Board Tour Agenda
May 20, 2021

Attendees:

Roger Barrus, Chairman
Donald G. Foot, Vice Chairman
W. Richards Woodbury, Trustee
David Donegan, Trustee
Warren H. Peterson, Trustee
Bryan L. Harris, Trustee
Michael Mower, Trustee
David Ure, Director
Scott O. Ruppe, Deputy Director
Kyle Pasley, Assistant Director
Aaron Langston, Deputy Assistant Director
Tiffany James, Board Consultant

*****Aaron, Kyle, Scott – Leave St. George by 7:30 AM

8:00 AM	Depart Salt Lake City	
9:20 AM	Arrive in Kanab	
9:45 AM	Tour of Best Friends Animal Sanctuary **(1 hour)**	
10:45 AM	**Drive to Amangiri**	1 Hour 15 Minutes
12:00 PM	Lunch – Amangiri **(1 hour)**	
1:00 PM	Tour of Amangiri **(30 Min)**	
1:30 PM	Drive by RV – Pick Mayor Schmucker	
1:45 PM	**Drive to Under Canvas**	15 Minutes
2:00 PM	Tour of Under Canvas **(30 min)**	
2:30 PM	**Drive to Kanab**	1 Hour 15 Minutes
4:00 PM	Kane County Commissioner – KCWCD **(30 min)**	
	Drive by Golf Course **(15 min)**	
4:45 PM	**Drive to Airport**	15 Minutes
5:30 PM	Depart Kanab	

Big Water Block

- Under Canvas - 220.01 Acres
- Big Water Pre-Designation - 8,368.66 Acres
- Amangiri Active Sales - 1,627.28 Acres
- Amangiri Completed Sales - 1,384.74 Acres
- RV Site - 100.00 Acres

Land Ownership and Administration

- Bureau of Land Management
- National Recreation Area
- National Wilderness Area
- Private
- State Trust Lands - 50,179.78 Acres
- State Wildlife Reserve/Management Area

