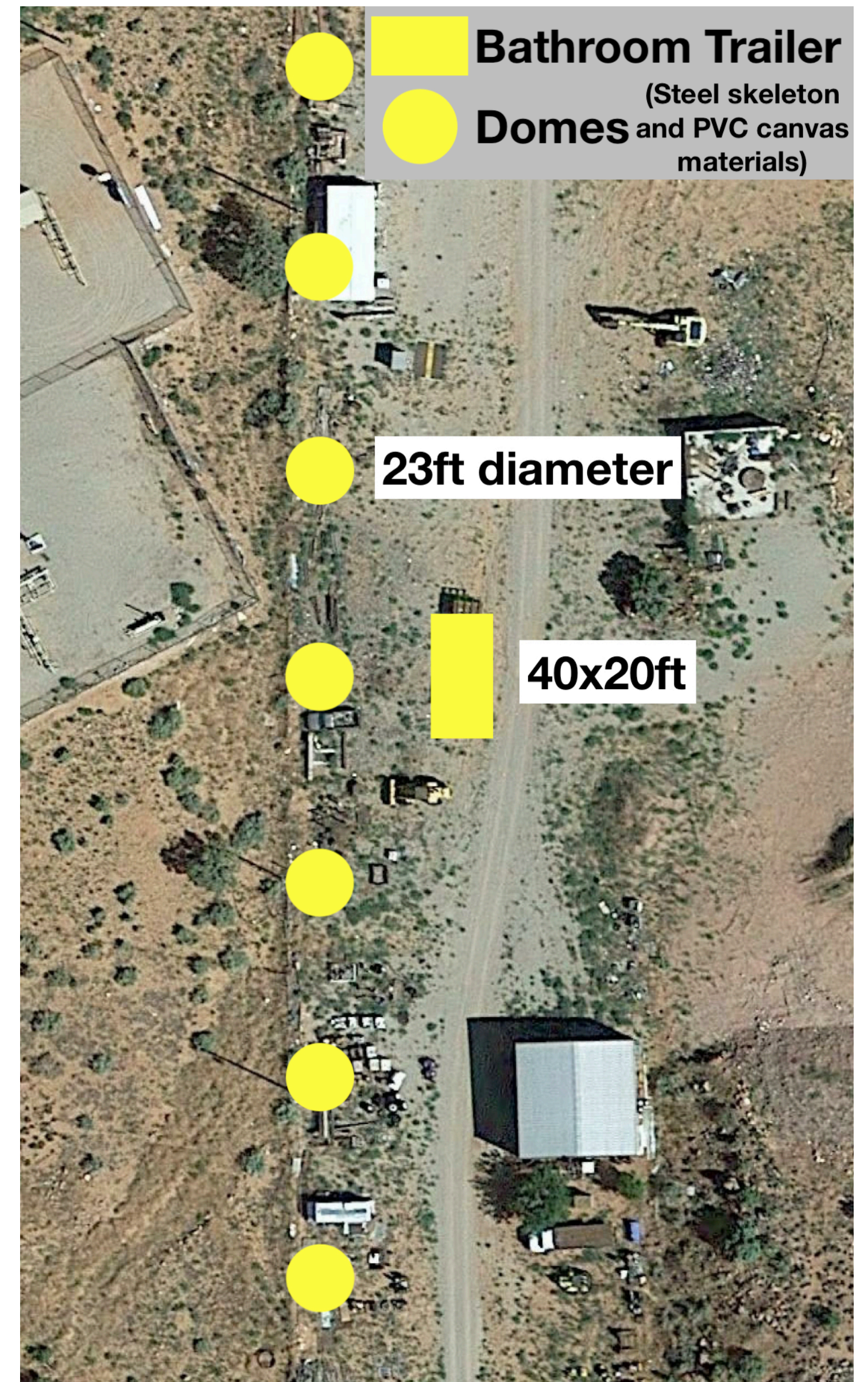
