

MIDWAY

OPEN
SPACE

PUBLIC
FORUM



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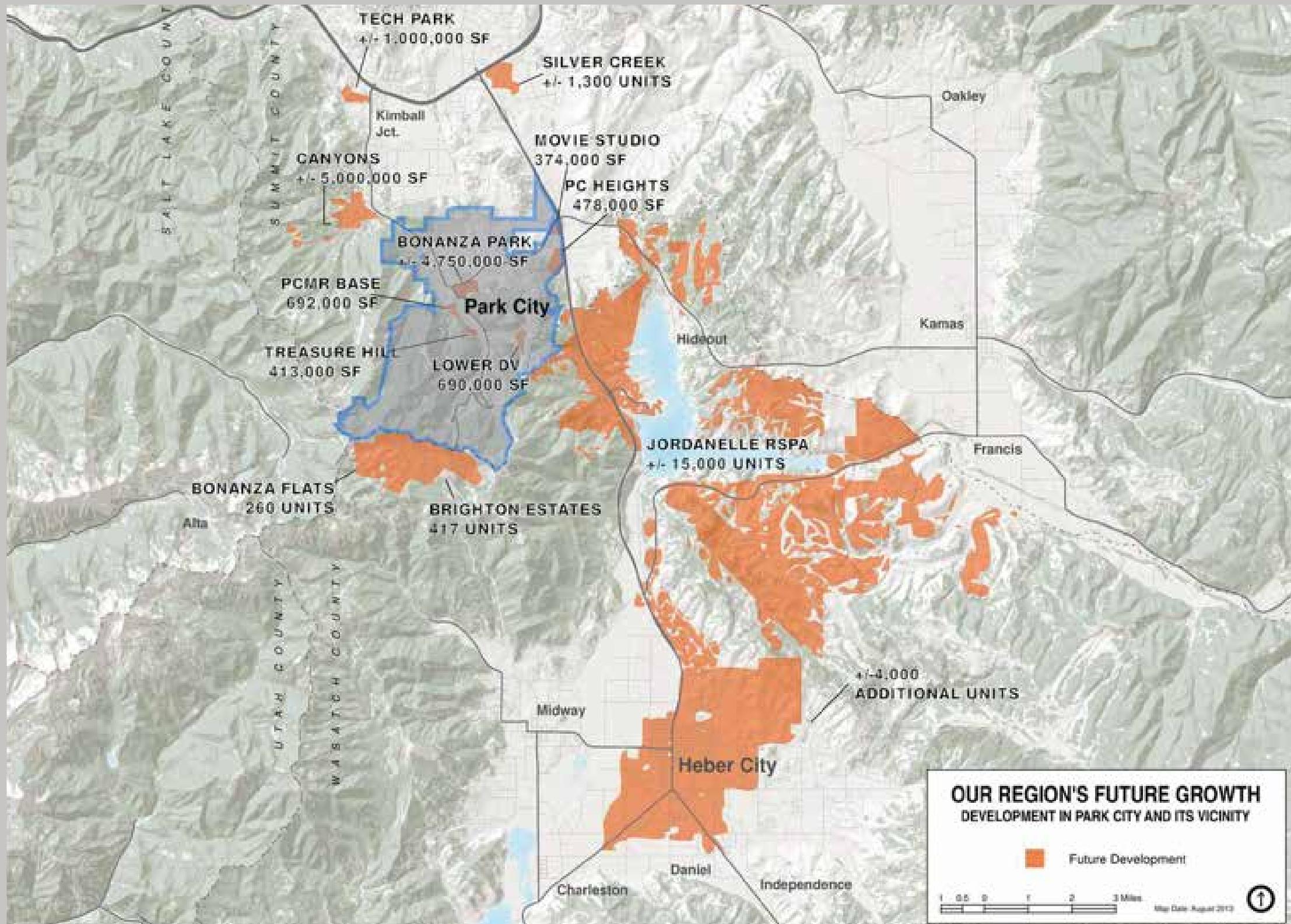
DISCUSSION OUTLINE

