



City of LaVerkin

435 North Main St., LaVerkin Utah, 84745
(435) 635-2581 Fax (435) 635-2104
www.laverkin.org

Confluence Park Executive Board and Technical Advisory Committee Minutes Wednesday, March 20, 2019 3:00 p.m. La Verkin Trailhead Confluence Park

Present:

Board Members:

Richard Hirschi	LaVerkin City
Cameron Rognan	Washington County – HCP
Clark Fawcett	Hurricane City

Advisory:

Dennis Kay	VRLPA
Steve Meismer	VRP
Rhett Boswell	UDWR

Others:

Kathleen Nielson	Washington County Grant Writer
Patty Wise	La Verkin City
Rex Sorenson	Hurricane City resident
Mike Chandler	Ash Creek Special Service District
Christy Ballard	La Verkin City staff

III. Business:

The discussion began at 3:10pm with no quorum.

A. Update and discussion on the trailhead grant.

The County representatives had not arrived.

B. Update on Ash Creek Special Service Districts development plans.

Mike Chandler with Ash Creek SSD reported there is a public hearing scheduled with the La Verkin City Planning Commission on March 27th to take comments on rezoning the four-acre parcel, designated for the treatment plant, from Agricultural to Public Facility Zone. This will be the largest direct public outreach, so far, for the project with notices going out to everyone within 250 feet.

Cameron Rognan and Kathleen Nielson arrived at 3:11pm

Mike will attend that planning commission meeting to have a copy of the plans and answer any questions.

He will also be meeting with Cameron and Bowin Collins Engineering to discuss the plan for the Park. They need to define the centerlines of the trails and what the actual cross section of the trails are so they can determine where the fencing and berms need to be. Mike is anticipating having irrigation lines in this fall.

The road will eventually change up against the foot hills. Rocky Mountain Power will be moving their junction box out of the field and Dominion Energy may need to change some things, Mike will get them survey data to verify that. Hurricane City has already told him they will not be realigning their main transition line.

The main concern with the utility companies is the condition of the soil once the treatment facility is operating. Ash Creek SSD is conscientious of that same issue because it affects the treatment facility as well.

Once the zone change is complete, the focus will turn to greening up the pasture areas, planting trees and shrubbery, designating the trails, limiting access where it needs to be limited and connectivity within the Park. An engineer will also begin designing the treatment plant, which should take about one year. Construction should be about 18 months.

The biggest interruption of people enjoying the Park will be the installation of the irrigation and sewer pipelines from the power building. That will require some blasting. Mike went over the process of installing flush toilets in Confluence Park.

Steve asked when Ash Creek SSD anticipated watering the old Gordon Woods property.

Mike replied Ash Creek SSD had water rights from Terry West's dam diversion that have successfully been transferred into La Verkin City's pressurized irrigation system. So, they have the rights, and the City has additional rights they have offered to water as far down into the Park as possible. Ash Creek SSD just needs direction from the County on what they would like to see.

Mike's concern is the right size of pipe and quality of water. The diversion water is very dirty, the treatment facility will be much cleaner for drip lines, etc. so there will need to be some planning.

There was a discussion of what type and the locations trees should be planted.

Mike stated re-meandering the La Verkin Creek through Ash Creek SSD's property is lower on the priority list but will need to happen.

Steve said he understands that need, the information is already available. He told Mike to let him know and they could put together a coalition to get some grant money.

Mike stated the project will be decades long so there needs to be a plan with priorities listed.

II. Approve Minutes: January 16, 2019

Motion was made by Cameron Rognan to approve the January 16, 2019 meeting minutes, second by Clark Fawcett. Hirschi-yes, Fawcett-yes, Rognan-yes. Motion carried unanimously.

III. Business:

A. Update and discussion on the trailhead grant.

Kathleen reported the grant is moving forward. The environmental process is slow but that is expected. It should all be wrapped up in about six weeks.

The new trail plan places the trail west of the original location. The ACE crew has looked at the plan and have come up with some great ideas for it.

Cameron asked if there has been any progress on the agreement with La Verkin City and the Grooms.

