Ivins City Staff Report
City Council Meeting 7/16/2015

Agenda Item: Approval of expenditure for appraisals for the acquisition of right-of-way for Kwavasa Drive.

Submitted by: Charles R. Gillette, P.E., City Engineer

Recommended City Council Action:
Approve expenditure of $7,500 for appraisals for the acquisition of right-of-way for Kwavasa Drive

BACKGROUND:
The current cross-section for Kwavasa Drive (600 West) is a 70-foot right of way plus an additional 19-feet for landscape buffer and trails for a total width of 108 feet. The extra width has been deemed necessary because the traffic modeling indicates that there is a potential need for a 5-lane road in the future. Therefore staff sees a benefit to preserve the wider width than would be needed for current and near future traffic needs. The Council of Governments (COG) has placed this corridor on the list eligible corridors for right-of-way preservation. The property owner has agreed to the first 50 feet of right-of-way if the City will purchase the remaining 68 feet. The Kayenta developer is fronting the legal survey work to get the process started (to be reimbursed by COG upon approval). There are 3 landowners involved in this purchase, Kayenta Development, Ence Family (jointly owned by the Kay Ence and Irvin Ence families) and Bill Papanikolas. They all appear to be willing sellers which is a requirement for the COG funds. Our next step is to start the appraisals of the properties.

FINDINGS AND ANALYSIS:
Staff is recommending that we complete the appraisal using Morley and McConkie due to their reputation and experience with preparing these types of appraisals following UDOT protocols.

SUPPORT MATERIALS:
- Map of Area
- Cross-sections

FINANCIAL IMPACT:
There will be six appraisals at $1250 each for a total expenditure of $7500 promised to be reimbursed by COG even if the request to fund the purchase is denied.

Respectfully Submitted:

Charles R. Gillette, P.E., City Engineer

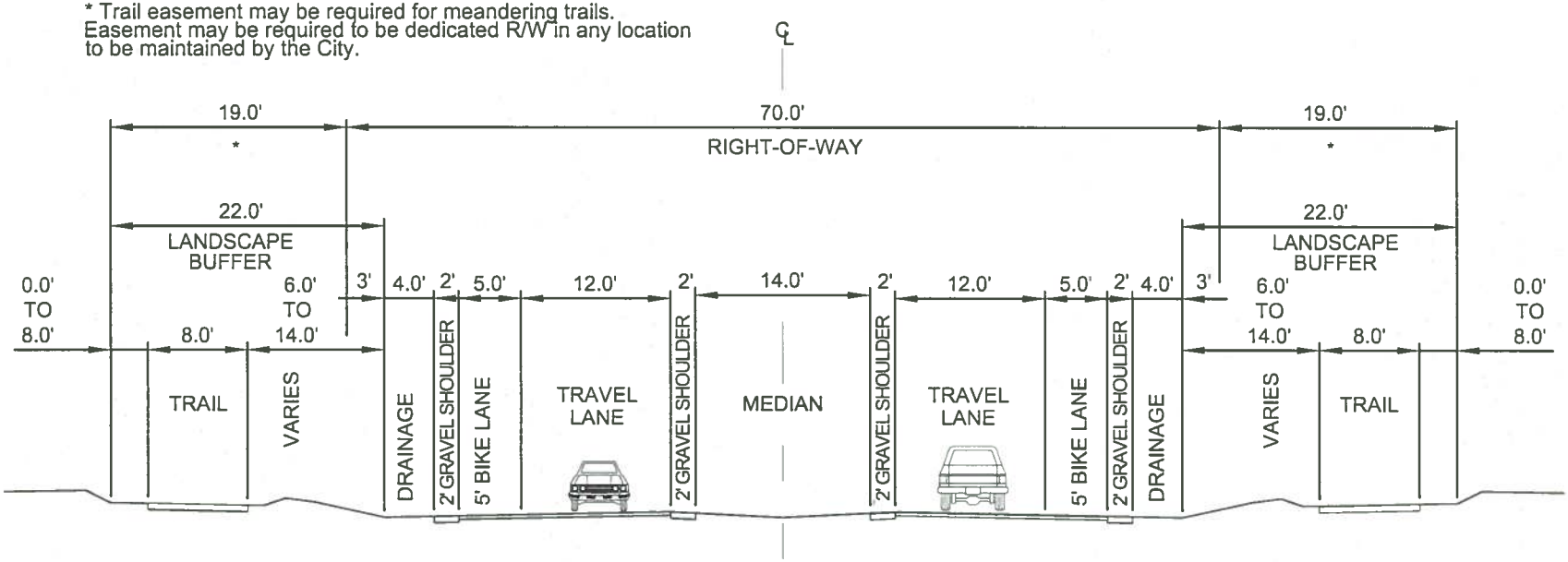
Content Review:

Dale Coulam, City Manager

NOTE

1. Trails and sidewalks may undulate but must meet clear zone requirements.
2. See city Trail Map for trail locations.
3. Where possible meander trail through landscape buffer area.
4. A concrete curb and gutter may be substituted at the outside edge of pavement for roadside drainage and may be required if specified by a drainage study.
5. The City may also require curb and gutter in the rural zone on a case by case basis in areas of commercial, industrial or medium- and high-density residential or as necessary to provide a reasonable and consistent transition from areas with curb and gutter to areas without.

* Trail easement may be required for meandering trails. Easement may be required to be dedicated R/W in any location to be maintained by the City.



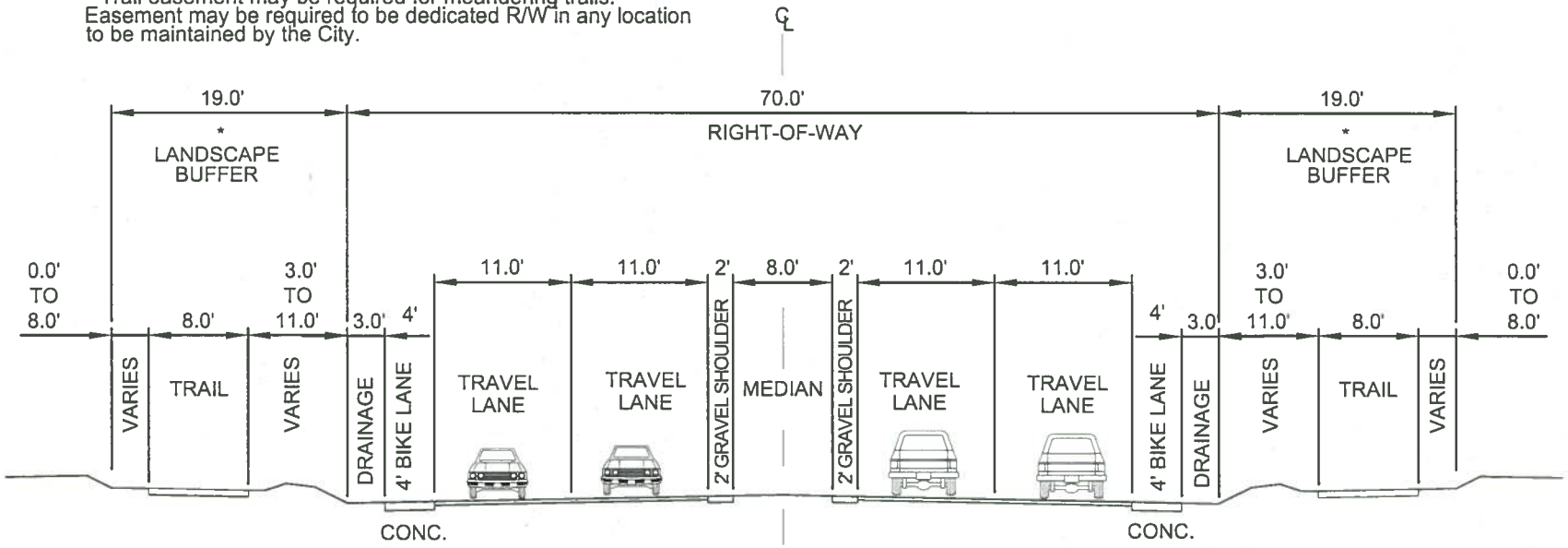
MAJOR COLLECTOR - LANDSCAPED MEDIAN IN RURAL ZONE

SCALE		CROSS SECTION NO.
