



## Fairgrounds Commercial District

The Fairgrounds Commercial District differs from other commercial uses by focusing on maintaining already established agricultural support businesses and permitting other businesses aimed at supporting the operations and events of the Box Elder County Fairgrounds, such as hotels or restaurants. This district was not identified as a distinct node within the *Tremonton SDAT Report*, but was indicated as an important catalyst site for providing synergy to Downtown Tremonton. As such, special care should be used in approving uses within this area so as to enhance Downtown rather than diminish it (i.e. commercial uses that do not fit the aforementioned character of this district should remain in Downtown or the Highway Commercial areas).



## Commerce Center

The 2018 *Transportation Master Plan* proposes a key transportation corridor known as Commerce Highway to be developed in the southwest area of the City by 2050, with the intent to divert truck traffic off of Iowa String Road and away from Main Street. New industrial and manufacturing uses are envisioned along this corridor as well, and the Commerce Center use area is intended to support this industrial center along Commerce Highway and provide a transition to residential uses beyond. Permitted commercial uses in this area may include businesses such as truck sales/service and other logistics support services, storage and warehousing, food services, and others to support the new employment centers.



## Industrial/Manufacturing

Industrial and manufacturing districts are envisioned to be maintained and expanded to support existing industrial uses and to encourage the location and development of new industries and employment centers within the city. The existing industrial area surrounding the I-15 exit at 1000 North will continue to be maintained and expanded, and a vibrant new industrial area will be formed along the Commerce Highway outlined in the preceding paragraph and the City's 2018 *Transportation Master Plan*. Despite their stereotypical characteristics, new industrial and manufacturing sites should be designed in a way that fits within the character of the City, using appropriate building massing, architectural elements and/or landscape treatments to soften their appearance.

## Neighborhood Centers

Neighborhood Centers have been carefully located in at specific nodes outside of the city center to provide essential local services and activities. Commercial uses in these areas should be aimed at providing services to local residents, including dining, groceries, and small businesses such as hair stylists or professional services. The Crossroads Neighborhood Center was identified as a distinct commercial node within the *Tremonton Main Street Urban Design Plan* and *Tremonton SDAT Report*, and should additionally be enhanced with streetscape improvements and gateway features as outlined in those plans. The Foothills Neighborhood center should be designed with similar gateway features due to its location just off the freeway.



## Multifamily Residential

The Multifamily Residential land use category permits multi-family residential development of eight units per acre or more. Units may be developed as townhomes or as part of larger apartment complexes, but should be diverse and distinct in their architectural design, and complimentary to the surrounding neighborhoods in which these developments are located. Generally, multifamily residential uses should be located adjacent to high activity centers such as commercial use nodes, to provide support and a buffer between commercial and single-family uses.



## Single-Family Residential (Medium to High Density)

The Single-Family Residential (Medium to High Density) land use category permits single-family residential development of six to eight units per acre. This category is generally intended to be used adjacent to new commercial or employment centers to serve as workforce housing.





### Single-Family Residential (Low to Medium Density)

The Single-Family Residential (Low to Medium Density) land use category permits single-family residential development on lots between 7,500 and 10,000 square feet in extent. Smaller lots may be proposed as part of a conservation subdivision provided the overall densities are not increased. This category is intended to provide a transition between Single-Family Residential (Low Density) and Single-Family Residential (Medium to High Density) Districts, and is the predominant future residential land use category surrounding most existing neighborhoods within the City as it is similar to past development patterns.



### Single-Family Residential (Low Density)

Single-Family Residential (Low Density) uses include single-family residential development on lots between one-third to one-half acre in extent. Smaller lots may also be proposed as part of a conservation subdivision provided that a minimum of 30% public open space is preserved and overall densities are not increased. These uses are intended to provide a transition between Rural Residential or undeveloped areas and Single-Family Residential (Low to Medium Density) districts. Vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, helping to preserve the rural, open feel of the City.



### Long-Term Rural and Conservation Residential

Long-Term Rural Residential uses are maintained along the outer limits of the City as shown on Map 2-5, facilitating the development of large-lot single-family residential uses on lots that are a minimum of one-acre in extent. Lot sizes may be accommodated as part of a clustered conservation subdivision, if a minimum of 30% of the land is preserved as public open space and trail corridors, and densities are not increased. Larger properties greater than ten-acres in extent are encouraged to develop as Conservation Residential subdivisions, helping to preserve the rural, open feel of the City, reducing the cost of extending utility and infrastructure services, in turn promoting somewhat more affordable options.

## Public Facilities

Existing civic uses, including the Civic Center, schools, churches and other similar uses are maintained in current locations, with new public facilities occurring at future identified community nodes in the expanded city. Since the City will be growing significantly in the future, adjustments will be required to ensure essential public facilities are provided and located to meet future demands and needs. These facilities are shown in multiple blue categories on the Future Land Use Map.

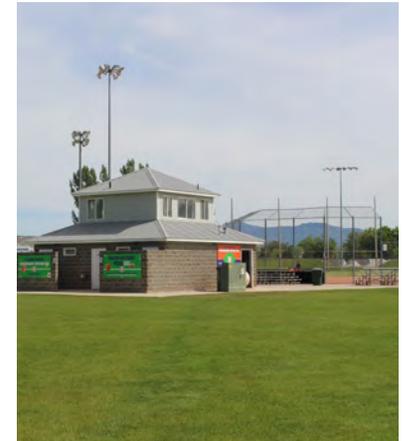


## Parks & Recreation

Existing, approved and proposed parks should be maintained, enhanced and developed as recommended in *Part III: Parks, Open Space and Trails* of this plan.

## Open Space

Natural open space, including critical environment along the Malad River, Bear River and Salt Creek should be maintained and preserved as legacy uses for future generations.



## Public Utilities

The existing water, sewer, storm drain and power facilities located in the extents of the community are maintained. Since the City will be growing significantly in the future, public utilities and infrastructure will be expanded as part of development to meet future needs (see the *Tremonton City Impact Fee Facility Plans* and other utility master plans for details).



## Industrial and Agricultural Protection Areas

Existing and new agriculture industrial protection areas will need to be addressed as part of implementing the integrated land use vision. As indicated on Maps 2-1, 2-2 and 2-4, such areas are established, which protect industrial and agricultural operations from nuisance complaints, rezoning, and unreasonably restrictive State and local actions. These areas also raise the awareness of developers and new residents within the City that protection areas are in place to protect established uses from adverse affects of development and help ensure the right to continue industrial and agricultural operations in the city. When evaluating an application and determining whether or not to create or recommend a creation of an Industrial Protection Area or Agriculture Protection Area, the following criteria as contained in Utah Code Section 17-41-305 shall be considered:

- A. Whether or not the land is currently being used for Industrial or Agriculture production;
- B. Whether or not the land is zoned for Industrial or Agricultural use;
- C. Whether or not the land is viable for Industrial or Agricultural production;
- D. The extent and nature of existing or proposed farm or land improvements or the extent and nature of the existing or proposed improvements to or expansion of the industrial use; and
- E. Anticipated trends in Industrial or Agricultural, and technological conditions.

Any land owner may add land to an existing Industrial or Agriculture protection area by filing an application with the City Council and obtaining approval of the City Council for addition of land to the area. The City Council shall comply with the provisions of Utah Code 17-41-306 for creating an Industrial or Agriculture Protection Area and determine whether or not to accept the application. Any owner may request the removal of land from an Industrial or Agriculture Protection Area by filing a petition for removal of the land from the Industrial or Agriculture Protection Area with the City Council.



## 2.6 Community Design Considerations

Creating a compelling land use vision goes beyond the delineation of boundaries on a map. The following tools and concepts are presented for possible consideration to help ensure Tremonton grows in a manner that matches the Integrated Land Use vision. It should be noted that the application of each tool will need to be carefully considered and adjusted to meet specific needs and established traditions.

### Aligning the Land Use Vision and Results Zoning Modifications and Enhancements

Adjustments to existing zoning ordinances and municipal codes will be required over time in order to ensure the realities of implementation match the details and nuances of the Integrated Land Use vision. A detailed assessment of existing zoning ordinances and tools and potential changes is provided in *Appendix C: Existing Zoning Analysis and Recommended Enhancements*.

### Preserving Open Space & Sensitive Lands Open Space Design Standards – Conservation Subdivisions

Open Space Design Standards (OSDSs and also known as Conservation Subdivisions) are a land development tool that encourage or require development to be “clustered” onto a portion of the site, with the remaining portion of the site preserved as open space to serve the specific development and city as a whole. This tool has been used successfully in other communities, and has the potential to help ensure Tremonton meets the growing demand for access to open space, parks and trails. The standards can be applied as a strict requirement or on an incentive basis, with slight increases in density as part of a brokered development plan and agreement.

Preserving open space in new development areas as part of Conservation Subdivisions is particularly promising. Application of Conservation Subdivisions is generally not considered a “taking” since there is still

reasonable and beneficial use of the property. The tool is currently utilized extensively in the city as part of negotiating subdivision development agreements, and as such do not only regulate density but also the pattern of development.

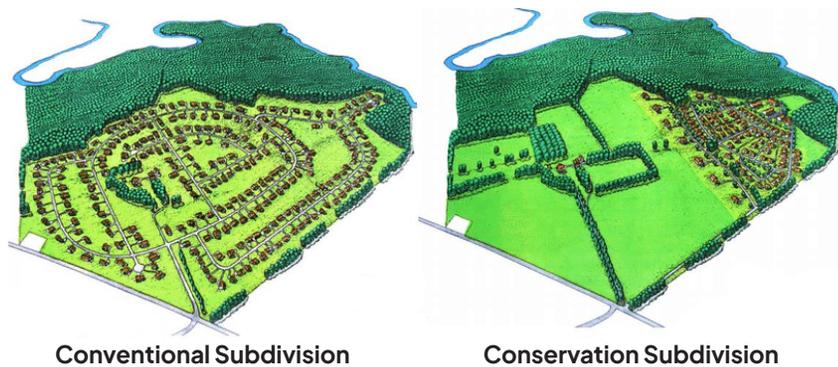
OSDSs can be used to preserve agricultural land, wildlife habitat, and important open spaces and corridors while allowing an equal or higher level of development on a smaller area of land. OSDSs may establish and dictate sites to be preserved such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors, and other open space features that have been identified by the community as important features. OSDSs generally require the “clustering” of development in order to preserve open space and protect property rights.

In order to encourage and facilitate Conservation Subdivision development, it is important to: 1) treat conservation subdivisions equally with conventional subdivisions in the development review process; 2) favor conservation subdivisions in special areas such as areas in proximity to established open spaces and natural systems such as rivers and streams; and 3) encourage conservation subdivisions as a standard specifically for the preservation of open space. As described below, OSDSs have several advantages over other means of preserving open space.



Examples of Conservation Subdivisions: Daybreak, Utah (left); Stapleton, Colorado (right)

**Figure 2-1: Conservation Subdivision Concept Diagram**



Source: Randall Arendt, *Rural by Design*

- They do not require public expenditure of funds such as for the purchase of property;
- They offer fairness to landowners by not depending on land or easement donations;
- They do not need a high-end market to make them affordable;
- They do not involve complicated regulations for transfer of development rights; and
- They do not depend on cooperation between two or more adjoining property owners.

Figure 2-1 illustrates a typical clustered subdivision design. Note that homes have been clustered, allowing a large portion of the site to be preserved as open space. Access to the open space in such areas may be accessible by the public or limited to subdivision residents, depending on the purpose of the open space and the specific conditions of each project. However, it is assumed that public trail corridors will be a primary use in such places.

### **Zoning and Development Restrictions: Sensitive Lands Overlay Example**

This tool requires additional regulation on underlying zoning districts, with special restrictions on unique resources, hazards or sensitive lands. Such overlays might be applied over core habitats, grazing land, stream

and river corridors, steep slopes and other sensitive lands described in a corresponding Sensitive Lands Overlay Zone. Specific measures are then created to protect these areas. Within each category of protected land, specific regulations can be devised to treat specific density, open space, site design and building design requirements.

### **Fee Simple Title (Outright Purchase)**

Desirable open space properties may be purchased and held by a responsible agency or organization for the purpose of ensuring the open space use is maintained. Since this can be a costly endeavor, fee simple acquisition should be reserved for critical lands of public value where other strategies are not feasible.

### **Purchase and Sellback/Leaseback**

This tool enables a government agency to purchase a piece of land along with all inherent property/development rights, then sell the same piece of land with certain property/development rights severed, depending on the preservation objective for that specific piece of land. The severed rights may range from eliminating specific development rights to requiring conservation subdivisions. Purchase and Leaseback is similar to Purchase and Sellback, although instead of selling the land, the agency leases it with restrictions in place. In this manner the agency is able to recoup some of its investment in the form of rent.

### **Conservation Easements**

Conservation Easements have gained favor and popularity with property owners and preservation groups in recent years. Such easements remove the right to develop from the usual bundle of property rights, which can be accomplished in the following ways:

- **Donations:** The property owner willingly donates the development value of the property to a land trust or other organization and agrees that the property will never be developed. Tax incentives are available for such donations.
- **Purchases:** The property owner sells the right to develop the property to a land trust or other organization, which agrees that the property will never be developed.
- **Transfers:** The property owner transfers or trades the value of the right to develop the property to another entity, which may use

that right on another property agreed upon by the jurisdiction administering the trade. See State of Utah code 10.9a.

Conservation Easements prevent alterations to a designated piece of land. Most land uses are prohibited, although certain uses such as farming and grazing, nature conservation, passive recreation and other “open space” uses may be allowed. Of the three methods (donations, purchases and transfers), transfers are the most complicated.

The Conservation Easement “runs” with the land and is recorded with the deed. Typically, the easement is granted to a land trust, land conservancy, or a government entity. The easement is typically agreed upon with the property owner who retains ownership of the property, but gives up the right (by selling, donating, or trading) to develop it or to use it in ways that are incompatible with the open space goal and conservation values.

The Holmgren Nature Preserve and Trail is a Conservation Easement currently held by Tremonton City.

### Land Banking

Local governments rarely use this option, primarily due to the prohibitive costs. Land banking involves the purchase of land and holding it for possible future development of public facilities, parks or open space. In markets where land values are expected to increase, this option is an opportunity to save significant expenses by acquiring the property early. Often the land is purchased and leased back to the original owners to continue its immediate use, such as agricultural production. Agencies interested in this option should have the ability to purchase land, to hold and the lease land, and to obtain debt financing for its purchase if necessary.

## Preserving Rural Atmosphere, Visual Resources, Open Space & Unique Features

As already established, Tremonton has a distinctive “sense of place.” Maintaining the characteristics which contribute to this feeling is a critical aspect of this Plan. As illustrated in Map 2-6: Community Design Concept and described below, a number of focused actions and the utilization of specific tools can help ensure the identity and allure of the community is preserved as it continues to develop and grow.

