



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: August 19, 2025

AGENDA ITEM: Open Space Bond Funding Request

NAME OF PROJECT: Pear Tree Llamas

PROPERTY OWNER: The Gerald L. and Cathleen F. White Living Trust

NAME OF APPLICANT: Utah Open Lands

LOCATION OF ITEM: 105 East 850 South, Midway, Utah 84049

Utah Open Lands, on behalf Pear Tree Llamas, is requesting \$750,000 from the Midway Open Space Bond funds to help fund a conservation easement on approximately 40 acres of property located at or about 105 East 850. The property is in Wasatch County. None of the property lies within Midway City limits, but all of the property falls within the Midway Growth Boundary (annexation area) and may be considered for funding.

BACKGROUND:

In November of 2018, Midway residents passed a 5-million-dollar open space bond. City Council created an Open Space Advisory Committee, established criteria for participation based on the 2017 Midway General Plan Open Space Element, and property owners were encouraged to submit a ‘Notice of Interest’ and subsequent ‘Landowner’s Perspective’ indicating how the property meets the Midway Open Space Criteria listed in the General Plan. In 2024, Midway residents passed a second 5-million-dollar open space bond.

Cathleen and Gerald White, as trustees of the Gerald L. and Cathleen F. White Living Trust, submitted a Notice of Interest dated March 31, 2025. According to the notice, the total acreage of the property is 39.56 acres. Current uses include ranching, grazing, and irrigation. They currently have 10 llamas on the property. Unique features include farming/ranching and grazing, scenic views, unique wildlife features, and viewsheds visible from public roads.

The house on the property dates to 1962. The owners have raised and grazed llamas on the property since 1997. They lease approximately eighteen acres to the Kohler Dairy for grazing approximately 50 head of cattle in connection with the Kohler's farming and dairy operations, which previously received Open Space Bond Funds. The application states the property is home to several species of wildlife, including deer, red and silver fox, sandhill cranes, rabbits, skunk, marmots, and active beehives. The property also has black willow and big sagebrush.

Water: Per the application, 24 water shares will be encumbered by the conservation easement.

According to Utah Open Lands, on behalf of the applicants, the estimated marked analysis value of the proposed conservation easement (not appraisal) is \$6,500,000.00. The owners intend to make a landowner donation of \$1,625,000, which represents 25% of the value, leaving a purchase price of \$4,875,000.

Per Utah Open Lands, the purchase price of \$4,875,000 breaks down as follows:

● Request from Midway Open Space Bond Funds	\$750,000
● Committed funds from Wasatch County Bond Funds	\$750,000
● LeRay McAllister & UOL North Fields Protection	\$125,000
● Potential Government Funding	\$3,250,000*

*At the time of initial application, UOL represented these funds were secured but frozen funds. Since such time, the funds have lost their secured status, and we understand the applicants will have to reapply for the federal funds.

REVIEW:

The application complies with Midway's General Plan Open Space element as follows:

Vision

"The Community Vision Statement sets a goal for Midway "to be a beautiful, organized small town community based on its distinct history of agriculture, open space and recreation". (Goal 1, Community vision Goals and Guidelines). Guideline 5 seeks to implement this goal by "Encouraging the preservation of prime agricultural land and open space within Midway and the surrounding valley".

The Pear Tree Llamas property meets these goals in the following ways:

- *Preservation of the 40 acre Pear Tree Llama property preserves scenic viewsheds along the Wasatch Mountains and Heber Valley.*
- *The property will continue usage as a farm, with livestock grazing, haying, and related uses.*
- *The property is separated by 850 South from the Utah Division of Wildlife Resources fish hatchery, which in turn abuts the approximately 40 acre parcel Midway City received from Kem Gardner, located along 113 south, which is protected by a conservation easement.*
- *Per the application, "Pear Tree Llamas is an actively managed agricultural property, supporting both llamas grazing and cattle operations. The Property sustains 10 llamas while providing 18 acres of leased pastureland to the Kohler Family, who graze 50 head of cattle. Its open, undeveloped landscape directly off hwy 113 offers unobstructed scenic views that contribute to the rural charm and identity of Midway. By preserving this Property, we can ensure a vital piece of Midway's agricultural heritage remains intact, preventing the encroachment of development that would diminish the area's open space and pastoral quality. Its proximity to the Midway Fish Hatchery further enhances the ecological and visual continuity of conserved lands."*

Effective Open Space Use

The Open Space Element cites four design objectives requiring use of open space tools. They are; preserving Inter-City Space, Preserve Midway's Unique Character, Create Local Neighborhood "Openness", and Providing Public Recreation Venues.

In addition to the citations mentioned above, the property meets these objectives by:

- *The grazing and hayfields are under greenbelt protection.*
- *The property is separated by 850 South from the Utah Division of Wildlife Resources fish hatchery, which in turn abuts the approximately 40 acre parcel Midway City received from Kem Gardner, located along 113 south, which is protected by a conservation easement, as shown on the attached maps.*
- *Adjacent land is zoned residential, and other parcels are being subdivided for residential uses. Preserving these 39.56 acres will mitigate the density created by these developments.*
- *Should this land be developed for residential purposes, we estimate that between 30 and 33 single family homes or multi-family as part of a Planned Unit Development could be constructed on the buildable areas of the 39.56 acres located in the Midway Growth Boundary, adding significantly to the density, infrastructure requirements, and demand for City/County services.*
- *In addition to the use of the land by livestock, this property serves as a significant wildlife habitat, providing nesting locations for various birds, safe locations for deer and elk to graze, ditches, and passage for many other species of wildlife.*
- *Per the application, "Located within the former Midway annexation boundary and increasingly surrounded by residential development, Pear Tree Llamas' 39.56 acres of open space serve as a critical buffer against the pressures of urban*

expansion. As Midway continues to experience growth, this Property plays a vital role in maintaining the area's rural character by preventing further fragmentation and preserving the agricultural landscape. Adjacent to the Midway Fish Hatchery, the Property helps to connect existing conserved lands, reinforcing a larger network of protected open space. Without the commitment to conservation, this land would likely follow the same trajectory as neighboring open spaces, transitioning into 1-acre residential lots".

- *Per the application, the owners are open to public and trail access, with conditions to protect the ongoing agricultural use of the property.*

Identifying and Acquiring Open Space

"Open space acquisition or preservation proposals must be evaluated with the benefit of the citizens of Midway in mind."