State of Utah
School & Institutional
Trust Lands Administration

N
W E
S

0 1 Miles

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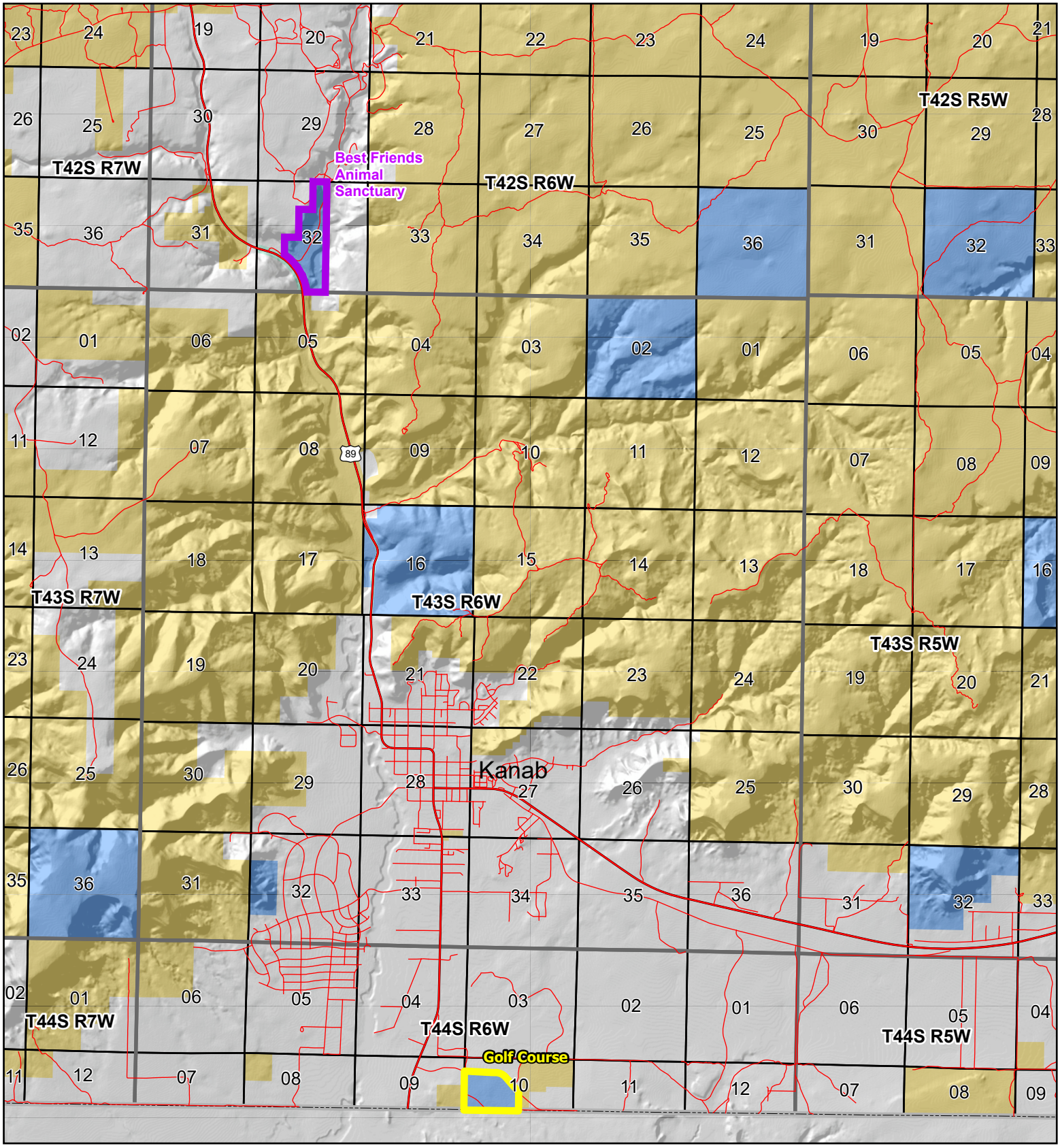
Folder: V:\GIS\Development\Project_Manager_Library\Jamy\BigWaterBoardTour\



Best Friends Animal Sanctuary and Golf Course

- Best Friends Animal Sanctuary - 149.77 Acres
- Golf Course - 101.11Acres

Land Ownership and Administration

- Bureau of Land Management
- Private
- State Trust Lands
- Other State

N W E S

0 3,750 7,500 Feet

1:75,000

State of Utah School & Institutional Trust Lands Administration

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Produced: May 13, 2021 - katestaley

Best Friends Animal Sanctuary

- Lease was started in 2003 and included 149.77 acres
- SITLA property is located at the main entrance of Best Friends Animal Sanctuary
- Lease was originally acquired to keep unwanted development at the main entrance
- Lease allows for motel, restaurant, gift shop, and RV park
- Current uses: 2 cabin rental units, small RV park, veterinary clinic and pot belly pig refuge
- Revenue to SITLA includes a base rent and 2% of royalties based on gross receipts from the cabin rentals and RV park
- Current annual revenue to SITLA is approximately $33,000

Town of Big Water

Big Water, Kane County
Current Mayor: David Schmuker
Population: ~500

Adapted from Martha Sonntag Bradley, A History of Kane County. Salt Lake City: Utah State Historical Society, 1999; "Laid-back Big Water mixes gay mayor, polygamists," Salt Lake Tribune, Accessed April 9, 2020

"While every town's history is unique, Big Water is especially unusual compared to Utah's other towns. Big water began as Glen Canyon City. It was built in the late 1950s, and was largely developed in conjunction with the construction of the Glen Canyon Dam, to be used by the workers and as a home base for recreation in the area, with plans for children to be bussed to nearby Page, Arizona for school.