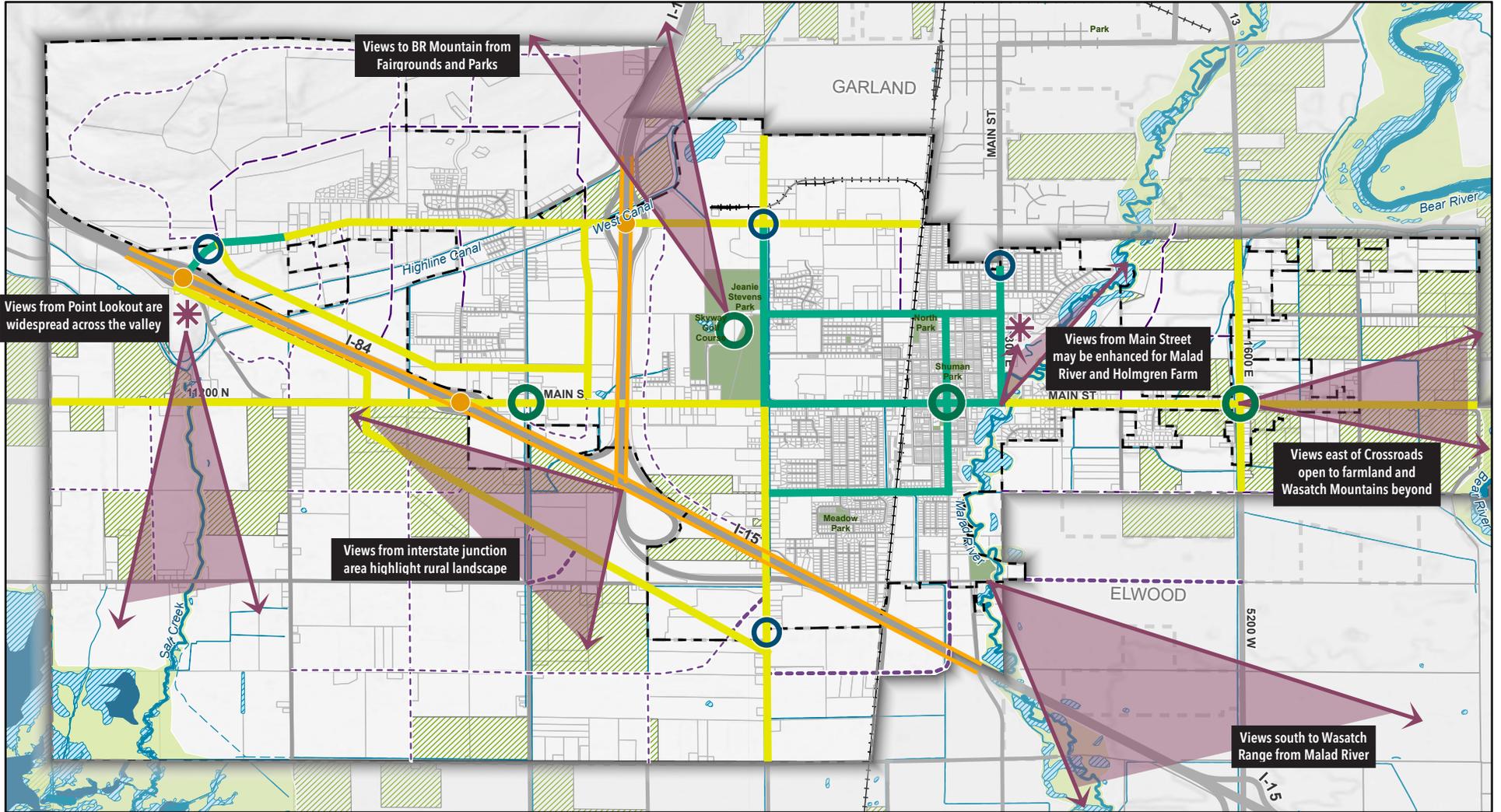
### Maintaining Views and Viewsheds in Tremonton

First impressions often establish one’s perception of a place. Special efforts should be made to improve the key view corridors in Tremonton, particularly along the outer edges of adjacent key roadways, carefully controlling building setbacks and heights, and coordinating development



Top: Key viewsheds should be enhanced to preserve mountain and river views, as well as rural lands  
Bottom: Trees and vegetation can be used to soften and buffer undesirable views in a rural landscape

# Map 2-6: Community Design Concept



### Gateways and Nodes

- Community Gateway - Entry Improvements
- Community Node - Destination and/or Gateway
- Highway Exit - Plantings Enhance Sense of Arrival

### Corridor Treatments

- Rural Feeling - Peripheral Areas
- Urban Feeling - Town Center
- Highway Beautification Zones - Plantings Reinforce Rural Feeling

### Viewsheds to be Preserved

- Preserve Greenways and Open Space Corridors
- Agriculture Protection Areas
- Tremonton Boundary
- Possible Future Annexation

### Transportation Master Plan

- 20 Year - Proposed Collector Road
- 20 Year - Proposed Minor Arterial
- 50 Year - Proposed Collector Road
- 50 Year - Proposed Minor Arterial



in a manner that acknowledges the importance of key viewsheds to the east in particular.

Under most circumstances the use of trees and vegetation can soften and buffer undesirable views. Vegetation can also visually unify the built and natural environments. For example, since the traditional Tremonton landscape is open and pastoral, the introduction of regularly-spaced street trees can unify remnant open lands with developed areas along a common theme.

### Corridor Treatments

Special streetscape improvements should be provided along key entry roads, including Main Street, for example. Special street treatments should be developed for each roadway, providing a unified yet distinct streetscape treatment for the City. Those within the City core should incorporate street trees, landscape treatments, lighting and similar enhancements that distinguish each as an attractive passageway. Those on the periphery should be enhanced with a rural aesthetic and focus views of the Wasatch Mountains and other significant open space features.



Key corridors within the City core should be enhanced with unified elements such street trees, lighting, banners and other enhancements.

### Community Gateway Enhancements

Clear indications that one has arrived in Tremonton should be established at key entrances into the City. A variety of methods and forms can be used, including enhanced landscaping, coordinated signage, unique landforms and landscape art. Enhancements should be follow similar design standards as those described for community nodes in the *Tremonton Main Street Urban Design Plan*.



Community gateways can be enhanced by signage and landscaping along the roadway

### Community Node Enhancements

Special urban design treatments should be developed for each node along Main Street as described by the standards in the *Tremonton Main Street Urban Design Plan* and *Tremonton SDAT Report*. Additionally, the recreational node centered around the Box Elder County Fairgrounds, Jeanie Stevens Park, and Skyway Golf Course should receive enhancement. Each node should be treated as a special district and should receive special design attention, helping residents and visitors understand the identity and function of each, while also clarifying a sense of arrival. Design inputs should go beyond wayfinding and enhanced signage, incorporating great public spaces, beautiful and engaging landscape treatments, and special design details that reinforce the unique characteristics that define each destination.



## Highway Beautification Zones

Special consideration should be given to beautifying sections of Interstates 15 and 84 as they pass through the City. These improvements provide a positive impression of the City to those traveling, help to reinforce the sense of place, direct views and provide visual buffers, or reduce highway noise in residential neighborhoods. Generally, the character of the highways should remain rural in nature, with naturally vegetated shoulders and rural fence types at property lines. Trees and other vegetation should be used to buffer undesirable views and screen residential neighborhoods.

Interstate exits and the junction of I-15 and I-84 should be given special treatment to enhance the sense of arrival in the city. Waterwise plantings and groupings of small trees beautify on/off ramps and can showcase the artistic expression of the community. Public art may also enhance these points if desired.



## Land Use Buffers and Transitions

In addition to the use of transitional zoning to mitigate the negative impact of abrupt land use changes, a range of physical improvements can also be applied to help delineate different uses. Typical examples of these physical improvements include landscaped buffers, tree rows, hedges, fences, walls and berms. Specific improvements should be carefully designed and selected depending on the local context and the space available.

Also, transitions between different zoning districts should generally increase by a single step in zoning density (from Rural Residential to Low Density Residential, for example), and be delineated mid-block rather than along opposite sides of a street or corridor.

## Planning on the Periphery – City/County Role in Managing Declared Annexation Areas

Tremonton City and Box Elder County should collaborate to ensure that unincorporated county areas that are in close proximity to the municipal boundaries and within the declared annexation areas of Tremonton are properly planned as part of a unified long-term land use and transportation vision for such areas.



Photo Credit: Dawna Evans

## 2.7 Goals, Policies & Implementation Measures

### Goal 1: Promote implementation of the land use concepts contained in this document's Land Use Element.

#### Policy 1.1: Adopt the Tremonton Integrated Land Use Plan as an Amendment to the existing Tremonton General Plan.

- a. *Implementation Measure:* Prioritize the Tremonton Integrated Land Use Plan implementation measures as part of the City's five-year Capital Improvement Plan (CIP).
- b. *Implementation Measure:* Modify the existing City code and other ordinances to ensure the changes contained in the Land Use Plan are codified. See *Appendix C* of this plan.
- c. *Implementation Measure:* Ensure zoning and land use decisions are consistent with the Land Use Plan Map and the adopted policies and goals.
- d. *Implementation Measure:* General Plan amendments, while occasionally necessary and desirable, should be based on changing circumstances and should benefit the community at large.
- e. *Implementation Measure:* Work closely with Box Elder County, UDOT, adjacent cities and public land managers to strengthen communication channels that ensure scenic landscapes and regional scenic resources such as distant mountains and backdrops are preserved over time.

### Goal 2: Preserve and enhance Tremonton's rural atmosphere and agricultural history through careful planning and the preservation of open space.

#### Policy 2.1: Encourage Conservation Subdivisions on vacant and undeveloped residential parcels identified in the Future Land Use Map.

- a. *Implementation Measure:* Reach out to specific land owners as part of consolidating individual holdings and to promote high-quality Conservation Subdivisions.

#### Policy 2.2: Adopt new tools to preserve Tremonton's open space and rural character.

- a. *Implementation Measure:* Evaluate additional; Zoning and Development Restrictions, Fee Simple Title (Outright Purchase), Purchase and Sellback/Leaseback, Conservation Easements and Land Banking.
- b. *Implementation Measure:* Apply identified streetscape and similar improvement to maintain and preserve key views and viewsheds.
- c. *Implementation Measure:* Enhance Community Gateways and Key Intersections.
- d. *Implementation Measure:* Apply Physical Buffers and Transitions to Improve Transitions between incompatible uses.

### Goal 3: Ensure land uses are compatible and/or utilize adequate buffers to enhance compatibility.

#### Policy 3.1: Provide land use transitions and development buffers between incompatible land uses.

- a. *Implementation Measure:* Limit land use transitions to a single step in density (low density to medium density, for example - not low density to high density).
- b. *Implementation Measure:* Buffer commercial uses from nearby and adjacent residential uses through the use of transitional land uses and/or physical barriers (tree rows, walls, fences, berms, etc.).
- c. *Implementation Measure:* Ensure commercial uses that are allowed in residential zones are incidental to the main residential or agricultural use and do not negatively impact the the area.

### Goal 4: Provide a range of housing options and price points that help ensure Tremonton is an affordable place to live.

#### Policy 4.1: Coordinate and align the Land Use Element with Tremonton Housing Policies

- a. *Implementation Measure:* Allow and encourage new residential development models that meet the future needs of the community.
- b. *Implementation Measure:* Modify existing ordinances and codes to facilitate Mixed Use and Conservation Subdivisions.
- c. *Implementation Measure:* Create detailed guidelines and educational information regarding the benefits of new residential models, including Conservation Subdivisions and Mixed Use development.
- d. *Implementation Measure:* Ensure land use standards appropriately implement the Moderate-Income Housing Element of the General Plan.

**Goal 5: Encourage a diverse and appropriate amount of commercial uses within designated commercial districts to meet the needs of the community.**

**Policy 5.1: Focus commercial uses at key intersections and nodes.**

- a. *Implementation Measure:* Ensure each commercial node is distinct in form and use, thereby providing a range of shopping and service destinations.
- b. *Implementation Measure:* Limit commercial areas to the amount required to meet market needs.
- c. *Implementation Measure:* Determine a program of streetscape and public right-of-way improvements and investigate potential funding opportunities.
- d. *Implementation Measure:* Continue development of the central trail corridor through the Downtown Mixed-Use District to ensure access and continuity of City-wide networks.
- e. *Implementation Measure:* Allow mixed use and flex use at appropriate locations.

**Policy 5.2: Ensure appropriate land use transitions between commercial uses and surrounding land uses.**

- a. *Implementation Measure:* Ensure uses adjacent to commercial uses are compatible whenever possible.

- b. *Implementation Measure:* Require physical buffers (trees, shrubs, walls, fences and berms, for example) between commercial uses and adjacent residential neighborhoods.

**Goal 6: Ensure commercial, civic, school, park, open space, industrial, utility and other non-residential uses are provided in a manner that meets the established land use vision and future needs.**

**Policy 6.1: Encourage the development of a small-scale mixed uses within Tremonton’s Downtown.**

- a. *Implementation Measure:* Encourage the development of low-intensity mixed use commercial uses that fit with the small town ambience of the town center.
- b. *Implementation Measure:* Incorporate engaging and unified streetscapes, trails, pathways, trees and vegetation to form a unified and distinguished Downtown.
- c. *Implementation Measure:* Investigate the possibility of implementing a Special Assessment Area (SAA) or similar program for implementing streetscape, parking, signage and other improvements.

**Policy 6.2: Ensure public facility needs are being adequately met.**

- a. *Implementation Measure:* Follow recommendations in the Parks and Open Space element to ensure existing and future needs are met.
- b. *Implementation Measure:* Essential road, transit, trail and other transportation facilities should be maintained and extended to meet the transportation needs of the community.
- c. *Implementation Measure:* Cooperate with Box Elder School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

**Goal 7: Improve Tremonton view corridors and viewsheds.**

**Policy 7.1: Create a coordinated program of streetscape and right-of-way improvements.**

- a. *Implementation Measure:* Prepare a landscape master plan for each key corridor, identifying special enhancements.

## **Goal 8: Maintain and enhance scenic views**

**Policy 8.1: Ensure that all development policies, codes, and regulations address the need to preserve the scenic backdrop.**

- a. *Implementation Measure:* Do not allow insensitive siting of buildings, overhead utilities, and other manmade features in Tremonton City.

**Policy 8.2: Reach out to neighboring communities where scenic views and resources are located and resource partners who manage these resources to ensure that corresponding policies, codes, and regulations adequately address preserving the scenic backdrop.**

- a. *Implementation Measure:* Create a formal forum of communication with Box Elder County, UDOT, adjacent communities and public land managers to ensure scenic resources are preserved and protected.
- b. *Implementation Measure:* Support the preservation of scenic backdrops, foothills, ridgelines and ridgetops in their natural forms.

## **Goal 9: Improve the sense of entry into the community.**

**Policy 9.1: Develop key entry nodes should as one enters the community along the major road corridors.**

- a. *Implementation Measure:* Transform existing and proposed entry nodes into attractive city entryways.
- b. *Implementation Measure:* Implement gateway design recommendations provided in the *Tremonton Main Street Urban Design Plan*.

## **Goal 10: Establish context-sensitive corridor treatments along major roadways leading into the community.**

**Policy 10.1: Implement rural streetscape design standards on the outskirts of the community that transition into urban treatments toward the city core.**

- a. *Implementation Measure:* Incorporate street trees, lighting, and other landscape treatments along roadways at transition areas between undeveloped rural areas and developed urban areas.

## **Goal 11: Maintain and enhance traditional development patterns and protect local heritage images.**

**Policy 11.1: Ensure community policies, codes, and ordinances encourage agricultural uses to remain and thrive.**

**Policy 11.2: Ensure that important rural areas are maintained as indicators of past history and rural openness.**

- a. *Implementation Measure:* Encourage the preservation of Holmgren Farm and other heritage agricultural sites.
- b. *Implementation Measure:* Maintain protected agriculture land, major open spaces associated with the Malad River and similar landscapes as visual reminders of the community's history and natural beauty.

## **Goal 12: Protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.**

**Policy 12.1: Investigate new zoning ideas to help maintain existing agricultural uses in key open space areas.**

- a. *Implementation Measure:* Modify existing ordinances and codes to protect critical open space and view corridors in the City.
- b. *Implementation Measure:* Modify existing ordinances and codes to ensure sensitive lands, drainage corridors and critical natural features in Tremonton are preserved.

## **Goal 13: Collaborate with Box Elder County to ensure land and transportation routes located on the periphery of the city are properly prepared as potential Tremonton annexation sites.**

**Policy 13.1 Update the Tremonton Annexation Declaration Area Plan to ensure county land located on the edges of the city are embraced as long-term urban growth areas.**

**Policy 13.2 Ensure that annexation applications meet State law requirements are aligned with the revised Annexation Declaration Area Plan.**

# 3.0 Parks, Open Space & Trails

## 3.1 Introduction

Parks, trails and open space are vital components of Tremonton’s community form and identity. The park, trail and open space system provides places to gather and recreate while maintaining connections to the natural setting and agricultural roots of the city. This system also provides visual and physical relief from the built environment, providing places of respite, recreation and connection to the natural environment. The system should enhance the health and well-being of the community, creating a complete and unified city in the process.