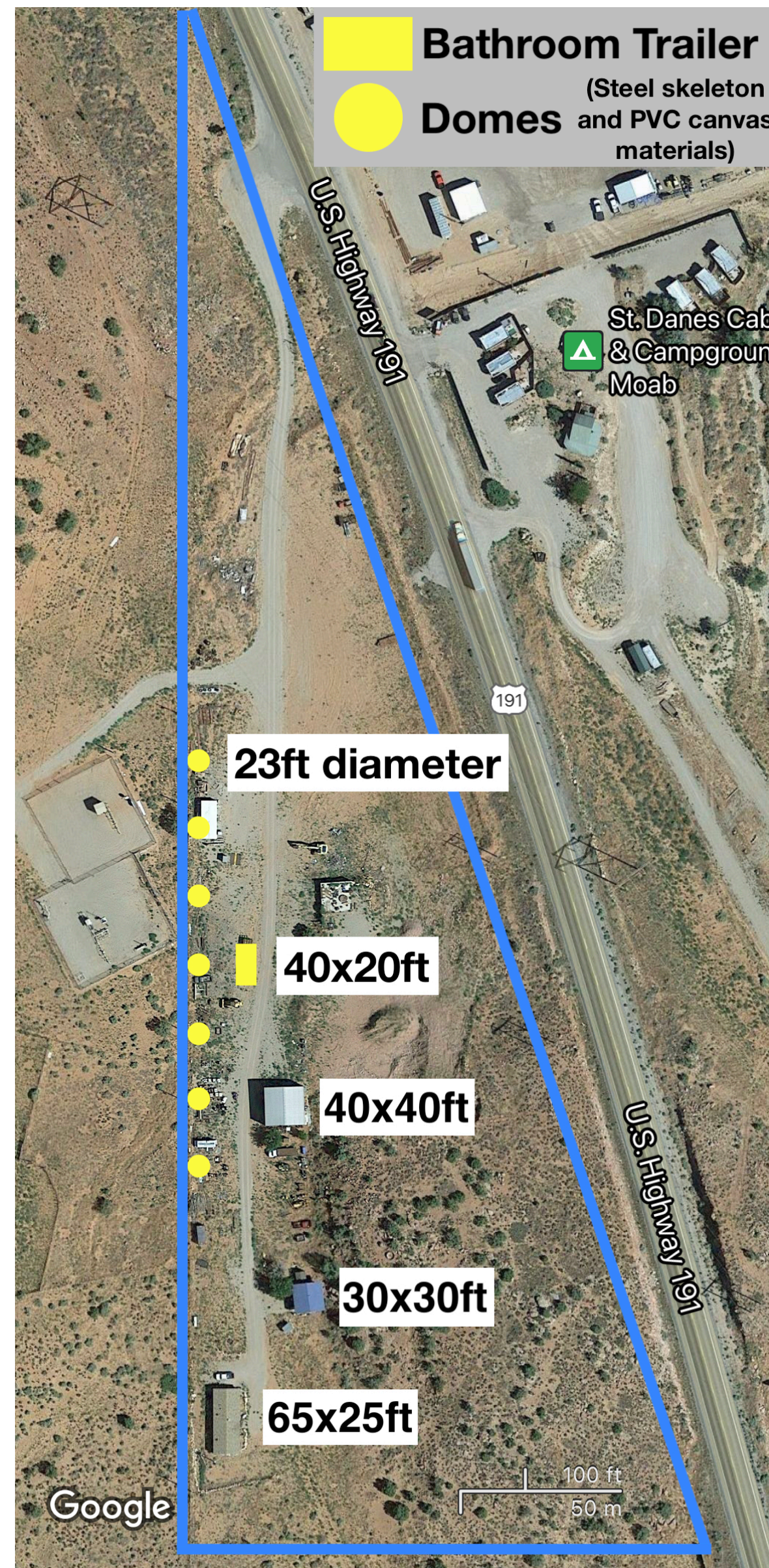
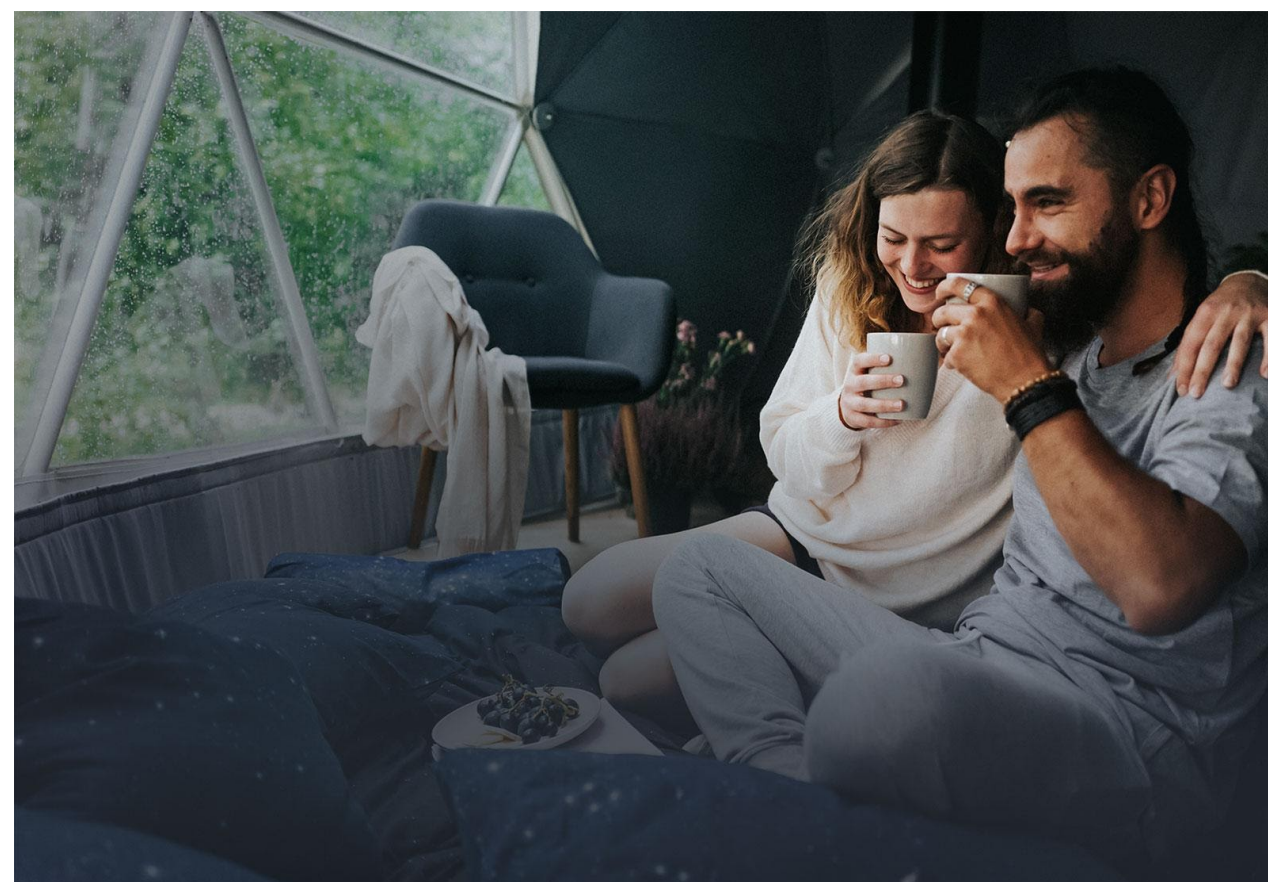