In 1976, the makeup of the town changed dramatically with the arrival of Alex Joseph, an unorthodox character who some consider to be the father of the Sagebrush Rebellion. An open polygamist, as well as the founder and leader of the Church of Jesus Christ of Solemn Assembly, Joseph and some friends had attempted to settle on federal land in Cottonwood Canyon, then around Lake Powell, under their interpretation of the 1916 law allowing homesteading. They left their initial settlement (which consisted of trailers, tents, and temporary buildings such as shacks), and settled near Glen Canyon City and began to establish a town they called Bac-Bone. The group lost several legal battles, and after being evicted moved to Glen Canyon City. They established a compound they called Long Haul, as well as a home school and a military academy for their sons, known as the "Royal Guard."

The Josephites soon dominated local politics, and Joseph led efforts to get the town incorporated (which happened in 1983), serving as the town's first mayor. In many areas the town has since both embodied a sense of the libertarian and been a part of controversial clashes with the county and federal government. These controversies included the building of a baseball diamond and a cemetery on federal lands, making it illegal for the federal government to control the land within city limits, and an effort in 2001 to make marijuana use a citation-level offense without any fine (less than a parking ticket). Big Water also attempted to secede from Kane county and make a new county, called Dry Powder County, with the intention to promote development of the land near Lake Powell. The proposal was defeated, as Kane County was not keen to lose the revenue from the federal lands. Today, the population is about 500.

Aman Giri

"Amangiri blends into untouched red-rock country, claiming 600 acres of the vast and majestic Colorado Plateau, the original Wild West. In this desert landscape of canyons, mesas, ridges and gorges, the modernist Suites of Amangiri and the tented Pavilions of Camp Sarika offer an inspiring welcome to one of the world's most dramatic secluded settings." -www.aman.com

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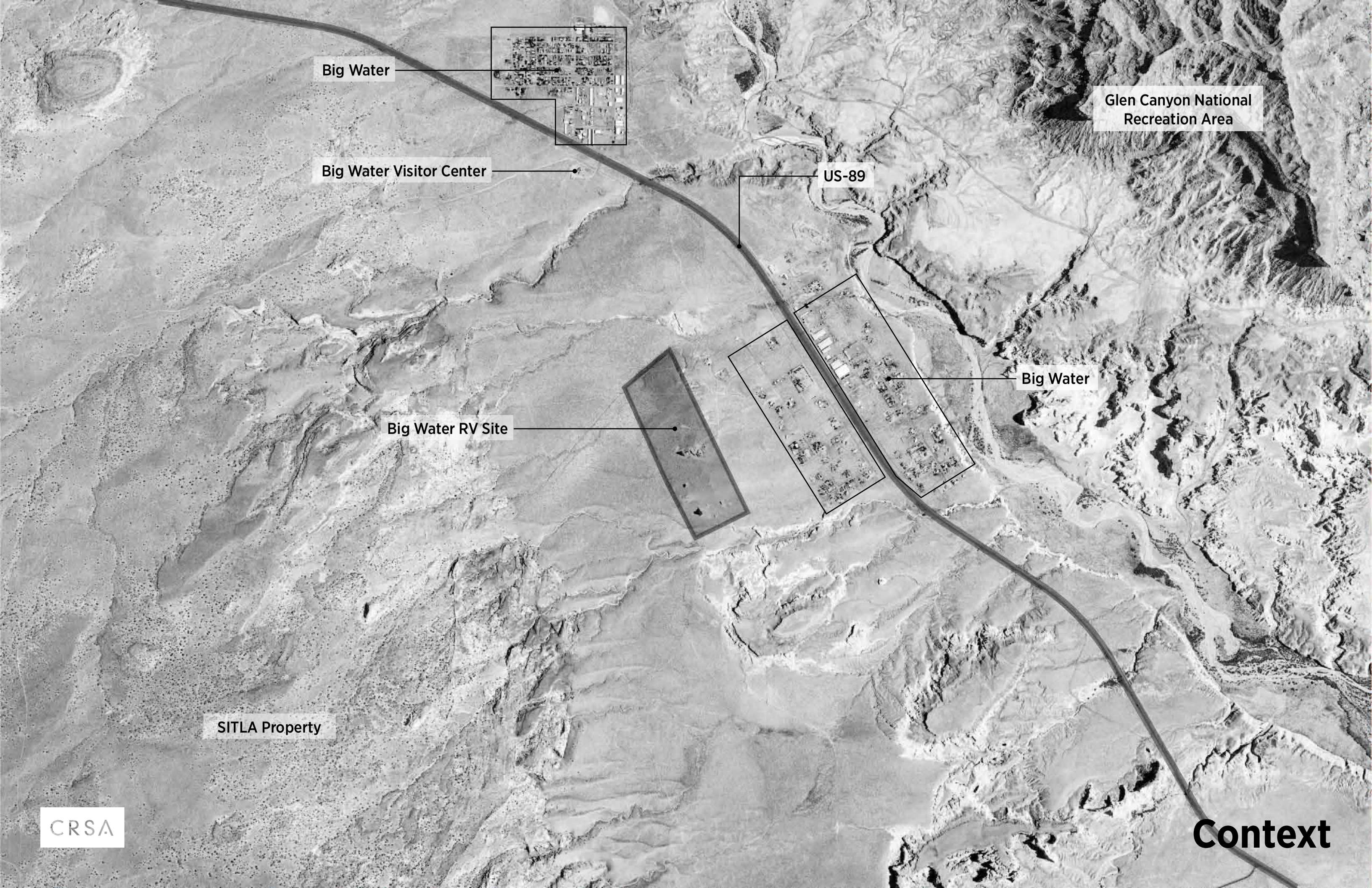
- Approximately 3,000 acres of SITLA lands.
- SITLA has received a total of $3,787,046 since the option agreement was signed in 2001, through sales and option lease payments.
- Most recently, Amangiri exercised option C of 152.32 acres for $356,179
- Currently in negotiations for option D, 1,625 Acres.
- Appraisal = $480,000 per 100 acres
- Accommodation price ranges for $3,000 to $12,000 per night depending on the size of the suite.

