January 16, 2018

To: Mayor Hart, Ivins City Council members Densley, McDonald, Mehr, Johnson, and Elliott
From: Patty Dupre and Mike Scott

Re: Questions about letters attached to agenda for January 18, 2018 City Council meeting

The two letters from Sentierre and Tuacahn create more questions than answers.

The Sentierre letter simply says, *"…Sentierre no longer has plans to provide funding for any such improvements related to an FAA approved, or unapproved, landing pad on Padre Canyon Resort or Tuacahn property."*

Sentierre has publicly stated a number of times in the past few months that it intended to provide helicopter service for its guests. The above statement from Sentierre does not say they have abandoned this idea. Whether or not they have, we need to clarify in the Zoning Code Land Use Tables that helicopter landings are not permitted.

The letter from Tuacahn states that they have landed perhaps a dozen helicopters a year, *"... while working in compliance with Ivins City ordinances going back to when Tuacahn first opened."*

This sounds like they are saying the zoning code once permitted helicopter landings, so they are grandfathered in and can continue this use, even though the current code does not permit landings. If this is the case, why does the zoning code not clarify this special exception for Tuacahn so that other entities clearly understand that they are not permitted to land helicopters just because Tuacahn is permitted to land them?

And if the original zoning code was silent on the issue of helicopter landings, then it seems that it wasn't really a defined and permitted "use" that could later be grandfathered. By comparison, mobile homes were permitted at one time then the Zoning Code changed. But people with mobile homes were permitted to keep their mobile homes. It was a specifically permitted use, so it could be grandfathered.

We value Tuacahn and have been supporters for years. But we do not believe helicopter landings are appropriate for our community. The Tuacahn letter talks about a lot of important people they bring here by helicopter. But wait. Aren't the residents of Ivins the most important people for the City to pay attention to?

We're pretty sure that theatres around the country bring in "important" people, and those people land at the regular airport and arrive at those venues using ground transportation. Given that, we do not see how prohibiting helicopter landings will harm Tuacahn.

We continue to ask the City to create an ordinance prohibiting helicopter landings, except for emergency services. If it is the City's intent to permit helicopter landings for one entity, the Zoning code should be revised to reflect that and clearly prohibit landings for anyone else. And the code should define, for safety and liability concerns, setbacks, size, materials, hours of operation, etc. for a landing area at Tuacahn We believe the City does have a right to define such requirements. They just can't be less stringent than what the FAA would require.

Thank you for your time and attention to this issue.

Sincerely,

Patty Dupre and Mike Scott