The 2011 *Tremonton City Trails, Park & Open Spaces Master Plan* established a vision and basis for the development and implementation of this vital system. This plan builds upon the ideas and directions contained in that plan, supporting many of the ideas and goals while looking even further into the future to ensure the park, trail and open space system continues to meet the needs of the established city core, while also meeting long-term needs for an expanded city that matches the integrated land use and transportation vision through 2050 and beyond. This switch toward addressing the needs of a significantly different city of the future is essential, helping to ensure that the acquisition, development and maintenance of park, trail and open space facilities keeps pace with demands and needs of the changing population. The new plan captures the vision and needs of the community, providing policy guidance and specific implementation ideas for allocating resources to ensure the City not only meets current needs but those for the next ten years and beyond.

### Public Input: Parks, Open Space & Trails

#### Parks and Open Space

Parks and open space are a vital aspect of the beautiful, rural atmosphere that is highly-valued by the people that live here. Residents surveyed during the online public engagement process indicated that they are

quite satisfied with the current parks and open spaces available. Most prefer additional investment in current facilities over expansion of the system. However, concern was expressed that some neighborhoods in the community currently lack reasonable access to parks, particularly in the western part of the City. Most residents desire added amenities to existing parks, such as more shade, playgrounds, pickleball, or disc golf.

Residents have also indicated some interest in a public swimming pool and recreation center or similar facility.

#### Trails

Residents who participated in the survey support a trail system that links the City’s neighborhoods to parks, open spaces such as the nearby foothills or the Malad River, and key destinations in downtown and elsewhere in the city.

### Community Vision

As indicated in Part I: Background & Introduction, parks, trails and open space are essential elements of the community vision. The principles that emerged for Parks, Trails and Open Space were focused on maintaining the current level of service while expanding and improving amenities and programming. There was also a strong desire to connect parks and open spaces with a comprehensive trail network.

### Guiding Principles for Parks, Trails & Open Space

1. Maintain current level of service for Tremonton’s parks and recreation programs while expanding and improving amenities and programming over time.
2. Carefully integrate community and civic places with residential areas, natural and open space areas, drainages and waterways as part of a complete, connected and comprehensive system of parks, trails and open spaces.

## 3.2 Parks & Open Space

This section examines the current state of parks and open space in Tremonton City. It addresses the number, size, features and distribution of existing facilities and compares them to what was proposed in the 2011 Master Plan, which helps determine how current needs are being met and what is needed to ensure future needs will be met during the next ten years through build-out.

### Existing Parks

Tremonton City is fortunate to have a wide range of parks, open space, trails and similar amenities. Together, these features are the basis upon which the parks and recreation needs of the community are met. Table 3-1 provides a detailed inventory of existing parks, amenities and other resources that contribute to the City's recreation system. Map 3-1 illustrates the location of existing and approved parks and open space in the City, as well as special-use parks, private parks, school playfields and other sites and facilities that contribute to the parks and open space profile of the city.

To summarize, there are presently approximately 31.4 acres of park land that serve the community. The following is a description of each park type, beginning with the smallest category – **Local Parks** – followed by **Neighborhood Parks** and **City-Wide Parks**.

**Special Use Parks** and **Other Facilities** are also documented, and the assessment concludes with a review of **Open Space** in the community. It should be noted that the City does not own or manage private or church-owned parks, and as such has limited ability to claim such facilities as elements of the public system. Furthermore, it should be clear that while local and neighborhood parks are intended to primarily serve the needs of residents in adjacent and nearby neighborhoods, the entire system of City-owned parks (Local, Neighborhood, City-Wide and Special Use) are public facilities that are open to all residents and visitors.



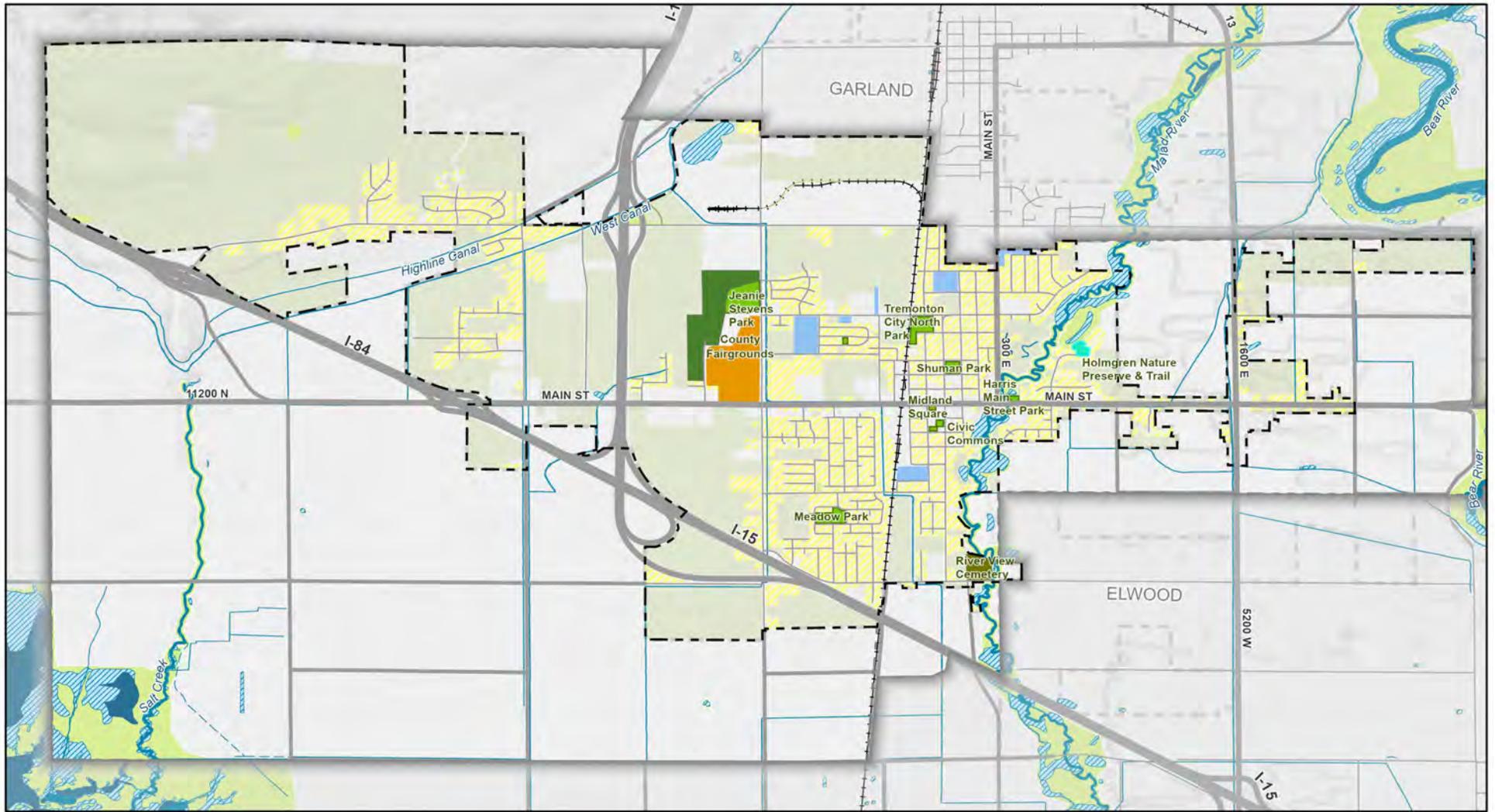
**Table 3-1: Existing Park Amenities Inventory**

PARK NAME		ACRES	Restroom	Pavilion/Shelter	Multipurpose Field	Baseball/Softball Field	Tennis Court	Pickleball Court	Volleyball Court	Basketball Court
<b>CITY-WIDE PARKS</b>										
1	Jeanie Stevens Park	13.8	1	4	2	2	0	0	1	0
<b>Subtotal - City-Wide Parks</b>		<b>13.8</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>NEIGHBORHOOD PARKS</b>										
2	North Park	6.0	1	1	1	3	0	0	0	1
3	Meadow Park	5.8	1	1	1	2	0	0	0	1
<b>Subtotal - Neighborhood Parks</b>		<b>11.8</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>LOCAL PARKS</b>										
4	Shuman Park	2.7	1	4	1	0	0	0	0	0
5	Harris Neighborhood Park	0.5	0	0	0	0	0	0	0	0
6	Civic Center Commons	1.2	0	0	1	0	2	2	0	0
7	Midland Square	0.6	0	0	0	0	0	0	0	0
8	Harris Main Street Park	0.8	0	0	0	0	0	0	0	0
<b>Subtotal - Local Parks</b>		<b>5.8</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>SPECIAL USE PARKS</b>										
9	Holmgren Nature Preserve & Trail	1.5	1	0	0	0	0	0	0	0
<b>Subtotal - Special Use Parks</b>		<b>1.5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER RECREATION FACILITIES</b>										
10	Skyway Golf Course	48.2								
<b>Subtotal - Other Recreation Facilities</b>		<b>48.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL PARK LAND</b> (Regional, City-Wide, Neighborhood, Pocket, Special Use & Other Recreation Facilities)		<b>79.6</b>	<b>4.0</b>	<b>10.0</b>	<b>6.0</b>	<b>7.0</b>	<b>2.0</b>	<b>2.0</b>	<b>1.0</b>	<b>2.0</b>
<b>TOTAL PARK LAND USED FOR LOS</b> (Regional, City-Wide, Neighborhood and Pocket Parks)		<b>31.4</b>	<b>4.0</b>	<b>10.0</b>	<b>6.0</b>	<b>7.0</b>	<b>2.0</b>	<b>2.0</b>	<b>1.0</b>	<b>2.0</b>
<b>OTHER LAND MAINTAINED BY THE CITY</b>										
	Cemetery, Detention Basins, etc.	16.3								

**Table 3-1: Existing Park Amenities Inventory (continued)**

Playground	Tables	Walking Path	Trailhead	Water Access	Parking Stalls	Recreational Programs	Notes
1	3	Y	N	N	203	Soccer, Softball, Football	Skate Park
<b>1</b>	<b>3</b>				<b>203</b>		
1	8	N	N	N	63	Softball, Baseball	
1	5	N	N	N	35	Softball, Soccer, Basketball	
<b>2</b>	<b>13</b>				<b>98</b>		
1	12	N	N	N	0		Splash Pad
1	0	N	N	N	0		Detention Pond
0	0	N	N	N	0		
0	0	N	N	N	0		Plaza, Clock, Monument
0	0	N	N	Y	0		
<b>2</b>	<b>12</b>				<b>0</b>		
0	0	Y	Y	Y	20		
<b>0</b>	<b>0</b>				<b>20</b>		
0	0				0		
5.0	28.0				301.0		
5.0	28.0				301.0		

### Map 3-1: Existing Parks



- |             |                              |                               |                            |
|-------------|------------------------------|-------------------------------|----------------------------|
| Public Park | School                       | River                         | Tremonton Boundary         |
| Golf Course | Agriculture/Vacant/Open Land | Perennial Stream              | Possible Future Annexation |
| Cemetery    | Existing Residential Areas   | Ephemeral/Intermittent Stream |                            |
| Fairgrounds | Wetlands                     | Canal/Ditch                   |                            |
| Open Space  | Waterbody                    | Railroads                     |                            |



## Local Parks

**Local Parks** are typically **less than five acres** in size and usually have limited amenities. In Tremonton they range from less than an acre to nearly three acres in extent. Due to their small size, these parks provide limited amenities, but may include features such as open lawn areas, picnic tables, benches and trees. A playground or sport court are also typical features for these types of parks.

Local Parks usually serve the immediate residential neighborhood, helping to fill gaps where a larger Neighborhood or City-Wide Park may not be available or accessible within a reasonable walking distance. Since these types of parks tend to be expensive to maintain and burdensome over time, they should be used sparingly within the community, in situations where land is limited or where access to larger parks is not available.

There are five Local Parks in Tremonton: Shuman Park (2.7 acres), Civic Center Commons (1.2 acres), Harris Main Street Park (0.8 acres), Harris Neighborhood Park (0.5 acres) and Midland Square (0.6 acres).



Shuman Park



Civic Center Commons



Meadow Park



North Park



Harris Neighborhood Park



Midland Square



## Neighborhood Parks

**Neighborhood Parks** range from approximately **five to ten acres**, providing amenities intended to meet the needs of the surrounding neighborhoods and the City as a whole. They typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and a restroom. There are two Neighborhood Parks in Tremonton: Meadow Park (5.8 acres) and North Park (6.0 acres).



## City-Wide Parks

**City-Wide Parks** typically serve the City at-large, providing a large specialty feature with a community-wide draw. They also typically include sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating nodes. Baseball, softball, soccer and football programs are often hosted at this type of park.



Jeanie Stevens Park

City-Wide Parks are typically between **10 to 25 acres** in size. Tremonton has a single City-Wide Park (Jeanie Stevens Park) that is nearly fourteen-acres in extent.



## Regional Parks

The largest class of parks are **Regional Parks**, which serve the City and region with special features and amenities. Regional Parks are typically 25 acres or larger in size. Typical amenities include multiple large specialty features with a regional draw, such as a sports complex, an aquatics facility or a splash pad. This category of parks also feature sports fields and courts, playgrounds, pavilions, perimeter walking trails, restrooms, trees, large open grassy areas, picnic areas, and seating.

Tremonton does not currently have any parks of this category, but should consider the acquisition and/or development of regional parks as the City continues to grow.

## Special Use Facilities

There are two Special Use Facilities in Tremonton that help meet non-traditional park and recreation needs. These are the Skyway Golf Course and Holmgren Nature Preserve and Trail. Special Use Facilities are not included in the Level-of-Service analysis that follows, since the facilities serve a specialized niche and provide only limited park services.



## School Partnerships

Partnering with local schools on recreation facilities can be an important tool for extending limited financial resources in communities like Tremonton City. Not only does partnering reduce the construction and/or maintenance costs for all parties involved, it helps reduce duplication of park and recreation facilities. Since facilities such as gymnasiums and fields owned by the School District are not under the direct control of the City, use and access depends on cooperative agreements which are not typically guaranteed in perpetuity. Although the City may use some of these facilities, they are not included in the Level-of-Service analyses which follow.

## Other Land Maintained by the City

The City maintains additional land that does not fill traditional park and recreation needs. These sites include detention basins, roadway landscaped areas, civic building grounds, and cemeteries. Such uses are also not included in the Level-of-Service analyses as they provide little to no recreational opportunity.

## The Role of Private Parks in Meeting Needs

Private parks can provide an additional layer for meeting the community's recreation and leisure needs. Since private parks and fields are not owned or otherwise controlled by the City, they are not included in the acreage for the Level-of-Service analyses. Nevertheless, they can be considered as potential sites for meeting needs in areas where service gaps exist and where vacant land is not available for siting or developing a public park, which would require negotiations and agreements to be reached with the owners of each park.

## Existing Park Needs & Service Levels

To determine whether existing parks in Tremonton City meet community needs, two different analyses were undertaken. The first is a **Level-of-Service (LOS) Analysis**, which examines park acreage in relation to population. The second is a **Distribution/Service Area Analysis**, which evaluates the distribution of parks within the City and help identify areas where service gaps exist.

### Existing Level-of-Service Analysis

Level-of-Service (LOS) Analysis was developed by the National Recreation and Parks Association (NRPA) to assist communities in evaluating whether the amount of park land is sufficient for meeting park needs. The LOS is a ratio calculated by dividing the total acres of park land by the population and multiplying by 1,000. The resulting figure represents the number of park acres provided for every thousand residents.

The LOS Analysis originated as a benchmark for determining park needs, allowing a community to compare its performance with that of other communities and nationally-established minimum standards. While helping to evaluate a minimum standard of parks, the method has fallen out of favor as a standard benchmark in recognition that such comparisons do not reflect the unique conditions and goals of individual communities. This is especially true in the Intermountain West, where many communities such as Tremonton have nearby access to significant amounts of state and federal public lands or publicly-owned open space that help meet recreation needs. As a result, the LOS Analysis is now most useful as an internal planning tool to help a community gauge past and current supply of park land and determine the vision for future park land provision as the City continues to grow and mature.