- 1 • LOCAL CONTEXT
- 2 • MIDWAY CONTEXT
- 3 • OPEN SPACE CONSIDERATIONS
- 4 • ACQUIRING OPEN SPACE
- 5 • SURVEY: **LET'S HEAR FROM YOU!**

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**LOCAL
CONTEXT**

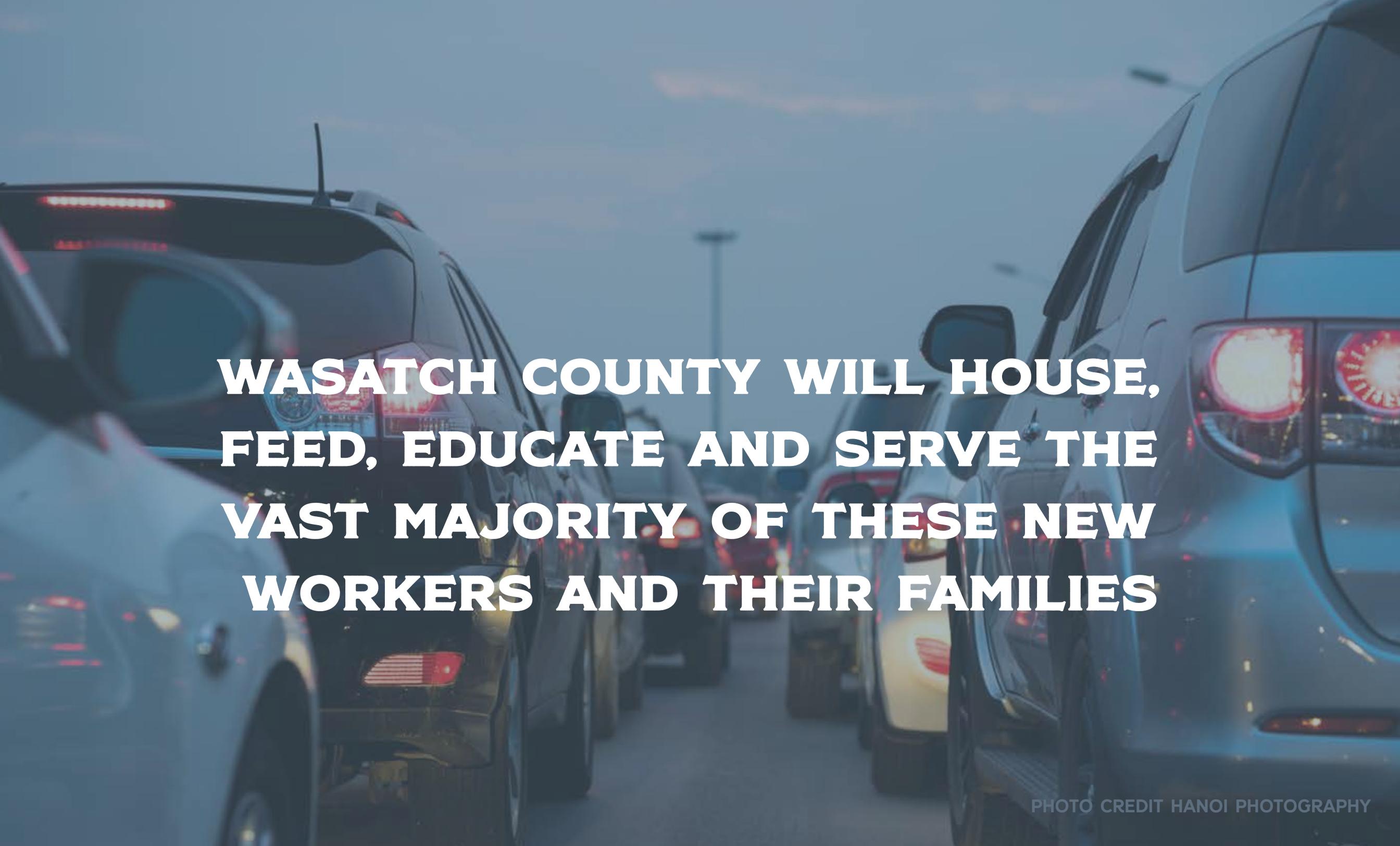
**DID YOU KNOW THAT WASATCH
IS ONE OF THE FASTEST GROWING
COUNTIES IN THE USA TODAY?**



