Ivins City Staff Report
City Council Meeting 10/15/2026

Agenda Item: Discuss and consider approval of dedication of City-owned property along 200 South and 300 South as public right-of-way and authorization for the Mayor to execute the necessary documents.

Submitted by: Thomas Jorgensen, P.E., Public Works Director / City Engineer

Recommended City Council Action:
Approve the dedication of City-owned property along 200 South and 300 South as public right-of-way, as shown on the proposed plat, and authorize the Mayor to execute the necessary dedication documents on behalf of Ivins City.

BACKGROUND:

In 2010, Ivins City approved the sale of approximately five acres of City-owned property, formerly known as Pond Park, located between 200 South and 300 South at approximately 320 East, to The Church of Jesus Christ of Latter-day Saints.

At the time of the sale, the City retained portions of the property anticipated to be needed for future roadway improvements along 300 South and a portion of 200 South.

The Church is now preparing to record a plat for the property. As part of that plat, the remaining City-owned property intended for roadway purposes will be formally dedicated as public right-of-way.

FINDINGS AND ANALYSIS:

The proposed dedication will establish the retained City-owned property as public right-of-way, consistent with its originally intended purpose. This action does not involve selling or transferring ownership of the property to another party. Rather, the City will retain ownership, with the property formally designated for public roadway use.

Ivins City Code Section 2.01.103(1)(f) authorizes the Mayor to execute deeds and other documents on behalf of the City when directed by the City Council. Accordingly, Council approval is being requested to authorize the Mayor to execute the necessary dedication documents associated with the plat.

Staff recommends approval of the dedication to complete the formal designation of the property as public right-of-way.

SUPPORT MATERIALS:

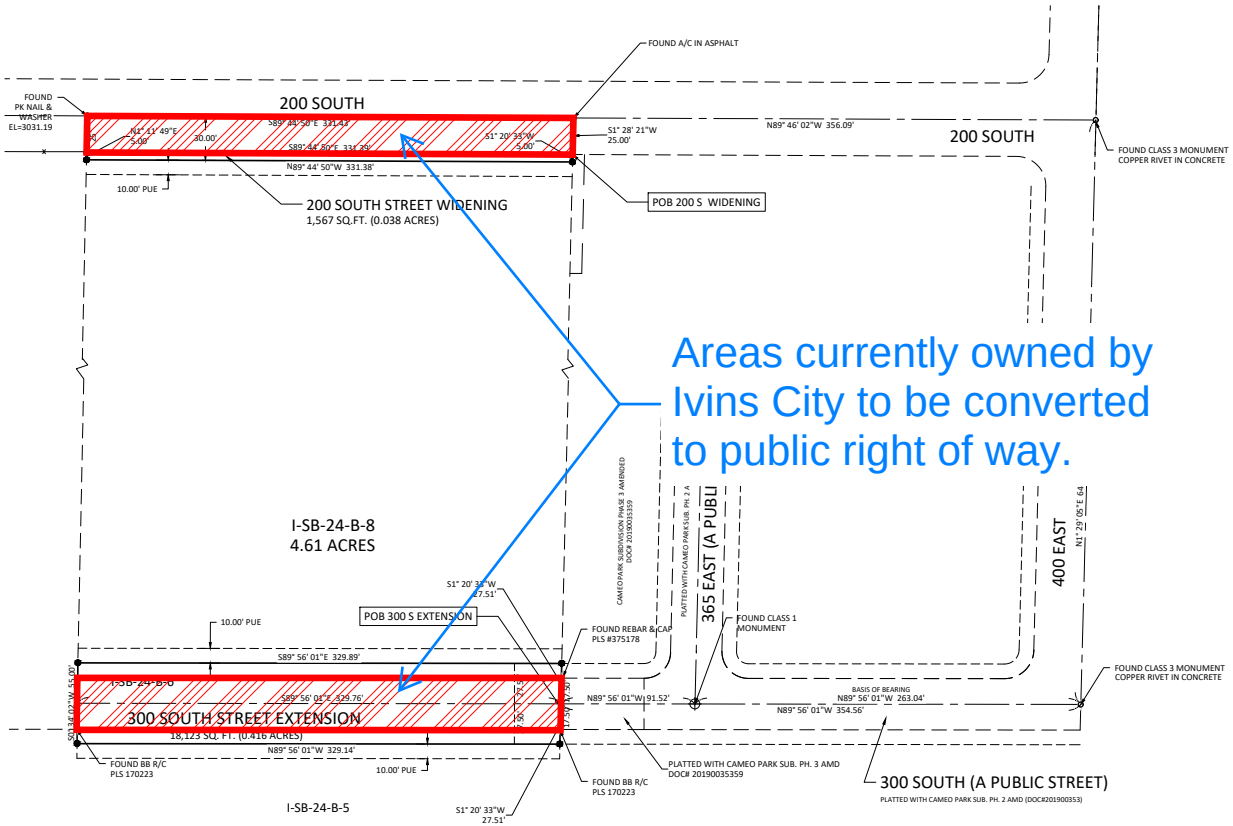
- Proposed Plat Showing Right-of-Way Dedication

FINANCIAL IMPACT:

There is no direct financial impact associated with this action. The City will retain ownership of the property, and no expenditure is being authorized.

