BLACK DESERT

RESORT AT ENTRADA

Narrative - Class V Conditional Use Permit

ENLAW, LLC ("Applicant") has approximately 600 acres (+/- 250 acres within the city of Ivins) of land spanning from the most southern portion of Ivins (across Snow Canyon Parkway from The Reserve at the "Horses" roundabout) across the pristine lava flow and south to Pioneer Parkway in Santa Clara.

The principles of the development company first begun developing the subdivisions of the Entrada at Snow Canyon Country Club approximately 22 years ago, have completed (sold-out) all the various communities within the "private side" of the development, and are now excited to begin Entrada's resort component.

The development plan includes the construction of a new Tom Weiskopf designed 18-hole golf course, a luxury hotel with convention offerings, world-class spa, culinary school, pedestrian-friendly retail, and multiple restaurants. The site plan of the development intends to secure large areas of lava features from vertical development while also serving to protect views for existing homes outside the development property.

The applicant is now bringing before the Ivins Planning Commission the request for approval of a Class V conditional use permit consistent with the destination-resort described above. The applicant has made application, paid the appropriate fees, and is providing the following as part of the Planning Commission meeting;

- A map showing areas of open space and protection of sensitive lands
- A map of the proposed phasing including use-types and densities for each phase
- A map showing proposed vehicle, non-motorized transportation, and pedestrian circulation as well as how the same interconnects with existing roads and trails
- Completed utility, parking, and traffic studies

There are three main components to the planned development;

1) Open-space and golf course
2) Hotel and Resort Residences
3) Shopping, Restaurant, and Entertainment

The overall density proposed by the applicant is far below what municipalities generally consider medium density at 5 du/acre. **The total land within the development area is 29% of the total land with 71% of the total acreage being either no-build/open space or golf course**.

Of the 71% open space (177 acres) only 44 acres will be disturbed by golf with careful attention being paid to the most sensitive/prominent lava features. This means 75% of the no-vertical zone is free from any development whatsoever.

The applicant anticipates executing a development agreement with the city that lays out the approval requirements phase by phase and is committed to the first phase including the golf course, convention center, hotel, spa, multiple restaurants, and Resort Residences.

The intended USES of Black Desert Resort include;

- Hotel
- Golf Course and related services
- Convention (24,000 sqft)
- Spa, fitness, wellness, and light medical procedures
- Restaurants
- Retail (boutique)
- Culinary school
- Kid's Club (adventure hub for resort guests with children)
- Vocal school (with possible music /event venue)

Note: Intentionally omitted from the above list are gas stations and grocery stores (or any other "big box" uses).

Fun facts: The site plan includes multiple villages that appeal to wide ranges of people from couples to larger families. The family village has a lazy river that runs nearly 1,200' in length with two pools as bookends with beach-entry. The pedestrian-only experience is over 3000' of walking through restaurants and shopping without ever having to cross a vehicular street. The internal trails help the public experience the lava preserve and connect to other existing city trail systems and into Snow Canyon State Park via the Sand Hollow wash.

The applicant believes Black Desert Resort will be the destination-resort that becomes the "there-there" for southern Utah. We also believe the resort is true to the vision of both Ivins and the Greater Zion initiative.