Ivins City Staff Report
City Council Meeting 1/3/2019

Agenda Item: Discuss and consider approval of disposal of real property, approximately 0.16 acres, to Desert Sky Homes at 700 East 100 North in Ivins.

Submitted by: Charles R Gillette, P.E., Public Works Director and City Engineer

Recommended City Council Action:
Approval of disposal of real property, approximately 0.16 acres, to Desert Sky Homes at 700 East 100 North in Ivins.

BACKGROUND:
The City owns Parcel Number I-SB-19-J which is a 15.52 acre parcel of land. It is adjacent to land owned by Desert Sky Homes which is in the process of completing Phase 6 and 7 of Palisades at Snow Canyon. In the process of approving the layout of the project is very apparent that both property owners would benefit from a property exchange to enable a more sensible layout of new lots. The result would be both properties would be able to have one additional lot based on approved layout for Palisades at Snow Canyon and conceptual layouts on the City owned property.

FINDINGS AND ANALYSIS:
Desert Sky Homes has offered to make the exchange of a 0.08 acre parcel, Parcel B, along with $21,600 of extended road improvements in exchange for a 0.16 acre parcel, Parcel A, which is owned by the City. The offered improvements are based on a valuation of $270,000 per acre.

SUPPORT MATERIALS:
Offer Letter
Maps

FINANCIAL IMPACT:
None. This would be a zero cash exchange.

Respectfully Submitted:

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

Content Review:

~~Dale Coulam, City Manager~~
Wally Ritchie, Asst. City Manager

December 18, 2018

Ivins City
55 North Main
Ivins, Utah 84738

Re: Property Purchase Offer

To whom it may concern:

We are submitting an offer to trade for and purchase a piece of property that is adjacent to our current property that we are subdividing as Palisades Phase 6. We looked at this property at the request of the city, to ensure that our layout matched up to the city owned property. After reviewing the layout with our engineers, it was determined that it would be beneficial to both us and the city for us to swap some land with the city that will benefit both properties, and purchase the remainder of the property to make up the difference in size of the trade parcels. Please see the attached exhibit for a depiction of the property.

The parcel that we are offering to purchase / trade for by us is 6,921.58 S.F. We are offering to trade a parcel that is 3,504.15 S.F. and offer $21,600.00 for the remaining 3,417.43 S.F. This valuation is based off of the price that we have paid to purchase the property that we already own.

After working with the city engineer, it has been determined that we will be building approximately 72 lf. Of road in trade for the $21,600.00 into the city property. This length is based off of the proposal given to us by our Contractor who is going to build the infrastructure in Palisades phase 6. We agree that the city will have to review and agree to the pricing given to us by the contractor for their portion of the roadway.

We appreciate your consideration.