Only Local Parks, Neighborhood Parks and City-Wide Parks were used to calculate the Existing LOS for Tremonton. The Existing LOS was determined by dividing the acreage of these parks (31.4) by the 2020 population (9,894) and multiplying by 1,000 to reflect the number of park



acres per 1,000 residents. This results in an **Existing LOS of 3.4 acres of park land for every thousand residents** in Tremonton. ( $31.4 / 9,894 \times 1,000 = 3.2$ ).

Civic buildings, local schools, private parks, and other properties owned and managed by the City such as retention basins and cemeteries were excluded from LOS calculations because they are either owned and/or managed by others or they do not meet traditional park needs.

However, as detention basins are a large component of open space systems that are emerging in the city, further analysis is provided later in this chapter to determine whether the design of future basins can be modified to ensure such facilities can provide a usable recreational role in addition to serving the primary function as stormwater facilities.

### Existing Level of Service



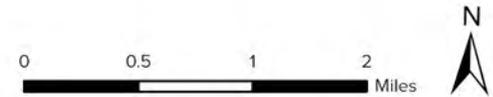
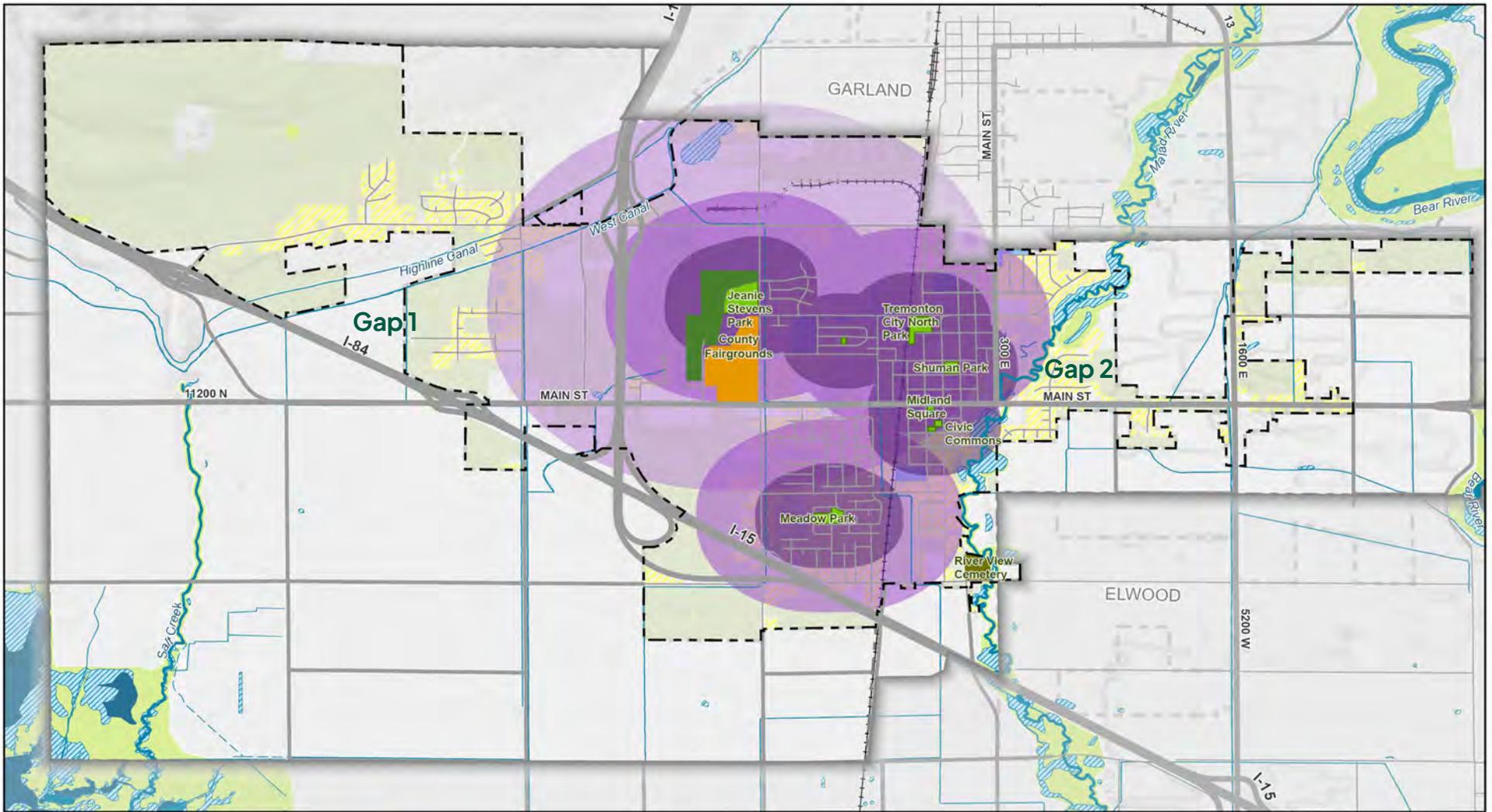
### Distribution Analysis

In addition to determining the existing Level-of-Service, the distribution of parks and their corresponding service areas were analyzed to understand the spatial and locational characteristics of Tremonton's park system. The goal of this analysis is to provide **residents with parks that are within a reasonable distance from their homes, and preferably within walking distance if feasible.**

Map 3-2 illustrates the distribution and service areas of existing and approved parks. Each park type was assigned service radii according to park type/size as follows: **Local Parks** (1/4-mile radius), **Neighborhood Parks** (1/2-mile radius), **City-Wide Parks** (1-mile radius). Special use parks and other recreation facilities were not assigned service radii for reasons previously indicated. Once the distribution of each park was mapped, existing and approved residential areas were overlaid (indicated by yellow hatch) to help illustrate how residential areas are or will be served by existing or approved future parks and those which are not.

As illustrated in Map 3-2, there are two large gaps in park distribution within the City, one located at the western edge and another along the eastern edge of the city. Both of these gaps are located in areas marked by recent residential development in future urban expansion districts.

### Map 3-2: Existing and Planned Park Distribution and Service Areas



## Meeting Existing & Future Park Needs

This section addresses the acreage and distribution of parks needed to meet existing and future park needs. It begins with recommendations for filling gaps and concludes with suggestions for meeting long-term gaps.

### Filling the Gaps

As described previously, there are two gaps in the existing park distribution and service areas. Fortunately, City-Wide Parks are being planned for each of these locations as part of proposed residential development. The City should continue to facilitate the development of these and other future parks in order to fill current and future gaps, as shown on Map 3-3. Currently approved parks are summarized in Table 3-2.

**Table 3-2: Approved & Proposed Future Parks**

Name	Anticipated Acreage
<b>1. River Valley Park</b>	13.2 acres
<b>2. River's Edge Park</b>	8.0 acres
<b>3. Harvest Acres Park</b>	5.5 acres
<b>Total</b>	<b>26.7 acres</b>

### Future Level-of-Service for Parks

As previously indicated, comparing the existing LOS with national standards has fallen out of favor in recent years. Likewise, comparing existing LOS in Tremonton with those of other communities provides only limited rationale for establishing a desired LOS. As previously stressed, Tremonton is unique in its needs and access to public lands, and the LOS it provides is a function of those unique attributes. Nevertheless, such comparisons can be helpful for gauging where the City stands in relation to similar communities in the region, some of which may have similar goals, visions and needs. As illustrated in Table 3-3, the Existing LOS in Tremonton City hovers near the lower ranges

**Table 3-3: Level-of-Service Comparison**

Location	Level-of-Service (LOS) Acres per 1,000 Residents
<b>Tremonton City</b>	3.2
<b>Brigham City</b>	8.0
<b>Draper</b>	3.8
<b>Heber</b>	5.2
<b>Kaysville</b>	3.7
<b>Mapleton</b>	4.9
<b>Orem</b>	2.8
<b>Salem</b>	4.3
<b>Sandy</b>	6.0
<b>Saratoga Springs</b>	3.7
<b>Spanish Fork</b>	5.9
<b>Springville</b>	4.5
<b>Syracuse</b>	5.1

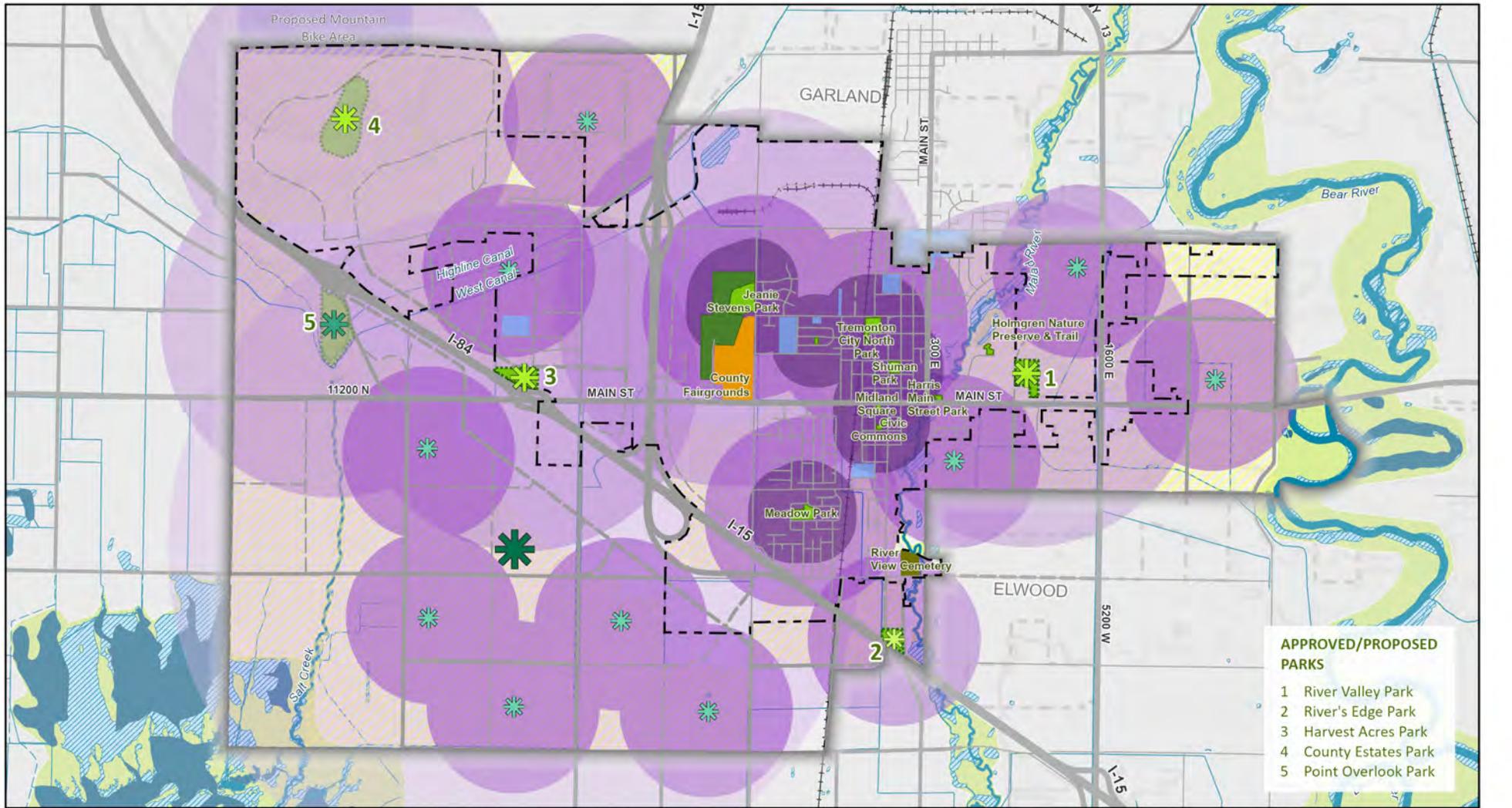
when compared to a selection of other communities along the Wasatch Front region.

While this comparison can provide a general sense of where the community stands, it is important to note that many communities do not calculate LOS in a consistent manner. For example, some communities include acreage that does not meet traditional park needs, natural open space, undeveloped park land, or they may simply have established a different approach or have different priorities than Tremonton. As a result, the established ratios are not directly comparable and are primarily beneficial for confirming that

#### Future Level of Service



### Map 3-3: Proposed, Existing and Planned Park Distribution and Service Areas



- APPROVED/PROPOSED PARKS**
- 1 River Valley Park
  - 2 River's Edge Park
  - 3 Harvest Acres Park
  - 4 County Estates Park
  - 5 Point Overlook Park

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0b0ff; border-radius: 50%; border: 1px solid #808080;"></span> Neighborhood Park Service Area - 1/2 Mile Radius</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border-radius: 50%; border: 1px solid #808080;"></span> Local Park Service Area - 1/4 Mile Radius</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d8bfd8; border-radius: 50%; border: 1px solid #808080;"></span> Community Park Service Area - 1 Mile Radius</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0e6ff; border-radius: 50%; border: 1px solid #808080;"></span> Regional Park Service Area - 2 Mile Radius</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid #808080;"></span> Future Community Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px dashed #808080;"></span> Future Neighborhood Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid #808080;"></span> Future Regional Park (Long Term)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px dashed #808080;"></span> Future Community Park (Long Term)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid #808080;"></span> Future Neighborhood Park (Long Term)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px dashed #808080;"></span> Approved Park Boundary</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px dotted #808080;"></span> Proposed Park Boundary</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Existing Public Park</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Existing Golf Course</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Existing Cemetery</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500;"></span> Existing Fairgrounds</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90;"></span> Open Space</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6;"></span> School</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00;"></span> Future Residential Areas</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d8bfd8;"></span> SITLA-Owned Land</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid #808080;"></span> Wetlands</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080;"></span> Waterbody</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px solid #808080;"></span> River</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px dashed #808080;"></span> Perennial Stream</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px dotted #808080;"></span> Ephemeral/Intermittent Stream</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008080; border: 1px dashed #808080;"></span> Canal/Ditch</li> <li><span style="display: inline-block; width: 15px; height: 15px; border-top: 1px solid #808080;"></span> Railroads</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #808080;"></span> Possible Future Annexation</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed #808080;"></span> Tremonton Boundary</li> </ul>
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there are no fatal flaws as the City moves forward with the acquisition and development of new parks.

Anticipating future parks currently planned in Tremonton, the Existing LOS will soon increase from 3.2 to 5.4. This new LOS should be more than adequate for the City's needs for the future in both the near and long term. However, as communities mature and develop over time there is a natural tendency for the LOS to decrease, largely due to the lack of remaining open land as a city approaches buildout.

It is therefore recommended that a **Future LOS of 4.5** is established as a middle-ground threshold for providing park land in the city through 2050 and beyond through the development of new planned parks. Note that vigilance and care is necessary to ensure existing distribution gaps are filled as part of this process, thereby providing equitable access to parks as the City continues to develop.

Level-of-Service must be balanced with filling gaps and the reality that vacant land for new parks may not always be available in areas where they are needed. Fortunately, there is still vacant land available where it is generally needed. **It is therefore critical that the proposed parks shown on Map 3-3 are acquired in the general locations indicated as soon as possible, whether through direct purchase or as part of agreements with developers.**

### Meeting Needs During the 10-Year Planning Horizon

As Tremonton continues to mature, growth will occur in areas that have already been approved, with a significant amount of new development focused in the south end of the community. Tremonton has already negotiated with developers on several approved projects to ensure that parks and open spaces are incorporated.

As remaining areas of the community develop, the City should acquire and develop the proposed park land or ensure that the parks proposed in this plan are incorporated according to the general sizes and distribution indicated on Map 3-3.

Carrying the Future LOS of 4.5 acres per 1,000 people forward to meet park need through the 10-year planning period results in a total of 52.1 acres of public park land required by 2030 to meet needs during the

next ten years ( $11,573 / 1,000 \times 4.5 = 52.1$ ). There are 31.4 acres of existing public park land. Assuming that the 26.7 acres of parks approved as part of approved development projects are built (see Table 3-2), **no additional park acres will be needed to be acquired to maintain the LOS by 2030. In fact, the City will have a surplus of 10.7 acres** after each of the approved parks are completed.

