ea architecture

PROJECT NARRATIVE

DATE:	January 5, 2026
PROJECT:	Ivins 8 Ivins UT Stake
PROJECT ADDRESS:	Approximately 300 East 200 South Ivins, Utah

To Whom it May Concern,

The Church of Jesus Christ of Latter-day Saints is proposing to construct a 24,076 sf church with associated site improvements located on the existing parcel located at approximately 300 East and 200 South. Also proposed is a 1,476 sf pavilion, 236 sf storage building and an enclosed dumpster enclosure with a metal gate.

Parcel I-SB-24-B-8 (4.61 Acres) is located in the RA-1 zone. The property is bounded on the north by 200 South, the east by zone R-M, the south by an extension of 300 south and to the west by RA-1 zone.

The proposed site plan includes 250 regular (10'-0" x 18'-0") parking spaces, 6 accessible parking spaces and 2 van accessible parking spaces for a total of 258 parking spaces. Per the Ivins City Code, the total parking required is 1 stall per 5 fixed seats. There are a total of 300 seats in the Chapel which will require a minimum of 60 stalls. Based on historical data gathered by the church the 258 parking spaces is sufficient for their needs.

The site plans have been provided showing all development within the property and also the extension of 300 south (half width) along the southern property line. All utility extensions are also shown.

The exterior lighting plan has been provided. Light poles will be spaced evenly around the building and one will be located near the pavilion. The photometric plan has been provided showing that no light will spill onto any adjacent properties.

The landscape and irrigation plans have been provided. All landscaping shown meets the requirements detailed within the city code.

Thanks,
Chad Spencer
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