHEREAS, counties may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the unincorporated area of the county to provide for the health, safety, and welfare, promote prosperity, improve good order, comfort, convenience, and aesthetics of each county, and to protect both urban and non-urban development; and

WHEREAS, pursuant to this authority, the County Legislative Body enacted the Land Use and Development Code, and now amends the Land Use and Development Code; and

WHEREAS, the County Legislative Body desires to Amend Title 16 to establish standards for development of Recreational Resort Parks including recreational vehicles and glamorous camping (“glamping”), and;

WHEREAS, the County Legislative Body desires to Amend Title 16 to add or clarify definitions, and;

WHEREAS, Utah Code 17-27a-502 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-27a-205(1)(a), and to hold a public hearing; and

WHEREAS, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

WHEREAS, the County Legislative Body finds that these amendments more fully promote the objectives and purposes of the general plan and the Land Use and Development Code;

NOW THEREFORE, the County Legislative Body of Wasatch County ordains as follows:

SECTION I: Enactment. The following amendments, additions, and deletions to Title 16, the Land Use and Development Code, are hereby enacted: See attached exhibit.

SECTION II: Repealer. If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.

SECTION III: **Amendment of Conflicting Ordinances.** To the extent that any ordinances, resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended to comply with the provisions hereof.

SECTION IV: **Effective Date.** This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION V: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

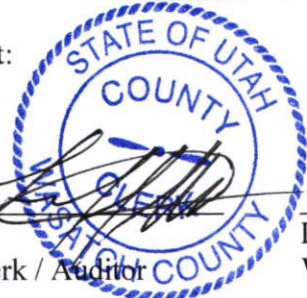
APPROVED and PASSED this 15 day of April, 2020.

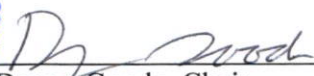
COUNCIL:

Attest:

WASATCH COUNTY


Calvin Griffiths
Wasatch County Clerk / Auditor




Danny Goode, Chair
Wasatch County Council

	VOTE
Danny Goode, Chairman	<input checked="" type="checkbox"/>
Mark Nelson, Vice-Chair	<input checked="" type="checkbox"/>
Marilyn Crittenden	<input checked="" type="checkbox"/>
Jeff Wade	<input checked="" type="checkbox"/>
Kendall Crittenden	<input checked="" type="checkbox"/>
Steve Farrell	<input checked="" type="checkbox"/>
Spencer Park	<input checked="" type="checkbox"/>

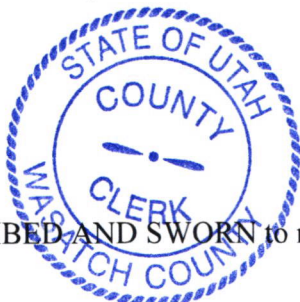
ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- (a) Causing this ordinance to be entered at length in the ordinance book;
- (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk's office and with the name of the members voting for and against the ordinance to be published for at least one publication in *The Wasatch Wave*, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Council of Wasatch County, Utah, this 15 day of April, 2020.



Calvin Griffiths
Calvin Griffiths
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this 15 day of April, 2020.

Wendy McKnight
Notary Public

Residing in: Wasatch
My commission expires: 09-10-2022

EXHIBIT A – Proposed Amendment

1 **16.04.02: DEFINITIONS OF TERMS AND WORDS**

2 The following words shall have the described meaning when used in this title, unless a contrary meaning is apparent
3 from the context of the word:

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6 CAMPING: A recreational or temporary activity (less than 20 consecutive days per calendar year) which involves
7 staying overnight in the open, in tent, or a trailer, camper, or other recreational vehicle.

8 ...

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10 GLAMPING: Glamorous Camping (or Glamping) means a form of camping where a hospitality company provides a
11 form of lodging, whether in a tent or yurt, where guests can experience the positive aspects of camping without the
12 "uncomfortable" negatives. The amenities found at glamping sites far exceed those found at a traditional camping site.