MAYFLOWER DEVELOPMENT

- **2,350 UNIT** SKI IN/SKI OUT VILLAGE - CONDOS, TOWN HOMES, SINGLE FAMILY, HOTELS
- AS MUCH AS **3.8 MILLION SQUARE FEET** OF BUILDING DEVELOPMENT
- **2,200 ACRES** TOTAL DEVELOPMENT SIZE
- OVER **2,000 NEW EMPLOYEES**
- CONSTRUCTION IS PLANNED TO BEGIN **FALL 2018**

SINCE 2010 CENSUS, WASATCH COUNTY POPULATION HAS GROWN BY NEARLY 30%.
HEBER CITY IS THE FASTEST GROWING MICROPOLITAN AREA (10-50K RESIDENTS) IN
THE UNITED STATES FOR THE PAST 3 YEARS.



**WASATCH COUNTY WILL HOUSE,
FEED, EDUCATE AND SERVE THE
VAST MAJORITY OF THESE NEW
WORKERS AND THEIR FAMILIES**

THERE IS MUCH THAT WE CAN'T CONTROL
OUTSIDE THE BORDERS OF MIDWAY CITY.
HOWEVER WE CAN WORK TOGETHER
TO DETERMINE WHAT WE BELIEVE MIDWAY
SHOULD BE IN THE FUTURE.

IT IS UP TO US.



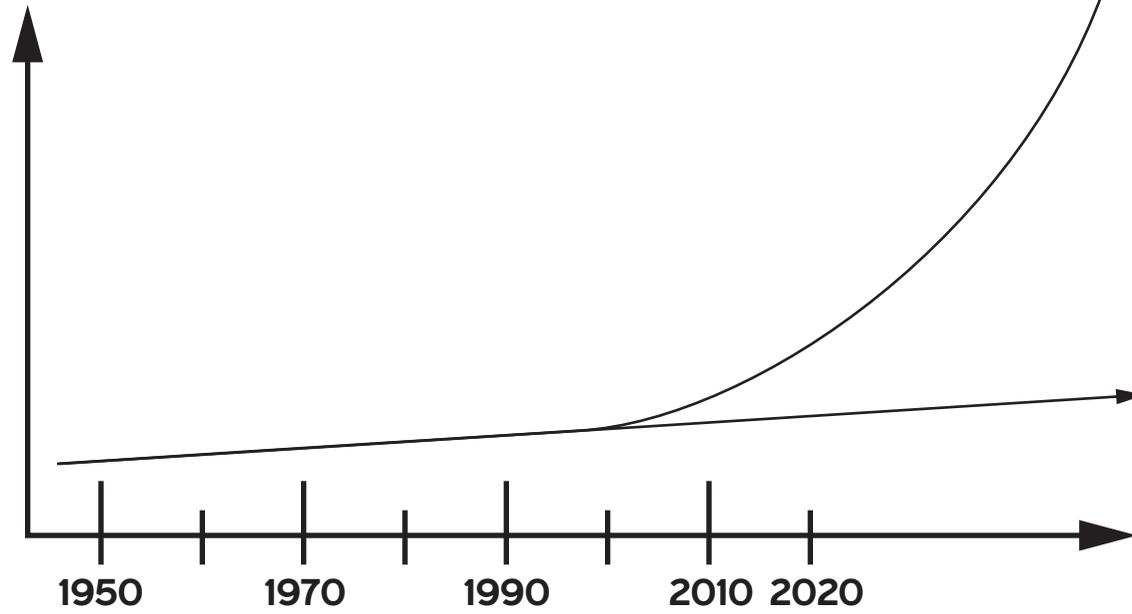
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**IT IS POSSIBLE TO WIN THE
“OPEN SPACE” BATTLE AND
STILL LOOSE THE “RURAL” WAR.**