Mayor Hirschi reported the City likes the new trail plan. They thought the issue with Mr. Groom was settled, however, Mr. Groom has spoken with the County Commissioner and voiced his concern with all the people the park and trailhead will bring to the area.

Access doesn't seem to be his main concern anymore.

The City will talk to Mr. Groom again.

Patty Wise said she has hiked the proposed trail from the Park up and she feels it will be great.

Mr. Groom is very concerned, and she understands why, he hasn't had anyone there for many years. The only thing she would say is that once rock climbing is in the Park that trailhead will be the preferred trailhead for the climbers, and she thinks 14 parking spots will not be enough. Her other concern is that the climbers will be there early in the morning and later in the evening because of the heat and that could be a perceived conflict with neighbors. She doesn't think it will be enough to change it but is something to be aware of.

Cameron suggested leaving the layout the way it is but leave room for expansion in case there is a need.

Patty mentioned she has discussed expanding the parking lot with Kyle Gubler and Mayor Hirschi.

She loves the plan for the trailhead, especially the rim trail.

There was a discussion on determining the appropriate number of parking spots.

F. Update on other Park projects.

Kathleen has received emails from the National Trust for Historic Projects, and they are offering money for brick and mortar projects.

The Historical Society has also been putting out more things in the area of re-addressing buildings. She suggested the Board and Committee start thinking more clearly about what they would like to do with the power station. There are several ideas that would make the power station an amenity to the Park and once it becomes an amenity it will stop being vandalized.

She would like to preserve the bricks and the roof. She also suggested placing signage about the power station at the location instead of up above at the new trailhead.

It is too late for this grant cycle, but we could get something ready for next year's cycle.

Kathleen reported Rick Rosenberg thought a bridge connecting Hurricane and La Verkin would cost approximately \$300,000. The grant cycle for recreation grants has changed and she thinks the bridge may qualify because it will help the economy. There are enough hotels in the area a bridge would be a benefit. Whether the Board submits a proposal or not she feels we should be working toward a bridge. There are a couple of different grants that this would qualify for.

Clark pointed out the RAP Tax money could help with a bridge also.

Kathleen will keep tabs on what grants are available and what is happening with them.

C. New trail proposal-La Verkin City

Patricia Wise is a member of the La Verkin City Council. She explained in 2018 La Verkin City passed their Master Transportation Plan and updated General Plan and had enough money left over they began creating a Master Trails Plan. She created a committee of people with all trail interests (equestrian, hiking, mountain biking and ATV) and they began working off the 2008 draft trails plan the City had.

There are a couple of things specific to Confluence Park in the proposed plan. Priority number 1 is the 210 South trailhead park to go along with what the County is doing at that location. Number 2 is a trail extension for the Virgin River Trail in Confluence Park.

Patricia had a map of the location.

The current property owner has expressed interest in giving the City an easement for the trail along his property up to the Washington County Water Conservancy District's property.

She pointed out, on the map, the location they would like the trail to go. It would be an expensive trail to build but the committee listed it as number two so easements could be obtained.

The City is presenting the idea to this Board to verify that they are okay with moving forward with the idea before the Plan is approved.

The goal is to eventually have the perimeter of La Verkin connected by trails with trails down into the City.

Cameron mentioned he liked the idea of connecting everything but was not sure of the River related issues.

Steve stated if the City keeps everything high enough there should not be an issue.

Patricia said the map is based on a 100-year flood plan.

She explained how the trail would connect to the topside of La Verkin.

She also suggested the County have a leave no trace campaign to discourage people from leaving their garbage behind or throwing garbage in certain areas. La Verkin has been struggling with the overlook road and the gun range.

Cameron replied the County has Give Your Land A Hand and they could possibly help clean up the area.

D. Discussion on the approval process and development of rock-climbing routes within Confluence Park.

Cameron spoke with the County Attorney's office regarding rock-climbing in the Park. The Attorneys feel comfortable with allowing rock-climbing with the caveat that we keep it as controlled and organized as possible. Cameron will control where routes go up and make sure the person designing the route has the experience and is authorized to do that. He will also keep records of each route as they go up. Todd Goss was appointed as the person to help with rock climbing and Cameron did let KC Ellingford know the County was okay to move forward.

