Ivins City
55 N Main Street
Ivins, UT 84738
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IVINS CITY
UTAH

Mayor Chris Hart
City Council Members:
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Jenny Johnson
Cheyne McDonald
Dennis Mehr
Steven Roberts

City Manager Dale Coulam

May 16, 2018

R. Terry Marten
800 Kayenta Parkway
Ivins, Utah 84738

RE: Access Management at 400 South and 600 West

Dear Mr. Marten:

Regarding driveway access management at the intersection of 400 South and 600 West, there is concern regarding what accesses would be allowed to the property located on the southwest corner of this intersection.

Let it be known that it is my opinion that when this develops the following accesses could be provided in accordance with the City's access management policy.

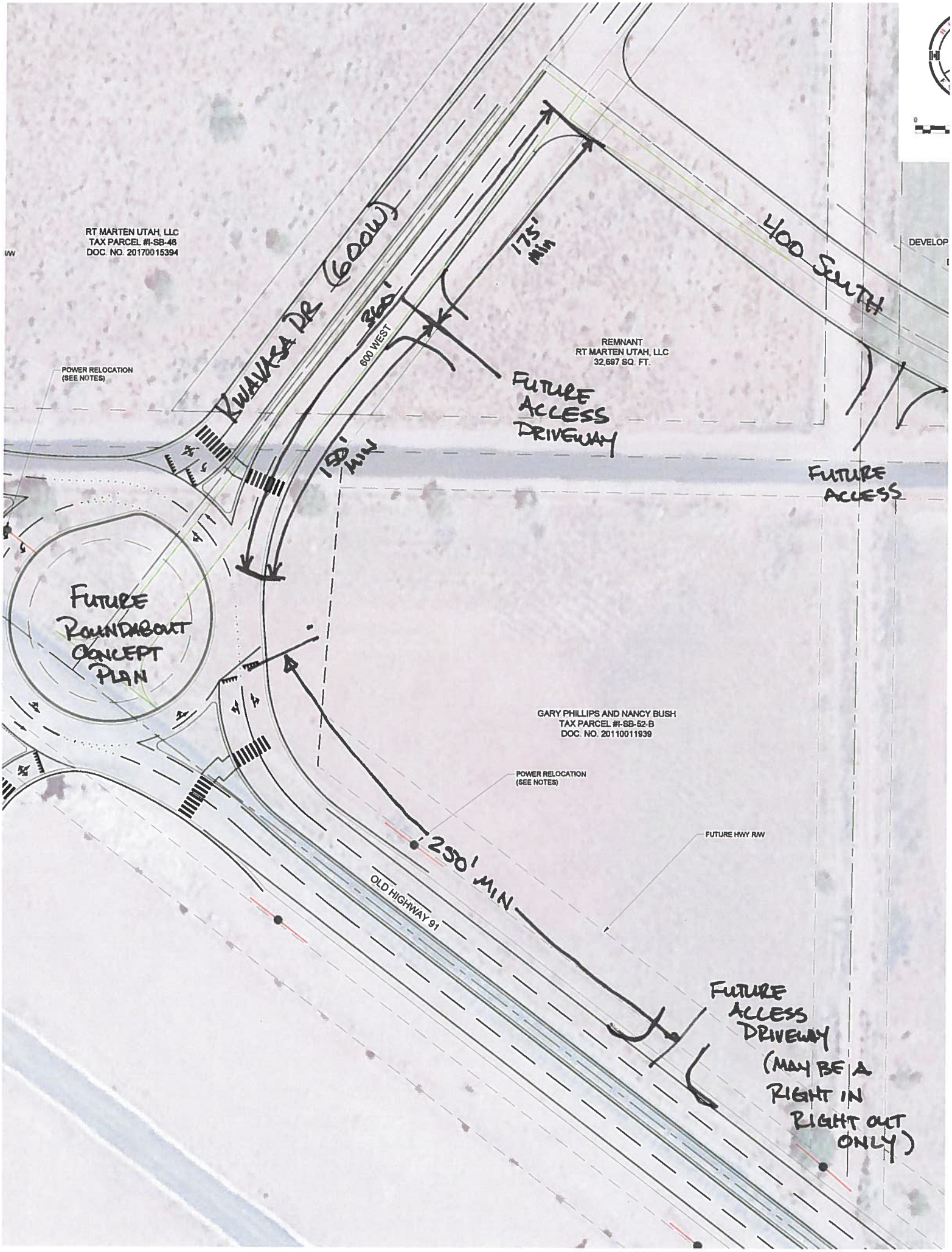
- The access on 400 South should be located a minimum of 175 feet from the Kwavasa Drive (600 West). If it is to be a residential street, we would want to push it further away preferably near the location as shown on the attached map.
- The property adjacent to Old Highway 91 could access Old Highway 91 with a right-in and a right-out only driveway access that must be spaced a minimum of 250 feet from the future roundabout as measured in the attached map. If the property develops residentially, this would be limited to be an emergency access only.
- The access to Kwavasa Drive (600 West) should be placed a minimum of 175 feet from 400 South and a minimum of 150 feet from the future roundabout, as measured in the attached map. This access would not be eliminated if the property developed residentially.

Per your request, this opinion letter will be submitted to City Council for their review and approval on May 17, 2018.

Sincerely,

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

Attachment: Map


RT MARTEN UTAH, LLC
TAX PARCEL #I-SB-46
DOC. NO. 20170015394
KWAIKA DR (600W)
360'
600 WEST
175' MIN
400 SOUTH
DEVELOP
REMNANT
RT MARTEN UTAH, LLC
32,697 SQ. FT.
POWER RELOCATION
(SEE NOTES)
FUTURE ACCESS DRIVEWAY
150' MIN
FUTURE ACCESS
FUTURE ROUNDABOUT CONCEPT PLAN
GARY PHILLIPS AND NANCY BUSH
TAX PARCEL #I-SB-52-B
DOC. NO. 20110011939
POWER RELOCATION
(SEE NOTES)
FUTURE HWY R/W
250' MIN
OLD HIGHWAY 91
FUTURE ACCESS DRIVEWAY
(MAY BE A RIGHT IN RIGHT OUT ONLY)