Ogden Valley City, Utah

Chapter 108-20 Forest Campgrounds

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Sec 108-20-1 Purpose

a. The purpose of the chapter is to provide regulations for the development and construction of forest campgrounds in the mountain and canyons areas of the City in order to ensure that all such development will guarantee the public health, safety and general welfare, and represent, to the greatest extent possible, efforts to preserve the natural amenities of the landscape and ensure harmony with the overall environment.

Sec 108-20-2 Definitions

a. When used in this chapter, the following words and phrases have the meaning ascribed to them in this section, unless the context indicates a different meaning:

1. ***Building inspector*** means the building inspector of City.

2. ***Cabin,* Recreational** means a means a detached, hard-sided structure placed on a permanent foundation or piers, designed and used exclusively for temporary, transient, or seasonal human occupancy for recreational or vacation purposes. A recreational cabin shall not be used as a principal or permanent place of residence, shall not exceed [insert square footage, e.g., 600–800] square feet of gross floor area, and does not include recreational vehicles, park model trailers, tents, yurts, or single-family dwellings.

3. **Cabin, Seasonal** means a detached building containing at least one habitable room for living and sleeping, intended for intermittent, seasonal, or recreational occupancy rather than year-round habitation. Any cabin that is equipped with a permanent primary

heat source, indoor plumbing, and complete facilities for sleeping, eating, cooking, and sanitation—or is occupied for more than [180] days in any calendar year—shall be classified and regulated as a Single-Family Detached Dwelling.

4. ***Camping structure*** means a structure intended primarily for transient recreational occupancy within a campground, including glamping accommodations but excluding dwelling units, hotels, cabins, manufactured homes, and recreational vehicles.

5. ***Camping unit*** means a temporary accommodation intended for outdoor recreational use, including tents, travel trailers, and glamping accommodations, that is not a dwelling unit

~~2.~~6. ***Campsite*** means an area within a campground designed or used to accommodate one party in a single travel trailer, recreational vehicle, glamping accommodation, or tent.

~~3.~~7. ***City health department*** means the Weber-Morgan Health Department.

~~4.~~8. ***Fire chief*** means fire chief of the Weber Fire District or any member of his staff authorized to represent him.

~~5.~~9. ***Forest campground*** means an area used or designed to accommodate three or more automobile campers, travel trailers of not more than eight feet in width, motor recreational vehicles, glamping accommodations, or tents for use of periodic overnight accommodations expressly for temporary outdoor recreational activities. There are four categories of forest campgrounds, as follows:

a. ***Public campground.*** A forest campground owned and operated by a public agency.

b. ***Semi-public organization campground.*** A forest campground owned and operated by a semi-public nonprofit organization for the exclusive temporary use and enjoyment of its members.

c. ***Private campground.*** A forest campground owned and operated by a private organization for the exclusive temporary use and enjoyment of those sharing in the ownership of the campground and/or of those holding a purchased membership in the organization.

d. ***Commercial campground.*** A forest campground owned and operated expressly for the purpose of renting space in the campground on a transient basis for profit to the general public.

10. ***Glamping accommodation*** means a commercially operated transient lodging unit designed to provide an outdoor recreational experience with enhanced amenities and comfort beyond traditional camping. Glamping accommodations may include structures such as safari tents, yurts, canvas cabins, tent cabins, geodesic domes, or

similar facilities that are intended for short-term occupancy and are not classified as dwelling units, recreational vehicles, hotels, or manufactured homes. Glamping accommodations shall not include recreational vehicles, park model recreational vehicles, travel trailers, fifth-wheel trailers, motor homes, or other units designed for highway transport.

Glamping accommodations are distinguished from cabins by their design emphasis on an outdoor recreational experience and their use of tent, membrane, yurt, dome, or similarly lightweight construction systems.

A glamping accommodation:

1. Shall be used exclusively for transient occupancy;
2. Shall not constitute a dwelling unit, residential structure, manufactured home, hotel room, accessory dwelling unit, or recreational vehicle;
3. Shall not be occupied by the same party for more than fourteen consecutive days unless otherwise approved by the city;
4. May contain sleeping accommodations, furnishings, electricity, heating, and other guest amenities;
5. Shall not be assigned a separate mailing address;
6. Shall not be used as a primary residence; and
7. Shall operate only as part of an approved forest campground.

11. Glamping site means a campsite developed specifically for the placement of one camping accommodation and associated amenities.