Basecamp—Big Water RV Park

- RV Park, tent camping, covered wagon accommodations and related recreational facilities (175 sites) covering 100 acres of Trust Lands.
- 30-year lease with option to extend for one 5-year period. Additional extension must be mutually agreed upon by both parties.
- Base Rent of $50,000 annually ($500/acre) PLUS 8% annual gross revenue (base rent increase by 3% annually)
- Accommodation prices will likely range from $80 for RV to $150 for covered wagon.



CRSA

Context

Boundaries

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Under Canvas

- “Glamping” facility comprised of approximately 134 canvas structures (113 deck tents; 21 safari tents) covering 220 acres of Trust Lands
- 30-year lese with automatic extension of 5 years after the first 10 years. Additional extension options for three 5-year periods.
- Base rent of $110,238.75 annually ($500/acre) PLUS 5% gross revenue annually (base rent increase every 5 years lesser of 12.5% of base rent or CPI-U index increase).
- Accommodations prices range from $300 to $500 per night
- Under Canvas has similar developments near Zion National Park, Grand Canyon, Yellowstone, Glacier and the Great Smokey Mountains.

UNDER CANVAS®

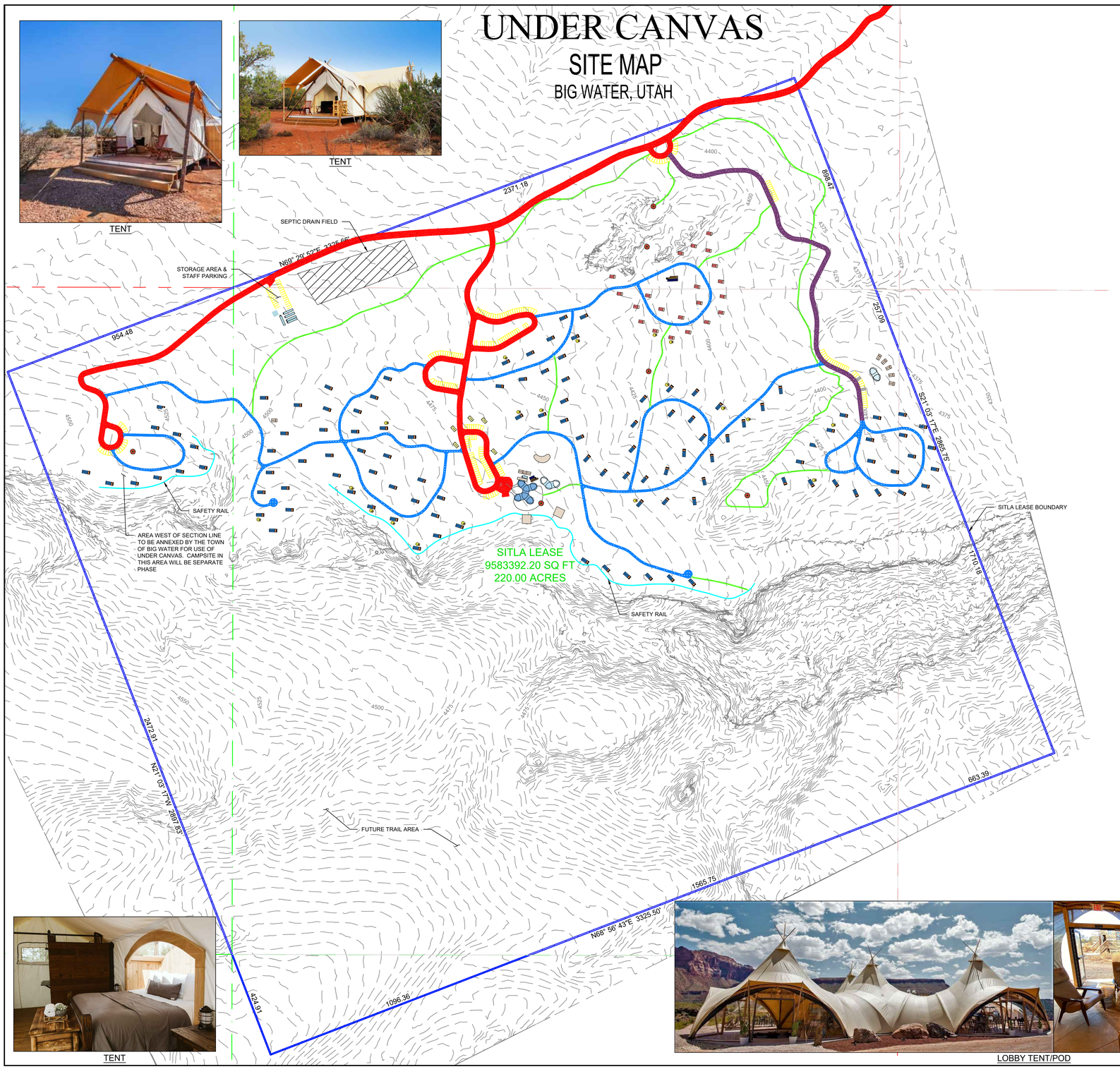
UNDER CANVAS

SITE MAP

BIG WATER, UTAH

TENT

TENT



TENT

LOBBY TENT/POD

LEGEND

- DECK TENTS
- SAFARI TENTS
- UTILITY TENT
- FIRE PIT
- ADJACENT HIVE
- BBQ CANOPY
- BATHROOM
- 20' STORAGE CONTAINER
- 40' STORAGE CONTAINER
- KITCHEN
- YOGA DECK
- POD
- WALKING PATH
- CART PATH
- SECONDARY ROAD
- MAIN ROAD

150 0 150

SCALE IN FEET

SCALE 1" =150'

PROJECT INFORMATION:

PROJECT OWNER:	STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LAND ADMINISTRATION (SITLA)
PROJECT ACREAGE:	220 ACRES
PROJECT LEASE TO:	UNDER CANVAS, INC.
PROJECT AREA ZONED:	MIXED-USE COMMERCIAL/RESIDENTIAL (M-1), PER ORDINANCE 2019-04
PROJECT USE:	CAMPING/GLAMPING RESORT
PROJECT USE BY ZONING:	(PERMITTED) GUEST RANCH/RESORT, PER M-1 ZONNING DISTRICT/ORDINANCE 2019-04

PRELIM TENT COUNTS	COUNT
DECK TENTS:	113
SAFARI TENTS:	21
TOTAL	134

225 PARKING STALLS

GENERAL NOTE:

SITE PLAN LAYOUT (CIRCULATION SYSTEM AND TENT MIX) IS SUBJECT TO CHANGE BASED ON FINDINGS OF CONSULTANTS (ECOLOGICAL, CULTURAL RESOURCE INVESTIGATIONS).

