

Under Canvas Moab II Project

San Juan County Planning and Zoning
Application for Conditional Use Permit



UNDER CANVAS

May 27, 2021

Property Information:
Assessor's Parcel #: _Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4
Address/Location: 1 Mile East of SR191 and 1.5 miles east off Looking Glass Road
Zoning: Agriculture-1 (A-1)
Existing land use: Vacant
Proposed Approximate Lease Size: 221 acres
Surrounding Land Uses – Vacant and Grazing

Vicinity Map:



Surrounding Uses:



PROJECT SUMMARY

Under Canvas is requesting a Conditional Use Permit for a “Private Recreational Camp/Resort” in A-1 Zoning. This is based on the San Juan County zoning ordinance excerpt seen below.

	MU-1	A-1	RR-1
(16) Power generation	C	C	-
(17) Renewable energy – solar, wind farms	C	C	-
(18) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory.	C	C	C
(19) Motor Park	C	C	C

Under Canvas is proposing the construction of an upscale outdoor resort experience on a portion of an approximately 221 acres within Township 29 South, Range 23 East, Block 16, San Juan County Utah. Under Canvas has won the bid for a long-term lease with the State of Utah School and Institutional Lands Trust . The camp season would be from March through October and involve the development of approximately 50 tents, with 75 at max buildout. Under Canvas’s proposal will allow the State to retain ownership of their land while still creating significant income for funding of State Schools. The proposed use is a low impact and sustainable development that will encourage and promote best land management, and wildlife habitat practices. Having a strong track record with nine camps in operation throughout the country, Under Canvas has a proven successful development and operational approach.



INTRODUCTION

Under Canvas was founded in 2009 in Montana with its first camp opening in West Yellowstone, Montana in 2012 with the mission of getting people outside together and inspiring connections with extraordinary places, people and the planet by enhancing access to the outdoors. Under Canvas now owns and operates nine camps in six states primarily near national parks with the addition of two new camps located near Acadia National Park and Lake Powell- Grand Staircase. The closest camp to the proposed SITLA location is about 45 north in Moab. This camp has been in operation for seven years giving Under Canvas in depth knowledge of the Moab / Arches market. Under Canvas also has developed a strong partnership to Utah and the State Lands Division. As a member of Utah Tourism, now three leases with Utah SITLA, three camps in operation and two more to open next year in Utah, it is clear that Under Canvas is a beneficial partner to the state as a whole and the local communities from a tax revenue, school funding, increased tourist spending and local job creation perspective.

Under Canvas recognizes that there is an unfilled need for accommodations to meet existing tourism demand for visitors to the Arches and Canyon Lands National Park. As a low impact, seasonal development, this camp will conserve the important function played by state owned lands in the community while simultaneously providing diverse lodging opportunities for visitors. We have been able to establish ourselves in the outdoor industry by offering communities the following benefits:

- Sustainable and alternative low impact development through minimal disturbance to the land
- Protecting the outdoors through open space preservation and land management practices
- Positive economic impact through job creation and partnering with local tourist businesses
- Community Partnerships with local non-profits; and
- Connection to the outdoors for travelers and local outdoor education programs



The ethos of Under Canvas Inc. in all its camps is one of minimal impact to the land. This approach is characterized by the maximization and maintenance of open space and preservation of natural topography and vegetation of its sites. Under Canvas utilizes construction techniques with a light footprint including at grade roads, no paved areas (unless specifically required by a particular

jurisdiction), canvas tents on wood decks that are easily removed, onsite wastewater treatment facilities, and designated grouped parking areas. Typically, Under Canvas camps disturb 25% or less of a site during construction and 15% or less during operations on any given site.

All water fixtures use minimal water. The wash facilities have shower heads and faucets that turn off automatically to help reduce water consumption. The toilets within the camp use .8 to 1.2 gallons of water per flush. These items consume a fraction of the water of that of typical hospitality establishments.

All water and wastewater systems will be permitted through state and local regulatory agencies, including water and wastewater systems. Water rights will be appropriated through the Utah Division of Water rights and a permitted well will provide water to the engineered system.



