The Retreat at Black Desert

(proposed name pending approval by Black Desert)

Narrative for Proposed Zone Change

EWD, LLC ("Applicant") has a co-venture development agreement with the School Institutional Trust Lands Administration (SITLA) of approximately 113 acres of land immediately west of the lava flow viewable from Snow Canyon Parkway to the west. The applicant has worked with the city to amend the city's Land Use plan to be consistent with this zone change request.

The principles of the development company are working closely with the neighboring development "Black Desert Resort at Entrada - (BDR)" and have recently amended the operating agreement naming Patrick Manning (principal of BDR) the manager of the development of the subject parcel. It is in discussion that the subject property would have access through the BDR lands from the "horses" roundabout and both residents and guests having use rights to the BDR golf course.

The (BDR) development plan includes the construction of a new Tom Weiskopf designed 18-hole golf course, a luxury hotel component, world-class spa, pedestrian-only retail, and multiple restaurants. The BDR site plan intends to secure large areas of lava features from vertical development while also serving to protect views for existing homes outside the development property. These preserved areas directly benefit the subject property as well as other existing neighborhoods within Ivins. The vision for the subject property is to become the "quiet side" of the lava preserve. Featuring single-family homes along the perimeter of the property to serve as appropriate transitional zones to buffer existing neighborhoods while complimentary land-uses to BDR project further south and east. The single-family homes immediately adjacent to existing neighborhoods will be deed-restricted to disallow overnight rental activity.

The zone change request includes RE-37, RE-1-7.5, OS, MF, MU, and C-1 (see attached map). Medium density and larger estate lots/homes along the perimeter of the property adjacent to existing neighborhoods and then central and to the south a world-class destination spa complex featuring quiet pools, treatment facilities, and spa villas.

The applicant is now bringing the proposed zone change that is consistent with the land-use plan described above. The applicant has made application, paid the appropriate fees, and is providing this project narrative and attached surveyed map outlining the proposed zoning areas.

There are three main components to the planned development;

1) Open-space
2) Areas of lower density around perimeter of the property to buffer existing neighborhoods.
3) Areas of clustering, higher density/mixed-use Resort-Residential/Commercial (SPA complex)

The overall density proposed by the applicant is within the range generally considered on the low end of the range for medium density by neighboring municipalities. The total desired density is 5.5 du/acre with the higher density (clustered) portion to the center and southeast, furthest from existing neighborhoods.

The attached map contains the legal descriptions, labeling, and total acreage of each zone within the total acreage.