### Meeting Needs Through 2050 and Beyond

The projected 2050 population requires a total of 83.2 acres of public park land by that year ( $18,480 / 1,000 \times 4.5 = 83.2$ ) to meet park needs. Subtracting 31.4 acres of existing developed public park land and the 26.7 acres of parks slated to be built by developers in the near term (see Table 3-2), **only 25.1 acres of additional park land is required to meet LOS needs between 2030 and 2050** ( $83.2 - 31.4 - 26.7 = 25.1$ ). This additional park land may be easily acquired through the development of Country Estates, in which current zoning has allocated 57.6 acres of park and open space development (see Map 3-3).

Assuming that the City follows the recommendations to fill existing gaps and that approved parks are developed as planned, there will be no further gaps in the near term of the park system. Moving forward beyond 2050, the City should continue to periodically examine where gaps in the system exist and to add proposed parks as shown in Map 3-3. **If the opportunity arises in the near term to acquire more park, trail or open space land through development agreements and park dedications, the City should secure those properties to ensure needs continue to be met in the future.** This is a time-sensitive consideration,

#### Park Acres Needed Through 2030



#### Park Acres Needed Through 2050



as land costs often rise at rates faster than the funds available for purchasing them.

**In acquiring new properties, it is recommended that new parks are developed as Neighborhood Parks or larger as established in the park standards when possible. It is further recommended that Tremonton not acquire or develop any new Local Parks, as they are small facilities that provide minimal amenities, are difficult to maintain and operate and place a significant burden on maintenance staff and resources.** The City should instead focus on providing Neighborhood and City-Wide Parks to the greatest degree possible, as these types provide the highest cost benefit and operational cost efficiency. Furthermore, they serve the surrounding neighborhoods and community with more usable and desirable amenities than Local Parks.

Tremonton may also want to explore re-purposing the city-owned golf course to help meet long-term parks and open space needs. The current facility is a “pay to play” facility that provides a special amenity, but does not contribute toward meeting general parks needs. A special study will be required to determine whether the golf course is the best use of limited land and water resources, and whether other parks and recreation uses might be better served at this location.

## A Note About Level of Service (LOS) & Impact Fees

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service or establishing a more appropriate level of service for the future.

LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as the number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in Tremonton for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. Tremonton may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, as follows:

“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks & Recreation Element should complement a *Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA)*. The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

It should be noted that although cities cannot exact park improvements from developers and charge impact fees, they can evaluate both options and select that which best meets the needs and provides the highest public value.

## Parks and Stormwater Detention

Storm water detention is a critical component of a functional city. As development and growth expands, previously open land areas are replaced by increasingly impervious surfaces – buildings, roads and pavement, for example. The natural process of storm water infiltrating into soils, aquifers and streams is changed as a result, requiring engineered solutions to ensure flooding and associated property damage is avoided.

The use of detention ponds is a standard solution for dealing with stormwater flow. Detention ponds are expensive to build and maintain, and perhaps most importantly – they require significant areas of land that could be used for additional development, parks, trails and similar uses of a well-rounded city.

In order to limit costs and to increase the benefit of detention basins beyond the provision of stormwater control, many cities have attempted to design facilities that fulfill park needs in addition to the primary need of controlling stormwater. When detention basins are large enough and carefully designed, they

have the potential of providing a meaningful park function, particularly for grassy sport fields and similar active uses. Unfortunately, the use of detention basins as multi-purpose facilities is often an afterthought. Even though they may appear green and park-like, detention basins that have not been adequately sized and carefully designed to accommodate park uses are not likely to be successful park substitutes. Since they are primarily flood control features, the engineering requirements typically supersede the requirements of good parks, resulting in facilities with wet bottoms and high embankments that discourage dual use.

This plan supports efforts that provide large, district-serving detention/retention basins that are designed to serve both detention and park needs. It should be noted that this can be a challenging proposition, as they may require more land and significant effort on the part of Tremonton City to ensure the final results meet both needs.



*Examples of detention basins that are large enough and carefully designed to meet both stormwater conveyance and park/recreation needs*

## Park Standards & Amenities

It is essential to establish development standards for each park type to ensure that existing and future parks meet the needs and desires of the community. The following standards provide a general indication of the basic amenities and features to be provided for each park type. It should be noted that these standards are not intended to be prescriptive or to suggest that every individual park should look and function exactly the same as other comparable parks. Rather, they should be applied to help ensure that every park meets the basic needs for the intended purpose, while also ensuring that each park will be unique, responding to the specific setting and requirements, and incorporating unique features and design themes.

### Park Standards

Future parks should be located and sited in a carefully considered and thoughtful manner, whether developed by the City or a developer. When possible, future parks should be located in close proximity to open space areas, incorporate unique topographic features, be adjusted as necessary to accommodate specific amenities, and have easy access to collector roads and regional trail systems, and include adequate parking for the intended facilities.

Another consideration to keep in mind is that as the City's population matures, it will require that future parks be designed and developed in a flexible manner to meet the needs of the widest range of users and age groups, each of which have unique demands and desires. In order to help assure these actions are achieved in a cost-effective manner, the minimum standards which follow are recommended for meeting existing and future park needs and expectations.

Existing parks should be upgraded to meet the minimum requirements for the designated type. Where acreage would qualify a park for a "higher" park type, amenities should be added to bring the park up to the higher standard as space allows. Future parks should be designed from the outset with features and amenities that meet the minimum standards.

### Local Park Standards

**Local Parks** are less than 3 acres in size, and should include the following amenities:

- Trees
- Picnic table(s), bench(es) and site furnishings
- Grassy play area(s)
- A covered shelter, pavilion or shade structure OR a small playground, sport court or activity area



## Neighborhood Park Standards

**Neighborhood Parks** are 3 to 10 acres in size, and should include the following amenities:

- Trees
- Picnic tables and benches
- A drinking fountain
- Grassy play area(s)
- Playground(s)
- Small/Medium Pavilion(s)
- A Restroom
- Sport court(s) (basketball, volleyball, pickleball and tennis)
- Sports field(s) (baseball, soccer, football and similar sports)
- Connections to other parks, open spaces, recreation amenities and community destinations by multipurpose trails, bike lanes, or routes
- Perimeter walking trail(s) where appropriate
- Off-street parking area(s) where appropriate



## City-Wide Park Standards

**City-Wide Parks** are 10-24 acres in size and should include all of the amenities and features in Neighborhood Parks plus the following:

- At least one large pavilion
- At least one specialty recreation feature, such as a sports complex, an aquatics facility, recreation pond, splash pad or arboretum
- Two or more restrooms, depending on size and needs
- Off-street parking adequate for all amenities

## Regional Park Standards

**Regional Parks** are larger than 25 acres in size and should include all of the amenities and features in City-Wide Parks plus the following:

- Two or more specialty recreation features, such as a sports complex, an aquatics facility, recreation pond, splash pad or arboretum
- Two or more standard recreation features described in Neighborhood and City-Wide Park standards



## Park Amenities

Individual amenities, paired with overall design and setting, contribute to each park's character and function. As described below, the provision of park amenities has been analyzed using a system-wide Level-of-Service (LOS) Analysis and on a park-by-park basis. This two-pronged analysis helps us understand deficiencies and needs both systemically and for specific park sites.

### Amenity Level-of-Service

Similar to the LOS recommendations provided for parks, the National Recreation and Park Association (NRPA) provides LOS standards for individual park amenities. These standards were used as a starting point for assessing existing amenities, then **adjusted to reflect the unique needs of Tremonton**. Table 3-4 identifies the total quantity of existing amenities in parks that were used to calculate the City's overall parks LOS. These are then compared to the population, indicating the total surplus or deficit which exists (surpluses are indicated in black text, deficits in **red**).

This analysis indicates that Tremonton currently has a small surplus of baseball/softball fields, multipurpose fields, playgrounds and restrooms. It provides an adequate number of pavilions and sport courts, and has no immediate need for additional amenities.

As illustrated in Table 3-5, Tremonton will need to provide a number of additional amenities by 2030 to continue to meet the needs of the growing populace. These amenities include adding one pavilion and one basketball court, pickleball court, sand volleyball court and tennis court.

As shown in Table 3-6, between 2030 and 2050, the need for additional amenities will continue to grow. Specifically, there will be a need for three playgrounds, two multipurpose fields, one baseball field, one basketball court, one pickleball court, one sand volleyball court and one tennis court.

## Amenity Deficiencies by Park Standards

The recommended park standards establish the minimum standard for parks by type for both new and existing parks. Table 3-6 indicates which existing parks in the City lack specific amenities according to those standards. While it is recommended that all existing parks meet these standards, the City should apply some subjective input to ensure that modifications and enhancements are feasible and desirable. It is also recommended that input and review from the neighborhood and community are solicited through planning and design for each park.

As indicated in Table 3-7, Tremonton has generally developed its existing parks at or above minimum park standards. Amenities needed to bring existing parks up to minimum standards would be a pavilion at Stevens Park, a playground at Harris Main Street Park, pickleball or tennis courts at North Park. Also, the park system in general could use additional furnishings and trees, but this is particularly needed at North Park, Harris Neighborhood Park, and Harris Main Street Park.

It is recommended that a reasonable array of public restrooms is provided throughout the City, particularly as trails are fully realized, connecting parks and open spaces as part of a comprehensive and fully-integrated park, recreation and trail system. Most communities do not provide restrooms in local parks, which are expensive to develop and maintain.

### Amenity Deficiency Assessment

The Amenity LOS and Park Standard Analyses help present a clear picture of the current need for additional park amenities throughout the community. Table 3-8 summarizes the total amenities that are required in order to correct the current deficits in both analyses.

**Table 3-4: 2020 Amenity Levels-of-Service and Deficiencies**

Amenity	Quantity of Existing Amenities	Existing Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet Suggested LOS for 2020 Population	2020 Amenity Surplus or Deficit
Baseball/Softball Fields	7	1,306	2,500	4	3
Basketball Courts	2	4,571	5,000	2	0
Multipurpose Fields	6	1,524	2,500	4	2
Pavilions	3	4,571	5,000	2	1
Pickleball Courts	2	4,571	5,000	2	0
Playgrounds	5	1,828	2,500	4	1
Restrooms	4	2,285	5,000	2	2
Sand Volleyball Courts	1	9,894	10,000	1	0
Skate/Bike Parks	1	9,894	20,000	1	0
Splash Pads	1	9,894	20,000	1	0
Tennis Courts	2	4,571	5,000	2	0

**Table 3-5: 2030 Amenity Levels-of-Service and Deficiencies (Beyond 2020 Needs)**

Amenity	Quantity of Existing Amenities	2030 Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet Suggested LOS for 2030 Population	2030 Amenity Surplus or Deficit
Baseball/Softball Fields	7	1,653	2,500	5	2
Basketball Courts	2	5,786	5,000	3	-1
Multipurpose Fields	6	1,929	2,500	5	1
Pavilions	3	5,786	5,000	3	0
Pickleball Courts	2	5,786	5,000	3	-1
Playgrounds	5	2,314	2,500	5	0
Restrooms	4	2,893	5,000	3	1
Sand Volleyball Courts	1	11,573	10,000	2	-1
Skate/Bike Parks	1	11,573	20,000	1	0
Splash Pads	1	11,573	20,000	1	0
Tennis Courts	2	5,786	5,000	3	-1

\*Based on modified NRPA standards

**Table 3–6: 2050 Amenity Levels-of-Service and Deficiencies (Beyond 2020 and 2030 Needs)**

Amenity	Quantity of Existing Amenities	2050 Amenity Level of Service (pop. per amenity)	Suggested Level of Service (LOS)*	Quantity Required to Meet Suggested LOS for 2050 Population	Quantity Required for Needs Between 2020 and 2030	2050 Amenity Surplus or Deficit
Baseball/Softball Fields	7	2,640	2,500	8	0	-1
Basketball Courts	2	9,240	5,000	4	1	-1
Multipurpose Fields	6	3,080	2,500	8	0	-2
Pavilions	3	9,240	5,000	4	0	-1
Pickleball Courts	2	9,240	5,000	4	1	-1
Playgrounds	5	3,696	2,500	8	0	-3
Restrooms	4	4,620	5,000	4	0	0
Sand Volleyball Courts	1	18,480	10,000	2	1	0
Skate/Bike Parks	1	18,480	20,000	1	0	0
Splash Pads	1	18,480	20,000	1	0	0
Tennis Courts	2	9,240	5,000	4	1	-1

\*Based on modified NRPA standards

**Table 3–7: Amenities Required to Meet Park Standards**

Amenity	Parks Lacking Amenities Required by Standards	Total Amenity Deficiency
Pavilions	Jeanie Stevens Park	-1
Pickleball/Tennis	North Park	-2
Playgrounds	Harris Main Street	-1
Furnishings and Trees	North Park, Harris Neighborhood Park, Harris Main Street Park	



North Park

**Table 3–8: Total Amenities Required to Meet Current LOS Needs and Park Standards**

Amenity	2020 Amenity Surplus or Deficit	Amenity Deficiency for Park Standards	Total Amenities Required to Meet both LOS and Park Standards
<b>Baseball/Softball Fields</b>	3	0	<b>0</b>
<b>Basketball Courts</b>	0	0	<b>0</b>
<b>Multipurpose Fields</b>	2	0	<b>0</b>
<b>Pavilions</b>	1	<b>-1</b>	<b>1</b>
<b>Pickleball Courts</b>	0	<b>-2</b>	<b>2</b>
<b>Playgrounds</b>	1	<b>-2</b>	<b>2</b>
<b>Restrooms</b>	2	0	<b>0</b>
<b>Sand Volleyball Courts</b>	0	0	<b>0</b>
<b>Skate/Bike Parks</b>	0	0	<b>0</b>
<b>Splash Pads</b>	0	0	<b>0</b>
<b>Tennis Courts</b>	0	0	<b>0</b>

## Open Space

Natural and undeveloped open space is an essential component of a comprehensive, balanced parks and recreation system. This is particularly true in Tremonton, which is graced by two rivers and wide open agricultural lands all around. Public input clearly supports access to and close proximity of open space as one of the key reasons people choose to move here and is one of the essential and most valued aspects of Tremonton identity and character.

Open Space also provides a host of ecological benefits. It helps purify soil, water, and air and can absorb and deflect noise, wind, and visual disturbances. It can also help store storm water and absorb carbon and reduce urban heat. It provides wildlife habitat and contribute to a

pleasing aesthetic. These and other benefits of a generous open space system help make Tremonton a healthier community.

There is no standard Level of Service (LOS) for providing open space in Tremonton. Open space is typically acquired on a case-by-case basis where opportunities arise. Map 3-2 illustrates existing and proposed open space, primarily concentrated along the corridors of the Malad River, Bear River, and Salt Creek. Priority should be placed on acquiring land that expands the existing City-owned open space system and which preserves key natural drainages throughout the community. The preservation of natural drainages can help mitigate storm water storage and conveyance, in addition to serving as key trail corridor connections for the City’s trail network.

Additionally, the acquisition of key agricultural lands may be an option for open space that not only provides the visual and environmental benefits of preservation, but also maintains connections to Tremonton’s agricultural and pioneer heritage. Agricultural land can be maintained in variety of ways, including as working farms. Programs offered by the Natural Resources Conservation Service (NRCS), the U.S. Department of Agriculture and the Utah State University Extension Service such as the Century or Heritage Farms Programs and Agricultural Conservation Easements provide opportunities for enhanced conservation.

Agricultural land can also be converted into educational working farms such as Wheeler Farm in Murray, Utah, and they can also include wedding, reception or other event venues or community gardens, which can further enhance the viability of preserving open space in an income-generating manner. Agricultural land can be converted into natural open space over time. Such natural/agricultural open spaces can also serve as short-term “holding sites” and eventually be developed into more formal programmed parks over time.

Considering the public’s interest in acquiring additional open space, the City should contemplate using a combination of open space acquisition tools as described in Section 3.4.

See also the recommendations made for Open Space in the 2011 *Tremonton City Trails, Park & Open Spaces Master Plan*.