Each Under Canvas camp employs staff that include maintenance, housekeeping, kitchen, reception, night audit and management and are staffed 24/7 during the operating season. On average this equates to at least two full-time positions and approximately 60 other staff positions. Furthermore, Under Canvas provides camp staff who don't already live in the community with employee housing so they can focus on their professional development and community involvement.

UNDER CANVAS DEVELOPMENT AND OPERATIONS:

The boundary around a typical Under Canvas development is only approximately 25-30 acres, leaving the remainder of the leased land as open space. This project will include the following features.

- 50 tents in the first phase and 75 seasonal tents at max build-out
- 1 Lobby/Check-in/Dining structure blended into the slope with natural finishing/coloring
- Lobby structure will include food/bar service with lounging areas and multiple communal fire pits
- Space for onsite activities such as dipping ponds, outdoor bar and yoga deck
- ADA accessible parking spaces, camping tents, and bathroom facilities
- Communal fire pits started, maintained, monitored, and extinguished by trained Under Canvas staff at set times.
- 1 Laundry/Housekeeping staging area and storage structures, adjacent to gravel parking area.
- Golf carts operated by camp staff are used for circulation around camp and delivering guests to their tents.
- Antelope guzzlers and wildlife friendly fencing
- All tents will have ensuite bathrooms, king size bed, sofa bed and deck seating.
- Dark sky compliant lighting throughout the camp.

The tents are spaced 50-75 feet apart allowing for preservation of vegetation and existing topography between the tents. Tents are typically erected on prepared gravel beds or raised wood decks and do not have permanent foundations. The tents are typically taken down at the end of the season, depending on snow loads, and placed into on-site storage, leaving an undisturbed area for wildlife during migration and winter seasons.

Circulation throughout the site will consist of a primary vehicular entrance road accessing the main lobby and pedestrian/cart paths providing access to tents. Every effort is made in our camps to maintain the site in its natural state, consequently, the impacts of development are limited wherever feasible; grading minimized, gravel roadways and cart paths are preferred, development footprints minimized, and open space maximized. A preliminary site plan is included in this application package along with a building elevation for the lobby/dining structure.



EVIDENCE FOR DETERMINATION

1. The proposed project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 - a. With three camps in operation in Utah, a strong record of health and safety has been set for the guests and surrounding community.
 - b. A record of little to no emergency services calls at all of our camps in operation supports this as well.

2. The proposed project will comply with intent, spirit, regulations and conditions specified in this Ordinance for such use and the zoning district where the use is to be located, as well as make the use harmonious with the neighboring uses in the zoning district.
 - a. One of the main purposes of Agricultural zoning is to maintain green belts and open spaces. Under Canvas is leasing approximately 221 acres, while only disturbing less than 20 acres. The remaining nearly 200 acres remains undisturbed.
 - b. With surrounding parcels utilized for grazing or vacant, this project is harmonious with surrounding uses.

DESCRIPTION	VALUE
Guest Parking	75 Parking Spaces
Employee Parking	25 Parking Spaces
Total Disturbed / Total Undisturbed	13 Acres Disturbed / 159 Acres Undisturbed
Number of Tents	75 Tents
Lobby Restaurant Building SF	4,080 Square Feet



Drawing: U:\2021032.40 UnderCanvas-Moab\05 CAD\Sheets\01-CUPX-CUP-Landscape.dwg
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Looking Glass Rock UC Glamping Site
Conditional Use Permit Application