2

**MIDWAY
CONTEXT**

NUMBER OF HOMES



CHALLENGES:

- TRAFFIC
- SCHOOLS
- VIEWS
- RURAL ATMOSPHERE

**GROWTH IS INEVITABLE, BUT
WHAT CAN MIDWAY DO TO PREVENT
THE RURAL ATMOSPHERE FROM
BEING DESTROYED?**



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**WHERE SHOULD THE NEXT
500 HOUSES GO?**



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3

**OPEN SPACE
CONSIDERATIONS**



**MAY IS THE MONTH TO FORMULATE A
COMMUNITY VIEW ON THESE “BALLOT
LANGUAGE” ISSUES. THIS IS A KEY GOAL
OF THIS OPEN SPACE FORUM;
THE CITY COUNCIL WANTS TO
HEAR FROM US**

WHY IS “AGRICULTURAL” OPEN SPACE SO HARD?

LARGE TRACT

“BACKYARD”

- **LARGE TRACT:**
PRODUCTIVE AND FINANCIALLY SUSTAINABLE USE

- **“BACKYARD”:**
UTAH OPEN LANDS TERM
LOCALIZED NEIGHBORHOOD
RURAL SPACE

- **“TWEENERS”**
UNIQUE AND REQUIRE
SPECIAL CONSIDERATION

	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



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4 ACQUIRING OPEN SPACE



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MIDWAY CAN'T

- **STOP DEVELOPMENT:**

- **“...NOR SHALL PRIVATE PROPERTY BE TAKEN WITHOUT JUST COMPENSATION.”** U.S. CONSTITUTION, AMENDMENT V

- **“PRIVATE PROPERTY SHALL NOT BE TAKEN OR DAMAGED FOR PUBLIC USE WITHOUT JUST COMPENSATION.”** UTAH CONSTITUTION, ARTICLE I, § 22

- **IMPOSE ZONING OR LAND USE RESTRICTIONS THAT “MATERIALLY LESSENS . . . [THE LAND’S] VALUE, OR BY WHICH THE OWNER’S RIGHT TO ITS USE AND ENJOYMENT IS IN ANY SUBSTANTIAL DEGREE ABRIDGED OR DESTROYED”.** COLEMAN V. UTAH STATE LAND BOARD, (UTAH SUPREME COURT,1990).

- **AVOID LEGAL RESTRICTIONS ON TAKING PRIVATE LAND FOR PUBLIC USE BY GIVING TOO MUCH DISCRETION TO CITY OFFICIALS:**

- **“(1) A LAND USE AUTHORITY SHALL APPLY THE PLAIN LANGUAGE OF LAND USE REGULATIONS.**

- **(2) IF A LAND USE REGULATION DOES NOT PLAINLY RESTRICT A LAND USE APPLICATION, THE LAND USE AUTHORITY SHALL INTERPRET AND APPLY THE LAND USE REGULATION TO FAVOR THE LAND USE APPLICATION.”**

UTAH CODE § 10-9A-306 (EFFECTIVE 4/9/2017)

MIDWAY CAN

- PARTNER WITH LAND CONSERVATION GROUPS TO ACQUIRE OPEN LAND
- ENCOURAGE LANDOWNERS TO PRESERVE THEIR LAND
- AND WE CAN **PURCHASE LAND...**

HOW BONDING STRETCHES OUR MONEY

- PURCHASING LAND IS DONE THROUGH A BOND
- A BOND ATTRACTS OUTSIDE INVESTORS
- THOSE INVESTORS STRETCH THE ORIGINAL \$\$\$
- THAT **LEVERAGE** MAKES ALL THE DIFFERENCE

FOR EXAMPLE...