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15 RECREATIONAL VEHICLE PARK: An area or tract of land used to accommodate two (2) or more recreational
16 vehicles for a seasonal period not to exceed seven (7) months, which months must be between the spring, summer,
17 and fall months between March 15 and October 15. Recreational vehicles are to remain roadworthy during the time
18 frame they are in the recreational vehicle park and must be removed after the time frame for the seasonal period is up.

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21 RECREATIONAL RESORT PARK: A plot of land, designed and engineered for occupancy and use by recreational
22 vehicles, glamping parks, and by small, overnight rental cabins.

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24 RECREATIONAL VEHICLE: A trailer, camper or motor home designed or used for sleeping by persons while
25 traveling, but not intended as a permanent dwelling, and not constructed for permanent attachment to public utilities.

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28 ~~VACATION VEHICLE COURT: An area or tract of land used to accommodate two (2) or more vacation vehicles or~~
29 ~~camper units for a seasonal period not to exceed seven (7) months as determined by the county council on a case by~~
30 ~~case basis. Vacation vehicles are to remain roadworthy during the time frame they are in the vacation vehicle court~~
31 ~~and must be removed after the time frame for the seasonal period is up.~~

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34 **16.11.02: CONDITIONAL USES**

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1420	Vacation vehicle courts
7517	Recreational Vehicle Park

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39 **16.15.03: PERMITTED AND CONDITIONAL USES**

40 C. All such classes listed herein and all specific uses contained within them in the Wasatch County land use
41 classification will be permitted in the Jordanelle Basin Overlay Zone (JBOZ), subject to the limitations set
42 forth herein.

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44 PERMITTED AND CONDITIONAL USES IN THE JORDANELLE BASIN OVERLAY ZONE (JBOZ)

45 P = Permitted

46 C = Conditional
 47 - = Not allowed

Use Number	Use Classification	Critical/Sensitive Lands Open Space	Countryside Residential	Low Density Residential	Medium Density Residential	High Density Residential	Mixed Use Commercial	Neighborhood Commercial	Community Commercial	Commercial Resort
7510	Resorts (except 7518)	-	-	-	-	-	C	P	P	<u>P</u>
<u>7518</u>	<u>Recreational Resort Parks</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>C</u>

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 50 **16.21.34: CAMPINGRECREATIONAL RESORT PARKS**

51 ~~A recreational or temporary activity (less than 20 consecutive days per calendar year) which involves staying overnight~~
 52 ~~in the open, in tent, or a trailer, camper, or other recreational vehicle except for established legal campgrounds and the~~
 53 ~~hosts and security for such campgrounds.~~

54 The purpose of this section is to set forth standards for Recreational Resort Parks including those resorts that have
 55 Recreational Vehicle (RV), small rental cabins, and glamping within Wasatch County to facilitate the development of
 56 safe and sanitary accommodations for short-term occupants. This use is to allow for a new recreation and tourism use
 57 within Wasatch County that generates transient room rental tax through low impact development. For purposes of this
 58 section, small rental cabins shall follow the same standards as outlined for RVs unless otherwise specifically noted.

59 A. Definitions:

60 1. Resort Unit: A single recreational vehicle unit or space, a rental cabin, or a single glamping unit or
 61 space.

62 B. Size of Park: All Recreational Resort Parks shall be a minimum of 10 acres in size and shall be developed on a
 63 legal, conforming lot. Sites that are not considered a legal, conforming lot must obtain subdivision approval
 64 prior to receiving approval as a Recreational Resort Park. Glamping parks in the P-160 shall be a minimum of
 65 160 acres.

66 C. Density: A maximum of ten (10) RVs or small rental cabin units per gross acre is allowed. Glamping sites
 67 shall be limited to a maximum of five (5) sites per acre. Amenity buildings shall be calculated as commercial
 68 ERUs and contribute toward the density for the park.

69 D. Setbacks: The following minimum setback requirements shall apply for all structures, RVs, or campsites. If a
 70 conflict exists between these requirements and another setback requirement of Wasatch County Code, the
 71 stricter requirement shall apply.

