Ivins City Staff Report
City Council Meeting 1/18/2024

Agenda Item: Discuss and consider approval of property purchase agreement for property on Old Highway 91 at future intersection with Western Corridor

Submitted by: Charles Gillette, P.E. Public Works Dir/City Engineer

Recommended City Council Action: Approve property purchase agreement.

BACKGROUND:

We have been looking at the future intersections of the Western Corridor with Old Highway 91 and also considering the impact of Main Street being so close to the intersection. A new roundabout concept has been envisioned where Main Street could be re-aligned to match into the future intersection of the Western Corridor and Old Highway 91 to make a five-point intersection as shown on the attached concept plan.

There are also planned tunnels at this intersection to allow the trails to crisscross the intersection. As the tunnels were envisioned in this layout, they would have been long tunnels. The problem with long tunnels are that they might be perhaps less safe, less enjoyable, and more expensive. The mayor then envisioned an idea of having short tunnels that emerge in the center of the roundabout into a sort of sunken green space that would be visible to cars and the pedestrian/cyclists using the trails.

We have evaluated this plan, and it is workable with the planned 2050 traffic that is expected. Such a facility would not be constructed for at least 5 to 10 years, but if we want to proceed with this plan, we need to purchase the right-of-way from the developer of the Black Stone development that is hoping to proceed with development as soon as possible. An appraisal has been prepared and an offer has been made with the developer. The developer is ready to accept the offer pending the City Councils approval of this agenda item.

FINDINGS AND ANALYSIS:

The developer was not sufficiently satisfied by the appraisal since the property that must be purchased is the location where there is the least amount of clay. This clay could have been used to help alleviate the clay problem on the north side of the project. So as part of the agreement, we are recommending that we provide the developer with access to remove accumulated sediments in the Red Mountain Dams to offset these anticipated impacts.

SUPPORT MATERIALS:

- Purchase Agreement
- Appraisal
- Oval Roundabout Concept Plan
- Legals and Exhbits

FINANCIAL IMPACT:
The agreement is subject to the City obtaining funds from the COG for the costs of engineering, appraisals and purchasing the property at the appraised value of $576,300.

There is no financial impact to Ivins City.

Respectfully Submitted:

Charles Gillette, Public Works Dir/City Engineer

Content Review:

Dale Coulam, City Manager