Ivins City Staff Report
City Council Meeting 10/5/2017

Agenda Item: Discuss right-of-way vacation and property exchanges for 600 West and 400 South area and Kwavasa Drive/ 800 West area between Center Street and 450 North.

Submitted by: Thomas Jorgensen, P.E., Assistant Public Works Director

Recommended City Council Action:
For discussion only of potential future agenda item.

BACKGROUND:

600 West 400 South Area

As the Council may be aware, the City is currently working on realigning 600 West so that it will intersect with Old Highway 91 at a perpendicular angle. Having this configuration provides a significant enhancement to the current intersection configuration, both from a safety and traffic flow stand point. By realigning 600 West it also requires that 400 South be realigned to intersect with 600 West at a perpendicular angle. The new alignment for these two roadways passes through multiple properties and staff has been working on acquiring the necessary right of way.

Phillips Bush Exchange

Staff has been working with Gary Phillips and Nancy Bush, the owners of the property on the southwest corner of 600 W and 400 S intersection, Parcel I-SB-52-B, to negotiate an exchange between right of way that the City owns within 600 W for a portion of his property that the future alignment would pass through. Exhibit A shows the exchange diagram. Ivins would abandon 0.477 acres of 600 West, while keeping back a drainage easement, and exchange it for 0.566 acres plus the 30-foot landscape buffer along Old Highway 91.

RT Marten Exchange

Staff has also been working with RT Marten to coordinate this road realignment. After the purchase of the right-of-way (ROW) using Council of Governments (COG) funding, RT Marten will be left with two remnant pieces of property. Staff is recommending that we abandon the unnecessary portion of 400 South, 0.571 acres, and exchange it for a remnant property identified as "Area 1" (See Exhibit A), 0.379 acres. Staff believes this is a fair exchange since the City would need to hold back a public utility and drainage easement. This is necessary since, this corridor contains already a 20-inch and 8-inch water line and an 8-inch high pressure gas line. But the property may still be useful to RT Marten for landscape/parking or similar types of uses that would not impact the existing public utilties. The City would also require RT Marten to guarantee access to Phillips-Bush.

800 West/Kwavasa Drive

Staff has been working with RT Marten for a few years to connect Kwavasa Drive. The road is now connected but the ROW has not yet been transferred. The original agreement has been that the property owners would dedicate 50-feet of ROW and then the City would use COG funding to

purchase the remaining ROW to provide a 108 foot wide corridor for the future needs. RT Marten and his associated property owners have requested that the City vacate 800 West in exchange for the 50-foot ROW dedication. Staff has evaluated this proposal and has determined this to be reasonable. 800 West is not a full width ROW and should not be necessary in the future as the area would be required to install new roads in a much different alignment as it develops.

There are multiple property owners in this exchange. The exchange is proposed as follows:

Parcel Tax ID/ Owner	800 West Parcel (City to convey to property owner)	Kwavasa Dr Parcel (property owner to convey to City
I-SB-10-A RT Marten Utah LLC	ROW A - 0.18 Acres	P007 - 0.56 Acres
I-SB-10-B Reed Fogg, MD	ROW B - 0.22 Acres	P010 - 0.58 Acres
I-SB-9 RT Marten Utah LLC	ROW C - 0.74 Acres	P010 - 1.29 Acres
I-SB-8 RT Marten Utah LLC, Papanikolas, Collins Trust	ROW D - 0.37 Acres	None
Totals:	1.51 Acres	2.43 Acres

The City would be vacating less property than is being deeded by the properties. The exchange appears to be in favor of the City.

FINDINGS AND ANALYSIS:
Staff finds these exchanges to be reasonable and sufficient to provide the necessary compensation for the road vacation. A public hearing is required to effectuate the road vacation and enable the exchange. This public hearing will be noticed so that the City Council can discuss and consider at the following City Council meeting.

SUPPORT MATERIALS:
- Exhibit A: 600 West 400 South
- Exhibit B: Kwavasa Drive/800 West

FINANCIAL IMPACT:
There will be no impact financially since the property acquisition will be through exchange.

