PROPOSED IVINS CITY PUBLIC WORKS YARD AND RECREATION AREA

Development and Improvement Plan

1. Description

The proposed Ivins City R&PP comprises 100 acres situated on the southwest side of Old Highway 91, at approximately the intersection of Old Highway 91 and Main Street. The 100 acres has several features, but is mostly comprise of ridgelines, sloped terrain and dry washes. Two somewhat unique features to this specific property includes a portion of the Graveyard wash and an existing trail, the Santa Clara River Gorge Trail. There are no current or known public outdoor recreation facilities on the site.

Currently, the trail located on the site has some issues with accessibility. The site in general has some accessibility issues, due to the Graveyard Wash. To provide access to the site the Graveyard Wash causes some challenges due to the depth and span of the wash. Major improvements will need to be made to cross the wash. The current access to the site is located on the north side of the site through some private property currently owned by a local family, the Pendleton's. This private access limits the current accessibility to both the existing trail and the site in general.

Another item to be noted regarding this property, is that the proposed future alignment of the Western Corridor, a major transportation facility, crosses through the southeast corner of the property.

2. Statement of Need

Ivins City, a rapid growing community, is planning for future needs. There are three specific needs the City feels would be great candidates for this R&PP site including: a new Public Works yard; a new public cemetery; and additional outdoor recreation spaces. The current City Public Works yard and cemetery are located at the northern end of 200 West in Ivins.

It is anticipated that within the next 5 years Ivins City will need to expand the current Public Works yard, but there is not enough property at the current location to do so. This new site will also provide space for future expansions.

Likewise, the City cemetery is also growing, and it's anticipated that the current site and future expansions at the current cemetery site will reach capacity within the next 5-10 years.

Finally, the City would like to locate a regional park on the site. The park would likely be an open park concept, consisting of some sport courts, tree groves, grassy areas, play grounds, pavilions, trails, and restroom facilities. According to the City's zoning and current development projects, this R&PP site represents a great location to service the high density residential areas of the City. With the limited outdoor recreation space that is associated with high density residential developments, there will be a great need for a park within this vicinity of the City. Additionally, due to the limited access to the existing trail located at the proposed

R&PP site there's a substantial need for a trail head. Consequently, the City would like to propose a trail head be constructed to provide a public access to the existing trail system. In addition to the trail head, the City would like to construct a trail system through the proposed R&PP site for hiking, mountain biking, and equestrian use.

3. Location

   The lands embraced by the proposed Ivins City PW Yard, City Cemetery, and Recreation Area would be under a single entity, Ivins City.

T. 42 S., R. 16 W., Salt Lake Meridian, Utah

Sec 7	S ½NE ¼	owned fee title, Ivins City
Sec 7	S ½ SE ¼ NW ¼	owned fee title, Ivins City

The lands embraced by the application will be used as follows:

Sec 7	E1/2NW1/4SW1/4NE1/4 W1/2NE1/4SW1/4NE1/4	Public Works Yard
Sec 7	SW1/4SE1/4NW1/4 W1/2SE1/4SE1/4NW1/4 SE1/4SE1/4SE1/4NW1/4 SW1/4SW1/4SW1/4NE1/4 E1/2SW1/4SW1/4NE1/4 SE1/4SW1/4NE1/4 E1/2NE1/4SW1/4NE1/4 SE1/4NE1/4	Recreation, parks, trails, trailheads, etc.
Sec 7	W1/2NW1/4SW1/4NE1/4 NW1/4SW1/4SW1/4NE1/4 NE1/4SE1/4SE1/4NW1/4	Public Cemetery

It is urgent that the development of the public works yard and recreational facilities be initiated in the area. The site will provide much needed additional space within the City to construct a new public works yard, a City cemetery, and much needed outdoor recreational space near the high-density portions of the City.

4. Concurrence in this project has been obtained from the Washington County Planning Commission. A copy of their comments is enclosed.

DESCRIPTION OF PROPOSED IMPROVEMENTS AND ESTIMATED COST OF DEVELOPMENT FOR THE LANDS ENCOMPASSED BY THE IVINS CITY PUBLIC WORKS YARD AND RECREATION AREA:

Public Works Yard (See Site Design)

E1/2NW1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
W1/2NE1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah

The site will include the following facilities: administrative and office; fleet maintenance; covered storage; covered employee parking; temperature-controlled equipment storage; covered equipment storage; outdoor general storage; covered tailings storage; road materials storage; waste pile storage; and public garbage (for more details on size, facility use, and cost see Cost Estimate sheet).

