

ADVENTURE & LEARN / HIGHLAND GLEN

Minutes of Highland City Council/Planning Commission 3 Tuesday, November 10, 1998

Teri Jerman also discussed the need to plan for additional recreation facilities (i.e. swimming pool) since the land area is becoming more developed.

Mayor Adamson indicated the City has committed to purchase the Adventure and Learning Park property, and adjoining property, for \$200,000 each year for the next seven years, or satisfied by the year 2005. The first payment of \$200,280 has already been met. He explained this won't leave a lot of money for park needs in the community. He noted he had asked Jan Bunce to work through a five-year low cost improvement plan to identify areas for cleaning up and beautifying the Adventure and Learning Park. He indicated the improvements will take a lot of volunteer effort. Jan reported she is still trying to find a place for a ballpark complex, with about 14 acres, and is working with Alpine and Cedar Hills to see about some joint use. He felt if the City could get open space development we could come by that amount of property. He noted the property adjoining the Adventure and Learning Park comprises 11 acres, which is north of the Seminary building.

Mayor Adamson noted there are funds to put a road into the Adventure and Learning Park from Mystic Cove. This will open the Adventure and Learning Park on both sides, but there isn't money for pavement.

The Mayor further noted the City is OK, as long as it can average 100 building permits per year. He further addressed development possibilities on Highland's boundaries near Micron, and the Town Center, noting the parcels for retail are mostly outside of Highland.

Jan Bunce noted pleasure with the efforts by the Shade Tree Commission on a street scape. She stated she had asked Randall Arandt for suggestions about the cookie cutter buildings being planned on the Highland Highway by the L.D.S. Church, and he suggested the placement of over-powering trees. She suggested talking to the tree committee about this issue.

Mayor Adamson complimented Ivan Day for his efforts with the Cemetery, and indicated it is hoped by the first of the year the City will pre-sale lots in the cemetery. He indicated the City had adopted the cemetery master plan and ordinance. It is hoped to be able to do some landscaping of the cemetery.

Teri Jerman noted the need to look at how the City is going to take care of large animals.

The Mayor discussed the rural streetscape and the desire to continue working on it. He indicated a desire to see a divided median on U-74 and U-92, as part of the long range planning as it would enhance safety and aesthetics. He further noted in the year 2001 the State Roads are scheduled for improvement. He felt there could be some trade-offs. He noted it isn't known whether they will end up being County or State roads. He thought the County will most likely end up with U-74, and possibly U-92. The Mayor asked Boyd Wilson to notify UDOT of the City's cross section plans.

The Mayor expressed the desire to make sure there is good communications between the Planning Commission and the City Council. He discussed the responsibility to be concise and to the point at our meetings, and find a way to streamline our meetings. He hoped with the hiring of a new city administrator the City will have someone to do the business and streamline the meetings to 2-3 hours, and not have late meetings.

Glen Vawdrey felt fences are still being built with people being ignorant to the requirements. The Mayor noted the need to be cognizant of violations and clip it in the bud. He felt for the next newsletter there should be an article on the fence ordinance explaining that people need a permit to build a fence. He felt information on this needs to be done at building permit time, and the City needs to be more asseertive with a fact sheet when individuals get a building permit. He was hopeful to get this in process.

Glen Vawdrey asked about changing the ordinance with the cross section of the street so instead of requiring individuals to build a fence 5' in on their property that the 5' would actually be on City-owned property. Teri Jerman suggested that the Shade Tree Committee could decide what kind of trees would be appropriate for that section.

11. Executive Session

Motion: Gwyn Franson moved to go into executive session for procurement of property. Motion was seconded by Jan Bunce, and passed by unanimous vote.

12. Purchase of Adventure and Learning Park

Motion: Pat Hendrickson moved to approve the real estate contract to purchase the Adventure and Learning Park and adjoining property, authorize the Mayor to execute a contract on behalf of the City, and approve an expenditure of \$100,000 for payment into escrow for this real estate contract. Motion was seconded by Jan Bunce, and passed by unanimous vote.

Discussion: Mayor Adamson noted the City is entering into an agreement to purchase the Adventure and Learning Park land, amounting to 69.4 acres for \$12,354.15 per acre, as well as developable land above the Adventure and Learning Park totaling 10.9 acres for \$50,000.00 per acre. The total purchase price is \$1,405,870.92.

Mayor Adamson further explained the City presently has \$600,000 in park funds, and the City is collecting \$150,000 per year in park impact fees. The agreement with the State allows payment over 9 years. Teri Jerman also noted the City has 60 days to review the contract.

Rick Nydegger inquired whether the City would require bonding or whether it would mean an increase in taxes to pay for the land. Mayor Adamson indicated the City does not expect to raise taxes. He noted this land purchase will mean that the City won't be building other parks.

Rick Nydegger further inquired concerning an estimate on the costs for maintaining the infrastructures in the Park. John Newman noted the budget set is \$12,000 for maintenance, and this was started in the last budget year.

Mayor Adamson noted the park is in a servicable capacity, and it was felt it's purchase is something we won't have the opportunity to do in the future. Also, open space is a critical issue, and it means preserving something for Highland.

Cindy Horrocks asked about developing the property. Mayor Adamson noted the only property that could be developed comprises the 10.9 acres located on top. However, the City would like to consider a tri-city recreational center, or ballfield, for that property.

Rick Nydegger asked if the intent of the purchase included an east/west corridor through the park. Pat Hendrickson replied that the intent was not for an east/west corridor, but there is a possibility as there is a need for a road from east to west.

Rick Nydegger explained he was part of a committee appointed to explore the issue with the City and State, and he wanted to be apprised of the discussions on any road that goes through the park. He asked for access to the process before decisions are instituted. Mayor Adamson indicated the groundwork would be done by the committee. Pat Hendrickson explained the committee on the road will have representation from Hidden Oaks, Pheasant Hollow, and the west side of Highland.

Cindy Horrocks expressed frustration at not being included in the discussions on the Adventure and Learning Park as it involved the east/west road. She explained the efforts that had been made by the committee appointed to make recommendations on a road. She further noted the committee had provided its own out-of-pocket money to assist with the study, and it had made recommendations.

Mayor Adamson discussed plans for improvements on 4800 West, and reported it will be a collector road. People need to be able to get from the west side of Highland to the east side.