IVINS CITY
IVINS CITY
85 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-656-2286
www.ivins.com

IVINS CITY JUN 26 2025 PAID

Rec'd By:	UN
Filing Fee:	$ 1000.00
Receipt #:	635905
Date:	6/26/25
Code: 402	

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: With Site Plan $1,000
Without Site Plan $ 600

Mailing Fee: $.75 per mailing labels

Enlaw LLC	Kory Jardine Project Director
Owner of Record	Agent of property owner
1500 E Black Desert Dr.	Same
Address	Address
Ivins, UT 84738	
City, State Zip	City, State Zip
904-535-0642	
Phone – Fax	Phone Fax
Pickleball Complex	801-391-6050
Proposed Use	Project/Property Address
I-6-2-4-127132-BD1	RC 4.15 Ac.
Tax ID#	Zone Acreage

Signature of applicant — Date 6/25/25

Signature of property owner — Date 6/26/25

☐ Date Received _____

☐ Application is complete

Signature of Building and Zoning Administrator — Date 6/26/25

BLACK DESERT PICKLEBALL COMPLEX - CLASS V CONDITIONAL USE PERMIT
NARATIVE date June 26, 2025

NARRATIVE OVERVIEW:

Black Desert Resort is a premier resort development on approximately 250 acres located in the southeast corner of Ivins City at approximately 1500 E. Black Desert Drive just west of Snow Canyon Parkway (the "Resort") in Ivins City, Utah. The Resort is zoned RC ("Resort Commercial") which consists of a multi-phase development that currently has or will have several main components: a championship golf course with open space; a luxury hotel and Resort residences; and shopping, restaurants, and entertainment—including a water park and pickleball sports center (the "Project"). The additional of the Pickleball sports center of the western side of the Resort requires a Class V Conditional Use permit ("CUP") from Ivins City. The Resort's Application for a Class V Conditional Use Permit requires a recommendation from Ivins' Planning Commission before going to its City Council for a final decision.

The Pickleball sports center is an integral part of the Project which provides a necessary and needed amenity to the hotel guests and Resort residents. It will fit seamlessly into the overall Project and sit adjacent to the western side of the Tom Weiskopf designed 18-hole golf course at the end of Black Desert Drive where in intersects with Red Mountain Road. This area (as shown on the attached maps and diagrams) will be located on the area previously cleared and graded for the 2024 PGA Black Desert Golf Championship which was used as parking for that event. Use of that location is intended to minimize the disturbance of the lava features. Additionally, its recessed location limits its visible from existing homes to the west of the Project.

The proposed Pickleball complex within the Black Desert Resort will include 24 outdoor courts with one as a championship court, associated amenities such as seating areas, lighting, fencing, and some support buildings (e.g., restrooms, storage, etc.). The design will optimize player experience while meeting local environmental and Ivins City's ordinances and zoning regulations. The Pickleball complex will sit on approximately 4.15 acres and is located between the Utah Tech golf practice course and Black Desert Drive in Ivins, Utah. Black Desert Resort hired one of the premier pickleball sports center architects, Swaback, that is be responsible for ensuring the design complies with all relevant municipal and county codes and ordinances. The Applicant aims to create a premier pickleball destination designed for hotel guests and resort residents, creating a vibrant amenity to be enjoyed by users of all ages. The design of the Pickleball sports center and its related amenity buildings will not only offer its own unique character, but also respect and enhance the existing architectural language of Black Desert Resort.

The applicant is now bringing before the Ivins TRC, Planning Commission and City Council its request for approval of a Class V Conditional Use Permit to construct the Pickleball sports center as set forth in the Application and its attachments. The Applicant has paid the appropriate fees and is providing the following Checklist of requirements for Class V Conditional Use Permit as part of its Application.

Property Report for Parcel I-6-2-4-127132-BD1

Property Information

Acres: 6.60
Zoning: Resort Commercial
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Black Desert PID
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20240017358

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct:
U.S. Senate District: 0
U.S. Congressional District: 2
Utah House District: 0
Washington County School Board District: 0

** Visit Vote.Utah.gov or https://geoprodvm.washco.utah. for more voting information.*

Community/Public Services

Law Enforcement: Ivins
Fire Protection: Santa Clara Ivins Fire Dept
** In an emergency, ALWAYS dial 9-1-1!*

Schools:
Red Mountain Elementary
Lava Ridge Intermediate
Snow Canyon Middle
Snow Canyon High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: Ivins
Sewer: Ivins
Electricity: Rocky Mountain Power
Natural Gas: Dominion Energy (Questar Gas)
Internet Service Providers (Cable): TDS

** For more information on Internet services available in your area, see Decision Data.org, https://decisiondata.org/internet-providers-by-zip-code-plus-tv/*

Solid Waste Collection Day: Monday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at http://www.wcsw.org/*

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.
Report Generated 6/26/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel I-6-2-4-127132-BD1



Parcel highlighted in blue.