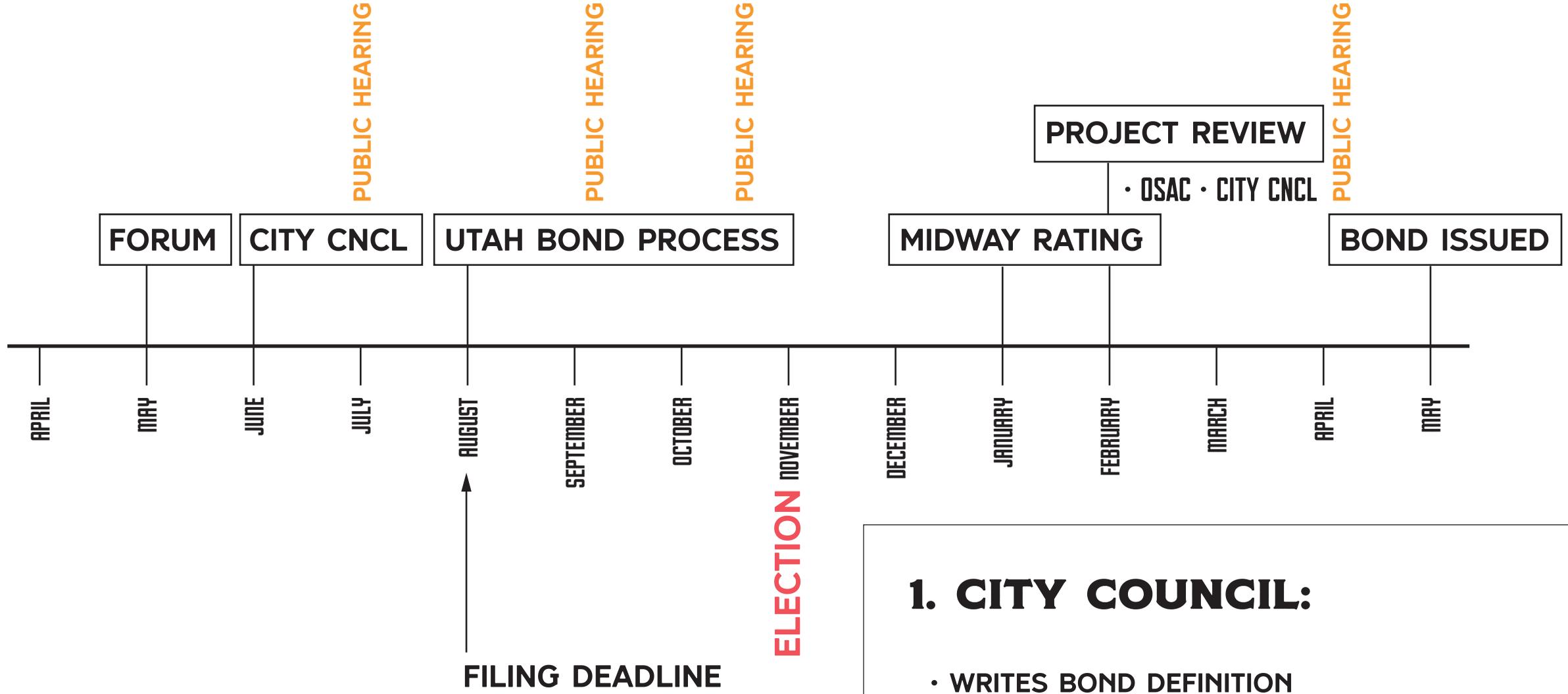
- 20ACRES @ 70,000/ACRE = FMV \$1,400,000
- OWNER “DONATES” \$400,000 OF VALUE TO APPROVED LAND CONSERVATION TRUST FOR TAX DEDUCTION = BALANCE OF \$1,000,000
- LAND CONSERVATION TRUST WILL MATCH LOCAL GOVERNMENT PARTICIPATION UP TO \$500,000 = BALANCE OF \$500,000
- CITY, WITH AUTHORITY FROM VOTERS THROUGH BOND INITIATIVE, PUTS IN \$500,000 = BALANCE OF \$0
- TITLE TO LAND IS PASSED TO APPROVED LAND CONSERVATION TRUST, REMAINS UNDEVELOPED IN PERPETUITY WITH NO CONTINUING MAINTENANCE OR INFRASTRUCTURE DEMANDS ON CITY.

