Planning Commission Meeting Minutes 12-14-21

C. Public Hearing on a Preliminary Plan for Black Desert Resort Phase 1 Subdivision, located at approximately Snow Canyon Parkway and Black Desert Drive. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Dale Coulam stated that this is a Public Hearing for the Preliminary Plan for Black Desert but he would note that a Public Hearing is not required. It is purely an administrative decision. A Public Hearing is required on a Preliminary Plan only when there is an overlay involved. This is a big project, but nothing can be changed as far as conditions or densities. **Mike Haycock** stated that eventually there will be 324 lots, but for now, they are just doing the plotting of the structure. TRC has reviewed the project and finds it to be in compliance with City Ordinances. This is a Resort Mixed Use with hotels condos, spa and a convention center, which is all consistent with the zone. **Commissioner Doug Clifford** opened the Public Hearing. Hearing no comments, **Commissioner Doug Clifford** closed the Public Hearing.

D. Discuss and consider recommendation regarding a Preliminary Plan for Black Desert Resort Phase 1 Subdivision, located at approximately Snow Canyon Parkway and Black Desert Drive. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Commissioner Doug Clifford stated he would like to hear from the applicants. Patrick Manning stated that they feel really good about with what has been presented. There has been a lot of collaboration with residents, City staff, and elected officials. Comments led us to removing the elevator completely to the top of the building, so there is no longer public roof access and that has been the only major change. This is a luxury hotel and the first phase will include all of the underground parking, several plazas, convention center, spa, three restaurants and 298 condo-hotel units. The golf course is well underway and planning it to be fully open November of next year. We have 1300 reservations for buyers and the entire first phase is sold out with hard non-refundable deposits. **Commissioner Bob Morris** inquired what is the timeline on when this will be built out? Patrick Manning stated they are looking at October 2024. They were required to protect 30-35 acres of lava and they left about 68 percent of the lava out there. **Mike Haycock** stated that most of this first phase is outside of the lava. Patrick Manning stated other than the golf course, yes. The golf course is within those areas. Everything not in the golf course, they are working diligently on completing the conservation easement for the benefit of Ivins. **Commissioner Bob Morris** inquired if they were still going to build the model rooms? Patrick Manning stated because some people didn't like the idea of more temporary buildings, they were going to do a warehouse out in Industrial Park, but then they got started on the hotel and we would be starting construction there soon, so there was no reason to build the model units. **Commissioner Bob Morris** stated there are some construction trailers out there. **Mike Haycock** stated that those construction trailers are part of their grading permit. **Dale Coulam** stated they are mobilizing construction trailers for those that are actually working on-site. **Commissioner Doug Clifford** inquired what percentage does this first phase represent of the completed project? Patrick Manning stated this is about 17 acres total and so this is close to 1/3, and also as far as density.

Motion to approve recommendation regarding a Preliminary Plan for Black Desert Resort Phase 1 Subdivision, located at approximately Snow Canyon Parkway and Black Desert Drive. Enlaw, LLC-Owner. Patrick Manning-Applicant by Commissioner Bob Morris. 2nd by Commission Dave Robinson. Unanimous.