

Public Hearing Notice Land Use Development Application

Project Title: Entrada Camps and Recreation rezone to apply the Overnight Accommodations Overlay (OAO)-Campground district to parcel no. 24-0XST-0067

Project Address: Grand County parcel no. 24-0XST-0067 (located off SR 313)

Project Description: The application is for an OAO-/Campground rezone for a 16 unit luxury tented camp on a 544 acre parcel in the Seven Mile canyon area. The applicant proposes developing an energy efficient luxury eco-retreat centered on socially and environmentally responsible tourism. The proposal includes plans for 16 tent sites, an adventure center, swimming pools, a spa, a panoramic deck, trails and employee accommodations. The applicant has processed the rezone application in accordance with State and County regulation.

Project Applicant: Intrepid Potash - Moab, LLC is the property owner and the applicant

Project Representative: Matt Kareus, Entrada Camps and Conservation, LLC

Public Hearing Information County Commission

Date: Tuesday, February 1, 2022

Time: 4:00 PM or later

Location: Meeting held virtually on zoom and live on youtube

Join via Zoom by going to this link:

<https://us02web.zoom.us/j/85170820571?pwd=M24yQjRldEiCeJUxTUlFeXFoZHNQQT09>

Or by calling 669-900-6833, enter Meeting ID: 851 7082 0571 Password: 214317, Unmute: *6

Agenda Packet: www.grandcountyutah.net/AgendaCenter

For more information contact the
Grand County Planning & Zoning Department
125 E. Center St.
Moab, Utah 84532
435-259-1343

A public hearing is a statutory requirement for some land use decisions. At a public hearing, members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Proposed Project & Information Provided by Applicant

The 544-acre property for the Entrada Moab Luxury Tented Camp is located in the Seven Mile Canyon area. The concept plan includes 16 luxury tent sites, an adventure center, swimming pools, a spa, a panoramic deck, trails and employee accommodations. Less than 1 % of the site will be used for the 16 luxury tent sites and resort amenities.

The property is currently in the Range and Grazing zone. Per Section 4.8 .3 of the Grand County Land Use Code, the preferred zone district for the property is Resort Special since it has access to State Road 313. An Overnight Accommodations Overlay (OAO)-Campground is requested for the property to allow for overnight rentals of the luxury tent sites in the resort. The property is near other properties that have been granted the OAO-Campground per Section 4.6.3 of the Grand County Land Use Code.

Community Needs Development: The contribution to the local economy from the 16 luxury tent sites is estimated to be the same as a 150 room hotel but without the number of visitors, traffic, infrastructure needs and property development.

Civic and Open Space: The luxury tent sites and resort amenities take up less than 1% of the 544-acre site, preserving a large amount of open space. This large amount of open space exceeds the 25% requirement per Section 4.6.5.E.1.d - Design Standards in the OAO District. The resort will donate 1% of their revenue to support local conservation efforts. The resort will develop a traveler philanthropy program that will educate our guests about the conservation challenges facing Grand County and give guests an opportunity to make a donation.

Protection of Scenic Byways: The luxury tent sites and resort amenities have been planned so that they are not visible from US Highway 191 or State Route 313 per Section 4.8.4.A.7. Scenic Resource Protection District. The project meets one or more of the goals outlined in Section 4. 8.I. Scenic Resource Protection District.

Compatibility with Neighboring Properties: The proposed resort is near other properties that are zoned OAO-RV/Campground or Resort Special.

Items Listed in Section 4.6.7 .C.2.g.

Economic Diversification: The proposed nightly rental glamping units provide an economic benefit to the local economy. The nightly rentals generate sales tax, transient room rental tax and resort taxes. The luxury tent sites provide an alternative to hotels and they require less infrastructure, disturb less of the natural environment and have no permanent buildings. The nightly rental rate for the luxury tent sites in this development is expected to be about \$2,000 which is significantly higher than a typical hotel room.

Job Creation & Increased Wages: The resort is anticipated to have 50 employees for 8 - 12 months of the year. As a luxury overnight resort that will provide world class service to its guests, Entrada Moab's operating budget includes highly competitive compensation and benefit packages designed to attract and retain top tier talent. The monthly wages will range from \$3,200 for entry level housekeeping positions to \$14,000 for the general manager position. The average monthly wage for Entrada Moab is projected to be \$4,456 per month. This average wage is more than double the current average monthly wage for leisure and hospitality workers in Grand County according to the Utah Department of Workforce Services. Entrada Moab anticipates that their average monthly salaries will be 20% - 40%

higher when compared to similar positions in Grand County. In addition to the monthly salaries, the Entrada Moab operating budget also includes \$100,000 in annual retention and performance benefits.

Community Aesthetics

The tent sites and resort amenities have been planned so that they are not visible from US Highway 191 or State Route 313 per Section 4.8.4.A.7. The resort meets one or more of the purposes outlined in Section 4 .8 .1. - Scenic Resource Protection District.

Civic and Open Space

County Infrastructure & Public services

Existing power lines run through the property and appear to be adequate to serve the proposed development. A well will be drilled on the property to provide culinary water. Sewer will be handled using an Orenco onsite treatment unit and a drain field. This is a low-density development and is expected to have minimal impact on public services.

Traffic

The luxury tent sites are expected to have a similar trip generation rate as a vacation rental or motel unit. Per the Institute of Traffic Engineers (ITE) the glamping units are expected to generate 6.1 trips per day for a total of 97 trips per day for the project. This is a very minimal amount of traffic and should not decrease the level of service on State Road 313. The resort will also have vehicles and staff who will take guests out for activities. This will also minimize traffic generated by the resort. The proposed resort is located about 12 miles north of Moab. The remote location of the resort should not create additional congestion in Moab.

Water Resources

The property will be provided water through an onsite well that will be drilled on the property. The resort development will be kept natural and will have almost no landscaping with the exception of a few trees and limited xeriscape around the tent sites and amenities. This landscaping practice is in compliance with Section 4.6.5.B.3. A greywater reuse system from the showers will be used to irrigate the trees and xeriscape landscaping. An onsite bio-retention pond and bio-infiltration systems will be used to collect storm water from the development per Section 4.6.5 .B .4.

Crowding or Congestion in National Parks and Nearby Public Lands. The large amount of open space, great views, trails and other amenities will also keep guests on the resort property instead of using public lands to find the same experiences. Hotels and motels provide sleeping accommodations and food but have little room to relax and offer almost no other activities or amenities. The lack of activities and amenities often pushes visitors to stay longer at the national parks or on nearby public lands. The proposed resort gives visitors a larger place to stay, relax and enjoy other activities without using public lands.

Vicinity Map