~~***6.***~~***12.*** ***Health officer*** means the director of the Weber-Morgan Health Department, or any member of his staff authorized to represent him.

13. ***Planning commission*** means the planning commission of City.

~~***7.***~~***14.*** ***Permanent foundation*** means a foundation system designed for long-term structural support that requires removal through demolition or substantial site disturbance. Glamping accommodations may utilize platforms, piers, or temporary foundation systems but shall not be constructed on permanent foundations.

~~***8.***~~***15.*** ***Spur*** means a graded and graveled projection from a road within the campground designed specifically for parking a travel trailer, recreational vehicle, or automobile and serving a single camp unit.

16. Traditional campsite means a campsite intended for occupancy by tents, recreational vehicles, motorhomes, travel trailers, or similar temporary camping equipment.

~~*9.*~~ *17.* ***Trailer loop*** means a graded and graveled projection extending from and connecting to a road within the campground specifically for parking a travel trailer and serving a single camp unit.

Article 108-20-~~H~~3 Permit and Application

Sec 108-20-3-1~~19~~ Forest Campground Construction or Improvement Permit

a. It is unlawful for any person to construct, enlarge, alter, improve any forest campground, or to cause the same to be done, unless such person holds a valid and existing permit issued for the performance of such work by the building inspector.

Sec 108-20-~~20~~ -3-2 Building Code

a. The procedure prescribed by the ~~Uniform~~ International Building Code as adopted by the City and as amended shall be followed in applying for permits for the construction or alteration of a forest campground.

Sec 108-20-~~21~~ 3-3 Application; Site Plan Review

a. In addition to other requirements, there shall be submitted to the planning commission with the application a comprehensive site plan drawn to scale showing the area and dimensions of the campground number and location of camp sites and group picnic areas location and dimensions of parking spurs, loops, and other parking areas width and arrangement of roads and the location and description of all camp facilities to include table, fireplaces, hydrants, toilet facilities, other accessory buildings and a design plan for supplemental planting, if proposed. An additional statement shall be submitted which indicates the suitability of the soils and general slope characteristics of the site to accommodate proposed development.

b. Additionally there shall be included on the submitted site plan, contour lines at five foot intervals in vertical distance except where slope on the site is excessively steep or flat, such being the case, the contour interval may be increased or decreased to better depict overall topography location and description of dominant ground cover and other natural features including streams, ponds, and lakes; and attached to the site plan a brief statement indicating actions to be taken to preserve the natural environment.

Sec 108-20-~~22~~-3-4 Denial of Permit; Review

a. Any person, firm or corporation whose application for a permit under the provisions of this section has been denied by the land use authority may appeal any written decision ~~in the~~

~~application of this chapter~~. Any such appeal shall be processed in accordance with title 102, Title 2 Board of Adjustment of the Municipal Code.

Sec 108-20-~~23~~ 3-5 Unlawful to Vary from Approved Plans and Specifications

a. It is unlawful for any person to do any work in and about the construction, alteration, repair, improvement or enlargement of any forest campground or any structure thereon, for which a permit is required, which varies in any substantial particular from the approved plans and specifications submitted with the application for such permit and which were approved and/or upon which the permit issued is or was based.

Article 108-20-~~III~~ 4 License Requirement and Application

Sec 108-20-~~40~~ 4-1 License Required

a. It shall be unlawful for any person, firm or corporation to operate, maintain, or offer for use any forest campground without first making application to the license department and obtaining a license to do so.

Sec 108-20-~~41~~ 4-2 Application for Issuance of License

a. No new application for license shall be considered until the plans for such use shall have first been approved by the planning commission and a land use permit has been issued as required by the Land Use Code, and no such license shall be issued until such approval has been obtained. Any license issued without such approval shall be null and void. Each applicant, in making application for a license shall specify the exact number of campsites which shall be offered for use. Any enlargements, increase in capacity, or modification of an existing use shall be construed to be a new application of the purpose of this regulation, and no existing license shall be modified and no land use or building permit for such enlargement, increase in capacity or modification shall be issued until the application for the same shall be approved by the planning commission as required for a new application. Licenses for existing uses may be modified for increased use or expansion during the license year, but such license shall show thereon the additional facilities provided.

