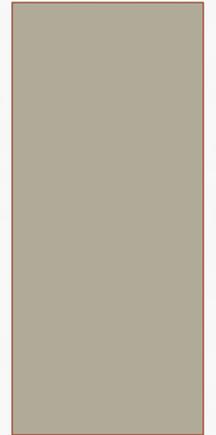
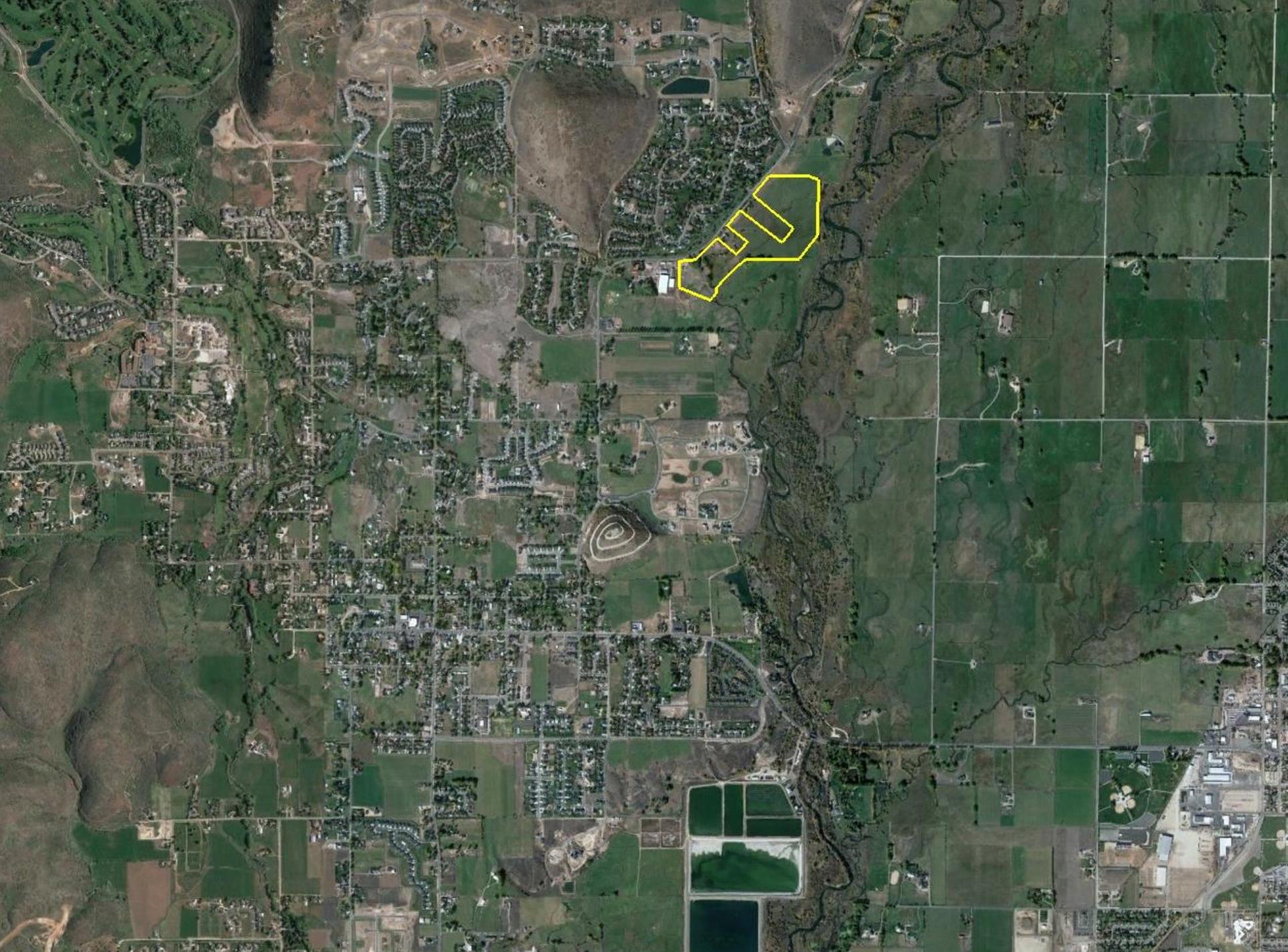
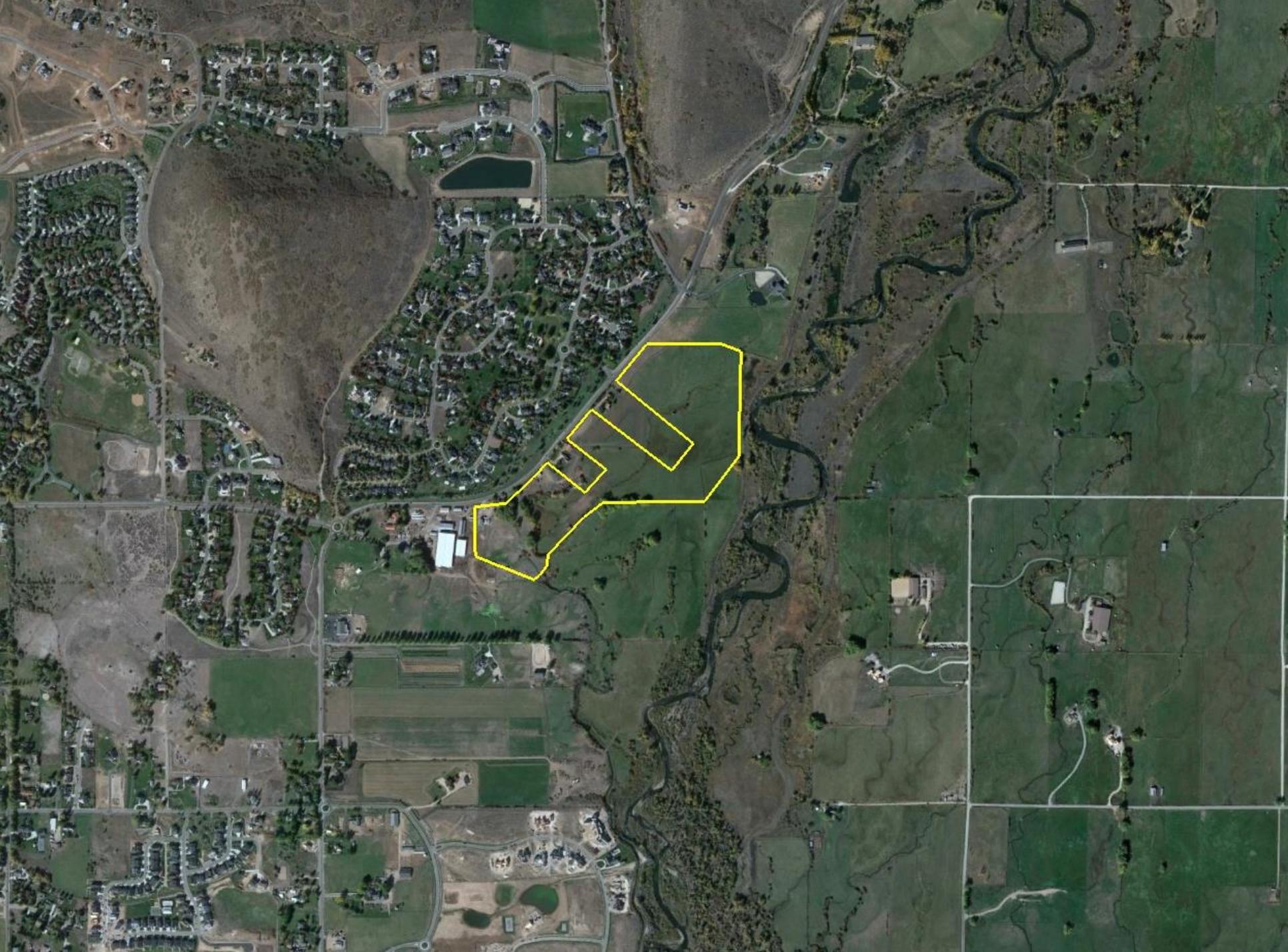


