

1 **ORDINANCE #24-408**

2  
3 **AN ORDINANCE AMENDING TITLE 8, CHAPTER 7 OF THE**  
4 **DUCHESNE COUNTY ZONING ORDINANCE REGARDING**  
5 **LABOR CAMPS**  
6

7 WHEREAS, labor camps are a common land use in Duchesne County and are important to  
8 support the oil and gas and construction industries; and,  
9

10 WHEREAS, in the past, labor camps have been allowed without a conditional use permit in  
11 some zoning districts, which has created enforcement and compliance issues for the County; and  
12

13 WHEREAS, labor camps should continue to be prohibited in zoning districts with smaller lot  
14 sizes but require a conditional use permit in all other zoning districts; and  
15

16 WHEREAS, the Duchesne County Planning Commission conducted a public hearing on May 1,  
17 2024 regarding these proposed amendments to the Zoning Ordinance and has recommended  
18 approval; and  
19

20 WHEREAS, the Duchesne County Commission has conducted a public hearing regarding these  
21 proposed amendments on May 6, 2024 and accepted the Planning Commission recommendation.  
22

23 BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS that:  
24

25 SECTION 1. The Table of Uses in Section 8-6-1 of the Duchesne County Code is amended as  
26 follows:  
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28 8-6-1: TABLE OF USES

	A-10/A-5	A-2 ½	R-1	R -½	C	I
LABOR CAMP	CU	CU	X	X	<del>P</del> <u>CU</u>	<del>P</del> <u>CU</u>

33 SECTION 2. Section 8-9-12 of the Duchesne County Code is amended as follows:  
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35 8-9-12: LABOR CAMPS  
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37 A. Requirements: Labor camps, in addition to complying with the sanitation requirements of  
38 Utah Administrative Rule, shall be permitted in accordance with the following standards:  
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- 40 1. Labor camps are a permitted conditional use in the A-10, A-5, ~~and A-2 ½,~~ C, and  
41 I Zones zoning districts ~~and are permitted outright in the Commercial and~~  
42 ~~Industrial Zones.~~ Labor camps are not permitted prohibited in the R-1 and R-½  
43 ~~Zones~~ zoning districts.  
44
- 45 2. Applicants for a labor camp shall provide the Zoning Administrator with a site  
46 development plan containing the following:

- 47 a. Dimensions, orientation, and vicinity of the parcel.  
48  
49 b. Location, size, number, and types of proposed housing units. At least one  
50 hundred (100) square feet of floor area shall be provided for each occupant.  
51  
52 c. Legal access to the camp.  
53  
54 d. Location, size, number and types of proposed dining, office, recreation, or  
55 other nonresidential facilities.  
56  
57 e. Location of water, sewage, and solid waste disposal facilities.  
58  
59 f. Stormwater control facilities.  
60  
61 g. Fire protection, power, and medical facilities.  
62  
63 3. Culinary water, wastewater disposal and solid waste disposal facilities shall be  
64 approved in writing by the culinary water authority and the sanitary sewer authority  
65 prior to receipt of County approval.  
66  
67 4. Labor camp applicants shall provide the County with financial surety that the camp  
68 will be dismantled and the area reclaimed to natural condition. The amount of surety  
69 shall be at least one hundred twenty five percent (125%) of a contractor's estimate to  
70 restore the site to a condition approved by the property owner.  
71  
72 5. Labor camp applicants shall obtain building permits for structures and obtain a  
73 certificate of occupancy from the County building official prior to occupancy.  
74  
75 6. In the event the applicant fails to provide the services and facilities required above,  
76 the labor camp may be closed and ordered to vacate. These remedies are in addition  
77 to the remedies provided in this title for failure to comply with this section.  
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79 **SECTION 3. Severability.**

80 If any court of competent jurisdiction declares any Section of this Ordinance invalid, such decision  
81 shall be deemed to apply to that Section only, and shall not affect the validity of the Ordinance as  
82 a whole or any part thereof other than the part declared invalid.  
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84 **SECTION 4. Effective Date.** This ordinance shall become effective fifteen (15) days after  
85 publication.  
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87  
88 DATED this 6th day of May, 2024.  
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90  
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Duchesne County  
Zoning Ordinance Amendment  
Ordinance #24-408  
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92 ATTEST:

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97 \_\_\_\_\_  
Chelise Jessen

98 County Clerk/Auditor

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DUCHESNE COUNTY  
BOARD OF COMMISSIONERS

\_\_\_\_\_  
Irene Hansen, Chairman

\_\_\_\_\_  
Greg Miles, Member

\_\_\_\_\_  
Tracy Killian, Member