BONDING REQUIRES VOTER APPROVAL

BUT...

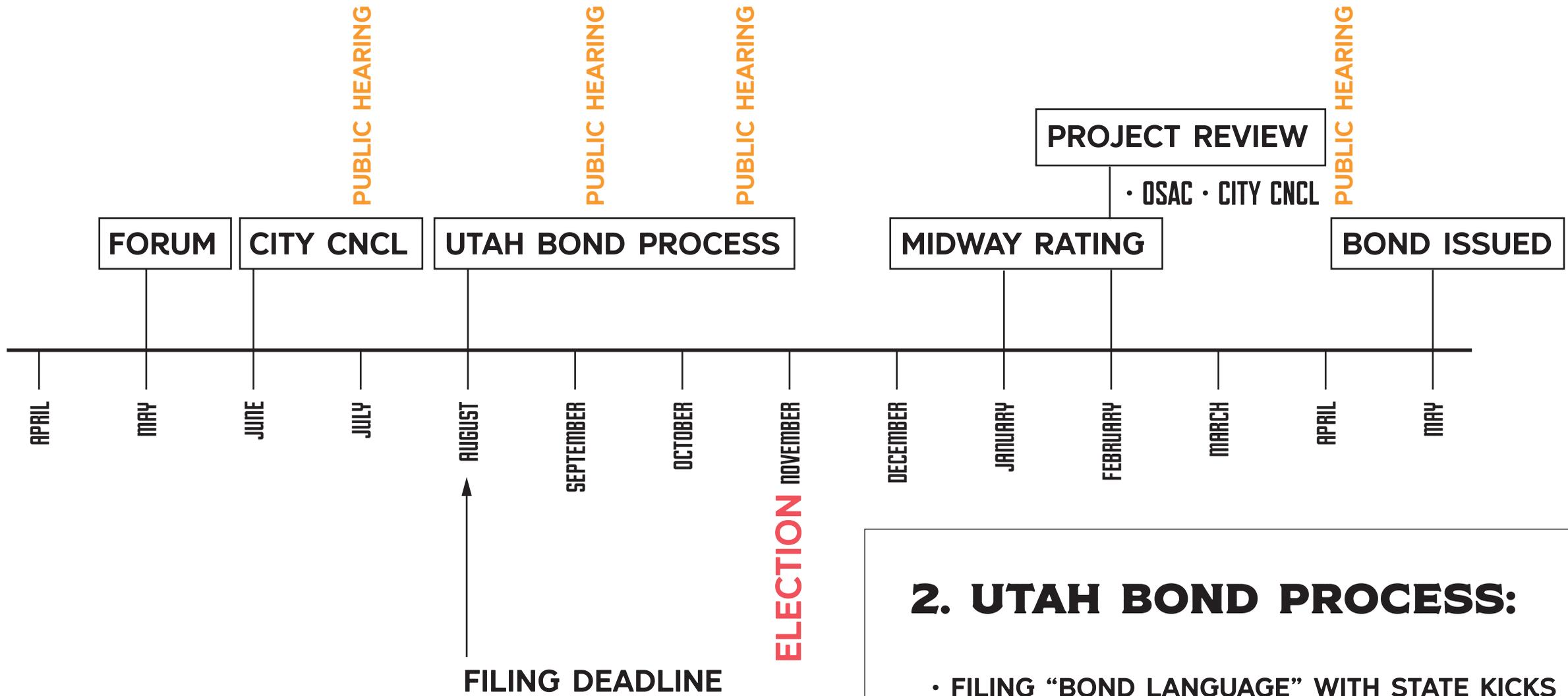
- **HOW DO I KNOW WHAT I AM GETTING?**
- **HOW MUCH WILL IT COST?**
- **HOW ARE MY INTERESTS PROTECTED?**