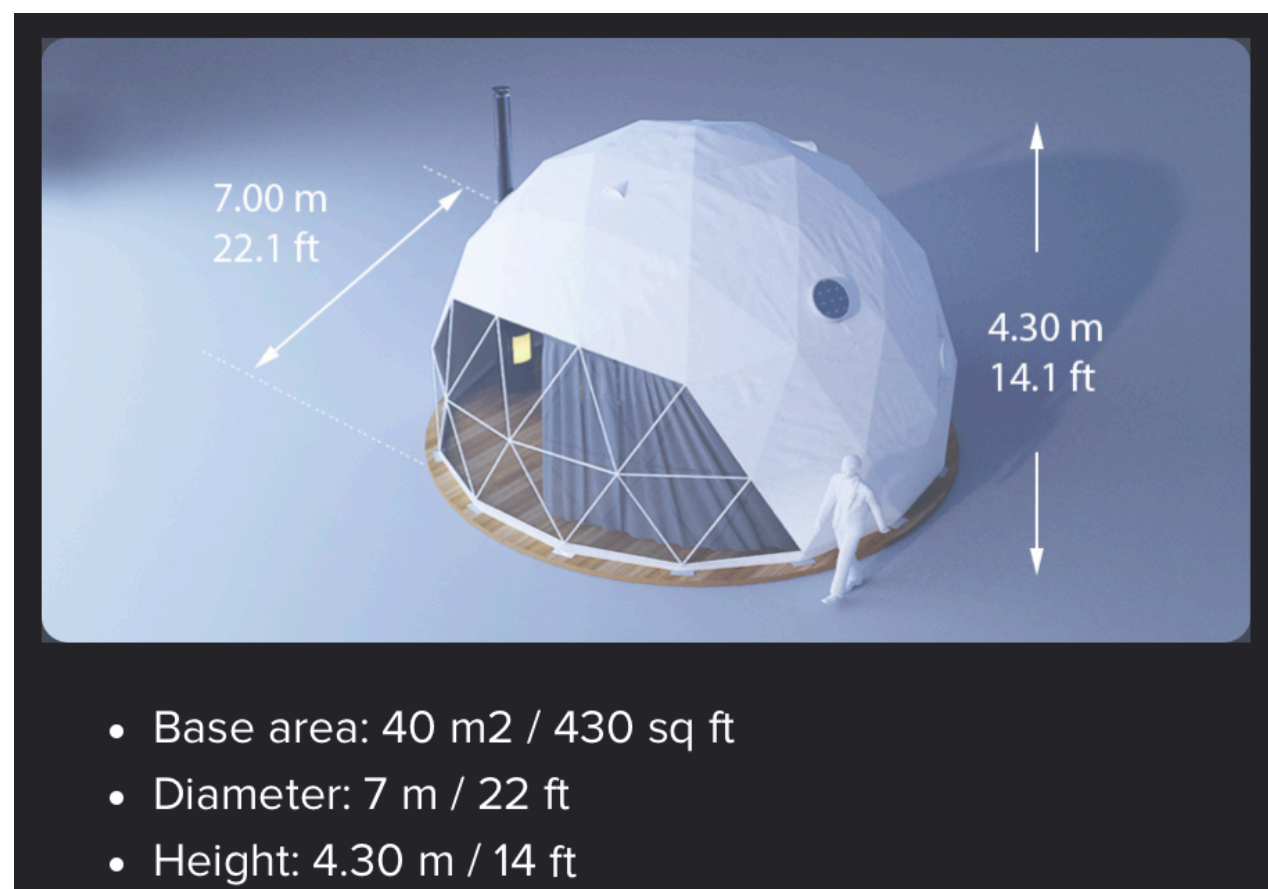