- *Because of the elevated location of much of the property, it is prominently seen from many vantage points in Midway and from around the entire Heber Valley.*
- *The views from Midway and the Heber Valley materially contribute to Midway's reputation as an attractive tourist destination, an important part of our local economy.*
- *The continued operation of the property with its production of hay and livestock provides economic benefits to Midway and its citizens.*
- *As one of an ever dwindling number of agricultural operations operating in the Midway area, an area noted for its agricultural history, losing the property to development will result in a permanent and significant loss of an important aspect of the Valley's legacy.*
- *Per the application, "The Property is located directly off hwy 113, Midway City's Center Street, making it highly visible open space. It can be seen from nearby trails, roads, and residential areas, contributing to the scenic character of the community. Any future development of the Property would permanently alter Midway's bucolic landscape, diminishing the visual appeal for residents and visitors alike".*

Identifying and Acquiring Open Space

"Where possible and practical, the City will work with other organizations, agencies, groups, and individuals who will share the costs of open space preservation projects."

According to Utah Open Lands, on behalf of the applicants, the estimated market analysis value of the proposed conservation easement (not appraisal) is \$6,500,000.00. The owners intend to make a landowner donation of \$1,625,000, which represents 25% of the value, leaving a purchase price of \$4,875,000.

- *The applicant owners are contributing \$1,625,000 (25%) of the estimated value of the conservation easement.*
- *Wasatch County has committed \$750,000 toward the purchase price of the conservation easement.*

- *LeRay McAllister & Utah Open Lands North Fields Protection Funds are expected to contribute \$125,000 to the purchase price of the conservation easement.*
- *Utah Open Lands has applied for grants from various governmental funding sources, amounting to \$3,250,000, which funds were previously approved, but then frozen and clawed back so that the applicants will have to reapply for funds this year. .*
- *Based upon the above financing breakdown specified by the applicants and Utah Open Lands, the requested contribution of \$750,000 in Midway Open Space Bond Funds would be leveraged approximately 7.5 to 1 through other funding sources.*

DISCUSSION:

- Midway's Master Street Plan shows a future road planned across the property that would connect 850 South to Michie Lane. If the property is encumbered with a conservation easement such that it will not be developed, this should render the need for such road moot and the master plan should be amended to remove this future road.
- The information provided by the applicant states that the community will benefit because of possible public trail access that would connect to existing transportation routes or existing trail network. This would be a great benefit to the public. The Applicants have provided a map showing the proposed eastern trail alignment approved by the Applicants. This trail would follow the eastern boundary of the property north from 850 South, and then east along the southeast boundary of the property to the boundary of property owned by the Hughes. A copy of the map is attached.
- The Applicants would provide a 10 foot easement to the City for the trail. This easement would be provided and recorded at the time the conservation easement is recorded. The Applicants will provide a metes and bounds description for the easement, which will follow the eastern trail alignment shown on the referenced map. This trail location will relocate the trail shown on the Master Trail Plan. If the property is conserved, the Master Trail Plan should be amended accordingly.
- Per the application, twenty-four (24) water shares will be encumbered with the conservation easement. This would have to be incorporated into any purchase and sale agreement and conservation easement document(s).

MIDWAY OPEN SPACE COMMITTEE RECOMMENDATION:

At its regularly scheduled meeting held June 4, 2025, the Midway Open Space Committee made the following recommendation:

Motion by Woody Woodruff to recommend that the City Council review and commit up to Seven Hundred and Fifty Thousand Dollars (\$750,000) of the Midway open space bond funds toward placement of a conservation easement on the 39.56 acres owned by the Gerald L. and Cathleen F. White Living Trust and known as Pear Tree Llamas, located at or about 105 East 850 South, Wasatch County, not within Midway City but within the Midway Growth Boundary (annexation area), accepting the findings set forth in the staff report dated May 14, 2025, and conditioned upon the conditions set forth in the May 14, 2025, staff report, which are adopted hereby.

Seconded by Steve Stevens and unanimously approved by members Courtland Nelson, Steve Stevens, Glen Lent, Woody Woodruff, and Jared Neal.

City Council Meeting July 15, 2025: This matter came before the City Council at its July meeting and was favorably received. There was discussion that since Midway taxpayer would be used toward conservation, the property should be annexed into Midway if it meets the requirements for annexation. UOL represented that this would not be a problem for the applicants.

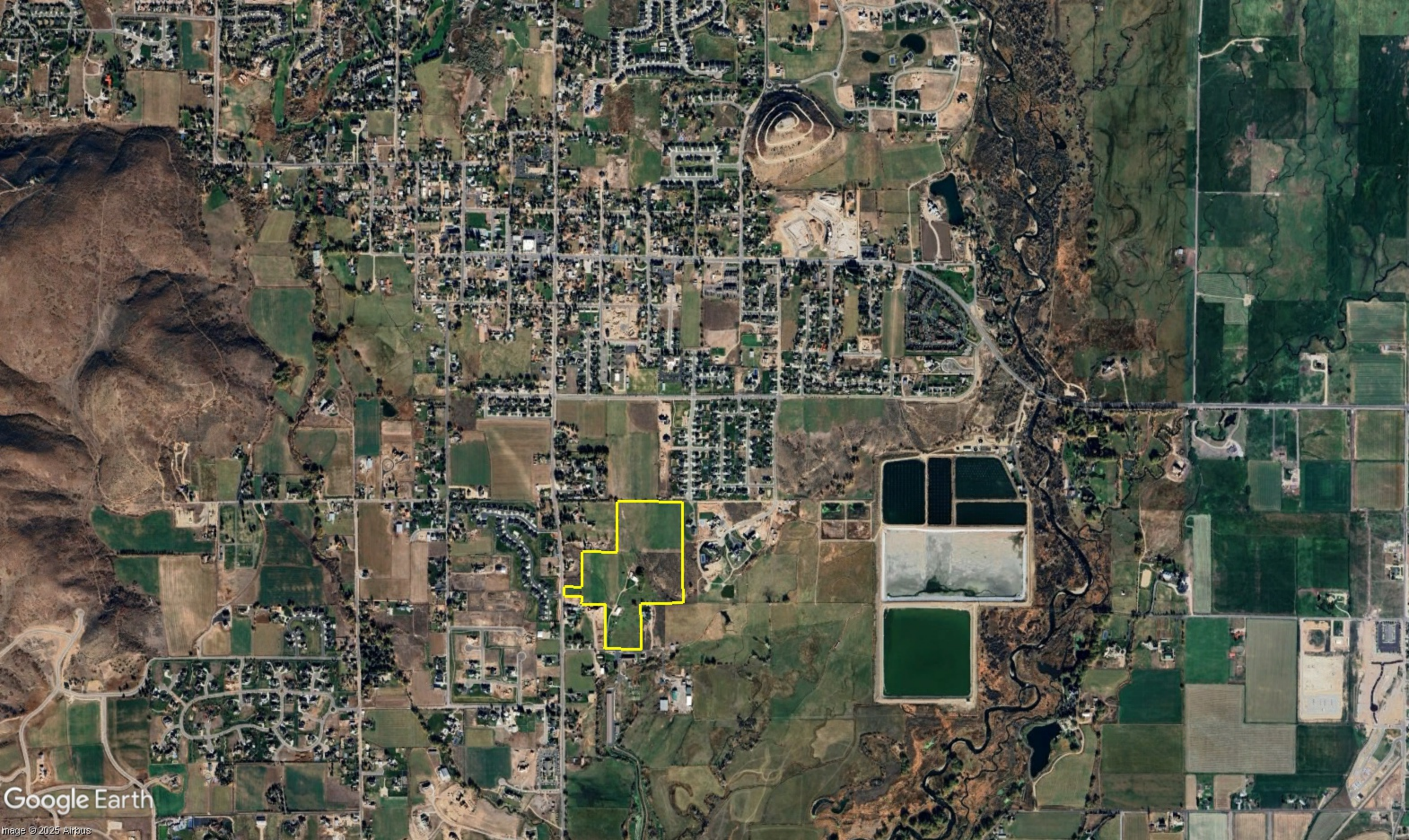
POSSIBLE FINDINGS:

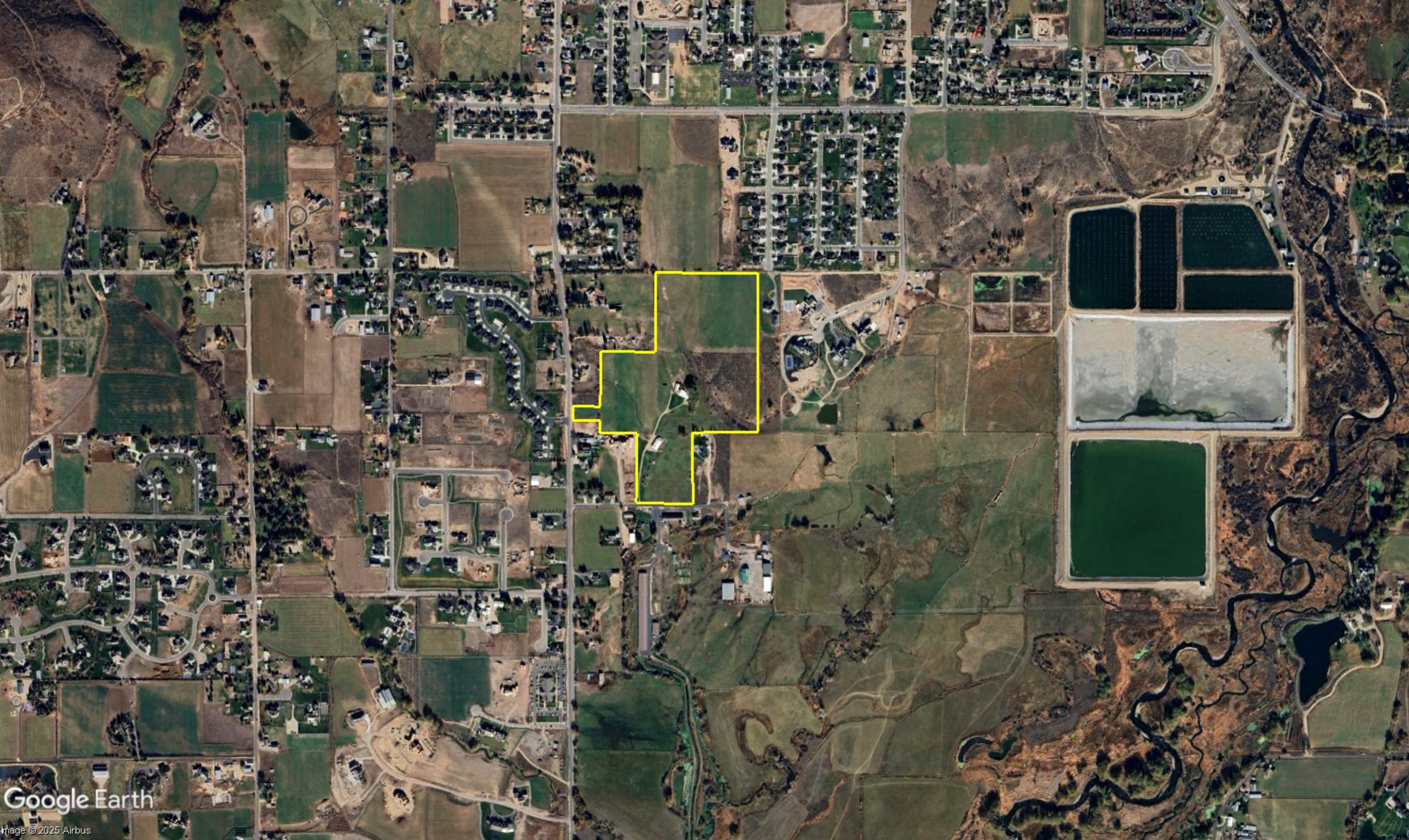
1. This project and funding request are consistent with the vision of the Open Space Element of the General Plan.
2. The committed funds from Wasatch County and from other potential sources will maximize Midway's contribution through leveraging, and the continuation of an important agricultural business is an added benefit.
3. The project is visible from much of Midway and from many areas of the Heber Valley.
4. The property is not within the City of Midway but does fall within the City's annexation boundary.
5. Preservation will keep valuable agricultural land as open space and the farm will continue to provide grazing and agricultural products to the community.
6. Because significant acreage is leased to other agricultural operations, such as the Kohler Dairy, preservation may help preserve other open space conservation areas.
7. Preservation will help provide a buffer between Midway and county land to the east.
8. Preservation of this parcel adjacent to the Midway Fish Hatchery, which is in turn adjacent to City land obtained from Kem Gardner encumbered by a conservation easement, would help to connect existing conserved lands and reinforce a larger network of protected open space.