Respectfully Submitted: _____
Thomas Jorgensen, P.E., Public Works Director / City Engineer

Content Review: _____
Chuck Gillette, City Manager



SURVEYOR'S CERTIFICATE

I, MICHAEL W PURDY, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER (LICENSE NO.) 334571, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

"200 SOUTH STREET WIDENING &
300 SOUTH STREET EXTENSION"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED AS A PUBLIC ROAD AS SHOWN ON THIS ROADWAY DEDICATION PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LICENSED LAND SURVEYOR No. 334571 — 05/04/2026 — MICHAEL W. PURDY — STATE OF UTAH

MICHAEL W PURDY
PLS No. 334571

BOUNDARY DESCRIPTIONS

200 SOUTH STREET WIDENING:

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 400 EAST STREET AND 200 SOUTH STREET THENCE N89°56'01"W ALONG THE CENTERLNE OF 200 SOUTH STREET 354.56 FEET TO AN ALUMINUM CAP ON THE CENTERLINE OF 200 SOUTH, AND S1°28'21"W 25.00 FEET TO THE POINT OF BEGINNING;
THENCE S01°20'33"W 5.00 FEET; THENCE N89°44'50"W331.38 FEET; THENCE N01°11'491"E 5.00 FEET; THENCE S89°44'50"E 331.39 TO THE POINT OF BEGINNING.

CONTAINING 1,567 SQ. FT. OR 0.038 ACRES.

300 SOUTH STREET EXTENSION:

DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 400 EAST STREET AND 300 SOUTH STREET THENCE N89°56'01"W ALONG THE CENTERLNE OF 300 SOUTH STREET 354.56 FEET; TO THE POINT OF BEGINNING;
THENCE S01°20'33"W 27.51 FEET; THENCE N89°56'01"W 329.14 FEET; THENCE N00°34'02"E 55.00 FEET; THENCE S89°56'01"E 329.89 FEET; THENCE S01°20'33"W 27.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,123 SQ. FT. OR 0.416 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A PUBLIC ROADWAY TO BE HEREAFTER KNOWN AS:

"200 SOUTH STREET WIDENING &
300 SOUTH STREET EXTENSION"

DOES HEREBY DEDICATE AND CONVEY TO IVINS CITY FOR PERPETUAL USE ALL UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THE OWNER ALSO RETAINS RIGHTS OF USE WITHIN THE UTILITY EASEMENTS AS WELL AS GRANTS RIGHTS OF USE TO THE HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS ___ DAY OF _____, 20_.

WILLIAM AND EMMA FIFE FAMILY TRUST DATED APRIL 15, 1994,
EMMA H. FIFE, TRUSTEE

AUTHORIZED AGENT
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

TRUST ACKOWLEDGMENT

STATE OF ,)
,)s.s.
COUNTY OF ,)

ON THIS _____ DAY OF_____, 2026, BEFORE ME EMMA H. FIFE AS TRUSTEE OF THE WILLIAM AND EMMA FIFE FAMILY TRUST DATED APRIL 15, 1994, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY SIGNATURE

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES :

A NOTARY PUBLIC COMMISSIONED BY TH E STATE OF UTAH

CORPORATE ACKNOWLEDGEMENT

STATE OF _____) SS

COUNTY OF _____

ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____, PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMERLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND.

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY'S NAME: _____

COMMISSION EXPIRES: _____

NOTARY'S COMMISSION #: _____

BASIS OF BEARING:

THE BASIS OF BEARING IS N89°56'01"W BETWEEN FOUND MONUMENTATION ON 300 SOUTH STREET AS SHOWN HEREON.

LEGEND

- CENTER LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- 10' PUBLIC UTILITY EASEMENT
- FOUND MONUMENTATION AS NOTED
- SET BCE REBAR AND CAP
- FOUND CLASS 1 MONUMENT

ROADWAY DEDICATION PLAT
FOR
200 SOUTH STREET WIDENING & 300 SOUTH STREET EXTENSION

LOCATED THE NORTHWEST QUARTER SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

APPROVAL AND ACCEPTANCE BY IVINS CITY

ON THIS THE _____ DAY OF _____, A.D. 20____, THE LAND USE AUTHORITY OF IVINS CITY, UTAH, HAVING REVIEWED THE ABOVE- "THE CROSSINGS AT RED DESERT TWIN HOMES", AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF IVINS CITY, UTAH, PLANNING ORDINANCES, AND THE AUTHORIZATION GRANTED BY THE IVINS CITY CODE HEREBY APPROVES SAID SUBDIVISION PLAT FOR RECORDING.

LAND USE AUTHORITY, IVINS, UTAH

CITY ENGINEER'S CERTIFICATE

I, IVINS CITY ENGINEER, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER
IVINS CITY

APPROVAL AS TO FORM

I, THE IVINS CITY ATTORNEY, DO HEREBY APPROVE THIS SUBDIVISION PLAT AS TO FORM THIS _____ DAY OF _____, 20___.

CITY ATTORNEY
IVINS CITY

ACKNOWLEDGMENT BY IVINS CITY, UTAH

ON THIS THE _____ DAY OF _____, A.D. 20____, I, THE MAYOR OF IVINS CITY, UTAH HEREBY ACKNOWLEDGES THE RECORDATION OF THE "THE CROSSINGS AT RED DESERT TWIN HOMES" PLAT.

ATTEST: CITY RECORDER
IVINS CITY

MAYOR
IVINS CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

BCE BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH, 900 EAST, SUITE B105
ST. GEORGE, UTAH 84790
(435) 628-4700

CHECKED BY:	SK
DRAWN BY:	MWP/ADJ
DATE:	05/04/26
SCALE:	1"=40'
JOB NO.	25-40
SHEET NO.	1 OF 1

RECORDED NO.