Connie B. Puerto Dr. SITLA 120

As read from the first paragraph of Ivins City General Plan:

"Although it is gaining in popularity as a center for tourism, Ivins City is FIRST AND FOREMOST A PEACEFUL FAMILY AND RETIREMENT FRIENDLY COMMUNITY WITH POCKETS OF AGRICULTURE."

The plan does not state, POCKETS OF SHORT-TERM RENTALS AND/OR FOR-SALE HOUSING OPERATING AS A RESORT HOTEL.

As I stated earlier, I live on Puerto Drive, just down the street from me is Ocotillo Springs (consisting of 78 units) , Paradise Village (consisting of 78 units) and Arcadia consisting of 61 units and expanding to 78 units). In total these properties = 277 units. Since these properties advertise units that accommodate 12 - 74 occupants I cannot even begin to calculate the number of "sleep and shower" visitors that are staying in these units.

Most of us have commented on how we do not want to be "another Santa Clara" when it comes to the look of short-term rentals and the lack of appeal that short-term rentals have on the established residents. Yet today in the midst of established neighborhoods, Ivins City is considering not a "pocket" of short-term rentals but an EXPLOSION of 500 + short-term rentals.

At a previous city council meeting it was stated that tourist accommodations have grown to over 1,700 units. If 500 more units are added that brings the total to over 2,200 units while Ivins residential units = aprx 4,500 so at 1,700 units the city is well over 1/3 tourist accommodations. If 500 short term rental units are added that puts the city at a 50/50 level. Fifty percent of tourist accommodations and fifty percent residential accommodations. And 50/50 percentage is not in line with the very opening paragraph of our General Plan.

It would seem the addition of 500+ short-term rentals just up the street from Ocotillo Springs, Paradise Village and Arcadia would cause great pricing competition amongst these developments. Should a pricing competition ensue

I would put my money on the Santa Clara short term rental units because they are within walking distance to Harmon's, Café Reo, Swig's and Gubler Park, SITLA 120 is not. So that means the SITLA 120 "sleep and shower" occupants will be jumping in their vehicles and using our residential streets to travel to St. George and Santa Clara to shop, bowl, see movies, visit restaurants/bars, nightlife and grocery stores.

I have lived on Puerto Drive for 24 years and the increase in traffic over the past two years has been insane. Puerto Drive is becoming dangerous for the residents that live on it and for those that use it to get to school and the use for recreation. I have voiced my concerns to Chuck Gillette, Dale Coulam, Chief Flowers and to the Mayor many times. Now I am voicing my concerns to you the council.

There are currently 3,000 car's each day using Puerto.

Please do not approve any type of commercial resort development on the SITLA parcel of land as it is not supported by the General Plan, it overwhelms Ivins with commercial resort units vs. residential units.

I appreciate your time

Connie Butterfield
359 S Puerto Dr.

Please enter my comments into the public record.