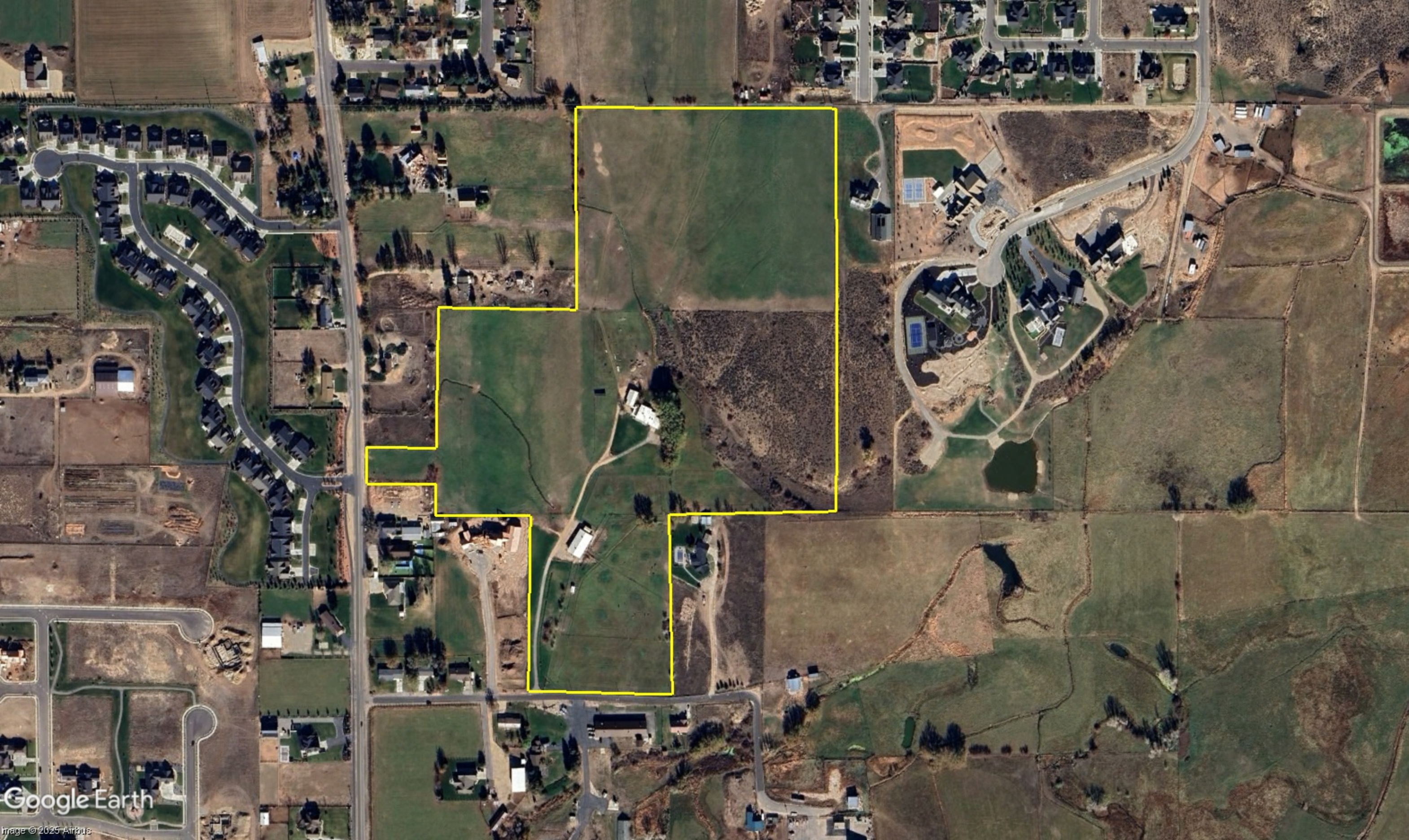
9. Preservation would help protect native grasslands and Big Sagebrush, as well as provide habitat for wildlife including sandhill crane, red and silver fox, deer, skunk, marmots, and an active beehive.
10. Conservation may render the need for a planned road between 850 S and Michie Lane (as set forth in Midway's Master Street Plan) unnecessary, resulting in cost savings for both installation and ongoing maintenance.

PROPOSED CONDITIONS:

1. Midway's Master Street Plan shows a future road planned across the property that would connect 850 South to Michie Lane. If the property is encumbered with a conservation easement such that it will not be developed, this should render the need for such road moot and the master plan should be amended to remove this planned road.
2. 24 water shares will be encumbered by the conservation easement, which shall be incorporated into any purchase and sale agreement and conservation easement document(s).
3. Midway's Master Trail Plan shows a future paved trail running from 850 South to Michie Lane along the east side of the Pear Tree Llama property. If the property is encumbered with a conservation easement, the master plan should be amended to replace this trail with the proposed eastern trail alignment depicted on the attached map which follows the eastern and southeastern property boundaries and has been approved by the Applicants. It is recommended the easement provided by the Applicants to the City for the trail be 10 feet in width, in light of the agricultural use of the property, location of sagebrush field, etc., with the Applicants to provide a metes and bounds description for a ten foot easement following the alignment shown on the attached map, with a draft easement submitted for approval by the City, and the trail easement to be recorded at the time the conservation easement is recorded. The trail will not be developed or opened to public access until after the deaths of the applicants unless sooner approved by the parties.
4. Because Midway taxpayer funds are being used toward conservation, the applicants agree to cooperate in any annexation petitions involving the subject property annexing into Midway, and agree to take steps necessary to ensure that any successors in title to the property will similarly cooperate in annexation into Midway.







Pear Tree Llamas

Landowner Questionnaire Re: City Conservation Funds

The purpose of this document is to provide an initial assessment for landowners to gauge the likelihood of their property being eligible for conservation, utilizing city open space bond funds.

Section 1:

- ☐ Y ☒ N: Is the property an unrecorded parcel (rather than in a platted subdivision)?
- ☒ Y ☐ N: Is the property on a major street and widely visible?
- ☒ Y ☐ N: Is the property more than one acre?
- ☐ Y ☒ N: If seeking funds, are your expectations to receive significantly below market value?
- ☒ Y ☐ N: Is your first priority conserving your property?

- If you answered "yes" to every question above, it's more likely the property would be considered (eligible) for city bond funds for conservation. Continue on to see how many additional criteria it the property meets.
- If you answered "no" to any of the above questions, the property is less likely to be considered for city funds.
- Conservation may still be pursued, but it is unlikely to qualify for city bond money without some other exceptional quality of the property. Other sources of funding may be available. A Certified Land Trust may be able to assist you.

Section 2:

The following are a list of criteria used in the evaluation of properties. Check any boxes that apply. More criteria met equals higher chance for eligibility of funds.

1) Preserve Inter-City Space

- a) ☒ Is it on the edge of town and will it help preserve Midway's separation and rural setting in relation to other towns (Heber and Charleston)?

2) Preserve Midway's Unique Character

- a) ☒ Is it currently and actively used for agriculture?
- b) ☒ Does it contain agricultural buildings such as barns?
- c) ☒ Does it contain historical buildings? *house built 1962*
- d) ☒ Does it contain a waterway, such as a creek, spring, or pond? *irrigation ditch*
- e) ☒ Does it help preserve Midway's unique character or history in some other way not included above? *viewshed*

3) Create Local Neighborhood "Openness"

- a) ☒ Is it on a heavily trafficked road or feeder road?
- b) ☒ Can it be prominently viewed from locations around the community?
- c) ☒ Does it preserve a prominent view corridor (to other open space or to mountains)?
- d) ☒ Does it provide an open space break in an otherwise developed area?
- e) ☒ Is it contiguous to other preserved open space such as parks or sensitive lands? *Fish Hatchery*

4) Provide Public Recreation Venues

- a) ☒ Is there the potential for public access to the property?
- b) ☒ Is there potential for public trails or parks within or through the property?
- c) ☐ Is the property utilized for flood control?
- d) ☒ Does it provide some other public benefit not included above? *wildlife habitat*

15 March 2019

City Council, Mayor,

Attached you will find a document intended to assist in evaluation of potential open space properties. The OSAC is developing 2 such 'forms', one focused on the landowner (attached) and one focused on the City process of OS project evaluation (forthcoming). They will likely differ in layout but not in evaluation criteria. It is important that criteria we communicate to landowners and the public be fully consistent with how Midway evaluates properties.