## Recommendations for Parks & Open Space

In order to fill the existing gaps, Tremonton will need to acquire and develop the planned parks outlined in new developments being built on the east and west ends of the City. There are 26.7 acres of approved park land to be dedicated by developers in the next 30 years (see Table 3-2), which if all developed will meet and exceed the City's park needs for maintaining its Level-of-Service.

Looking ahead of the currently planned parks to 2050 and beyond, the additional proposed and approved parks and open spaces shown on Map 3-3 should be gradually developed as new neighborhoods are constructed and/or gaps occur. These parks should be developed at the upper end of the size ranges in the park standards where possible to help fill gaps in service areas, to ensure that future development is served by a well-



Meadow Park (top), Stevens Park (bottom left), Shuman Park (bottom right)

distributed network of parks and to help meet LOS needs by build-out. This plan strongly recommends acquiring land as soon as possible, even if it has to remain as natural open space until it can be developed at a later date, because land costs rarely decrease. In addition, Tremonton should focus on acquiring parks five acres or larger to ensure the efficient use of maintenance resources and the best recreational value for the City's parks.

The amenities that are currently lacking should be implemented as described in the Amenity Deficiency Assessment (Table 3-3 and 3-6). As new parks are developed in the future, the amenities in the 2030 and 2050 LOS analyses (Table 3-4 and 3.5) should be incorporated into the design of those parks accordingly.

Future code updates should include an open space requirement that excludes detention basins as part of open space for new developments unless they are incorporated as part of parks, provide usable amenities and are properly designed to meet recreation and leisure needs of the City.

As opportunities to acquire open space arise, Tremonton City should first verify they are linked with other open spaces and parks and are large enough to be considered viable and usable community assets. Open space should generally help expand the existing Malad River open space, preserve other natural drainages and key natural resources, preserve critical habitat or agricultural lands, and provide greater connections to parks and neighborhoods. Special recreational uses such as trails and trailheads should be considered for open spaces on a case-by-case basis.

Finally, to encourage knowledge, use and stewardship of the municipal park, open space and trail system, a comprehensive Wayfinding and Signage Master Plan should be developed and implemented. This will not only help make residents and visitors aware of what the City has to offer, but can also provide use, management and branding opportunities for these valued community assets.

## **Park & Open Space Acquisition Tools**

### **Conservation Subdivisions**

Allow a higher level of development/density on a smaller area of land in exchange for open space

### **Zoning and Development Restrictions: Sensitive Lands Overlay**

Zoning tool requiring additional regulation of unique resources and sensitive lands

### **Fee Simple Title (Outright Purchase)**

Purchase and hold as publicly-owned park land (most expensive option)

### **Purchase and Sellback or Leaseback**

Purchase land, remove/restrict development rights then lease/sell land back

### **Open Space Dedication Requirements or In-Lieu Fees**

Require developers to provide park land for new developments or offer the option to instead pay fees, construct facilities or establish private parks

### **Conservation Easements**

Remove the right to develop land through donation, purchase or transfer of rights

### **Land Banking**

Purchase and hold land to be developed or sold at a future date

### **Proactive Property-Owner Negotiation**

Negotiate with property owners to provide optimal open space



## 3.3 Trails

Trails are an essential recreational amenity that provide connections between home, work, play and important destinations as well as with transit and services. Trails are a primary method for the public to access and enjoy local parks and open space. Trail facilities serve a wide range of uses (walking, running, cycling, and equestrian riding) and user groups (individuals, families, weekend warriors, youth, seniors, commuters and casual recreationists).

Tremonton implemented a master plan for trails as part of the 2011 *Tremonton City Trails, Park & Open Spaces Master Plan*. This effort builds upon the trail concept established in that plan and expands it to incorporate the new future land use vision discussed in Chapter 2.

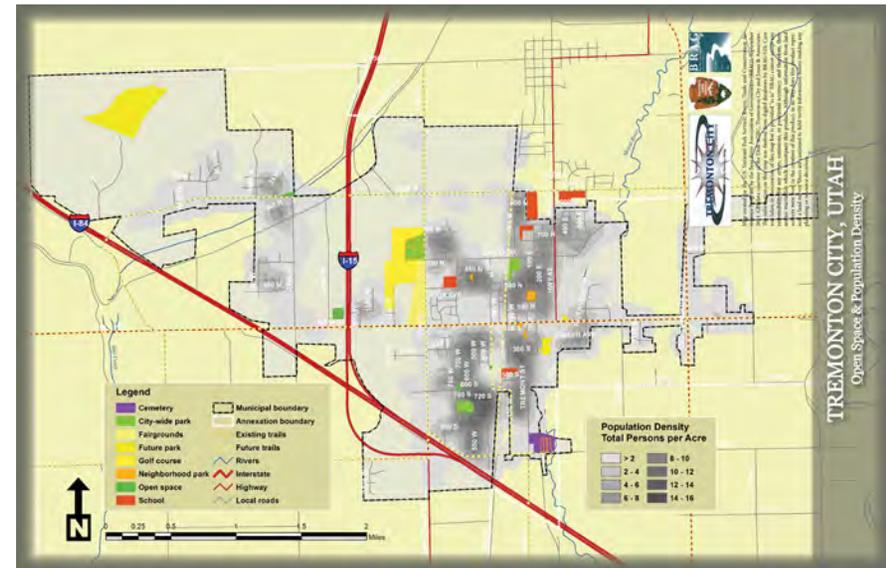
### Existing Trails & Trailheads

The City does not have an existing trail system to date beyond the facility walking paths outlined in the 2011 Trails Master Plan. More recently, a single existing trailhead and short walking trail with interpretive signage has been located along the Malad River, called the Holmgren Nature Preserve and Trail. However, the City has acquired a significant amount of the Central Trail corridor that runs through the heart of the City, which is anticipated to be a top priority for new trail development.

### Proposed Trails & Trailheads

#### Trails

The Proposed Trail Concept shown on Map 3-4 illustrates a network of trail alignments based on an analysis made of past plans and future transportation and land use directions. The suggested routes are conceptual in nature, with detailed alignments to be determined with the acquisition and development of each route. Map 3-4 includes proposed routes for Regional Trails, Separated Trails, and Bike Lanes, which are summarized below. Proposed trail mileage is not provided due to the conceptual nature of the suggested alignments.

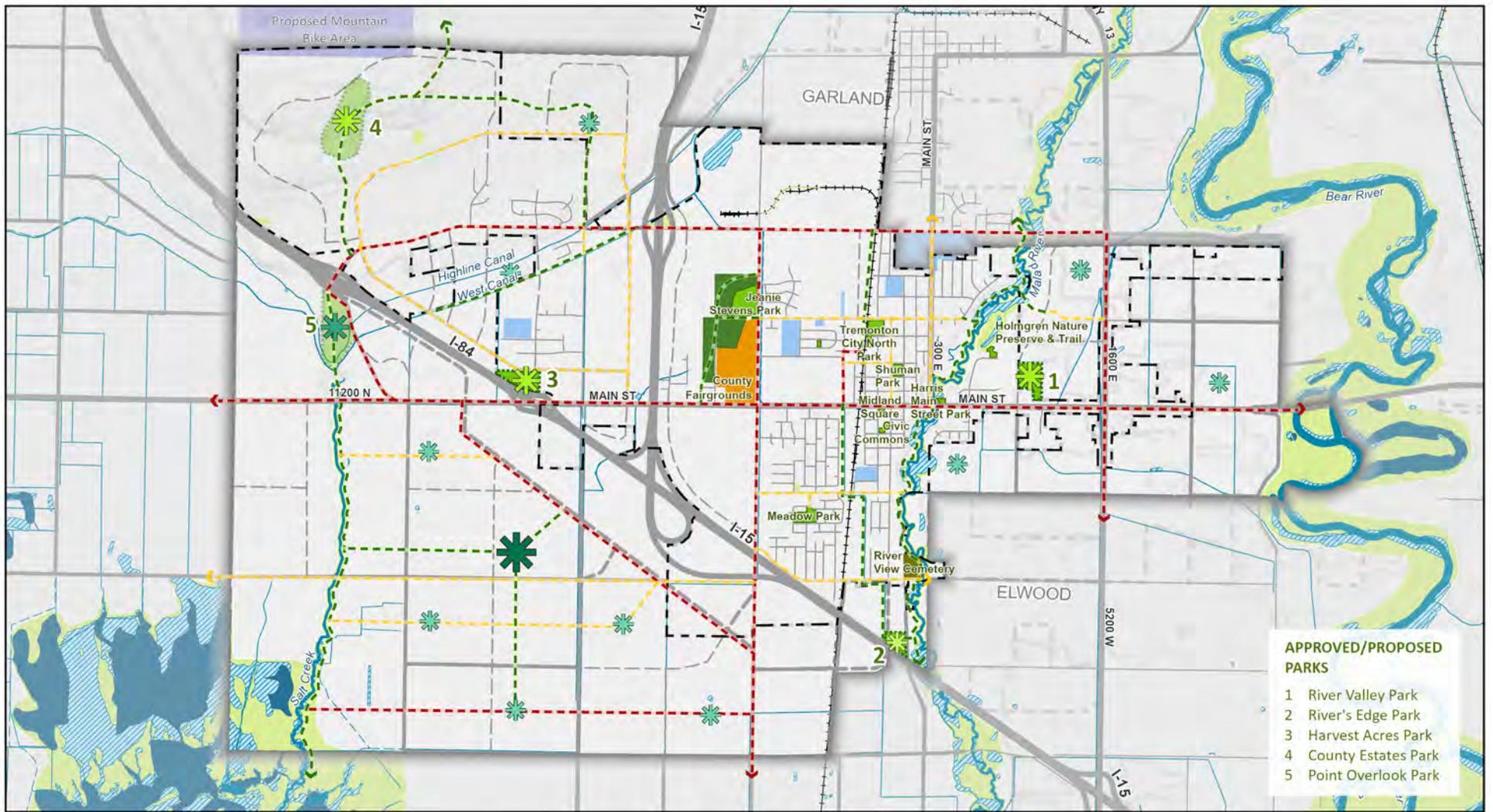


From the 2011 Tremonton City Trails, Park & Open Spaces Master Plan



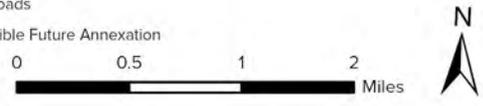
Holmgren Nature Preserve and Trail (Credit: Google Maps)

### Map 3-4: Proposed Trails



- APPROVED/PROPOSED PARKS**
- 1 River Valley Park
  - 2 River's Edge Park
  - 3 Harvest Acres Park
  - 4 County Estates Park
  - 5 Point Overlook Park

<ul style="list-style-type: none"> <li><span style="color: red;">- - -</span> Future Street-Adjacent Trail</li> <li><span style="color: green;">- - -</span> Future Separated Trail</li> <li><span style="color: yellow;">- - -</span> Future Bike Lane</li> <li><span style="color: gray;">- - -</span> Proposed Collector Road</li> <li><span style="color: gray;">- - -</span> Proposed Minor Arterial Road</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">★</span> Future Community Park</li> <li><span style="color: green;">★</span> Future Neighborhood Park</li> <li><span style="color: green;">★</span> Future Regional Park (Long Term)</li> <li><span style="color: green;">★</span> Future Community Park (Long Term)</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">★</span> Future Neighborhood Park (Long Term)</li> <li><span style="color: green;">★</span> Approved Park Boundary</li> <li><span style="color: green;">★</span> Proposed Park Boundary</li> <li><span style="color: green;">★</span> Existing Public Park</li> <li><span style="color: green;">★</span> Existing Golf Course</li> <li><span style="color: green;">★</span> Existing Cemetery</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Existing Fairgrounds</li> <li><span style="color: lightgreen;">■</span> Open Space</li> <li><span style="color: lightblue;">■</span> School</li> <li><span style="color: purple;">■</span> SITLA-Owned Land</li> <li><span style="color: lightblue;">■</span> Wetlands</li> <li><span style="color: blue;">■</span> Waterbody</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> River</li> <li><span style="color: blue;">—</span> Perennial Stream</li> <li><span style="color: blue;">—</span> Ephemeral/Intermittent Stream</li> <li><span style="color: blue;">—</span> Canal/Ditch</li> <li><span style="color: black;">—</span> Railroads</li> <li><span style="color: gray;">—</span> Possible Future Annexation</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px dashed black; display: inline-block; width: 10px; height: 10px;"></span> Tremonton Boundary</li> </ul>
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## Regional Trails

Regional trails link neighborhoods within City and connect Tremonton to adjacent communities and destinations beyond its borders. Proposed regional trails will connect to the Bear River, Garland, Elwood, and Bothwell. Ideally, regional trails are separated from adjacent roadways where possible

Typical characteristics of **Regional Paved Trails** include the following:

- Fulfill both recreation and transportation functions.
- Support biking, walking and skateboarding/in-line skating.
- Motorized use is not permitted.
- Provide safe routes to schools and connections with employment areas, recreational sites, community destinations and centers.
- May include landscaping, fences, signs, benches and other features for enhanced comfort and safety.
- Are publicly owned and permanent.
- Where possible, are paved with soft shoulders and separated from adjacent roads. May be a bike lane and/or wider sidewalk where separation is not possible, such as Main Street.
- Incorporate wider sidewalks, ramps, access points and other features as necessary to maximize use and accessibility.
- Include trailheads and access points with restrooms, parking, signs and lighting.

## Separated Trails

Separated trails are fully separated from roadways and may follow river, canal or rail corridors. Their primary purpose is to support recreational trail use but also provide a finer grain of transportation connectivity. Separated trails often link with the regional trail system. Map 3-4 proposes these trails of this type along the Malad River, the UPRR corridor, the West Canal, Salt Creek, and BR Mountain/Radio Hill.

Typical characteristics of **Separated Trails** include the following:

- Support biking, walking and skateboarding/in-line skating.
- Motorized use is prohibited.



*Example of an unpaved separated trail in a rural setting*

- May include landscaping, fences, signs, benches and other features for enhanced comfort and safety.
- Are permanently protected.
- Are paved or unpaved with soft shoulders and are separated from or adjacent to roads.
- Incorporate ramps, access points and other features to maximize use and accessibility.

## Bike Lanes

Bike lanes are on-street bicycle routes that are located within the street right-of-way. Bike lanes primarily tend to fulfill transportation functions, connecting major destinations and serving experienced bicyclists that are comfortable sharing the road with vehicles.

Bike Lanes typically consist of on-street striped bicycle lanes as described below, but alternative options are available where roadway width may prohibit full bicycle lanes.

- On-Street Striped Bike Lanes – paved, striped bicycle lane adjacent to the traffic lane on the roadway, a minimum of 4' in width, designed to meet AASHTO standards.



Examples of well executed bike lanes and routes.

- On-Street Signed Bike Routes or Sharrows– paved travel path located on the existing roadway which is signed or painted for joint use. Specifically, bicyclists travel with vehicular traffic and share the roadway.

## Trailheads

The City should also consider locating trailheads along Regional and Separated trails as appropriate. These help provide critical amenities to trail users, such as parking, restrooms, information kiosks and bike repair stations. Parks may also serve as trailheads in the future if they are connected with the City’s trail network.

## Design Standards

The previous 2011 *Tremonton City Trails, Park & Open Spaces Master Plan* established standards for trail facilities in the City.

## Recommendations for Trails

The City should prioritize the acquisition and development of trail alignments for Regional and Separated trails as shown on Map 3-4. Some trail development will work hand-in-hand with open space acquisition along key natural corridors. As routes are created and a system begins to take shape, the City should implement appropriate trailheads and wayfinding signage to support the trail system.

## 3.4 Priorities & Potential Funding Sources

As described in the preceding sections, numerous improvements and actions are required to ensure existing and future needs related to parks, open space, recreation and trails in Tremonton City are met. The following is a summary of the specific projects, probable costs and implementation tasks.

### Establishing Priorities

#### Park and Open Space Priorities

##### Meeting Existing Park Needs

There are two main gaps in the park service and distribution areas for existing parks in the City. These may be filled by developing the planned parks in these neighborhoods.