SITE PLAN NOTES:

1. TENT LOCATIONS, WATER, AND SEWER MAY BE ADJUSTED SLIGHTLY DURING CONSTRUCTION TO MAINTAIN EXISTING NATIVE HABITAT (TREES, BOULDERS, ETC).
2. PROPOSED DITCHES AND WATERWAYS WILL BE ON FINAL PLANS.
3. NO PAVED AREA ARE PROPOSED.
4. SEWER SHALL BE CONNECTED TO AN ONSITE WATER STORAGE TANK.
5. WATER MAINS SHALL CONNECT TO AN ONSITE WATER STORAGE TANK.
6. UNDERGROUND POWER SHALL BE SUPPLIED BY A PRIVATE FRANCHISE POWER COMPANY (GARKANE).
7. ALL TENT SITES SHALL BE APPROXIMATELY 1 FOOT ABOVE EXISTING GRADE.
8. FINAL LOCATION OF SEPTIC PITS WILL BE DETERMINED AFTER REVIEW OF CULTURAL RESOURCE INVESTIGATION AND SOIL ANALYSIS.
9. WALKING PATHS ARE TO CONNECT TO SURROUNDING TRAILS, AS FEASIBLE.

ROADS, CART PATHS AND TRAILS; CART PATHS; WALKING PATHS; AND PARKING:

NOTE: ALL WORK TO MEET DESIGN GUIDELINES PER ZONING CODE 15.26.070(2)

ROADS ARE CONSTRUCTED WITH A GRAVEL ROAD BASE. ENGINEER TO SPECIFY MATERIAL TO SPECIFY MATERIAL AND ROAD SECTIONS BUT TYPICALLY IT IS 3"-8" OF PIT RUN OR LARGER COBBLE TOPPED WITH A ROAD BASE THAT COMPACTS WELL. LOOSE WASHED GRAVEL SHOULD NOT BE USED.

DUST ABATEMENT WILL BE USED TO MITIGATE DUST WHEN NECESSARY. PROPOSED DUST ABATEMENTS INCLUDE MAGNESIUM OR CALCIUM CHLORIDE.

MAIN ACCESS ROAD: 20' WIDE OR AS REQUIRED.

ONE WAY VEHICLE ROADS: 12' WIDE OR AS REQUIRED.

IF TOPOGRAPHY ALLOWS, DESIGNING FOR 10% MAX GRADING IS PREFERABLE. WHEN STEEPER GRADES ARE NECESSARY ROAD SHOULD NOT EXCEED 15%.

ROADS WILL BE DESIGNED TO ALLOW A SEMI TRUCK ACCESS TO THE LOBBY AND MAIN STORAGE AREA.

CART PATHS:

TYPICAL CART PATHS ARE 8' WIDE. CART PATHS ARE BUILT WITH THE SAME MATERIAL USED FOR THE MAIN ROADS, THOUGH THE PATHWAY SECTIONS AREA TYPICALLY NOT AS THICK. ENGINEER TO DETERMINE THICKNESS BASED ON SOILS.

EITHER CART PATH OR ROAD ACCESS SHOULD BE PROVIDED WITHIN 75' OF EVERY TENT.

CART PATHS SHOULD NOT EXCEED 12% GRADE.