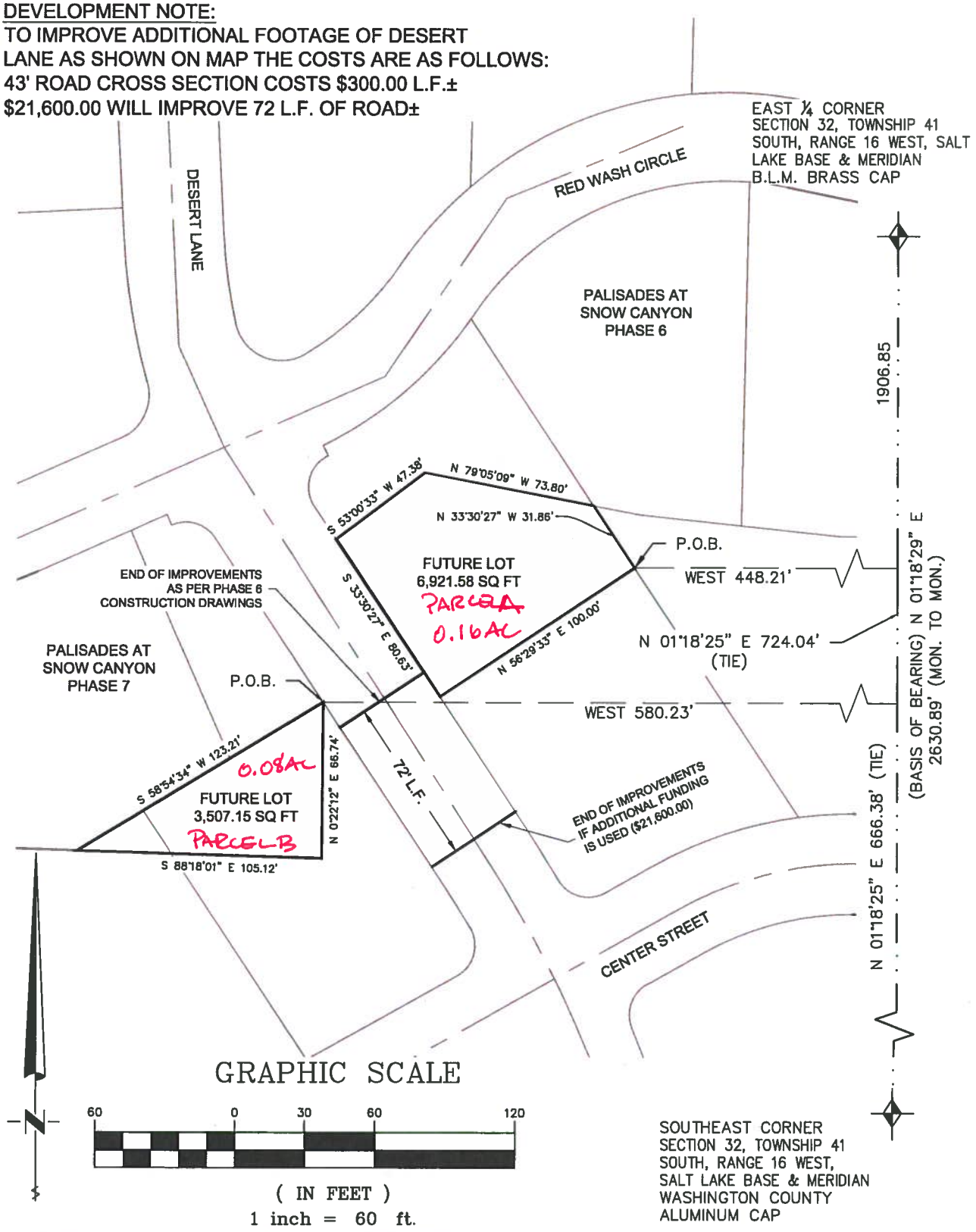
Sincerely,
Desert Sky Homes

Justin Aucoine
Owner

I have requested a final signed version

DRAFT

DEVELOPMENT NOTE:
TO IMPROVE ADDITIONAL FOOTAGE OF DESERT LANE AS SHOWN ON MAP THE COSTS ARE AS FOLLOWS:
43' ROAD CROSS SECTION COSTS $300.00 L.F.±
$21,600.00 WILL IMPROVE 72 L.F. OF ROAD±