Furthermore, it is important that the criteria we use are based solidly on the General Plan, as the Open Space Bond language contains:

“ . . . pay all or a portion of the costs to preserve open space (as open space is defined and is consistent with the Midway City General Plan and as permitted by the laws of the State of Utah) and related improvements, . . . ”

THE LAND OWNER 'form' (attached) is intended to allow an immediate and purposeful follow-up with the landowner after receiving the NOI (application) and to engage the landowner from the beginning in understanding and meeting MIDWAY criteria. We believe early involvement by the landowner in evaluating the suitability of the project to MIDWAY criteria will be invaluable in preventing misunderstandings and frustrations later in the process. To this end, you will note the questions are intentionally open-ended, but we believe the MIDWAY criteria are fully explored therein.

THE CITY EVALUATION 'form' is a work in progress but, subject to City Council approval, will necessarily address the exact same criteria. We intend this form to provide a more structured and concise evaluation by the OSAC and, to the limited extent possible, be more objective. At a minimum, it should provide an orderly and concise way of presenting Committee Findings to the Council for deliberation.

We shall be happy to receive any questions, comments or recommendations you have.

Respectfully,
Open Space Advisory Committee

Midway Open Space Evaluation

Landowner's Perspective

Midway Land Owner,

Thank you for your recent submission of a NOTICE OF INTEREST, indicating an interest in the preservation of currently open land you own. As you are aware, a preservation project is a multi-step process involving various evaluations and reviews as multiple players are brought together to fund your project. The purpose of this form is to help you begin that process by providing Midway with your perspective on how well your land meets the Midway open space criteria as set out in the Midway City General Plan.

Funding for your project will most likely come from a variety of sources, including Federal, State, private foundations, etc., and Midway City (via Open Space Bond). Not all funding sources will be interested in a given project; they all (including Midway) have their own criteria for the type of projects they will fund. Each of these funding sources will review your project against its criteria. Since there will likely be more projects than money, advocacy for your project in the context of each agency's unique criteria is important. A non-profit Certified Land Trust (CLT) can assist you through that process – it's what they do. We can help you get in contact with them if you have not already done so.

Midway City will evaluate your project with respect to Midway criteria prior to committing Open Space Bond funds. To start this process, please complete this form in as much detail as possible. This will allow you to advocate the value of your project in the context of Midway criteria. It will also serve as a useful tool for Midway City to evaluate the comparative suitability of multiple projects. Although a preliminary indication of Midway City interest in your project will be valuable as you move forward, please understand that the City Council makes the final commitment after review of the entire preservation package, including funding from other sources.

Please feel free to contact any member of the Open Space Advisory Committee if you have questions, would like help with this form, or would like to further discuss related issues.

Midway City Open Space Advisory Committee

MIDWAY CITY OPEN SPACE EVALUATION CRITERIA

The Midway City General Plan – in particular Ch 10, “Open Space Element” – lays out the City’s goals, objectives, and criteria for open space preservation. Before the City Council can spend public money on an open space project, it must be satisfied that the project is consistent with the Midway City General Plan. Excerpts from the 10 Year Plan are provided below. With each of these please provide your assessment on how well your proposed project fits these criteria. Use additional pages as necessary. Please understand these are not hard “check off” requirements; rather, projects will be evaluated on the degree to which criteria are met.

The 10 Year Plan contains four open space design objectives; three are specifically focused on open land preservation that contemplates expenditure of open space bond funds.

PRESERVE INTER-CITY SPACE

Today Heber Valley-wide views – such as seen driving into the valley – provide a clear sense of separate cities: Midway, Heber, Charleston. These are connected only by expanses of “rural-ness”/agriculture. As seen in many places – Wasatch front in particular – cities tend to “sprawl” together into a single urban mass. As one of the fastest growing counties in the USA, Wasatch is certainly susceptible to this. Preserving Midway City’s unique rural setting in relation to other population centers in the Heber Valley might involve, for example, acquisition of non-development buffer zones in strategically located places. These buffer zones will preclude the urban sprawl that could turn Midway into an undifferentiated collection of roof tops in an ever-expanding asphalt and concrete landscape.

Please provide your assessment on the ways your project matches the above design objective.

(Among other factors you consider relevant, please consider the size and location of the land and describe how it will further the goal of precluding “urban sprawl.” Is it adjacent to other open land that enhances your land’s use as a buffer? What specific urban centers does your land “buffer” if preserved as open space? What sort of development do you foresee overtaking your land if it is not preserved?)

Located within the former Midway annexation boundary and increasingly surrounded by residential development, Pear Tree Llamas' 39.56 acres of open space serve as a critical buffer against the pressures of urban expansion. As Midway continues to experience growth, this Property plays a vital role in maintaining the area's rural character by preventing further fragmentation and preserving the agricultural landscape. Adjacent to the Midway Fish Hatchery, the Property helps to connect existing conserved lands, reinforcing a larger network of protected open space. Without the commitment to conservation, this land would likely follow the same trajectory as neighboring open spaces, transitioning into 1-acre residential lots.

PRESERVE MIDWAY'S UNIQUE CHARACTER

Midway City has a multi-faceted character, including clearly rural older areas, and newer developments with typical suburban character. The historic rural areas provide the city with a unique character / atmosphere, supported by readily visible in-town agriculture (cow & pasture ambiance), country-feel roads (grassy shoulders, open ditches), in-town barns and other historic buildings, etc. Preserving this character may require not only acquisition of selected in-town open space currently in agricultural use but may also require city code and planning support. Unlike the concept of buffer zones to counter urban sprawl, this objective focuses on potentially non-contiguous areas where this unique character is readily visible, and is intended to prevent its destruction from further development.

Please provide your assessment on the ways your project matches the above design objective:
(Consider historic structures or barns, "in-town agriculture", leverage of adjacent properties to create larger open space, etc.)

Pear Tree Llamas is an actively managed agricultural property, supporting both llamas grazing and cattle operations. The Property sustains 10 llamas while providing 18 acres of leased pasture land to the Kohler Family, who graze 50 head of cattle. Its open, undeveloped landscape directly off hwy 113 offers unobstructed scenic views that contribute to the rural charm and identity of Midway. By preserving this Property, we can ensure a vital piece of Midway's agricultural heritage remains intact, preventing the encroachment of development that would diminish the area's open space and pastoral quality. Its proximity to the Midway Fish Hatchery further enhances the ecological and visual continuity of conserved lands.