- 72 Minimum setback next to existing residential property line 50 feet
- 73 Minimum setback to any property line 30 feet
- 74 Minimum setback next to public street rights-of-way 50 feet
- 75 Minimum setback from residential, commercial or resort buildings 100 feet
- 76 Minimum landscaped distance between resort units 10 feet
- 77 Minimum distance from RV or tongue to edge of road, alley, or parking aisle 3 feet
- 78 Minimum length for an RV space 40 feet
- 79 Minimum width for an RV space 12 feet
- 80 Minimum total area for an RV space with landscaping 1,200 sq. feet

- 81 E. Type of Park: The standards set forth in this code require all Recreational Resort Parks to serve both
82 dependent and independent recreational vehicles as defined by Utah Administrative Code R392-301.
- 83 F. Management: Each recreational resort park owner shall provide management staff that is either on-site or a 24
84 hour on-call service with a 15 minute response time to the park. Phone numbers for management and on-call
85 service shall be posted throughout the development and in individual units. The management staff will be
86 required to be responsible to handle the daily enforcement and property management for the recreational
87 resort park owner. The recreational resort park owner shall be responsible to ensure that the recreational
88 resort park remains in compliance with the requirements of this section.
- 89 1. A Wasatch County business license will be required each year for recreational resort parks approved
90 under this ordinance. Said business license may be revoked if compliance with this section cannot be
91 met. Nothing in this section prevents Wasatch County officials or other law enforcement officers
92 from enforcing any applicable law.
- 93 2. If the recreational resort park provides on-site employee housing, the unit shall meet the following
94 requirements:
- 95 a. The employee housing unit shall be for single family housing only and shall not be rented,
96 leased, sold or separated from the entire property. A deed restriction shall be filed by the
97 applicant on a form provided by the county that prohibits the rental, sale,
98 condominiumization, subdivision, or separation of the employee housing unit as a separate
99 parcel of property (an illegal subdivision of property).
- 100 b. All parking for the employee housing unit shall be provided on the property, and not on a
101 public road, and shall be subject to any additional requirements of section 16.33.
- 102 c. No more than one employee housing unit may be permitted, however, during the master plan
103 approval process, the legislative body may grant an exception for additional employee
104 housing units based on a study, provided by the applicant, demonstrating the need for
105 additional employee housing units for the successful operation of the recreational resort park.
- 106 G. Roads and Access:
- 107 1. The main access to a Recreational Resort Park shall be from a road that has direct access to a state
108 highway, arterial or major collector road without going through a residential neighborhood. Said
109 main access road shall meet Wasatch County standards.
- 110 2. No resort unit shall be accessed from an exterior road. Access to all recreational vehicle spaces shall
111 be from an interior private street of the recreational resort park. There shall be no public streets
112 within a Recreational Resort Park.
- 113 3. Unless otherwise required by this title or title 14, the minimum road width for all interior resort roads
114 shall be 16 feet for one-way roads and 24 feet of asphalt with 2 foot gravel shoulders for two-way
115 roads. Access from the main park entrance to a glamping unit shall comply with one of the following
116 standards:
- 117 a. Twenty foot (20') hard surface road that meets fire code standards.
- 118 b. Ten foot (10') hard surface trail if the glamping park has an onsite emergency services
119 ATV that has been approved by the Wasatch County Fire District and EMS Director.
- 120 4. All roads shall be paved in compliance with a geotechnical engineers recommendations for the site

121 and as approved by the Wasatch County Engineer. At a minimum, all pavement sections shall
 122 comply with the requirements set forth in Title 14 of the Wasatch County Code.

123 H. Parking:

- 124 1. No on street, on road, or on-trail parking is allowed. Adequate no parking signs or rules shall be
 125 posted by the recreational resort owner. Parking shall only be allowed in designated parking spaces.
- 126 2. One (1) off-street parking space for each RV space is required, in addition to the space for the RV.
 127 Two (2) off-street parking spaces are required for each glamping site or small rental cabin.
- 128 3. One (1) additional off-street parking space for visitors is required for every five (5) resort units,
 129 regardless of unit type.
- 130 4. Parking spaces at each glamping site are not envisioned but may be approved in some cases. Parking
 131 for guests is anticipated to be near the main entrance of the glamping park or at the office / check-in
 132 area. Guests will park their cars and then hike, or be transported by ATVs or by horseback to their
 133 glamping site.