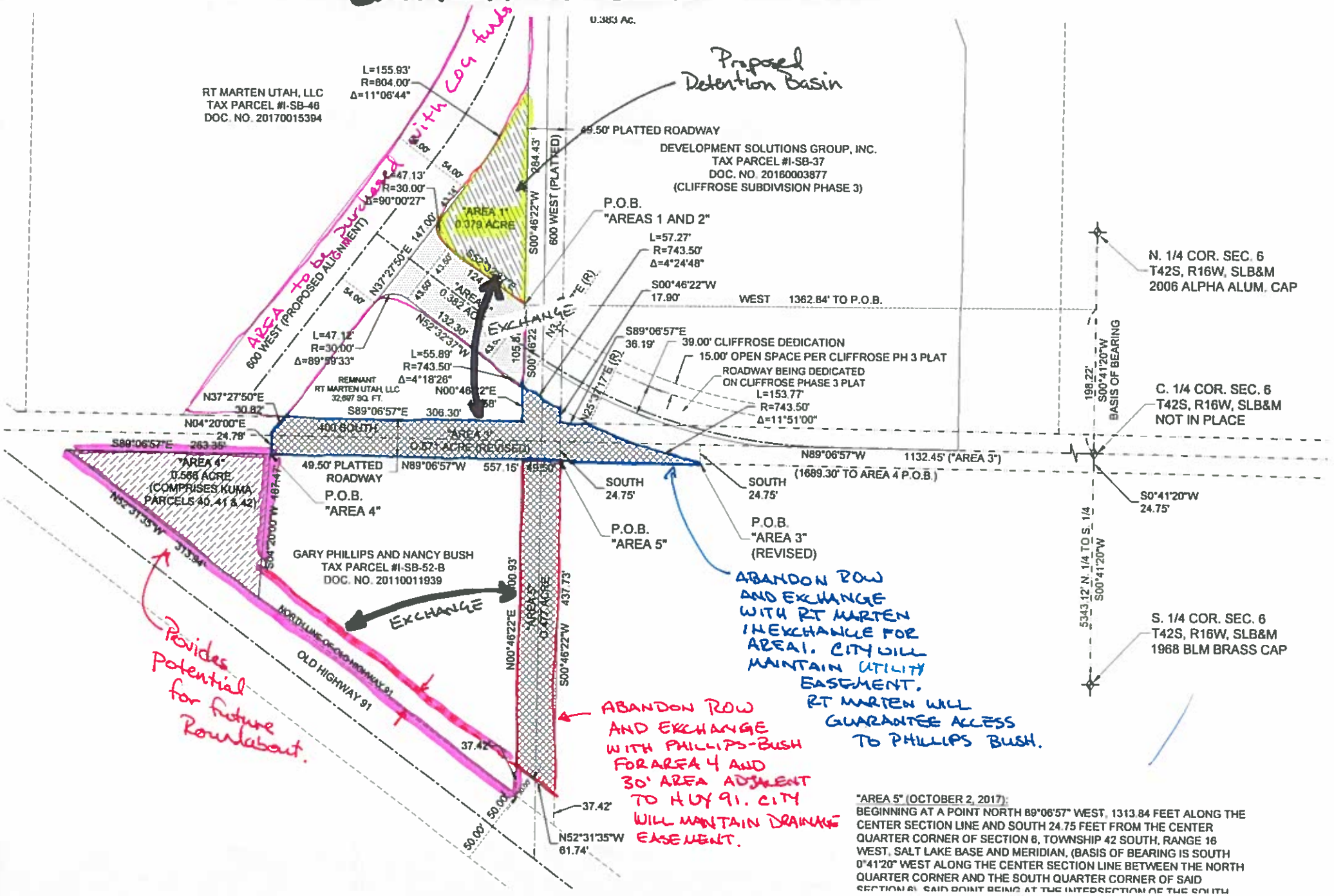
Respectfully Submitted:

Charles Gillette, P.E., Public Works Director/City Engineer

Content Review:

Dale Coulam, City Manager

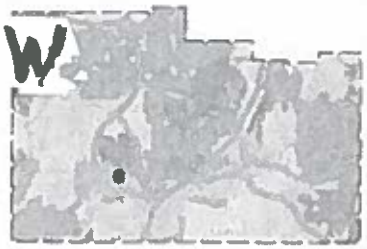
EXHIBIT A: 600 W 400 S

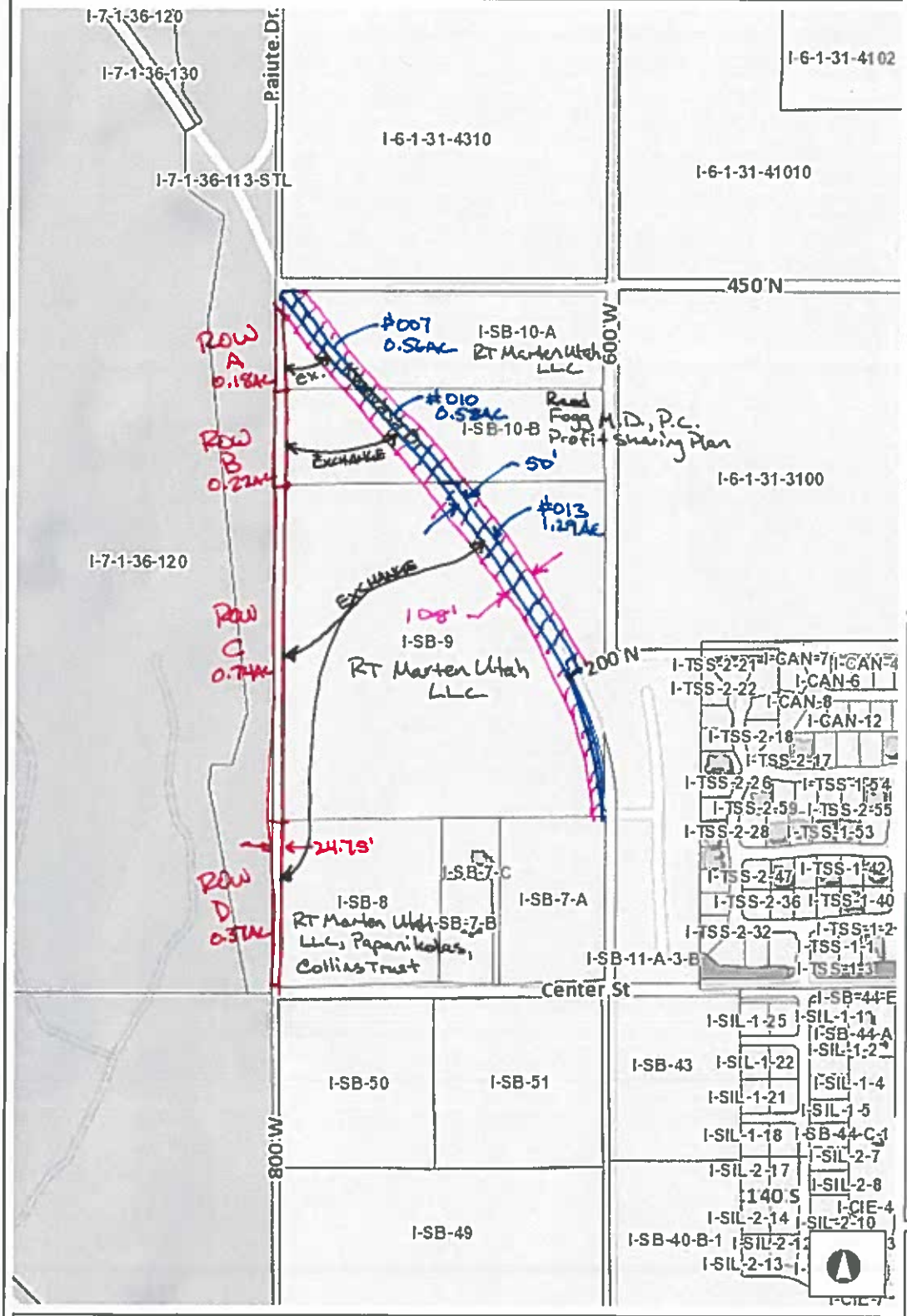


"AREA 5" (OCTOBER 2, 2017):
BEGINNING AT A POINT NORTH 89°06'57" WEST, 1313.84 FEET ALONG THE CENTER SECTION LINE AND SOUTH 24.75 FEET FROM THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING IS SOUTH 0°41'20" WEST ALONG THE CENTER SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 6), SAID POINT BEING AT THE INTERSECTION OF THE SOUTH

EXHIBIT B

Kwavasa Drive /800 W





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Kwavasa Drive 50' Exchange for 800 W.

Kwavasa Drive 108' Future ROW Extra to be purchased with COG Funds

800 West ROW 24.75' to be exchanged for Kwavasa Drive

Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.