##### Meeting Park Needs by 2030

Carrying the recommended future LOS of 4.5 forward to meet park needs through the 10-year planning period requires no additional public park land required by 2030 assuming the recommendations for filling the gaps shown on Maps 3-2 and 3-3 are implemented as recommended and the approved parks are constructed. The City would actually have a surplus of 13.3 acres at that point.

##### Meeting Park Needs at Build-Out

With a projected population of 18,480, Tremonton will need a total of 17.8 additional acres to meet future park needs. It is recommended that new parks be developed toward the upper end of the recommended acreage ranges established in the park standards when possible.

##### Adopting Minimum Standards and Upgrading Existing Parks

In order to meet 2020 Level-of-Service needs and to bring existing parks up to proposed standards, Tremonton needs to construct two pickleball



Jeanie Stevens Park

courts, two playgrounds and one pavilion. As shown in Table 3-9, the total probable costs for these amenities is \$340,000.

To ensure existing and future parks meet community needs, the minimum park standards presented in Section 3.2 should be adopted as official City policy. New parks should include amenities and features to meet the minimum park standards, and surrounding neighbors and other

**Table 3-9: Probable Costs for Upgrading Existing Parks and Meeting Amenity Levels-of-Service Needs**

Amenity	Total Amenities Required to meet both LOS and Park Standards	Probable Costs	Unit	Total
Pickleball Court	2	\$50,000	Each	\$100,000
Pavilions	1	\$80,000	Each	\$80,000
Playgrounds	2	\$80,000	Each	\$160,000
<b>Total</b>				<b>\$340,000</b>

## Project Prioritization Considerations

- Do they help fill a critical need or service gap?
- Do they address health and safety concerns?
- Do they support on-going maintenance of existing facilities (thereby protecting existing resources and investments)?
- Do they meet future needs in clear and logical phases?

community stakeholders should be consulted during design to ensure new parks meet the needs of the neighborhood and community. The implementation should have a level of flexibility to encourage creative design solutions that capitalize on the unique opportunities and setting of each park location.

A comprehensive *Wayfinding and Signage Plan* is also recommended to expand the knowledge and use of the City's parks, open space and trails system.

Tremonton should continue to secure additional open space as opportunities arise, expanding the existing network to help connect parks, trails and open spaces, and preserving the unique natural drainages, foothills and agricultural lands that form the framework of the open space system.

## Establishing Funding Priorities

Establishing funding priorities for parks, open space, recreation and trails is a challenge for communities with limited resources and diverse needs. Key considerations when prioritizing specific projects follow. One of the key steps is to establish budgets for the acquisition of land as soon as possible in order to avoid escalating acquisition costs over time.

Table 3-10 is an Action Plan that summarizes short, medium and long-term implementation actions and priorities. Section 1 of the table addresses recommended capital facility improvements and operations

and maintenance, while Section 2 addresses the policy actions that are described in *Section 3.6: Goals and Policies*. In order to meet future needs, it is critical that the suggested improvements be made according to the corresponding 2030 and 2050 schedules.

## Existing Funding Sources

The following are some of the key funding sources currently available for implementing the plan recommendations.

- **General Funds** - funds that come through government levies such as property and sales taxes that are appropriated as the City sees fit.
- **Park Impact Fees** - impact fees assessed with new development and redevelopment to provide comparable level of service for parks as the City grows.
- **Bonds** - debt obligations issued by government entities.

Though not an exhaustive list, a number of various bonds, special assessments, service districts, grants, partnerships and other funding options and sources that are available to help implement the plan vision are detailed in Appendix D.

## 3.5 Goals, Policies & Implementation Measures

### Parks & Open Space Goals & Policies

#### Goal 1: Assure that Tremonton Residents Have Adequate Access to Parks.

**Policy 1.1: Meet the recommended Level of Service (LOS) for parks of 4.5 acres per 1,000 population in the future.**

- a. *Implementation Measure:* Ensure development of 26.7 acres of approved parks (see Table 3-2) to meet needs by 2030.
- b. *Implementation Measure:* Develop an additional 25.1 acres of park land to meet needs between 2030 and 2050.
- c. *Implementation Measure:* Develop additional parks as the City expands to fill new gap and meet needs beyond 2050.
- d. *Implementation Measure:* As the community grows ensure that the recommended LOS is maintained.
- e. *Implementation Measure:* Develop and implement a Wayfinding and Signage System for the City so residents and visitors have ample information about available facilities and amenities.

**Policy 1.2: Ensure that new parks and open space provide high-quality recreation opportunities for the community.**

- a. *Implementation Measure:* Pursue Neighborhood and City-Wide Parks (parks 3 acres or larger) in the future to meet the needs of the community while minimizing the maintenance demands associated with smaller parks.
- b. *Implementation Measure:* Update City development codes to require open space for development and that stormwater detention basins should be amenitized and landscaped appropriately in order to count toward open space requirements. This may include designing shallower basins and acquiring park land adjacent to basins to maximize the use of the land for multiple purposes.

**Policy 1.3 Upgrade existing parks to meet minimum park standards and amenity levels of service requirements and develop new parks with at least the minimum required amenities.**

- a. *Implementation Measure:* Upgrade existing parks to meet the minimum requirements for amenities and features where possible.
- b. *Implementation Measure:* Adopt the minimum development standards for parks detailed in this plan as a City policy or ordinance.
- c. *Implementation Measure:* Design and develop all new parks with amenities and features that meet the established standards, enlisting the professional services of a landscape architect or other qualified designer and allowing and encouraging public input on the design.
- a. *Implementation Measure:* Aggressively acquire land for future parks as soon as possible to ensure limited finances can be leveraged when land is less expensive. This may be acquired in part by negotiation through annexation.

**Policy 1.4: Promote functional and comprehensive park and open space networks well planned and designed.**

- a. *Implementation Measure:* Encourage developers to work with Tremonton City to ensure parks and open spaces are designed first in all future residential developments and large-scale developments.
- b. *Implementation Measure:* Promote functional parks and open spaces that provide recreational opportunities whenever possible.
- c. *Implementation Measure:* Connect park and open space networks with a trail system or other natural corridors.
- d. *Implementation Measure:* Ensure public accessibility (with pedestrian connections) to City parks and open spaces to ensure they are not reserved for residents of a particular neighborhood.
- e. *Implementation Measure:* Encourage the dedication of larger land parcels for parks and open spaces.
- f. *Implementation Measure:* Incorporate a wide range of park and open space types in addition to well-distribute specialty sites such as courtyards, plazas, amphitheaters and community gardens.
- g. *Implementation Measure:* Partner with the Bear River Health Department, Bear River Valley Hospital, Box Elder County School District, and other stakeholders and partners to encourage and

promote the use of the trail and open space system and to develop programs and activities that enhance health, wellness, and active living.

## **Goal 2: Continue to Maintain a High Standard of Maintenance for Tremonton’s Parks in the Future.**

### **Policy 2.1: Continue to improve the best management and maintenance procedures to protect the City’s park and recreation investments.**

- a. *Implementation Measure:* Establish an annual budget for maintenance and park upgrades.
- b. *Implementation Measure:* Protect the City’s investment in sports fields by resting fields on a regular basis to prevent damage by overuse.
- c. *Implementation Measure:* Update annual budgets to ensure funding for operation and maintenance of City parks and other land the City maintains is sufficient to meet needs.
- d. *Implementation Measure:* Continue to maintain an up-to-date inventory of all parks, park facilities and parkways, documenting and implementing improvements according to a feasible schedule.
- e. *Implementation Measure:* Apply design standards for all parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.
- f. *Implementation Measure:* Increase the variety of amenities in parks to promote better use of parks.
- g. *Implementation Measure:* Provide amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)
- h. *Implementation Measure:* Increase the amount of shade, particularly around park amenities, by planting more trees.

## **Goal 3: Increase the Amount and Variety of Natural Open Space in the City.**

### **Policy 3.1: Expand Tremonton’s open space system as part of a flexible and opportunistic approach.**

- a. *Implementation Measure:* Acquire open space as opportunities arise, focusing on natural open lands, drainage corridors and agricultural lands.

### **Policy 3.2: Encourage restoration efforts on city-owned and private property adjacent to the Malad River.**

- a. *Implementation Measure:* Seek funding to aid restoration efforts on the city-owned parcel(s) along the Malad River.
- b. *Implementation Measure:* Work with the Utah Department of Environmental Quality (DEQ) to provide education to the public on pollution sources that are impacting the water quality of the Malad River.

### **Policy 3.3 Prohibit the development of property where ecological hazards exist and encourage conversion to public open space.**

- a. *Implementation Measure:* Adopt ordinances to restrict development on lands constrained by sensitive environmental conditions to protect public health, safety and welfare.
- b. *Implementation Measure:* Consider incorporation of Conservation Subdivisions, Transfer of Development Rights (TDR) and other ordinance and code changes to preserve open space and natural lands.
- c. *Implementation Measure:* Enhance natural open spaces with appropriate improvements that enhance the integrity and user knowledge of those spaces. The addition of interpretive signage, outdoor education facilities and similar improvements are particularly appropriate.
- d. *Implementation Measure:* Educate the public about natural, historic and cultural setting and significance of Tremonton as part of a unified park and open space design approach.
- e. *Implementation Measure:* Ensure natural open spaces are accessible while retaining ecological integrity.
- f. *Implementation Measure:* Work with property owners near and adjacent to the Malad River Bottoms as part of creating a fully-connected and unified Bidwell-Bartleson trail and linear open space.
- g. *Implementation Measure:* Work with the National Wildlife Federation to ensure critical wildlife habitat in the city is certified and protected.

## Trails Goals & Policies

### Goal 4: Implement the Recommended Trail Facilities

#### Policy 4.1: Assure that Tremonton’s Trail System Meets Public Needs and Expectations

- a. *Implementation Measure:* Task the Planning Commission with the development of the trail system described in this plan and the 2011 *Tremonton City Trails, Park & Open Spaces Master Plan*, including proposed trail alignments, trail standards, trailheads, trail crossings, and lighting and safety improvements.
- b. *Implementation Measure:* Install the proposed trail network by build-out, including other trail system improvements.
- c. *Implementation Measure:* Make trail maps available to the public in print and online formats.
- d. *Implementation Measure:* Develop an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps, and trails near existing parks and other high-use destinations.
- e. *Implementation Measure:* Develop ordinances to ensure neighborhood trails are linked with parks and open spaces.
- f. *Implementation Measure:* Integrate the Safe Routes to School plan with the trail plan to ensure children have safe walkable routes to school.
- g. *Implementation Measure:* Develop a trail system with a desired maximum service radius of one-quarter to one-half mile from any residence.

#### Policy 4.2: Require trail master planning to be incorporated into community planning, land use planning and the development review process of Tremonton City, including the development of trailheads and access to trails.

- a. *Implementation Measure:* Continually evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future neighborhoods, destinations, parks and recreation facilities, and future transit stations.

- b. *Implementation Measure:* Require development projects to finance through impact fees and/or install bicycle facilities, sidewalks, and trails as appropriate.

#### Policy 4.3 Maintain trails as safe, attractive and comfortable amenities for the community.

- a. *Implementation Measure:* Coordinate with the Box Elder School District on a Safe Routes to School program with an emphasis on trail linkages.
- b. *Implementation Measure:* Work with Box Elder School District, the Tremonton City Police Department, the Utah Department of Transportation, Box Elder County, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.
- c. *Implementation Measure:* Install a safe system of trail lighting and emergency response stations along paved trails where appropriate.
- d. *Implementation Measure:* Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.
- e. *Implementation Measure:* Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.
- f. *Implementation Measure:* Provide a bicycle and pedestrian network that is safe and attractive to all users, including women, children and the elderly.
- g. *Implementation Measure:* Ensure that the Wayfinding and Signage System provides clear information to users about how to access trails and proper trail behavior, including allowed uses and other regulations.
- h. *Implementation Measure:* Develop safe, pedestrian and cycle-friendly community through well maintained trails and sidewalks, adequate lighting and similar features.

## Other Goals & Policies

### Goal 5: Promote Water Conservation, Urban Forestry and Similar Practices to Help Ensure Tremonton Parks and Recreation System is Sustainable and Resilient

**Policy 5.1: As new parks, open spaces, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.**

- a. *Implementation Measure:* Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable parks and recreation system.
- b. *Implementation Measure:* Utilize industry best practices to make sure plants are water-wise, regionally-appropriate and as low maintenance where appropriate to reduce maintenance and water demands.
- c. *Implementation Measure:* Balance the use of manicured lawn in active fields and open lawn areas with more natural open space around the perimeter of parks and along trail corridors to reduce the maintenance and irrigation requirements for these more passive landscape areas.
- d. *Implementation Measure:* Acquire water shares within local canals to convert parks being irrigated on culinary water to secondary water.

**Policy 5.2: Promote the planting of appropriate trees and vegetation along city roadways, bike lanes, trails, parks, open spaces and gateways into the city.**

- a. *Implementation Measure:* Enhance the visual quality of parks, open spaces, trail corridors, gateways, and streetscapes through the planting of trees and vegetation.
- b. *Implementation Measure:* Work with Box Elder County Extension office and the Utah Division of Forestry, Fire, and State Lands to improve and increase the urban forest in Tremonton.
- c. *Implementation Measure:* Work with the Box Elder County Weed Agent to control the proliferation of noxious weeds in the City.
- d. *Implementation Measure:* Develop new and retrofit exiting streets and rights-of-way with vegetated park strips to enhance the urban

forest and help separate vehicular traffic from pedestrian and cycle movements.

- e. *Implementation Measure:* Develop a tree ordinance that defines the types of trees that should be planted in park strips that are appropriate for the climate and avoid infrastructure damage as a result of heaving of sidewalks and underground utilities.
- f. *Implementation Measure:* Strategically plant trees within parks and open spaces to provide shade, reduce noise, screen views and beautify.

### Goal 6: Attract and encourage visitors to visit Tremonton through the implementation of an integrated trail, park and open spaces system.

**Policy 6.1 Work with local partners to promote and develop local recreation events such as Fun Runs, the County Fair and bicycle rides that attract visitors and boost the local economy.**

- a. *Implementation Measure:* Work with Box Elder County on the promotion of quality events at the County Fairground.

### Goal 7: Preserve and enhance historic public open spaces and landmarks to the greatest degree possible.

**Policy 7.1: Preserve historic agricultural, cultural and open space landmarks and structures as feasible.**

- a. *Implementation Measure:* Consider creating Transfer of Development Rights (TDR) Ordinance as part of preserving critical open space in the city.
- b. *Implementation Measure:* Enhance historic landscapes and open space features through the addition of interpretive signage, historic markers and preservation of historic sites that will educate the public about nature, history, and culture and enhance the open space draw of the city.

### Goal 8: Work with federal, state and county agencies and private property owners to gain public access to the lands they manage or own that is within or adjacent to Tremonton City.

**Policy 8.1: Work with federal agencies to secure public trail access to Salt Creek Waterfowl Management Area.**

**Policy 8.2: Assist landowners who want to preserve land for ongoing agricultural production when appropriate.**

- a. *Implementation Measure:* Consider approval of an Agriculture Protection Area Application when aligned with the needs of surrounding properties and the goals and objectives of Tremonton City.

**Table 3–10: Action/Implementation Plan**

		Immediate Implementation	Short-Term Implementation 0 - 10 years 2020-2030	Medium-Term Implementation 10 - 30 years 2030 - 2050	Medium to Long-Term Implementation 30 years+ (through build-out) 2050+
<b>Capital Facility Improvements</b>					
<b>Parks and Open Space</b>					
1	Utilize 4.5 acres per 1,000 population as the future level of service through build-out.				
2	Upgrade existing parks to meet standards and amenity levels of service.				
3	Ensure construction of the 26.7 acres of park land provided by developers needed to fill existing gaps by 2030.				
4	Develop 25.1 acres of park land to meet needs by 2050.				
5	Acquire and develop additional parks to maintain LOS of 4.5 and fill gaps with the City's expansion beyond 2050.				
6	Develop and install City-wide wayfinding and signage system for the parks, open space, recreation and trails system.				
7	Acquire additional open space with a focus on expanding existing open space areas, protecting natural drainages and preserving agricultural land.				
<b>Policy Actions</b>					
<b>Parks and Open Space</b>					
8	As the community grows ensure that the recommended LOS is maintained.				
9	Pursue Neighborhood and City-Wide Parks (3 acres or larger) in the future to meet the needs of the community while minimizing the maintenance demands associated with smaller parks.				
10	Adopt the minimum development standards for parks detailed in this plan as a City policy.				
11	Design and develop all new parks with amenities and features that meet the established standards, enlisting the professional services of a landscape architect or other qualified designer and allowing and encouraging public input on the design.				
12	Update City development codes to require developments to include open space and that stormwater detention basins should be amenitized and landscaped appropriately in order to count toward open space requirements.				
13	Update annual budgets to ensure funding for operation and maintenance of City parks and other land the City maintains is sufficient to meet needs.				
14	Establish an annual budget for maintenance and park upgrades.				