PROVIDE PUBLIC RECREATION VENUES

This objective primarily focuses on parks, trails, and outdoor recreational or athletic venues. A separate chapter in the General Plan addresses these. They are included here in acknowledgement of their importance in an overall open space plan, and the potential use of open space public debt financing in their acquisition / construction.

Please provide your assessment on the ways your project matches the above design objective, if applicable:
(Do you envision public access to your land? If so, to what degree, and what use do you contemplate as the public use? Please address whether your proposed project would provide trail easements.)

Public and trail access may be permitted conditionally.

The 10 Year Plan values “visual access”.

. . . since significant aesthetic value is a clear benefit of most of the different [open space] design objectives, the acquisition or preservation projects should ideally be located in positions of clear and frequent visibility to a maximum number of Midway citizens – for example, along main access or collector roads, roads frequented by many on day to day travel, or from viewpoints shared by many.

Please provide your assessment on the level of “visual access” your project provides:

(Consider view of the project from scenic viewpoints; from trails; from arterial, collector, or local roads. Would future development in an adjacent property impact this view? What existing viewshed(s) would be preserved by this project? How much of Midway citizenry might regularly benefit, etc.)

The Property is located directly off hwy 113, Midway City's Center Street, making it a highly visible open space. It can be seen from nearby trails, roads, and residential areas, contributing to the scenic character of the community. Any future development of the Property would permanently alter Midway's bucolic landscape, diminishing the visual appeal for residents and visitors alike.

The 10 Year Plan indicates the intent to “leverage” Midway bond funds to maximum extent possible.

Leveraging and Partnerships: Where possible and practical, the City will work with other organizations, agencies, groups, and individuals who will share the costs of open space preservation projects.

Important evaluation criteria will be 1) an assessment of the value of your property’s development rights from a Certified Land Appraiser, and 2) the percent of that appraised value that would be covered by sources other than Midway City. Certified Land Trusts (CLT) will provide great assistance with these issues.

With which CLTs are you currently speaking in regard to project funding; with which do you anticipate speaking? May we contact them regarding your project?

Utah Open Lands. Yes, you may contact them regarding this Project.

An important aspect of open space preservation is that it be maintained generally in its current use/condition. Easements require this by contract. Please provide your view on how this maintenance would be provided.

(Please address permanently available water rights associated with the land; who would provide maintenance; can manpower and other costs of maintenance be reasonably sustained over the long term; your willingness to negotiate a maintenance contract, etc. The CLT can be of assistance with these items.)

The Property will continue to be maintained by the White Family. 24 water shares will be encumbered by the conservation easement.

What other collateral benefits accrue to Midway from this project?

(Consider wildlife habitat, contiguous with other open space, public education, surface water management, etc.)

The Property contains native grasslands and Big Sagebrush, providing critical habitat for wildlife. Observed wildlife species on the Property include sandhill crane, red fox, skunk, marmots, and an active beehive.

Please describe any special conditions or reserved rights you are seeking with respect to this project
(Such as zoning variance, use permits, density reduction, etc.)

N/A

Are there any other issues you wish to have considered in the evaluation of your project?

N/A

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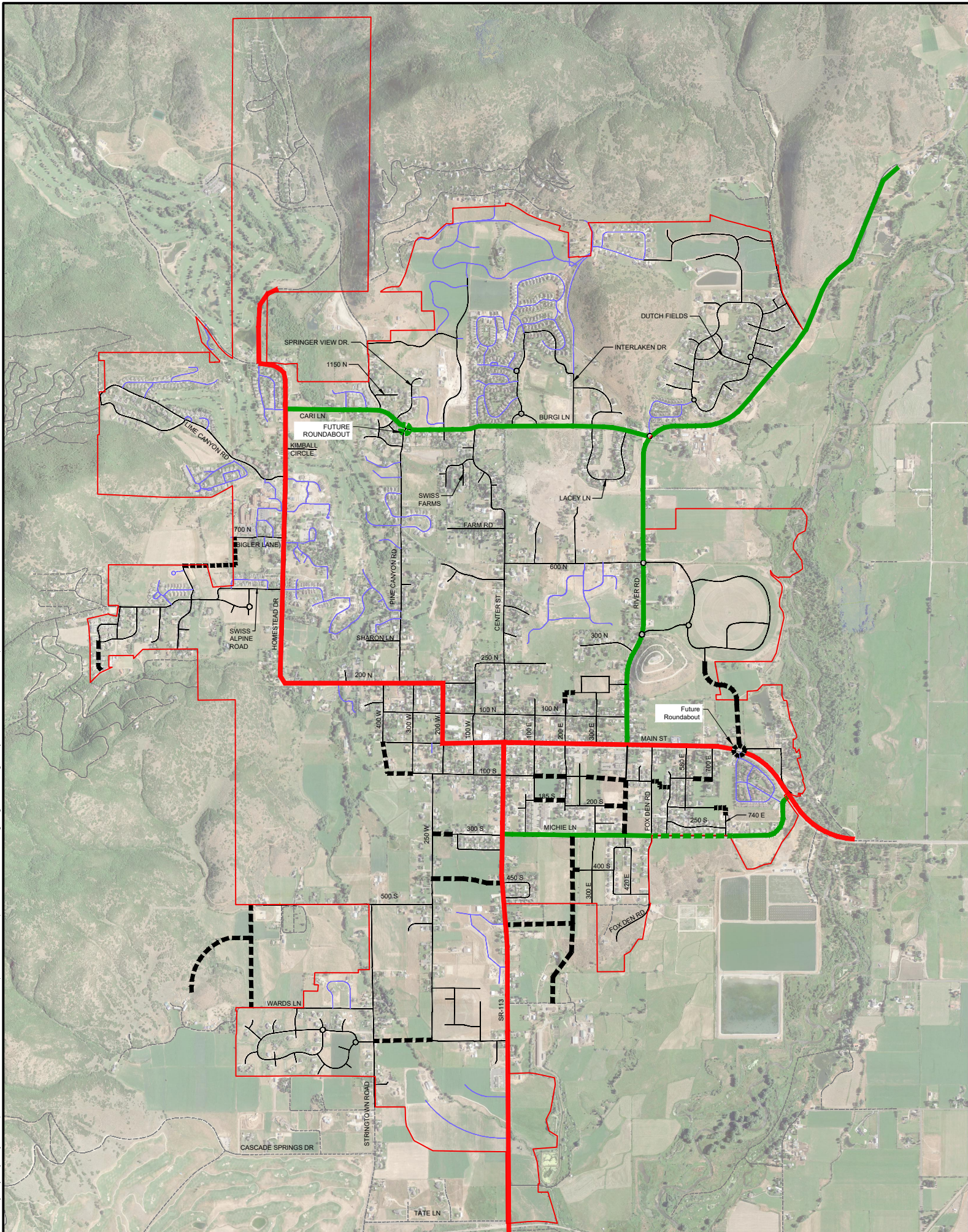