In addition to these facilities, the construction of the Public Works Yard will include mass grading; retaining walls, privacy walls, communications, hardscape surfacing, landscaping, etc.

The facility will also need to include septic system and leach field, sewer lines and manholes, water lines, fire hydrants, valves, power, and storm drain facilities.

The facility will also require engineering, construction management, planning, etc.

Finally, the Public Works Yard will need to share in the cost of the access improvements necessary to access the R&PP parcel, of which, the Public Works Yard is anticipated to cover 50% of the access costs. A more detailed breakdown of these items has been included in the Cost Estimate Sheet.

Subtotal $7,826,172

Recreation, Parks, Trails, Trailheads, etc.

SW1/4SE1/4NW1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
W1/2SE1/4SE1/4NW1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
SE1/4SE1/4SE1/4NW1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
SW1/4SW1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
E1/2SW1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
SE1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
E1/2NE1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
SE1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah

The site will include many recreational type facilities, but the City is not entirely set on the type of facilities to be located on the R&PP parcel. The City has looked at several options for this area in terms of recreation and are currently anticipating the following facilities: regional park;

equestrian parking and trailhead; secondary trail head; walking and/or equestrian trails; junior mountain biking trail system; and frisbee golf course.

It is anticipated that the regional park will consist of several different facilities, such as: sport courts or pickleball courts; trails; pavilions; bathroom facilities; kids playground equipment; parking; interior park roadways; dog park; and open grassy areas and tree groves.

The site will also require grading, walls or fencing, public utilities (sewer, water, irrigation, power, storm drain), landscaping, engineering, construction management, planning, etc.

Finally, the recreational sites will also need to share in the cost of the access improvements required to access the R&PP parcel. It is anticipated that the recreational facilities will contribute to approximately 40% of the access costs. A more detailed breakdown of these items has been included in the Cost Estimate sheet.

Subtotal	$6,806,116

City Cemetery

W1/2NW1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
NW1/4SW1/4SW1/4NE1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah
NE1/4SE1/4SE1/4NW1/4, Sec 7, T. 42 S., R. 16 W., Salt Lake Meridian, Utah

The cemetery will include an interior roadway, grading, grass and landscaping, engineering, construction management, planning, etc. The cemetery will also need to share in the cost of the access improvements. It's anticipated that the cemetery will contribute approximately 10% of the access costs.

Subtotal	$1,778,711
TOTAL	**$16,410,999**

Source of Funds

The source of funds to be used in the developing and maintaining the site include the following: public utility and general funds for Ivins City (water/irrigation, sewer, and storm drain); impact fees (water/irrigation, sewer, storm drain, transportation, irrigation, parks); Federal/State funds (the Western Corridor is a regional transportation facility and is expected to have contributions from both State and Federal funds); possible contributions from the County as a regional recreational facility (the City is not counting on funds from the County, but it may be a future possible source of possible funding).

We don't anticipate that the projects will produce revenue, therefore the City will not expect funds being produced by the projects to fund or recoup costs of the project.

OLD HIGHWAY 91 (ROW 160')

CONNECTOR ROAD (BY OTHERS)

TRAIL SYSTEM

CITY PUBLIC WORKS YARD (APPROX. 5 ACRES)

CITY CEMETERY (APPROX. 7 ACRES)

REGIONAL PARK (APPROX. 23 ACRES)

REGIONAL PARK INCLUDES:
SPORT COURTS
PARKING
TRAILS
PLAYGROUND
BATHROOM FACILITIES
GRASSY AREAS
PAVILIONS
LANDSCAPING

SECTION A ACCESS

PUBLIC WORKS COMMUNICATIONS TOWER

SECTION B ACCESS

SECTION C ACCESS

SECTION D ACCESS

SECTION E ACCESS

ACCESS ROAD (ROW 61')

TRAIL HEAD (HIKING, BIKING, & EQUESTRIAN)

DOG PARK

R&PP BOUNDARY (APPROXIMATELY 100 ACRES)

existing trails

EQUESTRIAN PARKING

COMBINATION OF FRISBEE GOLF COURSE & JUNIOR MOUNTAIN BIKING COURSE

PROPOSED WESTERN CORRIDOR (ROW 111')

