Attn: Ivins City Planning Commission & Council
Ivins City
55 N Main
Ivins, Utah 84738
435-628-0606

BLACK DESERT
RESORT AT ENTRADA

July 30, 2021

Re: Height Exception Request, Black Desert Resort

Dear Commissioners and Councilpersons,

On behalf of Black Desert Resort, I submit this letter and the attached exhibits as a substitution to the Building Height Exception Application previously submitted on November 10, 2020. The subject area resides at approximately 1500 Black Desert Boulevard, just west of the iconic "horse roundabout" along Snow Canyon Parkway.

The entire Black Desert Resort encompasses 550-acres of land and resides within the cities of Ivins, Santa Clara, and St. George. Of the 550-acres, approximately 278-acres reside within the city of Ivins. We are seeking a height exception as allowed under §16.28.103 of the Ivins City Code to the 35-foot maximum height set forth §16.11.126 for the 12.55 acres for the future hotel and condotel site known as "Resort Center". The Resort Center parcel makes up just 4.5% of the Black Desert Resort land within Ivins. All other areas within the city will be under the maximum height allowed with some being much lower. For example, the structures within 185 feet of Snow Canyon Parkway are expected to be below 21 feet when measured from the top of parapet down to the finished grade (see attached Exhibit A).

One of the most important amenities the resort will offer is the beautiful viewsheds of the historic lava flows and scenic canyons that create the magnificent horizons the community has enjoyed to-date. Our mission is to protect these viewsheds for our guests and our neighbors. We have taken great measures in the site selection and design for this purpose. The location of Resort Center was selected because of the low spot in the natural topography. This site is 5-feet lower than Snow Canyon Parkway to the east and 20-feet lower than the lava fields to the north.

Resort Center will consist of several buildings including two three-story condotel buildings, one three-story mixed-use condotel/retail building, and a three-story hotel with rooftop access (see attached Exhibit A). The highest point in Resort Center is expected to be the elevator shaft enclosure on the four-story rooftop measuring 55-feet from the top of finished grade to the top of the enclosure. The other three-story buildings are expected to be 45-feet or less from the finished grade to the top of the mechanical equipment. It's worth noting that the hotel and condotel structures will be situated over underground parking. The subsurface parking structure measures a maximum of 16-feet below finished grade.

With the design mentioned above, we are hereby requesting a height exception from the 35-feet maximum (§16.11.126) to a maximum of 55-feet on the hotel building and 45-feet on the other Resort

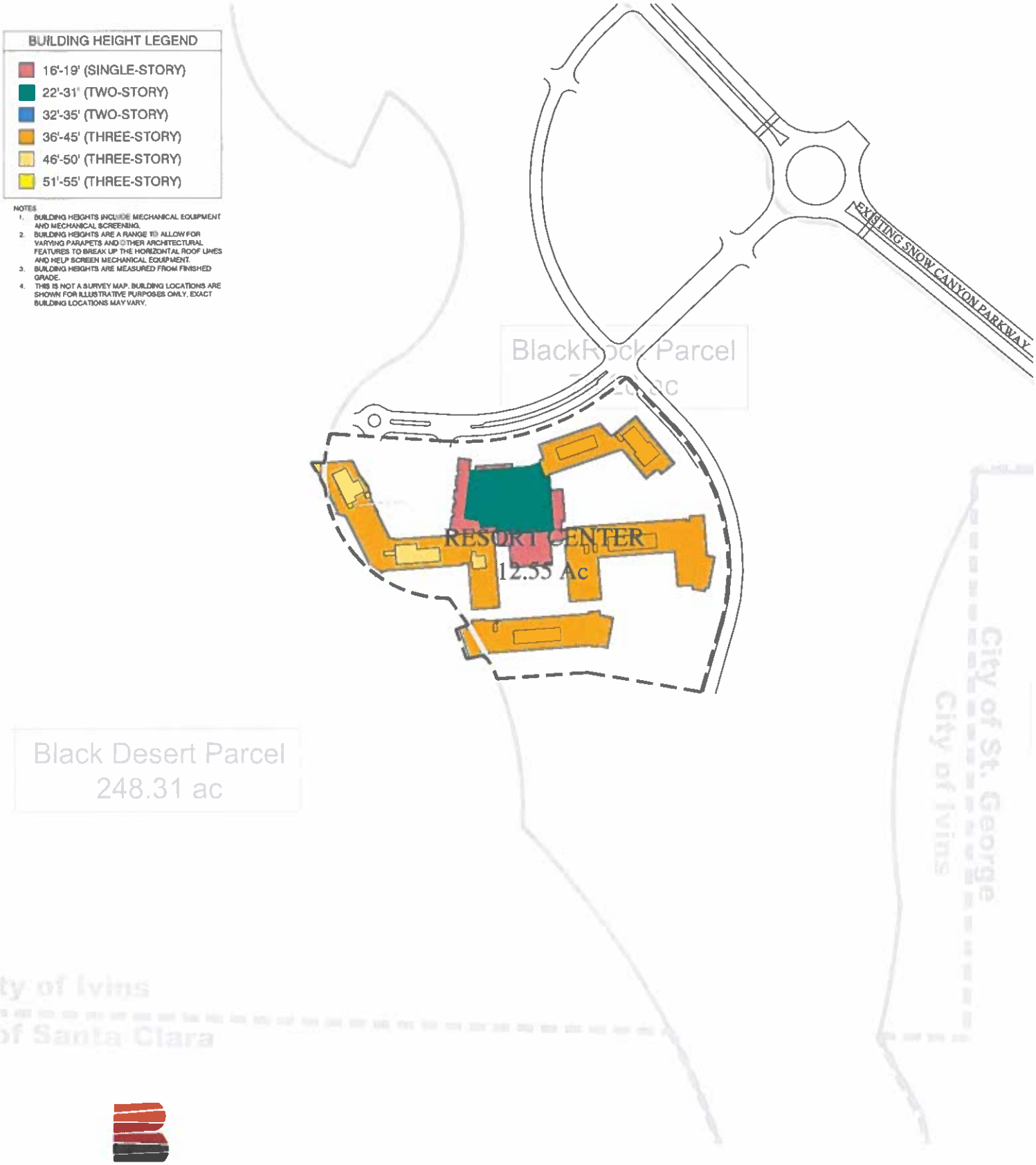
Center structures all measured from the top of finished grade to the highest element on the roof. This request excludes the subsurface improvements from the height measurements.

We are confident that the additional height will not negatively impact the viewsheds of resort guests, neighboring property owners, or other members of the community. To this end, we have commissioned and provided for your reference, a virtual rendering and simulation of the future resort (of the areas within Ivins). This simulation demonstrates the Resort Center will not be visible by passerbys along Snow Canyon Parkway and the low impact of Resort Center to surrounding viewsheds due to the nature of the topography and the future buildings that will comply with the existing height restrictions.

Respectfully,

Paul Bringhurst, AICP
Board Member
Black Desert Resort

Patrick Manning
Board Member
Black Desert Resort



BLACK DESERT
RESORT AT ENTRADA

SCALE 300

NORTH

EXHIBIT A
HEIGHT EXCEPTION REQUEST MAP 07/16/2021