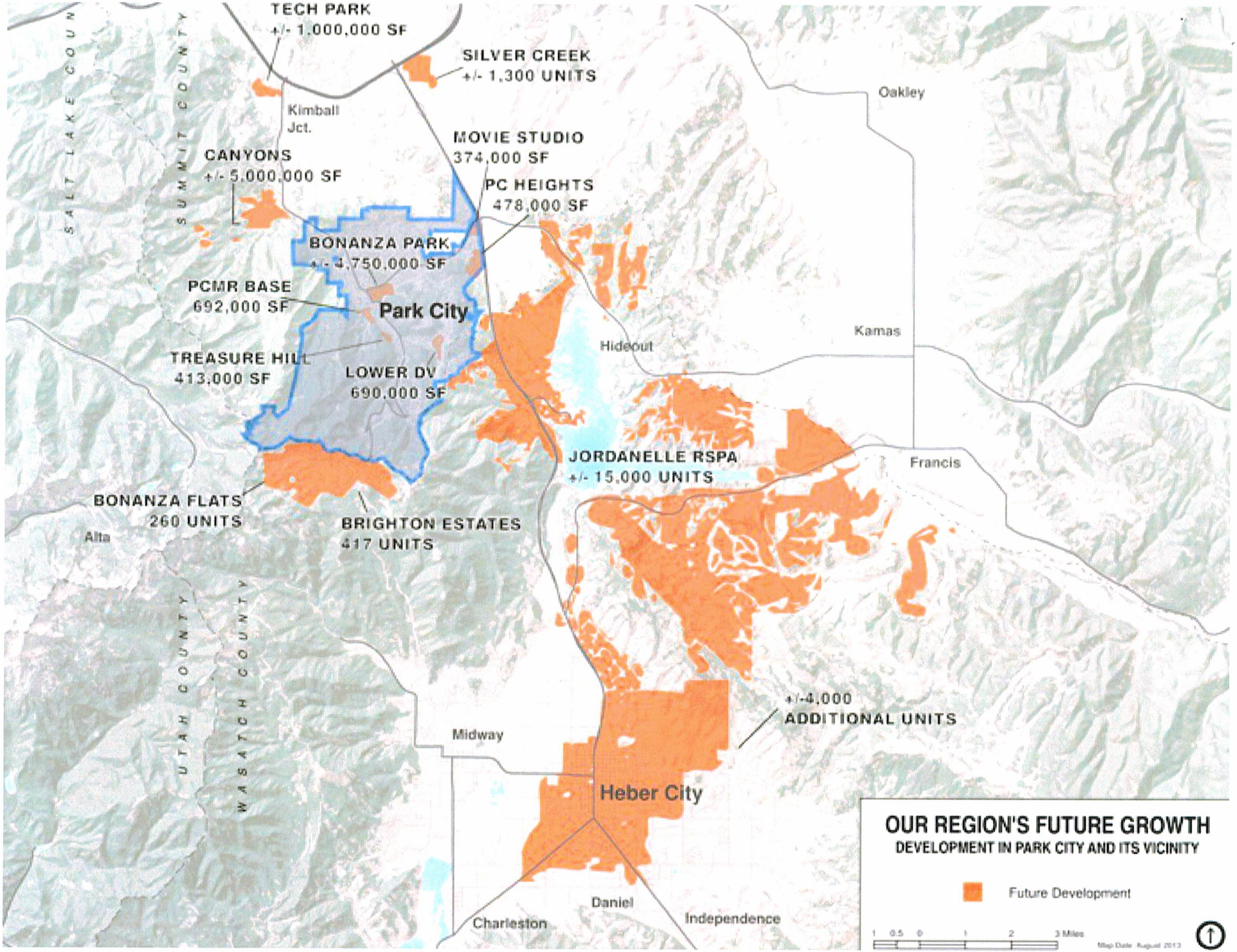
MIDWAY

OPEN SPACE

PUBLIC FORUM


TECH PARK
+/- 1,000,000 SF
SILVER CREEK
+/- 1,300 UNITS
Kimball Jct.
MOVIE STUDIO
374,000 SF
CANYONS
+/- 5,000,000 SF
PC HEIGHTS
478,000 SF
BONANZA PARK
+/- 4,750,000 SF
PCMR BASE
692,000 SF
Park City
TREASURE HILL
413,000 SF
LOWER DV
690,000 SF
JORDANELLE RSPA
+/- 15,000 UNITS
BONANZA FLATS
260 UNITS
BRIGHTON ESTATES
417 UNITS
Alta
Oakley
Kamas
Hideout
Francis
Midway
Heber City
+/-4,000
ADDITIONAL UNITS
Daniel
Charleston
Independence
SALT LAKE COUNTY
SUMMIT COUNTY
UTAH COUNTY
WASATCH COUNTY
OUR REGION'S FUTURE GROWTH
DEVELOPMENT IN PARK CITY AND ITS VICINITY
Future Development
1 0.5 0 1 2 3 Miles
Map Date: August 2013