134 I. Recreational Amenities and Common Play Areas:

- 135 1. Recreational amenities and common play areas for RV uses within a Recreational Resort Park are
 136 required. Ten percent (10%) of the total area of the Recreational Resort Park shall be for recreational
 137 amenities and play areas which may include but are not limited to: swimming pools, clubhouses,
 138 activity centers, restaurants and cafeterias, pavilions, picnic areas, trails, grass play areas, fire pits,
 139 playgrounds, horse shoe pits, lakes, and dog parks.
 - 140 a. The recreational amenities and common play areas shall be owned and maintained by the
 141 Recreational Resort Park and shall be considered an integral and inseparable part of the resort
 142 park. A development agreement will be required that outlines the timing of improvements in
 143 connection with the resort.
 - 144 b. Slopes greater than ten percent (10%) may not be used for amenity areas.
- 145 2. All recreational resort parks with glamping must have a minimum of 75% open, non-developed areas
 146 or be included in a master plan that meets this requirement. A large amount of open area is required
 147 to provide a quality glamping experience and to promote the rural preservation goals of Wasatch
 148 County. Open areas shall be owned by the glamping park and shall be deed restricted from future
 149 development. Open areas shall be identified on the site plan and the recorded plat.
- 150 3. Each recreational resort use, such as glamping or RVs, must meet the required open space
 151 independently and may not count off-site open space or open space from another use within the
 152 master plan development.
- 153 4. Community spaces shall be designed to be as contiguous as possible and connected by a trail network.
- 154 5. Trails within a development must be in accordance with the Wasatch county trail master plan and
 155 ordinance and connect to trails planned in adjoining developments or stubbed to property lines if trails
 156 are not yet planned in adjoining un-planned property. Trail connections must be kept open to the
 157 public for non-motorized travel. This shall not preclude the closing of trails for short periods of time
 158 for maintenance, or setting operation during daylight hours only, if so posted.

159 6. A ten (10) foot landscape area around each resort unit shall be provided that shall not be
160 considered as providing the required non-developed open space described above.

161 J. Landscape Requirements:

162 1. One (1) tree of a species suitable for the area shall be provided for each resort unit, and shall be
163 located in close proximity to the resort unit. Existing trees on the site may be used to satisfy this
164 requirement.

165 2. The yard area adjacent to neighboring property lines or road rights-of-way and developed areas of the
166 resort shall be densely landscaped with a mix of evergreen and deciduous trees and bermed to
167 visually screen the resort units and developed areas. This requirement may be modified if existing
168 vegetation can be used to meet this requirement and to minimize the impact to the surrounding
169 landscape as long as the intent of visually screening the resort is accomplished.

170 K. Personal Services: A personal services building that contains the following shall be provided:

171 1. A restroom facility for each gender with a toilet for every fifteen (15) resort units.

172 2. A restroom facility with a sink for every two (2) toilets.

173 3. A shower facility with showers equal to the number of sinks.

174 4. A laundry facility.

175 L. Fire Protection:

176 1. Recreational Resort Parks shall provide fire protection, including fire hydrants, in accordance the
177 international fire code and as approved by the Wasatch County Fire District.

178 2. Recreational Resort Parks with more than 30 resort units and/or roads greater than 1,300 feet in length
179 will be required to have a second access for emergencies purposes. The second access must meet fire
180 code standards and shall be approved by the Wasatch County Fire District.

181 3. The Wasatch County Fire District (WCFD) has the right to restrict the use of fire pits in the glamping
182 sites during very high and extreme fire hazard conditions in the glamping park area. The glamping
183 park manager shall enforce the fire pit restrictions once notified by the WCFD. A landscaping plan or
184 other mitigation plan for glamping sites with fire pits may be required.

185 M. Utility Standards:

186 1. All utilities shall be installed underground and in a recorded utility easement.

187 2. All electrical fixtures, plumbing fixtures, hookups and utility improvements shall be in compliance
188 with applicable county building codes, special service district construction standards and State of
189 Utah health codes at the time of construction.