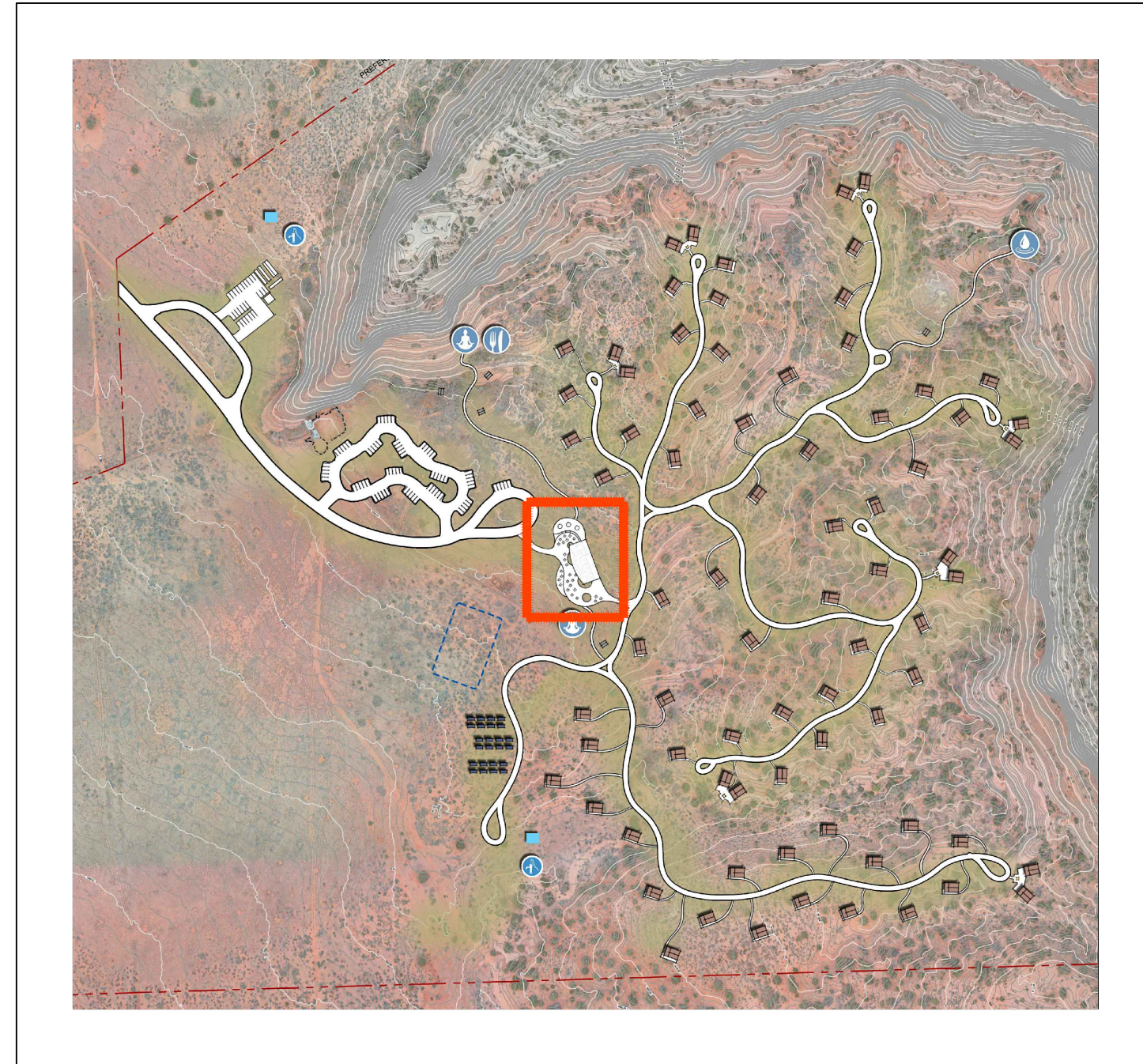
221-acre parcel within Township 29 South, Range 23 East, Block 16
San Juan County, UT

DRAWN BY:	DTJ
CHECKED BY:	BC
PROJECT NO.:	2021032.40
ISSUE DATE:	6-02-2021
REVISIONS:	