Article 108-20-~~IV~~ 5 General Requirements

Sec 108-20-~~58~~ 5-1 Miscellaneous Laws, Ordinances and Regulations

a. In addition to the requirements as set forth in this chapter, all uses shall be established and constructed in compliance with all existing state and local statutes, ordinances, codes and regulations, including the rules and regulations of the Weber Morgan Health Department and/or state department of health, local City and state law enforcement agencies and fire department.

Sec 108-20-~~59~~ 5-2 Signs

a. All signs shall comply with Title 110 Signs

Sec 108-20-~~60~~ 5-3 Periodic Recreational Usage Only

a. No automobile camper, travel trailer, motor recreational vehicle, glamping accommodation, tent, yurt, dome, or other similar vehicle or camping structure shall be ~~located in a forest campground for full-time or year round use as a permanent dwelling habitation, and shall not be used for such purposes, but shall be used solely for periodic, four season, part-time recreational living purposes and shall be maintained in a readily movable condition~~used as a permanent dwelling or primary residence.

b. The City building inspector shall have the power to require the disuse and removal of any such vehicle or structure if, in his determination, such vehicle or structure is not being used solely for part-time, periodic recreational living purposes.

Sec 108-20-~~61~~ 5-4 Duration of Campsite Occupancy

a. Commercial campground sites shall be occupied no longer than two consecutive weeks by the same camp party.

Sec 108-20-~~62~~ 5-5 Restrictions Relating to the Erection of Structures

a. No structure shall be erected in a forest campground except:

1. Approved glamping accommodations;
2. Accessory structures authorized under Section 108-20-126;
3. Restroom facilities;
4. Utility facilities; and
5. Other structures specifically approved as part of an approved forest campground development.

~~No structure of any type shall be erected in a forest campground except those accessory structures as permitted in section 108-20-126.~~

Article 108-20-~~V~~ 6 General Site Development Standards

Sec 108-20-~~79~~ 6-1 Minimum Campground Site Area

a. The minimum area for a forest campground shall be determined by the lot area requirements of the Land Use Code for the zone in which the campground is to be located, provided no campground shall have an area of less than five acres.

Sec 108-20-~~80~~ 6-2 Maximum Number of Campsites Allowed

a. The maximum number of campsites allowed in a forest campground shall be as follows:

- In a public, commercial or semi-public organization campground: five campsites per acre of land designated and developed for camping purposes.
- In making its recommendation to City Council, the planning commission, following its review of the site plan and attached statements, shall determine if the site is capable of accommodating the proposed maximum number of campsites allowed and shall thereupon determine whether the number of campsites per acre will be reduced below the maximum permitted. Such determination shall be based upon the land cover, percentage of land area with a slope in excess of 30 percent and other resource limitations.

Sec 108-20-~~81~~ 6-3 Density and Spacing Requirements

a. Campsites shall be spaced in such a manner so that not more than five individual campsites shall occupy less than one acre of land. Clusters of campsites should consist of approximately 20 campsites and should be separated by natural barriers such as ridges, valleys, heavy timber, or similar natural features or by a sufficient distance to assure compatibility with the natural landscape.

Sec 108-20-~~82~~ 6-4 Traffic Circulation

a. There shall be safe a minimum of two ingress/egress access routes into the campground, meeting the requirements as provided for in the latest adopted edition of the International Fire Code in force at the time of permit issuance.

- One ingress/egress point may be gated, as permitted by the local authority.

b. Acceleration and deceleration lanes shall be provided when the campground entrance is in close proximity to a heavily traveled highway. The acceleration and deceleration lanes shall be a minimum of 300 feet in length.

c. The surface width for two-way roads shall be at least 16 feet and at least 12-foot widths shall be provided for one-way roads.

d. All roads in the campground shall be graded and graveled and shall not exceed a grade of more than 15 percent, or as required by ~~t~~Title 20 Fire Regulations.

e. Turn-around loops shall be constructed to provide at least a 45-foot turning radius measured to the centerline of the road, or as required by Title 20 Fire Regulations.

f. A minimum distance of 200 to 300 feet shall separate roads within the campground.

g. Alternative ingress/egress requirements can be permitted with permission from the regulating authority.

