THE SITLA 120 PROJECT

Development Goals and Objectives

THE SITLA 120 PROJECT is an exciting opportunity to develop a **sustainable community of vibrant diverse for-sale detached and attached homes** centered around resort style amenities on the 113 acres owned by the School and Institutional Trust Lands Administration (SITLA). The prospect for a mix of detached and attached for-sale housing brings the offering of short-term rentals for all the homes except those adjacent to existing neighborhoods, creating tremendous ongoing value to the students and teachers benefitting from this activity on SITLA lands.

To allow this sustainable community to move forward and based on City Council direction from meetings in 2019 and 2020, this **Zoning Amendment Application** is important to accurately reflect the following on the zoning map:

- refine and change the current Zoning Map with the temporary 'holding' zone designation of RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial) and bring the zoning in alignment with the RMU/Resort general plan designation.
- Accurately reflect a compatible residential buffer of one unit in depth as stated in City Ordinance Section 16.17.101 for the R-1-7.5 zone (Residential Single Family, minimum lot size 7,500 SF) along the west.

The Zone Change request will allow this future community to move forward with development entitlements and will attract a high-quality community builder partner to execute the goals. SITLA will also be able to achieve their mission of *administering trust lands prudently and profitably for Utah's schoolchildren and other trust beneficiaries.*

Community Vision

Located immediately west of the dramatic black lava flow off Snow Canyon Parkway, south and east of the Padre Canyon Estates community of 37,000 and 7,500 SF lots, these 113 acres offers views to the spectacular Red Mountain and Red Cliffs National Conservation Area. To the south, longer territorial views will continue to enhance the experience on the property.

The primary marketing access to the site will come from the future extension of the Western Corridor that will connect to Snow Canyon Parkway. Initially, access to the site will come from 400 South from the west and its extension that will ultimately connect to the future Western Corridor. A third access point will be from the future extension of Red Mountain Drive to the south through the City of Santa Clara.

Market studies have suggested a high need for a **diverse mix of higher density for-sale housing** in this natural setting and picturesque location. The overall concept envisions quality homes of comparable lot size immediately adjacent to the existing neighborhoods, while providing a mix of smartly designed smaller 1 and 2 story single family homes, two story triplex flats, motorcourt townhomes, and resort stacked flats (single level living) homes within the internal and eastern areas of the site. This community of a diverse mix of home style offerings will appeal to a broad range of ages, price points and buyers. In addition to the home ownership of these attractive homes will be the opportunity to allow short term

rentals for property owners. This element can be considered a 'horizontal hotel' concept, where people visiting from around the world, can experience this beautiful region, enjoy a wellness-centric new community, interconnected with all the area has to offer. The booking and operations of the nightly rental program will be managed by a single, dedicated entity.

Acknowledging the legacy and natural beauty of this property, **health and wellness** will be the overarching vision for THE SITLA 120 PROJECT. **Sustainable features in the community design will be immediately noticeable.** Extensive walking paths and trails will connect to adjacent neighborhoods and will traverse the community, interconnecting to a centrally located resort recreation amenity. The focus on health, vitality, mind, and body wellness will attract new and existing residents to this amenity.

Unique to the area will be an emphasis on state-of-the-art sustainable design features in the homes. Water conservation will be a high priority with elements that may include such measures as:

Homes

- Low flow plumbing features
- On-demand hot water circulation pumps
- Hybrid water heaters

Landscaping

- Drought tolerant and low water consuming plant materials
- Pool covers
- Detention basins

Energy saving features will also be incorporated to the extent feasible such as:

- Solar orientations to minimize western exposure and maximize eastern exposure
- Dual glazed low-E glass windows
- Increased insulation (2.6' exterior walls)
- Ceiling fans
- Smart thermostats
- PV solar roof tiles
- Energy Star Appliances
- Electric Vehicle Charging station at the amenity

The community will be in full compliance with the City's Outdoor Lighting Ordinance with the objective of preserving and protecting the "night sky" in Ivins City. Additionally, as sensitive lands have been documented throughout the city, the project plan will process through the Sensitive Land Committee, as described in Chapter 8 of Title 16 of the Zoning Regulations.

The architectural style of the community is planned to be **fresh desert contemporary style** compatible with the energy saving design features mentioned above. The colors will be inspired by the existing ground, rocks, and plant material in and around the site. Appropriate drought tolerant landscaping will frame and will be expertly integrated into the overall look and feel of the community.

Realization of the SITLA 120 project will prove to be an asset within the city of Ivins by promoting health, wellness, and sustainable living for future residents and generations.

General Plan Alignment

While this is a zone change application, the proposed SITLA 120 Project is consistent with and supports many key City objectives as defined in the General Plan such as:

Quality of Life: The SITLA 120 Project is a diverse community of for-sale detached and attached homes that focus on the existing charms and attractions of Ivins—a combination of local home-ownership value and short-term rental opportunities to assist in the underserved needs for accommodating locals and visitors.

Resort Destination: The SITLA 120 Project will offer a mix of duplex, motorcourt, and luxury flats for resort goers. A wide network of walking trails and paths will connect the wellness-focused community to nearby recreational amenities and the unique black lava formations that will accommodate the City's vision as a resort destination.

Natural Beauty: As an extension and celebration of the unique ecologies of Ivins, the community is designed to preserve views of Red Mountain, Signal Peak, and Snow Canyon, as well as create architectural and recreational connections to the environment using complementary design themes and walking relationships to the surrounding landscapes.

Sense of Place: The fresh desert contemporary style enhancing each home type at the SITLA 120 Project reflects Ivins natural beauty. Vistas and access to the natural environment are essential features of Ivins that will take primacy, making it a desirable attraction for locals and visitors.

Compatible Growth: The development of the SITLA 120 Project is a logical progression of SITLA's mission to be stewards of the State's valuable resources. Because of the surrounding uses such as resort communities, single family neighborhoods, and open space trails and amenities the SITLA 120 Project is an ideal combination of these uses and can even act as a node for transitioning between them. The prospect for a mix of for-sale housing brings the offering of short-term rentals for all the homes except those adjacent to existing neighborhoods, creating tremendous ongoing value to the students and teachers benefitting from this activity on SITLA lands.

Recreation Facilities and Opportunities: The SITLA 120 Project will provide an exceptional open space amenity—supplemented by beautiful trails and pathways, and a resort level community amenities promoting health and wellness. The recreational opportunities will reflect the SITLA 120 Project's focus on promoting wholesome living in healthy communities.

Public Facilities, Services, and Utilities; Safe and Dependable Water: State-of-the-art sustainable design features are an essential part of the SITLA 120 Project. Conservation efforts will include water-efficient appliances, low-flow plumbing, solar energy roof tiles, and xeriscape yards and recreational amenities.

The Vision for The SITLA 120 Project will provide the City of Ivins with a sustainable mix of single family detached and attached high quality product with a significant contribution to the housing opportunities in the city. This Zone Change Request will allow the opportunity to make a significant contribution to the City of Ivin's vision in this area, as described in the General Plan and Land Plan.