Ivins City Staff Report
City Council Meeting 08/07/2025

Agenda Item: Approval of expenditure of funds and property exchange to reimburse Owner/Developer of Hafen Farms development for Storm Drain line upsize and relocation

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

Recommended City Council Action:
Approve expenditure of $33,800 to and property exchange to reimburse Owner/Developer of Hafen Farms development for Storm Drain line upsize and relocation

BACKGROUND:

The Hafen Fields development has received preliminary plan approval and is currently progressing toward the final plat and construction drawings phase.

Project Location
The development is situated on the northeast corner of 400 South and 400 East, and is bounded by:

- North: 300 South
- South: 400 South
- East: 500 East (not a street)
- West: 400 East

On the eastern boundary of the property (approximately 500 East), Ivins City owns a narrow 10-foot-wide strip of land, which contains an existing 30-inch storm drain. This storm drain is a critical part of the regional system, draining:

- Portions of the dams along the base of Red Mountain
- Parts of the Palisades
- Sections of 400 East and Center Street

A recent video inspection conducted by Public Works revealed that the storm drain is in poor condition and requires significant repair. Furthermore, its location—running behind future residential lots with only 10 feet of access—poses long-term challenges for maintenance and potential replacement.

Developer's Storm Drain Plans
The Hafen Fields developer is already planning to install a new 18-inch storm drain line that will run north to south across their property.

Proposed Solution and Cost Sharing
To resolve the access and maintenance issues, Ivins City staff have proposed a land exchange.

The proposal includes:

- Donating the City-owned 10-foot strip (approximately 0.15 acres) to the Hafen Fields development.
- In exchange, the developer would assist in relocating the storm drain line onto their property as part of their construction plans.

The developer has estimated the value of the 0.15-acre strip at $30,000, based on a rate of $200,000 per acre. The total estimated cost to Ivins City to upsize the developer's planned storm drain and abandon the existing 30-inch line is approximately $63,800 (per attached estimate).

Under this cost-sharing arrangement:

- The developer would contribute $30,000 toward the upsizing of the new storm line (matching the value of the land received).
- Ivins City would pay the remaining $33,800 to cover the full cost of the storm drain improvement.

FINDINGS AND ANALYSIS:

Staff has reviewed the costs and determined that the pricing is fair for the installation and for the exchange of property.

SUPPORT MATERIALS:

- Development Agreement
- Exhibit A: Legal Description
- Exhibit B: Preliminary Plan
- Exhibit C: Stormwater Improvement Plan
- Exhibit D: Cost Estimate for Stormwater Improvements

FINANCIAL IMPACT:

This is an unanticipated expense for the storm drain fund as no capital improvements were planned for FY26.

Respectfully Submitted: _____

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