Ivins City
Engineering Report to City Council
July 18, 2024

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.):
There are several items that still need to be completed, but Ivins City is hoping for a final record of decision by the end of 2024. A few of these items yet to be completed include the following:

1. Publish the Notice of Realty Action (NORA) to the federal register (5-6 months). Although it is not completed it has been publish.
2. Have a letter prepared stating that the lease / patent is consistent with Ivins land use plan.

Staff has been able to identify some locations where the city might purchase as part of the mitigation requirements for the desert tortoise. Having completed this step, staff anticipates that the rest of these items can now move forward. The final formal consultation with Fish and Wildlife was initiated a couple of months ago and will be completed in July. The NORA should be concluding around the end of the year, so a decision should be made by the end of November or early December.

Sewer Master Plan: Staff have received an initial draft and is currently reviewing it.

Design Projects

400 West Gap Fill: Staff is working on designing a "gap fill" project along 400 West from approximately 200 South to 300 South. The project would consist of additional asphalt, curb and gutter, and a 10' asphalt path. Staff are working on acquiring right of way for the project.

Highway 91 Phase 2: The 60% design has been completed; staff is continuing to meet with the consultant on this project. As part of the sewer master planning effort, staff are considering a sewer main that may need to be constructed as part of the highway project, since the position of the sewer line is likely going to be within the width of the asphalt. To prevent having to tear up new asphalt soon, the staff feel it's prudent to do that project now. This will likely push back the design and bid timeline on the project some.

Roundabout Design: Several roundabouts are currently under design. The locations currently being designed include: Center Street & Kwavasa, 400 South & Puerto Drive, 400 South & Hamblin Parkway, and Hamblin Parkway & Snow Canyon Parkway. All of these roundabouts are part of several developments throughout the City and will be installed through a partnership between the City and the developers.

Construction Projects

No Active City Construction Projects

Developer Projects under Construction

Engineering is managing and supervising the construction of the following developer projects:

Mojave Flats Phase 1: 95%, currently working on final punch list items.
Taviawk 12D: 95% complete, they are currently working punch list items.
Posovi 3: 95%, they are currently working on punch list items.
Crossings at Red Desert: 20% complete, currently working on site grading and over-excavation for the site.
Black Desert Resort Center: 85%, currently working on underground utilities and some surface improvements.
Black Desert North Village: 60%, currently working on underground utilities.
Black Desert Golf Village Phase 1, 2 & 3: 70%, currently working on underground utilities and surface improvements.
Hidden Springs RV Resort: 80%, currently working on underground utilities and surface improvements.
Vista Estates: 85%, Currently working on surface improvements.
Serenity Estates: 25%, Grading is nearly complete, working on underground utilities.
Black Stone: 25%, Grading is nearly complete, working on underground utilities.
Desert Cove: 5% complete, currently working on site grading.
Retreat at Snow Canyon: 0%, Work has started on the erosion control measures within the wash.



7/10/2024

Thomas Jorgensen, P.E., Assistant City Engineer Date