The Domes at Moab

5600 S Hwy 191 Moab Utah 84532



The Domes at Moab

Site Master Plan Narrative

We are requesting the county permit the addition of a low impact glamping campground that will have 7 non-permanent 430sqft geodesic dome tent structures with a shared bathroom trailer. Located at 5600 S Hwy 191, Moab, Utah 84532

Parcel Numbers:

27S22E015405

27S22E015402

Curent Use:

Residential double wide mobile home and automotive junkyard

Statement of proposed development benefits

The Domes at Moab will add needed accommodations to draw visitors from the Moab area to Spanish Valley thereby justifying and encouraging further development of recreational and restaurant type amenities that will attract, service and benefit the planned residential developments in the areas master plan.

The vision of the development is to be a part of the initial wave that attracts and encourages people to come and live in Spanish Valley permanently.

Description of impact on sensitive lands

Our low impact, non-permeant glamping units will not interfere with any watersheds, floodplains or riparian habitats and will not be built on any slopes in excess of 30%. Additionally we will not be disrupting any significant geological, biological or archeological sites.

Utilities and infrastructure designed to conserve natural resources

Utilities and infrastructure will be designed in a low impact way. Electricity will be provided by a solar panel at each unit. Water will be trucked in to a holding tank on the bathroom trailer and the septic tank on the trailer will be pumped out. The access road will follow the current road.

All property lighting will be dark-sky friendly. Water conservation systems will be put into use such as pull string showers and WaterSense bathroom sink faucets, toilets and shower heads that reduce water flow by 30% or more. No water consuming landscape will be installed and we will further nurture the native flora and fauna of the fertile Spanish Valley soil with our recycled grey water.

Narrative of the development

- The development area will include 0.4 acres of the 10.79 acre property. The rest will be dedicated to open space.
- The project density will be less than 353 sqft per acre of the 10.79 acre property.
- There will be 1:1.5 ratio of overnight accommodation units to acres of property.
- 1 of the glamping dome units will provide the onsite affordable employee housing needed
- Common areas for outdoor cooking, eating and activities will be arranged in the center of the project and 10.39 acres will be dedicated to open space to roam.
- A total of 10 parking spaces will be required and provided at each unit.
- The FAR (Floor Area Ratio) is 0.0081
- Public open space will be 10.39 acres and the property abuts another 80 acres of publicly accessible SITLA land
- The development character and proposed architectural style is that of geodesic domes interspersed to aesthetically compliment the otherwise natural and uninterrupted landscape.

Traffic

UDOT will approve current entrance for our limited needs of 7 units.

Statement of consistency with area plan

The Domes development is consistent with the San Juan County Spanish Valley Area Plan and the San Juan County General Plan due to planning the project in a zone intended for this use and its ambition to improve the highway viewshed and act as an economic catalyst for the area in a sensitive way to ensure employee housing and water conservation as well as to preserve open space and remain dark sky friendly.