WASATCH COUNTY
OPEN SPACE BOND
PROPOSITION

Shall Wasatch County, Utah (the “County”), be authorized to issue General Obligation Open Space Bonds in an amount not to exceed Ten Million Dollars ($10,000,000) for the purpose of paying all or a portion of the costs to acquire, preserve, or protect the permanent protection of open space within the County using all available land preservation tools, including but not limited to acquisition of land, development rights, conservation easements, maintenance of use agreements, or related operation, maintenance or start-up expenses; said Bonds to be due and payable in not to exceed thirty (30) years from the date of issuance of the Bonds?

Property Tax Cost of Bonds: If the Bonds are issued (without regard to the currently planned issuance of Bonds in phases over time), an annual property tax to pay debt service on the Bonds will be required over a period of thirty (30) years in the estimated amount of $19.97 per year on a $300,000 residence and in the estimated amount of $36.30 per year on a business property having the same value.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the County may be required to levy in order to pay debt service on the Bonds. The County is obligated to levy taxes to the extent provided by law in order to pay the Bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the Bonds and taxable values of property in the County.

FOR THE ISSUANCE OF BONDS (YES) ☐
AGAINST THE ISSUANCE OF BONDS (NO) ☐

THE ARGUMENTS FOR OR AGAINST THE PROPOSED MEASURE ARE THE OPINIONS OF THE AUTHORS:

ARGUMENTS FOR THE BOND:

-Voting FOR the Wasatch County Open Space Bond is a vote for our children’s’ children.

-Voting For the Wasatch County Open Space Bond means that we will leave a legacy for the next generation to enjoy the way the beautiful fields are today.

Landowners have rights and passing the Wasatch County Open Space Bond means that we can help landowners who want to exercise their private property rights to preserve their land and keep the high quality of life we have come to enjoy here.

Wasatch County can receive private and public grants with this Open Space bond to purchase Conservation Easements. Learn more about Conservation easements at: wasatchopenspacebonds.org

If you vote FOR the Open Space Bond the pastures and open space that we want to protect would be eligible for state, private foundations and donors and even funding from the Federal Farm Bill.

Why preserve Open Space? Open space is actually a net revenue for government.
Studies replicated across the nation demonstrate that every $1 in government revenue from residential development it costs the government $1.16-$1.35 MORE to provide actual services—police, roads, schools, etc.

Whereas, open space preservation of land is a net revenue to government because for $1 of government revenue from undeveloped, open space lands, it costs government around thirty-five cents on the average to provide services.

Protecting open space also attracts businesses. Businesses are increasingly coming to Wasatch County due to our superior quality of life.

**Our quality of life is tied to open space.** Scenic beauty, clean air, and recreational opportunities are the top reasons people live, work and play in Wasatch County. We are in danger of losing these things if we don’t protect the North Fields, the Wallsburg Valley, & the entry corridors to our towns, etc.

What is even more valuable about this bond is that landowners get to keep the land in the hands of their family while protecting this land from high density development. Landowners won’t feel forced to sell to developers, and be able to sell their development rights instead for Conservation Easements, tax benefits, and permanent open space protection. This Bond gives private landowners another choice instead of development.

The choice is yours-- do you want to pay for the impacts of growth, more schools, with more traffic & air pollution, and lose our quality of life?

Or do we want to spend the equivalent of one family night at the movies per year and save what we love about our beautiful County? Either way we pay.

Open space will not increase our taxes any more than additional higher density & growth will.

**Vote for the Wasatch County Open Space Bond at the end of the November 2018 ballot.**

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**ARGUMENTS AGAINST THE BOND:**
No Arguments Against The Bond Received

**GENERAL INFORMATION ON THE OPEN SPACE BOND**

- In 2018 the Wasatch County Council set up a County Open Lands Board to promote open space preservation.
• The Open Lands Board proposed to the County Council this $10 million Open Space Bond called the ‘Official Ballot Proposition’ on the November Ballot—end of ballot.

• The ‘Official Ballot Proposition’ will allow the Open Lands Board to obtain matching private and government grants to preserve agricultural lands & other Open Space within Wasatch County.

• Without this Bond money, no matching grants can be obtained.

• **HOW BOND MONEY WOULD BE USED:** Agricultural land owners within the County could sell the development rights off of their land to receive bond and matching grant monies as payments. A legal deed restriction is then put onto that land called a Conservation Easement which protects it as permanent Open Space. Conservation Easements keep the land’s current use and do not allow further development.

• No private landowner is forced to sell their development rights. This is a voluntary program.

• The agricultural land owners use Conservation Easements to preserve their land’s current use and gain monetary payment for selling development rights. Conservation Easements also allow landowner tax benefits in the future.

• The Wasatch County Council will control how the Bond money is used. The current proposal is to divide the total bond into two, $5 million increments. When the first $5 million bond money obtains matching private and government grant moneys then the County Council will approve specific Open Space Conservation Easement proposals from property owners. This is a public, voluntary process with Council votes on each Easement.

• As the first $5 million bond increment shows success in preserving Open Space, then the County Council in the future will decide when to withdraw the next $5 million bond increment.

**THE COST OF OPEN SPACE ‘OFFICIAL BALLOT PROPOSITION’ BOND**

| TYPE OF PROPERTY                  | COST OF THE $10 MILLION - 30 YEAR BOND |  |
|-----------------------------------|----------------------------------------|  |
| $300,000 Primary Residence (average residence value in County) | $19.97 per year | Yet only half this cost with first $5 million bond increment. |
| $300,000 Secondary Residence      | $36.30 per year | Half this cost with first $5 million bond increment. |
| $300,000 Commercial Property      | $36.30 per year | Half this cost with first $5 million bond increment. |

A complete Voter Information Pamphlet can be requested from the Wasatch County Clerk-Auditor office; 25 North Main Street, Heber City, Utah or call 435-657-3191.