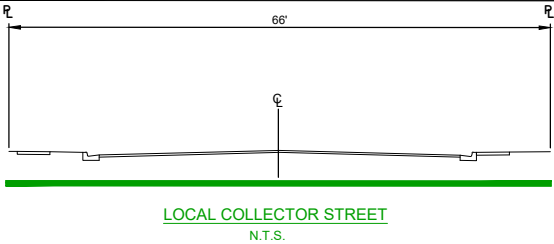
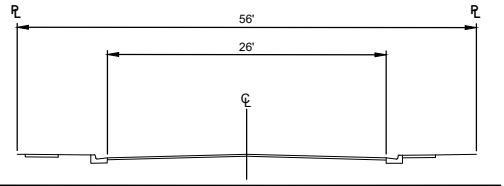
FIGURE 2-1

MIDWAY CITY

ROAD SYSTEM
MASTER PLAN

LEGEND

- PRIVATE ROADS
- MIDWAY CITY BOUNDARY
- ROADS OUTSIDE OF MIDWAY CITY BOUNDARY
- EXISTING LOCAL
- EXISTING COLLECTOR
- EXISTING ARTERIAL (UDOT)
- FUTURE LOCAL
- FUTURE MINOR COLLECTOR



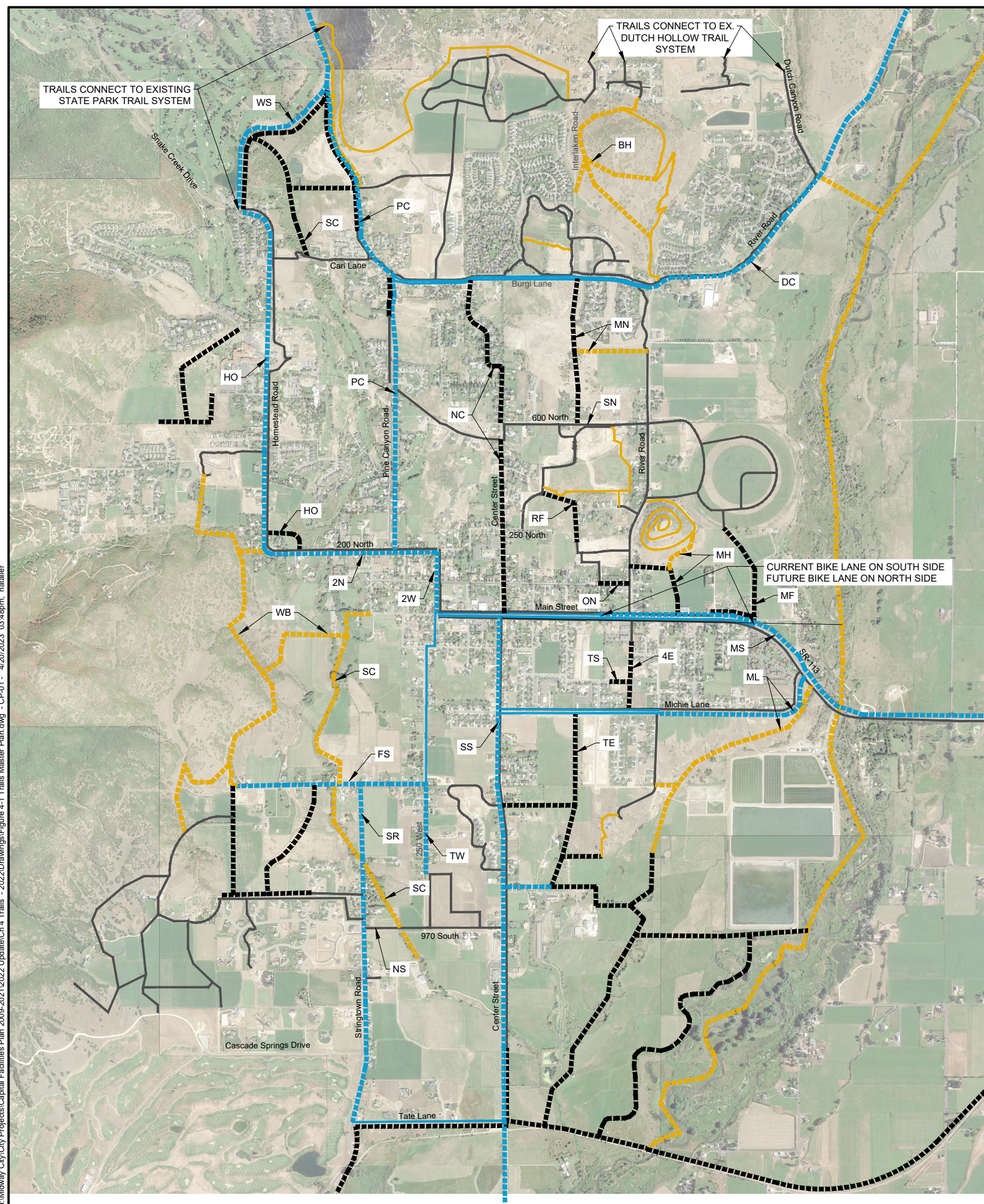
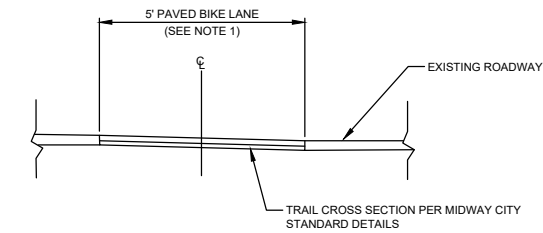
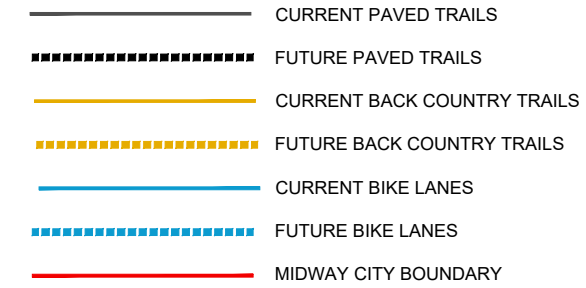