190 3. Waste Disposal Systems: All wastewater shall be discharged to a public sanitary sewer system
191 whenever practicable. Where connection to public sewer is not practicable, wastewater shall be
192 discharged into an approved onsite wastewater system meeting the requirements of Title R317, Utah
193 Department of Environmental Quality, and local health department regulations.

194

- 195 a. Connection to a sewer system is encouraged for all glamping sites. An onsite
 196 wastewater system can only be used if the glamping sites are served by an approved
 197 water source.
- 198 (1) In remote areas where an approved water source is not available, a vault or
 199 earthen pit privy may be used. Privies shall comply with Wasatch County
 200 Health Department Rule 17-1 and Utah Administrative Code R317-560.
 201 Privies require operation and maintenance by a body politic, typically a
 202 special service district.
- 203 4. Water Connection:
- 204 a. Each RV space shall be provided with a 3/4" connection to a State approved water supply
 205 system.
- 206 b. All Recreational Resort Parks shall provide adequate water rights as outlined in section
 207 16.27.11 of the Wasatch County Code.
- 208 c. All provided water services for glamping sites shall be connected to a water source
 209 approved the Division of Drinking Water. All water services in the SRZ or JBOZ
 210 shall comply with special service district standards. Sites in remote areas may use
 211 commercially bottled water that is provided by the guest or by the park owner. Water
 212 tanks, water buffalos and other trucked in water is not allowed.
- 213 5. Electrical Service:
- 214 a. RVs: Each RV space shall be provided with a service to an approved electrical supply
 215 system.
- 216 b. Glamping: Power is not required to be provided for glamping sites. If provided, each site
 217 shall include a service that meets electrical codes and is connected to an approved electrical
 218 supply system.
- 219 6. Dark Sky Lighting: Private realm lighting will be approved on a case-by-case basis by the Planning
 220 Commission as part of the final approval process. Exterior building lighting should be located in areas
 221 of pedestrian activity or at drop-off zones for vehicular traffic. Security lighting should be considered
 222 where necessary, but in no case will large wall pack flood security lighting be acceptable unless in
 223 compliance with dark sky standards. All lighting is required to be dark sky compliant and have a full
 224 cut-off.
- 225 N. Solid Waste: All recreational resort parks shall comply with Utah Administrative Code R392-301 -
 226 Recreational Vehicle Park Sanitation and the following:
- 227 1. Solid waste disposal shall be provided with use of covered containers with animal proof lids and shall
 228 be stored in an area surrounded on three sides by a masonry block wall.
- 229 2. A will serve letter from the Wasatch County Solid Waste Department (WCSWD) will be required.
- 230 3. The recreational resort park shall provide sufficient dumpsters for only twice a week pick up service
 231 by the WCWSD.

- 232 4. In glamping areas, the recreational resort park operator will pick up waste at each site and dispose of
 233 it in central container(s) for pick up by the Wasatch County Solid Waste Department.
- 234 O. Permanent Occupancy: Permanent year round occupancy in a RV space, small rental cabin or glamping site is
 235 not allowed. The maximum allowed occupancy in a RV space is restricted to four (4) months. Small rental
 236 cabins and glamping sites shall be restricted to 14 days. In no event shall any individual be allowed to reside
 237 in the recreational resort park for more than four (4) months in any twelve (12) month period. The recreational
 238 resort park shall keep, and the County may audit, records of the recreational resort park to ensure compliance.
- 239 P. Division of Wildlife Resources Review: The Wasatch County Planning Department may request a review of
 240 the Recreational Resort Park site plan by the Division of Wildlife Resources as part of the approval process.

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243 **16.36.01: LIVING AREAS, 1000**

244 ...

	1400	Mobile home parks or trailer courts	
		1410	Mobile Home Parks
		1420	Travel trailer parks

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247 **16.36.06: CULTURAL, ENTERTAINMENT AND RECREATIONAL, 7000**

248 ...
 249

	7510	Resorts	
		7517	Recreational Vehicle Parks
		7518	Recreational Resort Parks

250 ...