

VaLois Paxman had a concern that Mike Larson had filled some of the springs with cement. She also noted that footings for a home need to be on undisturbed soil. Teri Jerman suggested making note of the concerns and then discuss these should the Council entertain these exceptions.

Pat Hendrickson liked the concepts proposed and was willing to see the property preserved with open space and liked the idea of tradeoffs by compensation from the City in exchange for trails. Teri Jerman voiced similar feelings and felt she would be open minded as to the water shares and felt the engineers could determine what makes sense with improvements for 9600 North.

Marlin McKinney indicated he would not be so open minded on the water share issue. He didn't want to make an exception, but would consider a trade for right-of-way. He didn't want to require improvements that would need to be changed. He noted Timp District is trying to get sewer across Mitchell Hollow. He liked the idea of equal compensation as a trade for water shares.

Mayor Scott indicated his feelings were similar to Marlin McKinney's, and preferred a trade, rather than an exception on the water.

Richard Sudweeks favored the idea of trails and limiting the development to a few lots. He was concerned for the safety issues and would need to see detail. He was willing to be open minded, but had questions.

Jeff Mitchell, of the American Fork Irrigation Company, addressed the water rights relative to Mitchell Hollow drainage and indicated he would be opposed to any use of the water north of 9600 North. The irrigation companies are concerned that once homes are built those residing in the homes would be tempted to put in a pump. Vern Hancock explained the only water there has currently been used for watering livestock.

VaLois Paxman expressed a concern about a trail because the land is very unstable. She reported her cousin owns the other property in Mitchell Hollow and he has never been approached about a trail. She also noted a home across from Mr. Hancock's property will have a driveway and she wondered if this would be affected by Mr. Hancock's plans.

12. Special Use Land Lease Agreement for Adventure and Learning Park

Background: The State Division of Facilities Construction & Management has submitted a draft of a Special Use Land Lease Agreement between the Department of Human Services, Utah State Developmental Center, and the City of Highland.

Discussion: Clyde Roper, Facilities Director for the Training School, met with the Council and discussed the City's interest in leasing the Adventure and Learning Park. He noted the Developmental Center currently is overseeing the Park, but that it doesn't have maintenance funds.

Mayor Scott noted that John Newman recommended the City not accept the proposed revised agreement until some of the terms are changed. The initial concern is that it is getting too late in the year to make capital improvements. Other issues include: not engaging a care taker until spring, improvements that would offset the rent must be approved by the state, clean-up is not a capital improvement and couldn't be used against rent, value of capital improvements may not be carried over into future years, State can require how and when maintenance can be done, have asked for water rights on irrigation and have received nothing, utility plans are needed. The system was vandalized and had no utility plans. Until those issues are addressed the City may not want to proceed. Mayor Scott was favorable to obtaining a revised agreement.