

The Retreat at Black Desert

(proposed name pending approval by Black Desert)

Narrative for Proposed General Plan Amendment

EWD, LLC (“Applicant”) has a co-venture development agreement with the School Institutional Trust Lands Administration (SITLA) of approximately 113 acres of land immediately west of the lava flow viewable from Snow Canyon Parkway to the west.

The principles of the development company are working closely with the neighboring development “Black Desert Resort at Entrada - (BDR)” and have recently amended the operating agreement naming Patrick Manning (principal of BDR) the manager of the development of the subject parcel. It is in discussion that the subject property would have access through the BDR lands from the “horses” roundabout and both residents and guests having use rights to the BDR golf course.

The (BDR) development plan includes the construction of a new Tom Weiskopf designed 18-hole golf course, a luxury hotel component, world-class spa, pedestrian-only retail, and multiple restaurants. The BDR site plan intends to secure large areas of lava features from vertical development while also serving to protect views for existing homes outside the development property. These preserved areas directly benefit the subject property as well as other existing neighborhoods within Ivins. The vision for the subject property is to become the “quiet side” of the lava preserve. Featuring single-family homes along the perimeter of the property to serve as appropriate transitional zones to buffer existing neighborhoods while complimentary land-uses to BDR project further south and east. The single-family homes immediately adjacent to existing neighborhoods will be deed-restricted to disallow overnight rental activity.

The land uses include medium-density single family, larger estate lots/homes, and central and to the south a world-class spa complex featuring quiet pools, treatment facilities, and spa villas.

Additionally, there is a small 6-acre piece largely disconnected from the balance of the property that is intended to be used as housing for the community’s employees.

The applicant is now bringing before TRC the proposed general plan amendment that would be consistent with the land-use plan described above. The applicant will have made application, paid the appropriate fees, and will be providing the following as part of the Planning Commission meeting;

- A map showing areas of open space and protection of sensitive lands
- A map of the proposed phasing including use-types and densities for each phase
- A map showing proposed vehicle, non-motorized transportation, and pedestrian circulation as well as how the same interconnects with existing roads and trails

There are three main components to the planned development;

- 1) Open-space
- 2) Areas of lower density around perimeter of the property to buffer existing neighborhoods.
- 3) Areas of clustering, higher density/mixed-use Resort-Residential/Commercial (SPA complex)
- 4) Area for required workforce housing

The overall density proposed by the applicant is within the range generally considered on the low end of the range for medium density by neighboring municipalities. The total desired density is 5.5 du/acre with the higher density (clustered) portion to the center and southeast, furthest from existing neighborhoods.

The attached map illustrates the land-use areas and densities mentioned prior.

Per the Ivins ordinances, open-space was calculated after the perimeter buffer was removed from the overall land calculations.

Table to reference attached map (this is a general plan and the bubbles will take shape during the rezoning process):

	Proposed Land-Use	Comments	Number Acres
Area 1	Residential	Single-family	8.00
Area 2	Residential	Single-family	6.87
Area 3	Residential	Estate Homes	8.99
Area 4	Mixed-use	Attached Spa Villas	27.44
Area 4a	Mixed-use	Detached Spa Villas	15.6
Area 5	Commercial/MU	Commercial Spa Complex	18.59
Area 6	OS	Wash and Road	9.28
Area 7	Multi-family	Employee Housing	10.01