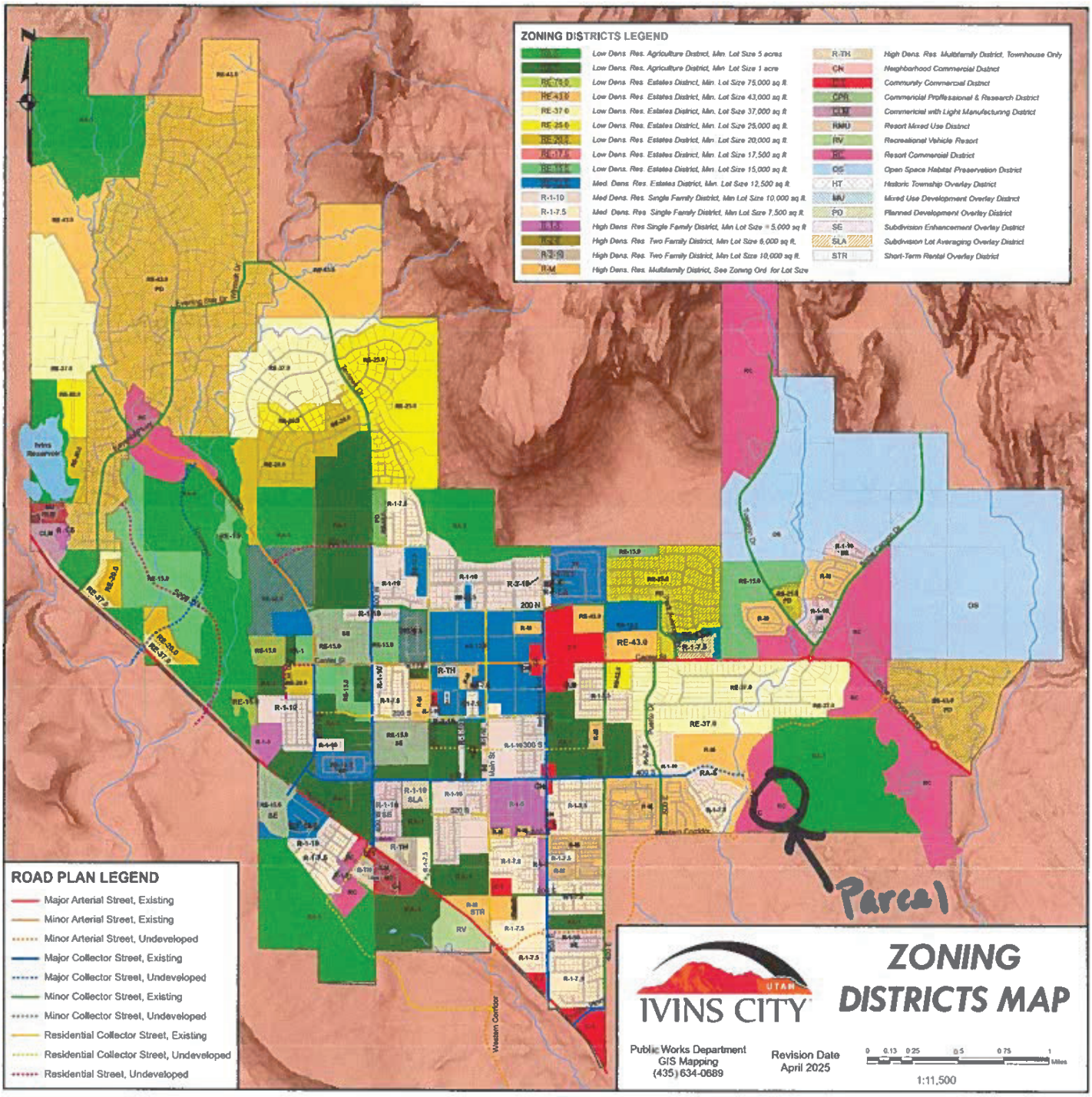


Overview Map

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ZONING DISTRICTS LEGEND
Low Dens. Res. Agriculture District, Min. Lot Size 5 acres
Low Dens. Res. Agriculture District, Min. Lot Size 1 acre
Low Dens. Res. Estates District, Min. Lot Size 75,000 sq ft.
Low Dens. Res. Estates District, Min. Lot Size 43,000 sq ft.
Low Dens. Res. Estates District, Min. Lot Size 37,000 sq ft
Low Dens. Res. Estates District, Min. Lot Size 25,000 sq ft.
Low Dens. Res. Estates District, Min. Lot Size 20,000 sq ft.
Low Dens. Res. Estates District, Min. Lot Size 17,500 sq ft
Low Dens. Res. Estates District, Min. Lot Size 15,000 sq ft.
Med. Dens. Res. Estates District, Min. Lot Size 12,500 sq ft.
R-1-10 Med Dens. Res. Single Family District, Min Lot Size 10,000 sq ft.
R-1-7.5 Med. Dens. Res. Single Family District, Min Lot Size 7,500 sq ft.
High Dens. Res Single Family District, Min Lot Size = 5,000 sq ft
High Dens. Res. Two Family District, Min Lot Size 8,000 sq ft.
High Dens. Res. Two Family District, Min Lot Size 10,000 sq ft.
R-M High Dens. Res. Multifamily District, See Zoning Ord. for Lot Size
R-TH High Dens. Res. Multifamily District, Townhouse Only
CN Neighborhood Commercial District
Community Commercial District
CPR Commercial Professional & Research District
Commercial with Light Manufacturing District
RMU Resort Mixed Use District
RV Recreational Vehicle Resort
Resort Commercial District
OS Open Space Habitat Preservation District
HT Historic Township Overlay District
MU Mixed Use Development Overlay District
PD Planned Development Overlay District
SE Subdivision Enhancement Overlay District
SLA Subdivision Lot Averaging Overlay District
STR Short-Term Rental Overlay District
ROAD PLAN LEGEND
Major Arterial Street, Existing
Minor Arterial Street, Existing
Minor Arterial Street, Undeveloped
Major Collector Street, Existing
Major Collector Street, Undeveloped
Minor Collector Street, Existing
Minor Collector Street, Undeveloped
Residential Collector Street, Existing
Residential Collector Street, Undeveloped
Residential Street, Undeveloped
Parcel
UTAH
IVINS CITY
ZONING DISTRICTS MAP
Public Works Department
GIS Mapping
(435) 634-0689
Revision Date
April 2025
0 0.13 0.25 0.5 0.75 1 Miles
1:11,500