To: Kari Jimenez FOR PUBLIC RECORD

Chris Haddad, resident of Ivins City since 2017

Mayor Hart and Ivins City Council Members,

I'd like to refresh your memory on two sections of the Ivins General Plan of 2015.

Public Lands
It is likely SITLA will be subject to increasing development pressure. If development occurs in these areas it is the city's preference that it be developed in HARMONY with the current zoning requirements. It will be important that the city monitor land trades and potential development of SITLA properties to ensure optimal land use in terms of protection of existing property values, traffic, economics, utilities, visual/aesthetics and Zoning Ordinances.

Public Land Policies
Lands within the city under the jurisdiction of SITLA and/or of the U. S. Bureau of Land Management should be carefully reviewed by the city for development impacts when an exchange or sale of such land is considered.

I believe throughout these last few months of listening to the City Council and Staff discuss the SITLA Zone Change Application, the 2 sections cited in the Public Lands and Public Land Polices has been very much forgotten.

Without any consideration for the residence whose homes surround this 113 acres of property, the tone has been all about money to be made from Short Term Rentals for SITLA, but what does the City of Ivins and her residents get in return?

The Black Desert Resort's Zion Advisors shows that over 30 years, revenue to Ivins as $92 million with associated expense of $7 million for net revenue of $85 million.

Has SITLA said what amount of money Ivins stands to receive in return for what Ivins City and her residents have to provide or give up for the SITLA's Short Term Rentals to be successful! Projected return on the SITLA project shows an $18 million Gross return to SITLA. What will the financial net revenue then be to Ivins?

I speak now as a former Police Officer, who has had to deal with "transient people". I'm not talking about the homeless, but transient occupants, away from their homes who have no vested interest in other people's quality of life. Rowdy visitors, drunkenness, noise complaints, family conflicts. The lack of adequate parking for renters and invited guest, causing parking problems in residential neighborhoods nearby and vehicle vandalism/break-ins. This and more is not unusual, but it is something that our Police will have to deal with, because that ONE PERSON who is supposed to be On Site for the management company, WILL be calling the police to handle any and all issues that arise! Our Medical/Fire Services will get more calls for aftermath of fights and or drugs incidents. KEEP IN MIND,THE MAJORITY OF ISSUES ARE NOT REPORTED, THEY ARE TOLERATED WHICH EFFECTS PRESERVING OUR COMMUNITY BEAUTY, CHARACTER AND CULTURE!!