IVINS CITY
IVINS CITY
55 N. Main Street
Ivins, Utah
84738
435-634-0689
435-674-5486 (fax)

SCALE

PAPER UNITS	DRAWING UNITS
1"	300'
0.5"	150'
0.25"	75'
0	0

R&PP CONCEPTUAL PLAN - OPEN PARK CONCEPT

GENERAL LAYOUT

DATE: 8/3/2018
DRAWN BY: TJJ
CHECKED BY: CRG

SHEET NO. 1

TOTAL SHEETS: 1

OLD HIGHWAY 91 (ROW 160')

CITY PUBLIC WORKS YARD (APPROX. 5 ACRES)

R&PP BOUNDARY (APPROXIMATELY 100 ACRES)

CITY CEMETERY (APPROX. 7 ACRES)

COMBINATION OF FRISBEE GOLF COURSE & JUNIOR MOUNTAIN BIKING COURSE

REGIONAL PARK (APPROX. 23 ACRES)

REGIONAL PARK INCLUDES:
SPORT COURTS
PARKING
TRAILS
PLAYGROUND
BATHROOM FACILITIES
GRASSY AREAS
PAVILIONS
LANDSCAPING

PROPOSED WESTERN CORRIDOR (ROW 111')

IVINS CITY
55 N. Main Street
Ivins, Utah
84738
435-634-0689
435-674-5486 (fax)

SCALE

PAPER UNITS	DRAWING UNITS
1"	500'
0.5"	250'
0.25"	125'
0	0

R&PP CONCEPTUAL PLAN - OPEN PARK CONCEPT (AERIAL)

GENERAL LAYOUT

DATE: 8/3/2018
DRAWN BY: TJJ
CHECKED BY: CRG

SHEET NO. 1

TOTAL SHEETS: 1

TIMETABLE FOR DEVELOPMENT FOR THE IVINS CITY PUBLIC WORKS YARD AND RECREATION AREA:

The plan is to begin development of the Public Work Yard and the first phases of both the Recreation Area and the Ivins City Cemetery in approximately 5 years, 2023. Once the R&PP process is complete, work will begin on the planning and engineering.

5-7 Years	
Acquisition and Rental Costs	
93 acres @ $2/acre for 5 Years Recreational and Public Purposes	$930
7 acres @ $40,000/acre Cemetery	$280,000
Development Costs	
Public Works Facility, Access, Engineering, etc.	$7,826,172
Cemetery, Access, Engineering, etc. (PHASE 1)	$690,910
Ivins Regional Park, Access, Engineering, etc. (PHASE 1)	$2,720,777
Equestrian Parking Facility	$652,856
	$12,171,645
10-12 Years	
Acquisition and Rental Costs	
100 acres @ $2/acre for 5 Years	$200
Development Costs	
Cemetery, Engineering, etc. (PHASE 2)	$403,900
Ivins Regional Park, Access, Engineering, etc. (PHASE 2)	$1,716,242
	$2,120,342
15-17 Years	
Acquisition and Rental Costs	
100 acres @ $2/acre for 5 Years	$200
Development Costs	
Cemetery, Engineering, etc. (PHASE 3)	$403,900
Ivins Regional Park, Access, Engineering, etc. (PHASE 3)	$1,716,242
	$2,120,342
TOTAL	**$16,412,329**

MANAGEMENT PLAN FOR THE IVINS CITY PUBLIC WORKS YARD AND RECREATION AREA:

Ivins City will be the sole manager of the facilities and land located within the R&PP site. Ivins City will be managing the different facilities according to the corresponding department.

The Parks and Recreation department will be the managing entity for the recreation facilities, parks, trails, trailheads, cemetery, parking associated with recreational facilities, etc.

The Public Works department will be the managing entity for the Public Works Yard. Public Works will also be the managing entity for all the roads and utilities for the site.

The City will keep the recreational lands open for public use without discrimination or favor. The City does not have any intentions of charging for the facilities, therefore the facilities will be maintained through the City's general fund and user rates. The City will also submit plans to the Secretary of the Interior or his delegate for the facilities located on the R&PP site prior to commencing actual construction. The City also agrees to maintain these facilities in a satisfactory condition.