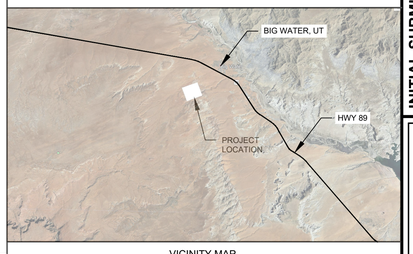
WHERE CART PATH TURN AROUND CIRCLES ARE NECESSARY THEY SHOULD BE A MINIMUM OF 20' DIAMETER.

WALKING PATHS:

TYPICAL WALKING PATHS ARE 2.5'-4' WIDE. WALKING PATHS ARE NOT MADE WITH THE SAME MATERIAL AS THE ROADS, BUT WILL BE MADE WITH A MATERIAL THAT DOES NOT ADHERE TO SHOES AND DOES NOT GET MUDDY WHEN WET SO THAT DIRT AND ROCKS DO NOT TRACK INTO TENTS. TYPICALLY, THIS IS A WASHED MIXED SIZED GRAVEL OR ROCK WITH LESS THAN 6% FINES.

PARKING:

STANDARD PARKING SPACES ARE 9'X18'. 10% OF PARKING SPACES WILL BE 9.5'X22' TO ACCOMMODATE OVERSIZE VEHICLES.



VICINITY MAP

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

IRON ROCK ENGINEERING
SURVEYING & DESIGN
Building on Solid Foundations
460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

UNDER CANVAS

SITE PLAN

BIG WATER, UT 84741

INITIAL SUBMITTAL: 1/30/2020		
REV#:	DATE:	DESCRIPTION:

NOT FOR CONSTRUCTION

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DRAWN BY: RLB

SCALE: 1"=150'

SHEET: C001

Kane County Water Conservancy District

Routing Plan 1/25/21

Kane County Water Conservancy District

Walking Path

Boat Ramp

Concession Building

Clubhouse

Parking Lot

Driving Range

Proposed Road

Putting Course

#12

#11

#10

#1

#13

#17

#18

#9

#16

#8

#7

#2

#14

#6

#4

#15

#5

#3

Maintenance Facility

N

W

E

S

SCALE: 1"=200'-0"

0 100' 200' 400' 600'

DAVID McLAY KIDD

DMK GOLF DESIGN

State of Utah
School and Institutional
Trust Lands Administration

Big Water Block Solar Projects

AES Clean Energy

SULA's 1793, 1793 A, 1793B

AES Clean Energy maintains 3 leases on the Big Water Block for proposed solar power generation facilities:

- SULA 1793 — 3,552 Acres — 300 MW
- SULA 1793A — 1,568 Acres — 100 MW
- SULA 1793B — 640 Acres — 60MW