FIGURE 4-1

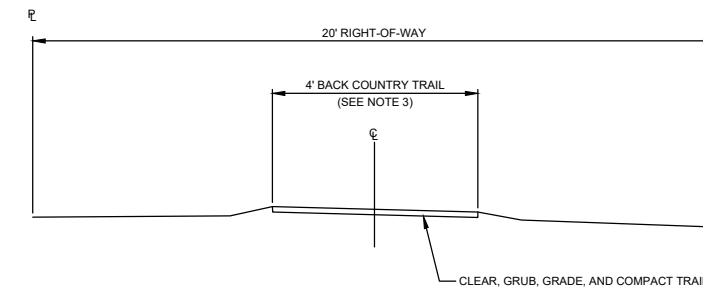
MIDWAY CITY

TRAIL SYSTEM MASTER PLAN

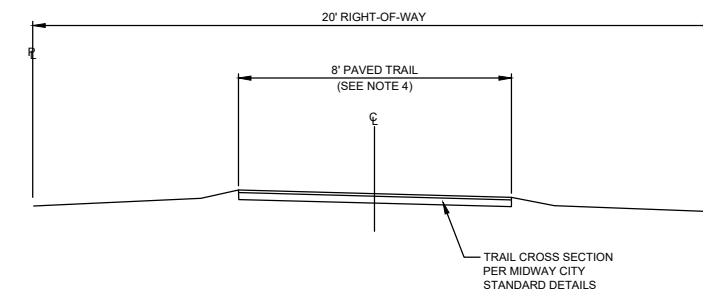
LEGEND



PROPOSED 5' HARD SURFACE PAVED BIKE LANE



PROPOSED 4' NATURAL SURFACE BACK COUNTRY TRAIL

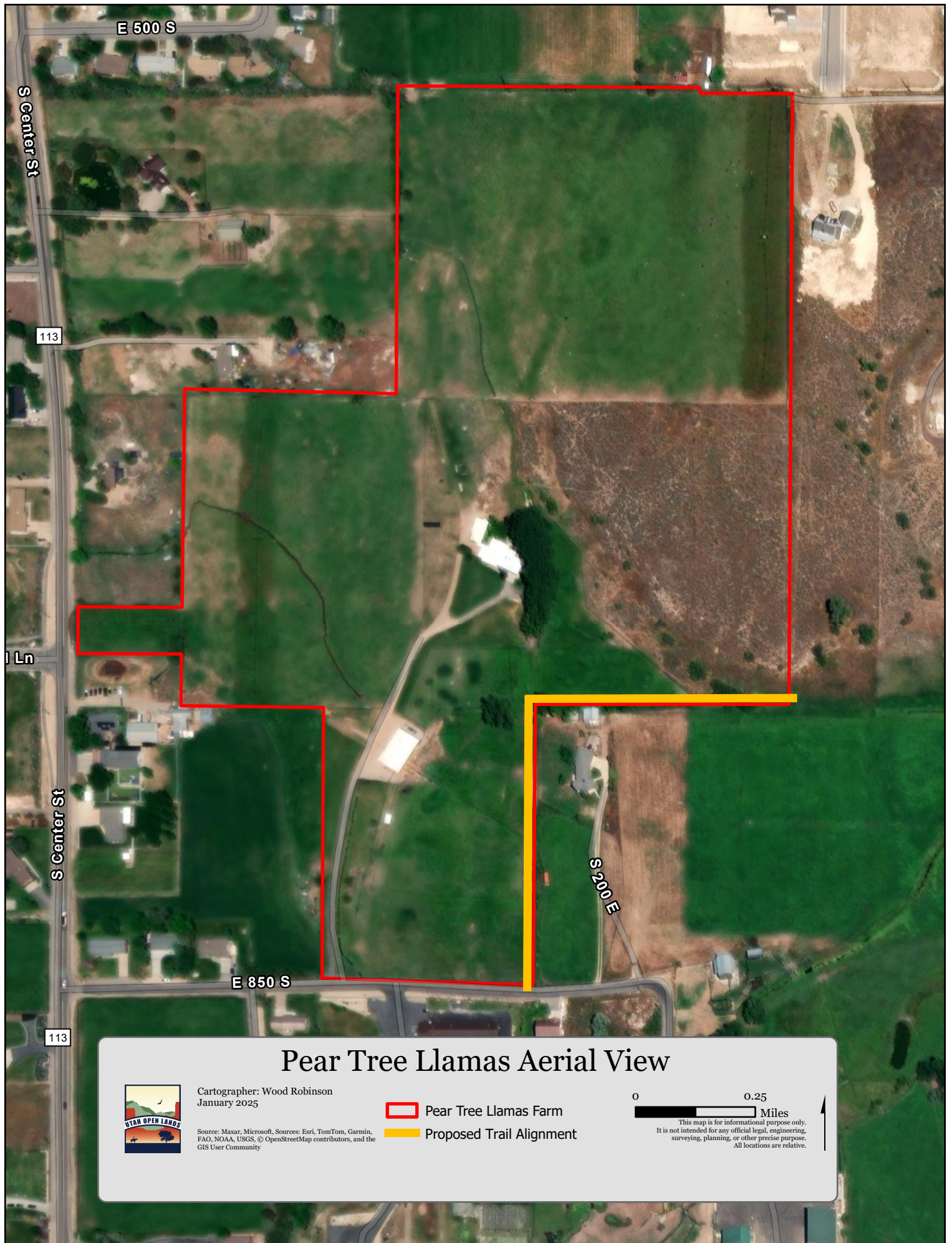


PROPOSED 8' HARD SURFACE PAVED TRAIL

ID	Trail Group
BH	Burgi Hill
DC	Dutch Canyon
FS	500 South
HO	Homestead
MF	Midway Farms
MH	Memorial Hill
ML	Michi Lane
MN	Mountain Spa
MS	Main Street
NC	North Center St.
NS	970 South
ON	100 North
PC	Pine Canyon
RF	Remund Farms
SC	Snake Creek
SS	South Center St.
SN	600 North
SR	Stringtown Road
TE	200 East
TS	200 South
TW	250 West
WB	West Bench
WS	Warm Spring Dr.
2N	200 North
2W	200 West
4E	400 East

NOTES

1. 5' BIKE LANE WIDTHS ARE REQUIRED UNLESS APPROVED BY MIDWAY CITY.
2. ALL FUTURE BIKE LANES SHOWN ON THIS MAP WILL BE IN BOTH DIRECTIONS UNLESS NOTED ABOVE.
3. 4' BACK COUNTRY TRAIL WIDTHS ARE REQUIRED UNLESS APPROVED BY MIDWAY CITY.
4. 8' PAVED TRAIL WIDTHS ARE REQUIRED UNLESS APPROVED BY MIDWAY CITY.



Cartographer: Wood Robinson
January 2025

Source: Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

-  Pear Tree Llamas Farm
-  Proposed Trail Alignment

0 0.25 Miles

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It is not intended for any official legal, engineering,
surveying, planning, or other precise purpose.
All locations are relative.