



November 5, 2014

To whom it may concern,

Blake Wahlen requested that I provide a letter presenting my views regarding the creation of a ten acre Agricultural Preservation Easement on the Sandhill Crane Cluster Subdivision the Boyer Corp. has planned for Eden, Utah. While I appreciate open spaces, the value of the open space as an agriculture asset needs to be considered. A field that produces very little agricultural product and has low potential for providing income to a producer would be of low priority to preserve. Neglected open spaces can become an eye sores and actually damage the quality of life in the area.

Recently this property has not been irrigated and has had limited use as a pasture. This is a fairly low value use of the property. Ten acres is sufficiently large to be desirable for local farmers and ranchers to operate, but its value would increase tremendously if it were irrigated. I understand that the developers have sufficient shares of water to irrigate the land.

In its present use, I would not give the land a high priority for preservation. The land may benefit from laser leveling, it certainly would be valuable to provide a functioning irrigation system with sufficient water (20+ inches of water/acre) and planting improved pasture species or a harvestable crop etc. These investments in the land would increase its value for preservation.

I hope these thoughts are helpful in your decisions.

Best Regards,

A handwritten signature in cursive script that reads "James Barnhill".

James Barnhill

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