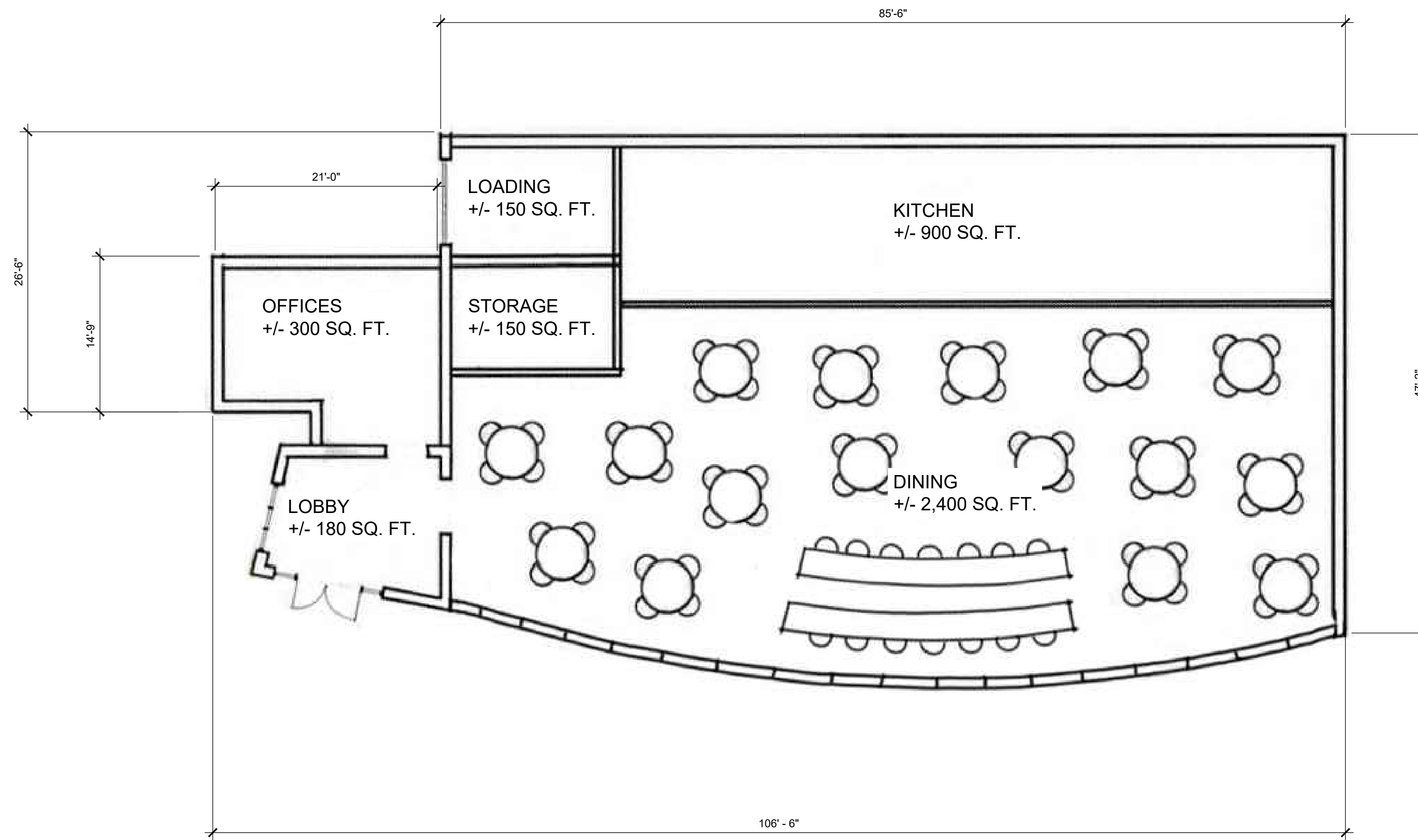
SHEET TITLE:

SITE PLAN

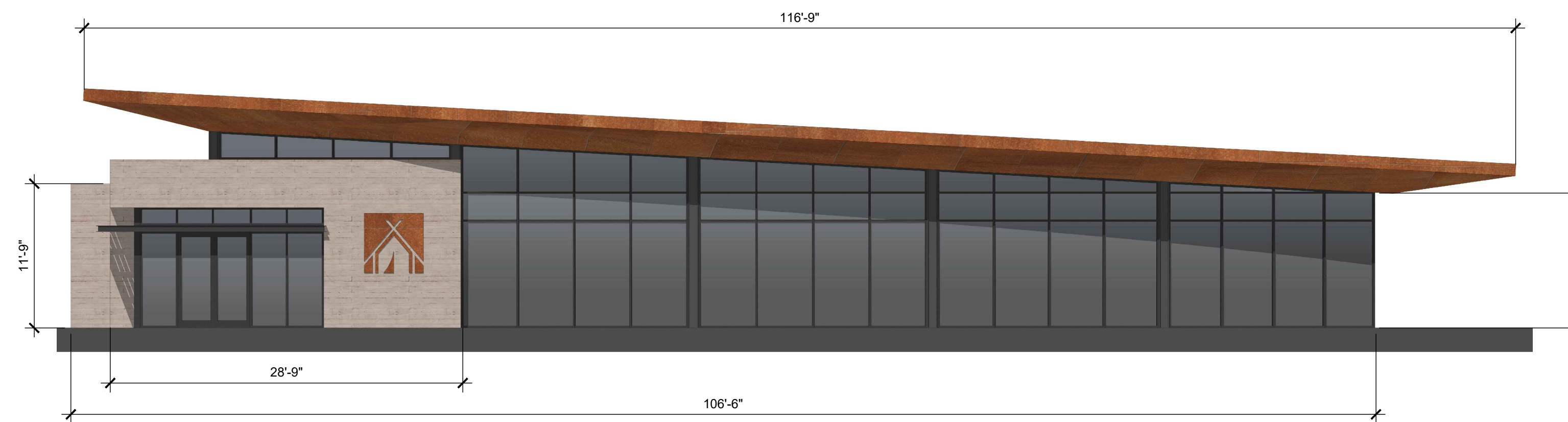
SHEET NUMBER:



KEYMAP



B PLAN
1/8" = 1' 0"



A ELEVATION
1/8" = 1' 0"

Drawing: UA2021032.40 Under Canvas Meab05 CAD/Sheets/01_CUPX_CUP_Arch.dwg
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CHECKED BY:	BC
PROJECT NO.:	2021032.40
ISSUE DATE:	6-02-2021
REVISIONS:	

SHEET TITLE:

LOBBY &
RESTAURANT
BUILDING

SHEET NUMBER:

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction Land Use Change
 Addition Appeal

Subject Property Location or Address: _____
Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4

Parcel Identification

Number: _____ Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4

Parcel Area: _____ Approximate lease Area 220 acres Current Use: _____ vacant and grazing
Approximate lease Area 220 acres

Floor Area: _____ 4080 SF Zoning Classification: _____ A-1

Applicant

Name: _____ Jamie Schmidt

Mailing

Address: _____ 1172 Happy Lane.

City, State,

ZIP: _____ Belgrade, Montana 59714. Trust Lands Administration
217 East Center Street, #230

Daytime Phone #: _____ 775-750-4997 Fax#: _____ Moab, UT 84532
435-259-7417 Office
435-259-9565 Cell

Email Address: _____ jamie.schmidt@undercanvas.com

Business Name (If applicable): _____ Under Canvas Inc.

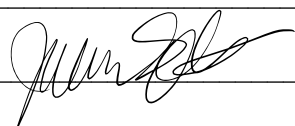
Property Owner's Name (If different): _____ Utah State Land

Property Owner's Mailing Address: _____ 217 East Center Street, #230

City, State, ZIP: _____ Moab, UT 84532

Daytime Phone #: _____ 435-259-7417 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): _____
See included project narrative

Authorized Signature: _____  _____ Date: _____ 5/27/21

Property Owner's Affidavit

I (we) SITLA, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Byron W. Torguo
Owner's Signature

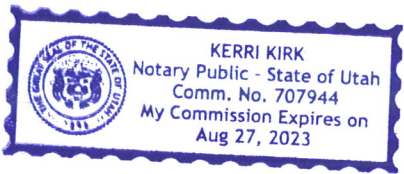
Owner's Signature (co-owner if any)

State of Utah)

County of San Juan)
Grand

Subscribed and sworn to before me this 24 day of May, 2021.

[Signature]
Notary Public
Residing in Las Al
My Commission expires: 8/27/23



Agent Authorization

I (we) SITLA, the owner(s) of the real property located at Township 29 South, Range 23 East, Section 16

in San Juan County, Utah, do hereby appoint Under Canvas, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Under Canvas, to appear before any County board or commission considering this application.

Bryan W. Torgerson
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of San Juan)

On the 24 day of May, 2021, personally appeared before me Bryan Torgerson the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Kerr Kirk
Notary Public
Residing in La Sal
My Commission expires: 8/27/23