# MICHEL OPEN SPACE

WENDY FISHER









# POSSIBLE FINDINGS

- This project and funding request remain consistent with the vision of the Open Space Element of the General Plan.
- The \$250,000 in funds requested at this time is only a small percentage of the purchase price of the conservation easement but this commitment falls within the limited Midway City bond funds remaining and Utah Open Lands advises that this commitment from Midway City will assist Utah Open Lands in applying for state and federal funds, thereby leveraging the Bond proceeds to maximize Midway's contribution.
- Because the property lies completely within Wasatch County (but within the Midway Growth Boundary (annexation area)) and is part of the larger North Fields tract that Wasatch County has identified as a priority in its open space preservation efforts, Wasatch County has been asked to contribute funds from its Open Space Bond Fund. Potential funding sources like the County and other potential sources, such as NCRS and LeRae McCallister Fund, may maximize Midway's contribution through leveraging, and the continuation of an important agricultural/ranching business is an added benefit.
- The project is visible from much of Midway and to every person who enters or exits Midway along River Road.
- The project expands and maximizes upon the scenic viewsheds preserved by the adjoining Albert Kohler Legacy Property (Kohler Dairy), preserved using Midway Open Space Bond Funds.
- Preservation of the property will keep valuable agricultural/ranching land as open space and the applicant advises the property will continue to provide agricultural products to the community.

# PROPOSED CONDITIONS

1. There are Midway Irrigation Company shares on the property. These shares need to be identified, made part of the agreement, and dedicated to Midway City so they remain attached to the property.
2. A future public trail easement should be addressed in the conservation easement for a trail from River Road to the future Provo River trail.
3. The Applicants have requested the sum of \$250,000 and Midway's Support through its Open Bond funds to assist in applying for other funding sources but also considering the possibility of a future bond and a subsequent request. As a condition of any funding, there should be a time limit or procedure for releasing the \$250,000 commitment in bond funds back to the City in the event the City does not pursue additional bond funding and/or if a vote on an additional bond is unsuccessful and/or in the event the parties do not reach an agreement on future funding.