Sec 108-20-~~83~~ 6-5 Parking

a. Spurs on one-way roads shall not exceed a 45-degree angle measured to the centerline of the road.

b. Spurs for automobiles and campers shall be at least 30 feet long, measured on the short side of the spur from the edge of the road.

c. Spurs for trailers shall be at least 55 feet long, measured on the short side of the spur from the edge of the road.

d. Spurs shall be a minimum of 12 feet wide.

e. The rear half of a spur and midsection of a loop shall not exceed two percent grade in order to provide a near level pad on which trailers and campers may be satisfactorily leveled. The rest of the spur or slope shall not exceed six percent grade; cross sections of loops and spurs shall be level or near level.

f. Trailer loops shall be a minimum of 60 feet local, measured along the edge of the adjoining interior road from centerline or entrance to centerline of exit.

g. Group parking located to serve picnic areas shall be arranged to permit adequate ingress and egress to individual spaces. Wheel stops shall be provided for each parking space.

h. Group parking facilities shall not be located more than 200 feet from the picnic area they are intended to serve. There shall be a minimum of one parking space per picnic table.

Sec 108-20-~~84~~ 6-6 Water Supply

a. ***Source.*** Water supplies shall be from a public water supply or from another source meeting requirements of "Rules and Regulations Relating to Public Water Supplies" as adopted by the state board of health.

b. ***Water.*** There shall be a minimum of one hydrant per five camp units. Hydrants shall be located no further than 300 feet from the camp units to be served.

Sec 108-20-~~85~~ 6-7 Wastewater Disposal

a. There shall be a minimum of two flush-type water closets for each campground, one designated for female and the other for male. Campgrounds having in excess of 15 camp units shall have two additional flush-type water closets for each additional 15 camp units or fractions thereof.

b. Toilet facilities for males and females if located in the same building shall be separated by a solid, sound-resistant wall.

c. All toilet facilities must be located at least 75 feet from the farthest family unit and at least 100 feet from all lakes, streams or wells.

d. A toilet facility shall be located no further than 500 feet from the farthest family unit it is intended to serve.

e. Adequate access paths shall be provided from camp areas to toilet facilities and shall include an appropriate number of directional signs.

f. Where a site is developed to accommodate self-contained camping units, provisions shall be made to incorporate sewage disposal stations with the flush toilet system~~. C~~ constructed in a manner ~~accordance with the state division of health, code of "waste disposal regulations."~~as approved by the Weber Morgan Health Department.

g. All wastewater shall be disposed of into a public sewer system whenever available. Where connection to a public sewer system is not possible, wastewater shall be ~~discharged into wastewater disposal system meeting requirements specified in "Code of Water Disposal Regulations", as adopted by the state board of health~~managed on-site using a system approved by the Weber Morgan Health Department.

Sec 108-20-~~86~~ 6-8 Solid Waste Disposal

a. Solid wastes, including garbage, originating from any camp shall be stored in approved, conveniently located, leak-proof, non-absorbent water-tight containers provided with approved type lids, and shall be disposed of as often as necessary to prevent a nuisance.

b. There shall be one refuse container for each campsite.

c. There shall be provided at least one refuse container for every picnic area designed to accommodate up to 15 people. The containers shall be located in a rack or on a concrete base near a service road.

Sec 108-20-~~87~~ 6-9 Fireplaces and Tables

a. Fireplaces shall be located at least 10 feet from any table.

b. Table should be located in shaded areas.

c. A ten-foot minimum radius cleared of all flammable material shall be maintained around fireplaces and grills.

Sec 108-20-~~88~~ 6-10 Group Picnic Sites

a. Group picnic areas should be approximately 300 feet from camp units and other picnic areas.

b. There should be appropriate grading and graveling or paving of group picnic sites where tables and fireplaces are clustered for group use.

Sec 108-20-~~89~~ 6-11 Individual Camp and Picnic Sites

a. Individual camp and picnic sites shall be at least 75 feet apart. Minimum distance in aspen cover should be 150 feet apart.

b. Sites should be approximately 50 feet from the edge of interior roads, when served by spurs, and 30 feet when served by trailer loops. There should be at least 200 feet between camp and picnic sites and a main road.

c. Sites shall be at least 50 feet from fences and should be located far enough away from lakes and streams to permit public access.

d. Camps and picnic sites should be located within ten to 20 feet from trailer spurs or loops and 40 feet from car spurs wherever possible.

e. Campsites and accommodations not containing individual restroom facilities shall be located within 300 fee walking distance of a common sanitary facility.

Sec 108-20-6-12 Glamping Accommodations Standards

a. Glamping sites shall not exceed 1,000 square feet in footprint.

b. Exterior materials shall utilize natural colors and non-reflective finishes.

c. Outdoor lighting shall comply with LIGHTING ORDINANCE

d. Units shall be clustered to ~~minimuze~~minimize disturbance of natural landforms.

e. Platforms shall be elevated only to the extent necessary to accommodate topography.