NONE	Ivins City	12A
DATE	MAJOR COLLECTOR - RURAL	
Dec 12, 2013		

NOTE

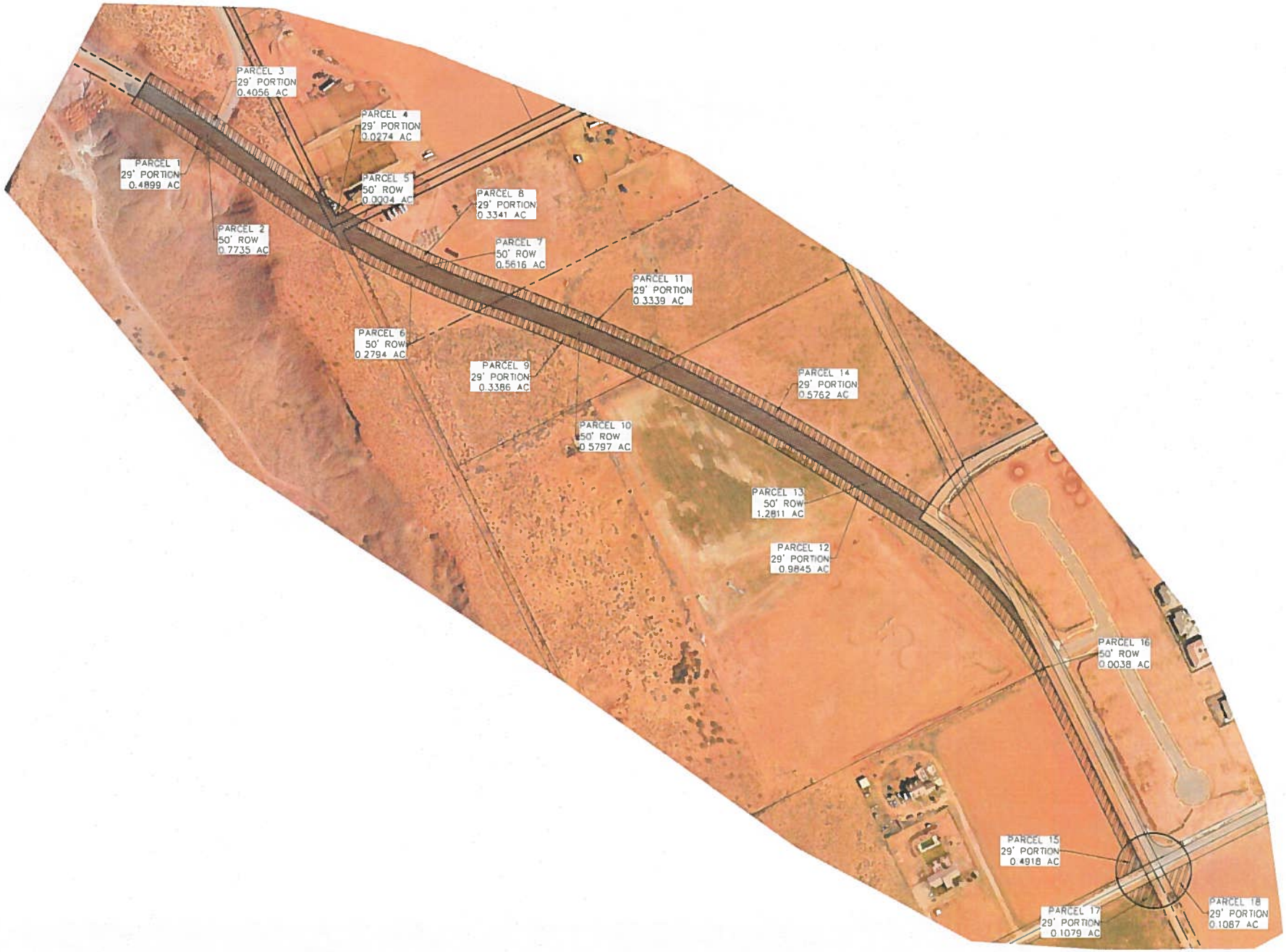
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MINOR ARTERIAL - LANDSCAPED MEDIAN IN RURAL ZONE

SCALE		CROSS SECTION NO.
NONE	Ivins City	12B
DATE	MINOR ARTERIAL - RURAL	
Dec 12, 2013		


PARCEL 1
29' PORTION
0.4899 AC
PARCEL 2
50' ROW
0.7735 AC
PARCEL 3
29' PORTION
0.4056 AC
PARCEL 4
29' PORTION
0.0274 AC
PARCEL 5
50' ROW
0.0004 AC
PARCEL 6
50' ROW
0.2794 AC
PARCEL 7
50' ROW
0.5616 AC
PARCEL 8
29' PORTION
0.3341 AC
PARCEL 9
29' PORTION
0.3386 AC
PARCEL 10
50' ROW
0.5797 AC
PARCEL 11
29' PORTION
0.3339 AC
PARCEL 12
29' PORTION
0.9845 AC
PARCEL 13
50' ROW
1.2811 AC
PARCEL 14
29' PORTION
0.5762 AC
PARCEL 15
29' PORTION
0.4918 AC
PARCEL 16
50' ROW
0.0038 AC
PARCEL 17
29' PORTION
0.1079 AC
PARCEL 18
29' PORTION
0.1087 AC

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