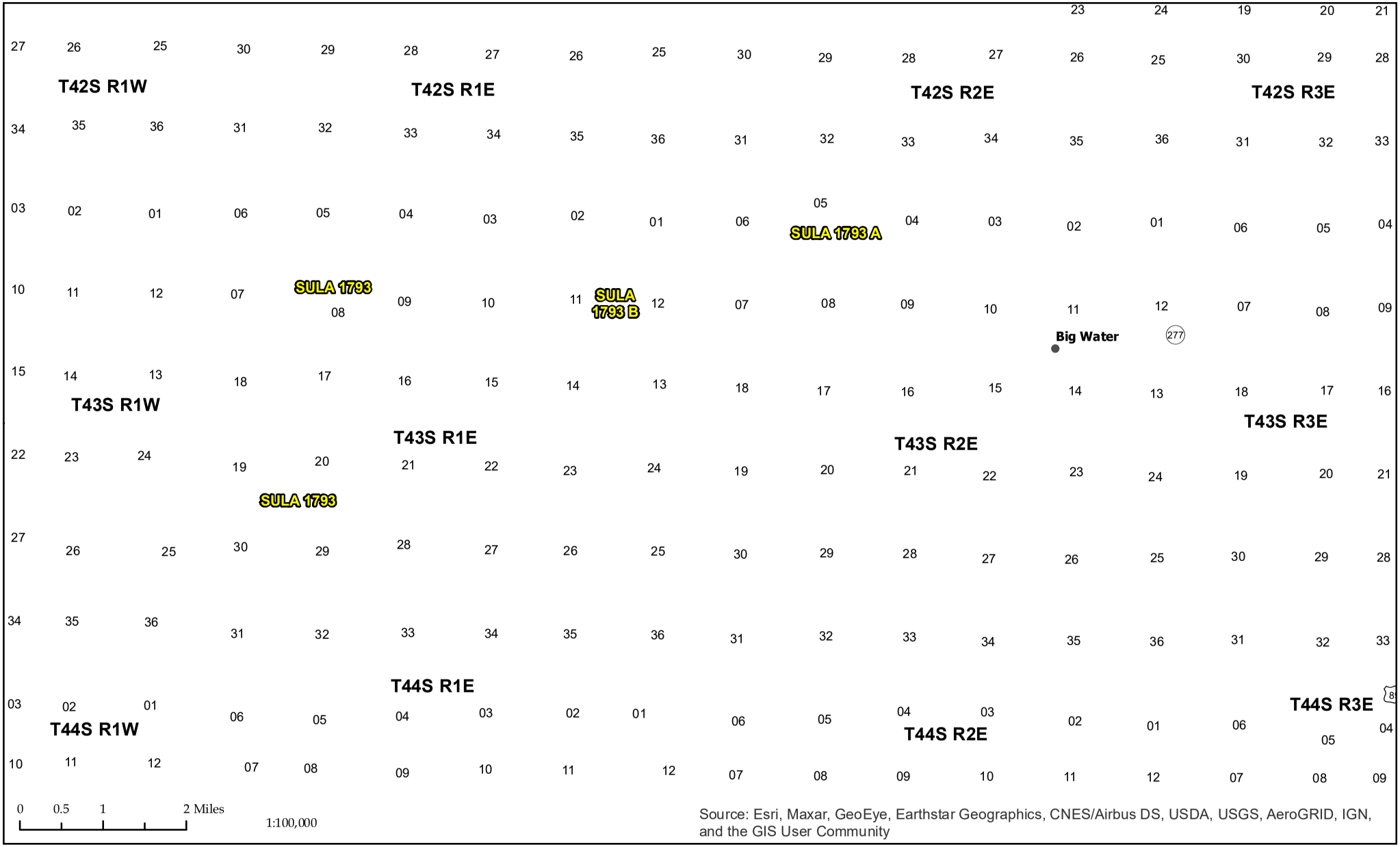
The block has 3 major transmission lines running across it:

- Navajo – McCullough; 500kV line; Western Area Power Administration
- Glen Canyon – Paria; 138kV line; Garkane Energy Cooperative
- Sigurd – Arizona; 230kV line; Pacificcorps

AES has been working on the projects since 2014 with the intent of being able to tie into the major transmission lines. The difficulty being that the projects have not been close to where the loads were needed. However, with the current explosion of solar power needs on the market that has now changed. AES was notified recently that they have secured an Interconnection Agreement with PacifiCorp for connection to the Sigurd-Arizona 230kV Line and will be working to finalize their engineering and approvals for a start of construction in early 2022.

Once operational this project will bring an additional 100MW of solar power generation onto Trustlands and secure approximately $250,000/yr in additional lease revenue.

Troy Herold, PLA
Deputy Assistant Director
Renewable Energy



Big Water, Utah Solar Leases

Kane County

N

User: katestaley
Coordinate System: NAD 1983 UTM Zone 12N
Projection: Transverse Mercator
Document Name: BigWaterSolar_8x11

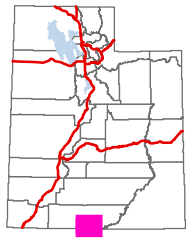
Big Water Solar Leases

Land Ownership and Administration

- Bureau of Land Management
- National Recreation Area
- National Monument
- National Wilderness Area
- Private
- State Trust Lands
- State Wildlife Reserve/Management Area

Transmission Lines

- Glen Canyon-Paria 138kV
- Navajo-McCullough 500kV
- Sigurd-Arizona 230kV



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