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



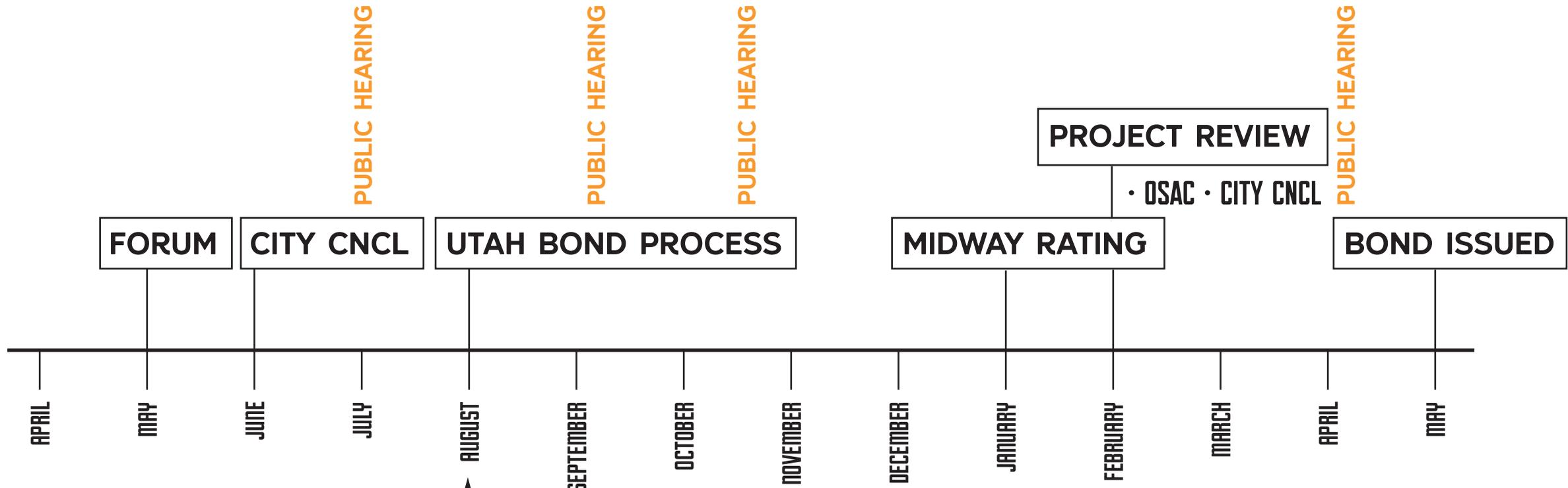
1. CITY COUNCIL:

- WRITES BOND DEFINITION “BOND LANGUAGE”
- BASED ON PUBLIC INPUT
- APPROVES BY 4/5 VOTE



2. UTAH BOND PROCESS:

- FILING “BOND LANGUAGE” WITH STATE KICKS OFF 3 MONTH PROCESS
- PUBLIC HEARINGS
- VOTER’S PAMPHLET
- ELECTION



3. IF BOND MEASURE PASSES:

- CITY COUNCIL NOW AUTHORIZED
- MIDWAY BOND RATING
- SELECTION & CITY COUNCIL APPROVAL
- BOND ISSUED

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



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**WE NEED
YOUR HELP!!**

WWW.SURVEYMONKEY.COM/R/MIDWAYBOND



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