PURPOSE	SCHOOL BOND	OPEN SPACE BOND
SCOPE	CONSTRUCT SPECIFIC BUILDING ON SPECIFIC PROPERTY	FUND ONE OR MORE PROJECTS YET TO BE IDENTIFIED
BOND ISSUE	IMMEDIATE & FULL AMOUNT	DELAYED UNTIL PROJECT IDENTIFIED MAY ISSUE ONLY A PORTION OF BOND
		OPEN SPACE BONDS REALLY CAN'T IDENTIFY SPECIFIC PROPERTIES, JUST PROPERTY TYPES

PROPOSED BOND AMOUNT	$ 5,000,000	$ 6,000,000	$ 7,500,000	$ 10,000,000
ASSESSED HOME VALUE				
$ 100,000	$ 27.16	$ 32.75	$ 41.13	$ 54.71
$ 150,000	$ 40.74	$ 49.12	$ 61.69	$ 82.06
$ 200,000	$ 54.32	$ 65.50	$ 82.26	$ 109.42
$ 250,000	$ 67.90	$ 81.87	$ 102.82	$ 136.77
$ 300,000	$ 81.48	$ 98.24	$ 123.39	$ 164.13
$ 350,000	$ 95.06	$ 114.62	$ 143.95	$ 191.48
$ 400,000	$ 108.64	$ 130.99	$ 164.52	$ 218.84
$ 500,000	$ 135.80	$ 163.74	$ 205.64	$ 273.55
$ 600,000	$ 162.96	$ 196.49	$ 246.77	$ 328.25
$ 700,000	$ 190.12	$ 229.23	$ 287.90	$ 382.96
$ 800,000	$ 217.28	$ 261.98	$ 329.03	$ 437.67
$ 900,000	$ 244.44	$ 294.73	$ 370.16	$ 492.38
$ 1,000,000	$ 271.61	$ 327.48	$ 411.29	$ 547.09
TOTAL TAX INCREASE	4.0%	4.8%	6.1%	8.1%
ANNUAL COST PER $1000 PRIMARY H.O.	$ 0.272	$ 0.327	$ 0.411	$ 0.547
ANNUAL COST PER $1000 SECONDARY H.O.	$ 0.494	$ 0.595	$ 0.748	$ 0.995

- ESTIMATED ANNUAL TAX IMPACT FOR PRIMARY RESIDENCE BASED ON DIFFERING BOND SIZES AND ASSESSED MARKET VALUE
- TOTAL TAX INCREASE PERCENTAGE IS SAME FOR BOTH PRIMARY AND SECONDARY
- MAY TAKE A FEW YEARS TO ISSUE MAXIMUM BOND AUTHORIZATION
- RENTERS GENERALLY PAY PROPERTY TAXES AS AN OPERATING COST PASS-THRU

WHY IS "AGRICULTURAL" OPEN SPACE SO HARD?

	LARGE TRACT	"BACKYARD"
PURPOSE	PRESERVE RURAL ATMOSPHERE	MAINTAIN "PRIVATE" VIEWS
LEVERAGE	PARTNERSHIP $$$ AVAILABLE 2 - 4 X SEVERAL SOURCES	PARTNERSHIP $$$ UNAVAILABLE OR VERY LIMITED
COMMUNITY BENEFIT	BROAD COMMUNITY BENEFIT VISIBLE FROM CITY ARTERIES	LIMITED BENEFIT, CONTAINED TO SPECIFIC NEIGHBORHOODS
MAINTENANCE	FINANCIALLY MOTIVATED SUSTAINABILITY / USE	PERSONAL PREFERENCE SUSTAINED USE
TYPICAL SIZE	8 ++ ACRES	2 - 5 ACRES
LIKELY LOCATION	WITHIN CITY ANNEXATION LIMITS ADJACENT TO 3 CITY ARTERIES	WITHIN CITY LIMITS

- **LARGE TRACT:**
  PRODUCTIVE AND
  FINANCIALLY SUSTAINABLE USE
- **"BACKYARD":**
  UTAH OPEN LANDS TERM
  LOCALIZED NEIGHBORHOOD
  RURAL SPACE
- **"TWEENERS"**
  UNIQUE AND REQUIRE
  SPECIAL CONSIDERATION