The first target area is the rocky bluff next to the River. They will be beginner routes. Once those are in place and we know everything is okay, we will move to the opposite side but next to the bluff. The third area will be by River Rock Roasting Company. He is not sure how fast they will develop the routes; he wants to take it a little at a time and see how everything goes. All routes will be on the La Verkin side.

Rex Sorensen suggested placing signs at the trailheads letting people know where rock-climbing is allowed.

Cameron replied they do want to keep rock-climbing contained to the specific areas so there may need to be signage put at each of the main trailheads. He does not want illegal routes going up.

Rhett was okay with allowing rock-climbing.

Kathleen mentioned to Steve that when they were working on the cultural for the environmental, she received a call asking what she wanted to do about the pond. It is considered an historical structure, so she had to hire someone else to write a report on it.

E. Fencing and grazing options for 2019.

Cameron reported this was covered with Ash Creek SSD's update, it will be fall that the fencing and water will be done.

F. Update on other Park projects.

Cameron reported there is a gentleman that lives on the Hurricane side who has offered to use his equipment to help clean up the trail where the trash from the old dump has sluffed off.

Cameron asked the Board/Committee if they were okay with him allowing the equipment into the Park to clean that up.

Rex said the Park is the owner of 50 tons of new garbage from the slippage.

Clark confirmed that it is a mess. Hurricane would like to help clean it up. The City has road base that could be used if that would help.

Rex reported the property owner has raised the grade on the biggest part of the rim except for right next to the fence line so it has created a funnel. It is impacting the trail because all the junk is falling onto it.

Rhett mentioned it is right in line with the storm drainage, there needs to be a diversion. Cleaning up the mess won't fix the problem.

Clark suggested making a berm at the bottom that would catch everything. The berm would just need to be cleaned out periodically. Hurricane City will help with the issue.

IV. Public Concerns for Board Consideration:

Rex Sorenson asked if there was grant money available for an old house foundation on the Hurricane side. He would like to have the County pour a concrete floor and install an open roof for a viewing spot.

Cameron suggested Hurricane add it to their RAP Tax priority list.

Clark went over the process Hurricane goes through in designating RAP Tax money.

Rhett pointed out the easement states very specifically no new structures in the Park. So that may be tricky. The easement also states to preserve historic structures.

Rex said he was on the La Verkin side of the River hiking west along a trail and there were about 30 sink holes that are anywhere from 3-5 feet deep in a linear direction. He explained the location and wondered if it was the pipeline trench.

Steve wondered if it was the NRCS rock wall.

Rex explained the location of the sink holes on a map for Cameron.

Steve said it is the rock wall. He explained Rick Rosenburg knows how to slurry that sand to fill the holes.

Mayor Hirschi said La Verkin City will look into fixing those holes.

V. Board Members Concerns:

Steve mentioned he was on the Hurricane side facing the La Verkin beach area and was surprised to see how dry and barren the area is. If Ash Creek SSD is 6/8 months away from getting water to the Park, it may be time to find another way to get water to that area.

He asked Dennis about the VRLPA water.

Dennis explained the water shares are being held for use in the Park. It quit being used when the infrastructure was destroyed. There has been discussion of disposing of the

shares since Ash Creek SSD will be providing water to the Park, but yes, the water can be used there.

There was a brief discussion between Cameron and Dennis on the County purchasing those water shares.

Kathleen mentioned the State water guy found the spring several weeks ago. It was dry, but they found it and marked it.

Rhett mentioned they did a lot of clean up in that area, it could have been sprayed with something.

Steve heard an orifice plate, where it comes off the hill would solve the issue of taking all the pressure from the City when the irrigation water was on in the Park.

Motion was made by Cameron Rognan to adjourn, second by Clark Fawcett.

Motion carried unanimously at 4:26pm.

Minutes taken by Christy Ballard.

May 15, 2019
Date Approved

Richard M. Hirschi
Richard Hirschi, Chair