~~a.~~f. Units shall not require substantial grading of slopes exceeding 20 percent.

Article 108-20-~~VI~~ 7 Electrical Service, Wiring, Fuel and Fire Protection

Sec 108-20-~~106~~ 7-1 Electric Wiring and Service

a. All electric wiring shall be installed to conform with the requirement of all state and City electrical codes and ordinances. No person shall make any electrical connection without obtaining a permit and approval of the building inspector; except that a previously approved electrical connection system may be employed without obtaining such permit. No power

line shall be permitted to lie on the ground, or to be suspended less than 18 feet above the surface of the ground.

Sec 108-20-~~107~~ 7-1 Fire Protection

a. All forest campgrounds shall be subject to the rules and regulations of the Weber Fire District and be in accordance with the City fire prevention code and requirements as herein specified.

b. Flammable materials. Forest campgrounds shall be kept free of litter, rubbish and other flammable materials.

Article 108-20-~~VII~~ 8 Accessory Structures ~~and Dwelling Units~~

Sec 108-20-~~126~~ 8-1 Accessory Structures

a. Accessory structures built within the campground shall be used for the housing of sanitary facilities, equipment used for the upkeep of the campground and for the control of the campground facilities. All accessory structures shall be a permanent type and shall be used only as incidental uses to a forest campground. Any accessory structure as permitted herein shall be constructed of materials which blend well with and are complimentary to the natural setting of the area.

Sec 108-20-~~127~~ 8-2 ~~Dwelling Units~~Accessory Recreational Amenities

a. Campgrounds containing glamping accommodations may provide accessory recreational and wellness amenities for campground guests.

Examples include:

- hot tubs;
- cold plunges;
- saunas;
- yoga platforms;
- hammocks;
- outdoor gathering areas;
- similar amenities approved as part of the campground site plan.

b. All such amenities shall:

1. be accessory to the campground use;

2. not function as an independent commercial use; and

3. comply with applicable health, building, and fire code requirements.

~~All dwelling units shall be considered a primary use of the land and shall meet all the requirements of the Land Use Code of the City of Ogden Valley and the standards contained therein for the particular zone in which the land use is proposed. None of the area nor any of the facilities in a forest campground may be used to satisfy any of the requirements for a dwelling, as such use related to any applicable ordinances of the City.~~

Sec 108-20-~~128~~ 8-3 Other Land Uses

a. All other lands uses to be established in conjunction with a forest campground shall comply with all the requirements of the respective zones of the Land Use Code of Ogden Valley City.

Article 108-20-~~VIII~~ 9 Administration and Enforcement

Sec 108-20-~~146~~ 9-1 Enforcement

a. It shall be the duty of the City building inspector, health officer, City fire chief, and such other officials as may be designated by the City Council to enforce this title.

Proposed new Section 108-20-130 – Glamping Accommodations
A. Definition

Glamping accommodations are recreational sleeping structures located within an approved forest campground and designed to provide temporary overnight accommodations to campground guests.

Examples include geodesic domes, yurts, teepees, and similar recreational structures. A-frames, cabins, and tiny homes are excluded.

B. Authorized Use

Glamping accommodations are permitted as a component of an approved forest campground and shall be classified as campground facilities.

C. Structure Support

Glamping structures may utilize decking or foundations necessary for the installation and structural integrity of the accommodation. Such structures shall not be required to remain readily movable under Section 108-20-60.

D. Accessory Recreational Amenities

Approved forest campgrounds may include accessory recreational and wellness amenities for the use and enjoyment of campground guests.

Examples include yoga equipment, hot tubs, or a sauna.

Updates:

Section 108-20-2 – Definitions:

Campsite means an area within a campground designed or used to accommodate one party in a single travel trailer, recreational vehicle, glamping accommodation, or tent.

Forest campground means an area used or designed to accommodate three or more automobile campers, travel trailers of not more than eight feet in width, motor recreational vehicles, glamping accommodations, or tents for use of periodic overnight accommodations expressly for temporary outdoor recreational activities.

Section 108-20-62 –Restrictions Relating To The Erection Of Structures

No structure of any type shall be erected in a forest campground except those accessory structures as permitted in section 108-20-126 and glamping accommodations 108-20-130.