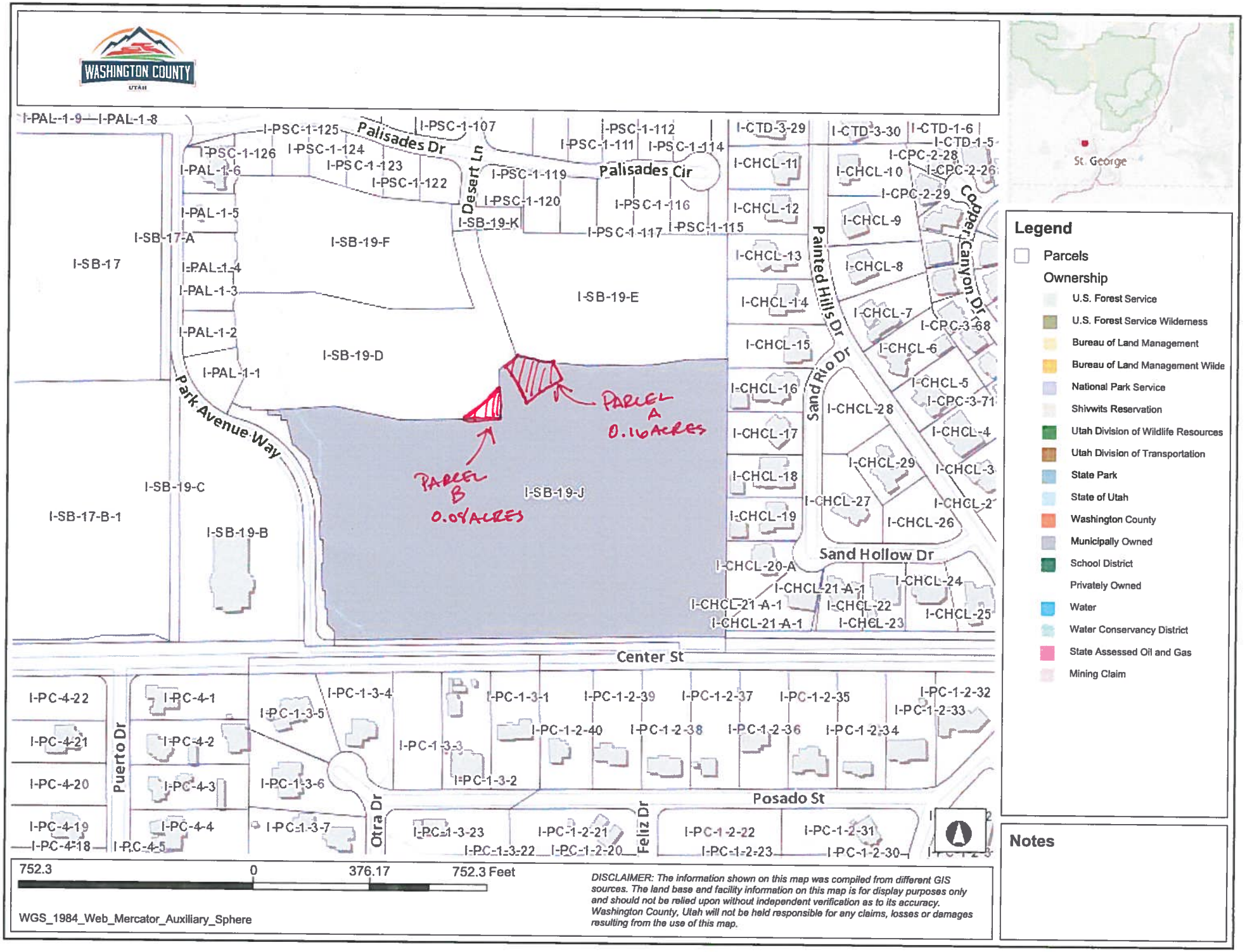


IVINS CITY PROPERTY EXHIBIT

LOCATED IN
SECTION 32, T 41, R 16 W
SALT LAKE BASE &
MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

X:\181000-181999\181060 - Palisades - Phase 6\181060 City Property Exhibit.dwg, 12/12/2018 4:31:19 PM


WASHINGTON COUNTY
UTAH
I-PAL-1-9
I-PAL-1-8
I-PSC-1-125
Palisades Dr
I-PSC-1-107
I-PSC-1-112
I-PSC-1-111
I-PSC-1-114
Palisades Cir
I-PSC-1-126
I-PSC-1-124
I-PSC-1-123
I-PSC-1-122
I-PAL-1-6
Desert Ln
I-PSC-1-119
I-PSC-1-120
I-PSC-1-116
I-SB-19-K
I-PSC-1-117
I-PSC-1-115
I-PAL-1-5
I-SB-17-A
I-SB-19-F
I-SB-17
I-PAL-1-4
I-PAL-1-3
I-SB-19-E
I-PAL-1-2
I-SB-19-D
I-PAL-1-1
Park Avenue Way
PARCEL A
0.16 ACRES
PARCEL B
0.09 ACRES
I-SB-19-C
I-SB-19-J
I-SB-17-B-1
I-SB-19-B
I-CTD-3-29
I-CTD-3-30
I-CTD-1-6
I-CTD-1-5
I-CHCL-11
I-CHCL-10
I-CPC-2-28
I-CPC-2-26
I-CPC-2-29
Copper Canyon Dr
I-CHCL-12
I-CHCL-9
Painted Hills Dr
I-CHCL-13
I-CHCL-8
I-CHCL-14
I-CHCL-7
I-CPC-3-68
I-CHCL-15
I-CHCL-6
Sand Rio Dr
I-CHCL-16
I-CHCL-5
I-CPC-3-71
I-CHCL-28
I-CHCL-17
I-CHCL-4
I-CHCL-29
I-CHCL-3
I-CHCL-18
I-CHCL-27
I-CHCL-2
I-CHCL-19
I-CHCL-26
Sand Hollow Dr
I-CHCL-20-A
I-CHCL-24
I-CHCL-21-A-1
I-CHCL-21-A-1
I-CHCL-22
I-CHCL-25
I-CHCL-21-A-1
I-CHCL-23
Center St
I-PC-4-22
I-PC-4-1
I-PC-1-3-4
I-PC-1-3-1
I-PC-1-2-39
I-PC-1-2-37
I-PC-1-2-35
I-PC-1-2-32
I-PC-1-2-33
I-PC-4-21
I-PC-4-2
I-PC-1-3-5
I-PC-1-2-40
I-PC-1-2-38
I-PC-1-2-36
I-PC-1-2-34
Puerto Dr
I-PC-1-3-3
I-PC-4-20
I-PC-4-3
I-PC-1-3-6
I-PC-1-3-2
Posado St
I-PC-4-19
I-PC-4-4
I-PC-1-3-7
Otra Dr
I-PC-1-3-23
I-PC-1-2-21
Feliz Dr
I-PC-1-2-22
I-PC-1-2-31
I-PC-4-18
I-PC-4-5
I-PC-1-3-22
I-PC-1-2-20
I-PC-1-2-23
I-PC-1-2-30
St. George
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
Notes
752.3
0
376.17
752.3 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.