**Table 3-10: Action/Implementation Plan (continued)**

		Immediate Implementation	Short-Term Implementation 0 - 10 years 2020-2030	Medium-Term Implementation 10 - 30 years 2030 - 2050	Medium to Long-Term Implementation 30 years+ (through build-out) 2050+
15	Protect the City's investment in sports fields by resting fields on a regular basis to prevent damage by overuse.				
16	Continue to maintain an up-to-date inventory of all parks, park facilities and parkways, documenting and implementing improvements according to a feasible schedule.				
17	Apply design standards for all parks in a way that helps reduce maintenance requirements while promoting use of public parks and recreation amenities.				
18	Increase the variety of amenities in parks to promote better use of parks.				
19	Provide amenities and facilities to help residents "self-maintain" their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)				
20	Increase the amount of shade, particularly around park amenities, by planting more trees.				
<b>Trails</b>					
21	The Planning Commission should provide planning and implementation oversight of the City's trail system.				
22	Task the Planning Commission with the development of the trail system described in this plan and the 2011 Tremonton City Trails, Park & Open Spaces Master Plan, including proposed trail alignments, trail standards, trailheads, trail crossings, and lighting and safety improvements.				
23	Install the proposed trail network by buildout, including other trail system improvements.				
24	Make trail maps available to the public in print and online formats.				
25	Develop an accessible network of pedestrian supportive infrastructure, including sidewalks, curb ramps, and trails near existing parks and other high-use destinations.				
26	Continually evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future neighborhoods, destinations, parks and recreation facilities, and future transit stations.				
27	Require development projects to finance through impact fees and/or install bicycle facilities, sidewalks, and trails as appropriate.				

**Table 3–10: Action/Implementation Plan (continued)**

		Immediate Implementation	Short-Term Implementation 0 - 10 years 2020-2030	Medium-Term Implementation 10 - 30 years 2030 - 2050	Medium to Long-Term Implementation 30 years+ (through build-out) 2050+
28	Coordinate with the Box Elder School District on a Safe Routes to School program with an emphasis on trail linkages.				
29	Work with Box Elder School District, the Tremonton City Police Department, the Utah Department of Transportation, Box Elder County, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.				
30	Install a safe system of trail lighting and emergency response stations along paved trails where appropriate.				
31	Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.				
32	Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.				
33	Provide a bicycle and pedestrian network that is safe and attractive to all users, including women, children and the elderly.				
34	Ensure that the Wayfinding and Signage System provides clear information to users about how to access trails and proper trail behavior, including allowed uses and other regulations.				
<b>Other</b>					
35	Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable parks and recreation system.				
36	Utilize industry best practices to make sure plants are water-wise, regionally-appropriate and as low maintenance where appropriate to reduce maintenance and water demands.				
37	Balance the use of manicured lawn in active fields and open lawn areas with more natural open space around the perimeter of parks and along trail corridors to reduce the maintenance and irrigation requirements for these more passive landscape areas.				
38	Acquire water shares within local canals to convert parks being irrigated on culinary water to secondary water.				

**Table 3-10: Action/Implementation Plan (continued)**

		Immediate Implementation	Short-Term Implementation 0 - 10 years 2020-2030	Medium-Term Implementation 10 - 30 years 2030 - 2050	Medium to Long-Term Implementation 30 years+ (through build-out) 2050+
39	Enhance the visual quality of parks, open spaces, trail corridors, gateways, and streetscapes through the planting of trees and vegetation.				
40	Work with Box Elder County Extension office and the Utah Division of Forestry, Fire, and State Lands to improve and increase the urban forest in Tremonton.				
41	Work with the Box Elder County Weed Agent to control the proliferation of noxious weeds in the City.				
42	Develop new and retrofit exiting streets and rights-of-way with vegetated park strips to enhance the urban forest and help separate vehicular traffic from pedestrian and cycle movements.				
43	Develop a tree ordinance that defines the types of trees that should be planted in park strips that are appropriate for the climate and avoid infrastructure damage as a result of heaving of sidewalks and underground utilities.				
44	Strategically plant trees within parks and open spaces to provide shade, reduce noise, screen views and beautify.				
45	Adopt ordinances to restrict development on lands constrained by sensitive environmental conditions to protect public health, safety and welfare.				
46	Consider incorporation of Conservation Subdivisions, Transfer of Development Rights (TDR) and other ordinance and code changes to preserve open space and natural lands.				
47	Enhance natural open spaces with appropriate improvements that enhance the integrity and user knowledge of those spaces. The addition of interpretive signage, outdoor education facilities and similar improvements are particularly appropriate.				
48	Educate the public about natural, historic and cultural setting and significance of Tremonton as part of a unified park and open space design approach.				
49	Ensure natural open spaces are accessible while retaining ecological integrity.				
50	Work with property owners near and adjacent to the Malad River Bottoms as part of creating a fully-connected and unified Bidwell-Bartleson trail and linear open space.				
51	Work with the National Wildlife Federation to ensure critical wildlife habitat in the city is certified and protected.				
52	Work with Box Elder County on the promotion of quality events at the County Fairground.				

**Table 3–10: Action/Implementation Plan (continued)**

		Immediate Implementation	Short-Term Implementation 0 - 10 years 2020-2030	Medium-Term Implementation 10 - 30 years 2030 - 2050	Medium to Long-Term Implementation 30 years+ (through build-out) 2050+
53	Consider creating Transfer of Development Rights (TDR) Ordinance as part of preserving critical open space in the city.				
54	Enhance historic landscapes and open space features through the addition of interpretive signage, historic markers and preservation of historic sites that will educate the public about nature, history, and culture and enhance the open space draw of the city.				
55	Consider approval of an Agriculture Protection Area Application when aligned with the needs of surrounding properties and the goals and objectives of Tremonton City.				
56	Aggressively acquire land for future parks as soon as possible to ensure limited finances can be leveraged when land is less expensive. This may be acquired in part by negotiation through annexation.				
57	Locate community parks adjacent to schools and in close proximity to other public destinations and trails.				

# Appendix A: Public Engagement Summary

## Introduction

Typically in the early stages of the planning process, a public scoping meeting is held to help identify needs, desires and issues and inform plan concepts and ideas. Due to the impacts of COVID-19, the public meeting format was not possible, and public scoping was instead conducted via an online platform over a four-week period. The online scoping consisted of three components: an interactive map for geographically placed comments, an open comment questionnaire, and a visual preference survey.

The results are promising, with nearly 645 visitors, 80 interactive map comments, 215 questionnaire responses, and 148 visual preference survey responses received. After thoroughly reviewing the collected data, a summary and analysis follows.

## Summary of Comments

As comments were gathered and analyzed, several common areas of concern emerged:

1. Character/Sense of Community – The preservation of Tremonton’s agricultural character and rural atmosphere is the primary area of concern for residents. They expressed appreciation for their friendly neighbors, close-knit community and surrounding scenery. Most choose to live in the area for these reasons and are concerned about losing their peaceful way of life. The following specific issues were most common:
  - Adjusting zoning and land use ordinance to better plan and control new development.
  - Preservation of natural and agricultural open space.
  - Concerns about future traffic and overcrowding.
  - Safety concerns related to new growth.
2. Land Use/Housing – The pace and scale of new residential development is another area of concern for the community. The following issues came up often:
  - Placing limits on new development, particularly multifamily housing.
  - Specific concerns regarding the location and scale of multifamily developments.
  - Need for affordable housing options such as starter homes, mid-income houses and family-sized rentals.
  - Concern about the ability of infrastructure to keep up with new growth.
3. Economic Development – The most common economic concern is the relative lack of business and restaurant options, particularly those required to meet the day-to-day needs of residents. Jobs and economic diversification also came up often. The following specific issues were brought up frequently:
  - The need for a general merchandise store(s) where residents can purchase household goods and essential non-grocery items.
  - Expanded restaurant options, particularly sit-down restaurants.
  - Family-oriented entertainment options.
  - Increased access to jobs that provide a living wage.
4. Parks and Recreation – Overall, area residents are very satisfied with Tremonton’s current parks and recreation offerings. Most preferred investment in current facilities over system expansion. While additional amenities were recommended, most indicated that these suggestions were “wish list” items and their needs are being met by the current system. The following areas of improvement came up frequently:
  - More shade trees and/or shade structures in current parks.
  - An expanded system of trails.
  - A public swimming pool or upgraded splash pad.
  - A recreation center or other indoor sports facility.
  - Upgraded and additional park amenities such as disc golf and pickleball.

## Interactive Map Comments

The interactive map received 80 comments, with many more visitors providing “up votes” or “down votes” to comments. Figure 1 is a “heat map” illustrating the areas of the city that received the most comments and input (shown in red/orange). The comments received were categorized into general topics and then tabulated to identify common issues that received the most attention. A general summary follows, with Tables 1 and 2 listing the issues receiving the most “up votes” and “down votes.”

### Land Use/Housing/Economic Development

- Most comments in this category focused on commercial development in Tremonton. Residents desire more restaurants and businesses Downtown, with particular emphasis on revitalization of abandoned sites such as the Shopko building. There is also some desire for big box retailers adjacent to freeway exits.
- There is some concern regarding the juxtaposition of land use types. Notably, residents feel that industrial and commercial uses are not compatible with residential and should be better separated.
- There is concern over the design quality, maintenance, and density of multifamily housing developments.

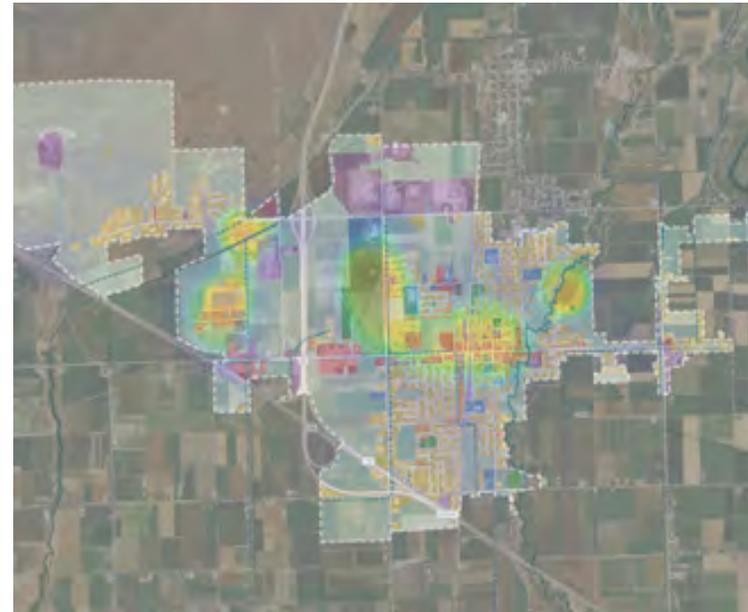
### Transportation

- The majority of comments overwhelmingly expressed a desire to improve the pedestrian and bicycle system. There is support for sidewalks and bike lanes along major routes which lack them, such as Main Street, 2300 W, 2000 W, 1000 W and 400 W.
- Traffic safety concerns were predominantly centered around two intersections, 2300 W / Main Street and 2300 W / 1000 N.
- Concern about providing safe routes to school for children.
- There is a desire to beautify freeway exits and main thoroughfares with street trees and vegetated buffers.
- One comment expressed a desire for better pedestrian connectivity through neighborhoods containing cul-de-sac layouts.
- One comment suggested improving rail crossings with lights/gates.

- One comment suggested providing EV charging stations Downtown.

### Parks and Recreation

- There is significant support for the development of a recreational trail system, including extensions along the Malad River, Bear River access, Radio Hill mountain bike trails, and the canal/rail trail.
- The most desired recreational amenities at parks noted were disc golf and pickleball.
- The inclusion of additional shade trees at parks, playgrounds and fairgrounds are strongly desired.
- More parks are desired on the west end of town for developing neighborhoods.
- Some comments requested improvements to the Skyway golf course.



Heat Map of Comments Received on SocialPinpoint

**Table A-1: Map Comments with the Most Up-Votes**

Issue	# of Comments	Total Up Votes	Total Down Votes
<b>Land Use/Housing/Economic Development</b>			
Revitalize Shopko development	4	36	13
Big box retail at 1000 N freeway exit	2	32	8
More restaurants and businesses Downtown	1	26	3
<b>Transportation</b>			
Sidewalks/bike lanes on Main Street	3	68	0
Extend Malad River trail	3	64	2
Build canal/rail trail	2	59	6
Landscaping at freeway exits	3	51	10
Traffic safety at 2300 W and 1000 N	5	41	11
<b>Parks and Recreation</b>			
Shade trees at parks	4	62	0
Mountain bike trails on BR/Radio Hill	2	44	0
Add disc golf course	3	41	7
Pickleball courts	1	36	4
Bear River access	1	36	0
Add parks to western neighborhoods	3	34	2

**Table A-2: Map Comments with the Most Down-Votes**

Issue	# of Comments	Total Up Votes	Total Down Votes
<b>Land Use/Housing/Economic Development</b>			
Big box retail at 1000 N freeway exit	2	32	8
Revitalize Shopko development	4	36	13
<b>Transportation</b>			
Traffic safety at 2300 W and 1000 N	5	41	11
Landscaping at freeway exits	3	51	10
<b>Parks and Recreation</b>			
Add disc golf course	3	41	7

## Questionnaire Comments

The questionnaire was aimed at identifying key issues for area residents regarding specific topics such as land use, growth, housing, parks and recreation, and economic development, as follows:

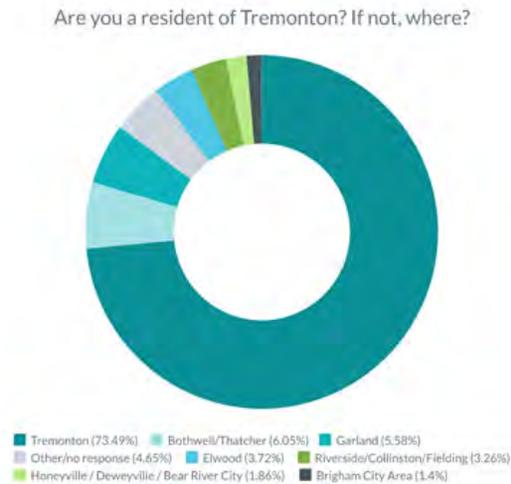
- Q1 – Are you a resident of Tremonton? If not, where do you live?
- Q2 - Why do you choose to live in Tremonton? What do you like most about living here?
- Q3 - What is Tremonton currently known for? What would you like it to be known for?
- Q4 - In recent years, how do you feel Tremonton has handled growth? What would you like to see different?
- Q5 - What facilities, services, businesses, or amenities would you like to see that are currently not in Tremonton?
- Q6 - Does Tremonton have adequate housing for its residents? Are there any housing needs that need to be filled in the city?
- Q7 - Do existing parks and recreational facilities meet your needs? What facilities do you use most? What facilities are missing?

- Q8 - Any other additional comments or concerns regarding Tremonton’s future?

The questionnaire received 215 responses, with most participants completing all the questions. The results were lumped into groups of common responses and distilled into the summary charts that follow.

### Question 1: Are you a resident of Tremonton? If not, where?

Of the 215 survey responses, 158 came from residents of Tremonton, additional responses provided by residents of Garland, Bothwell,



Thatcher, Elwood, and other surrounding communities.

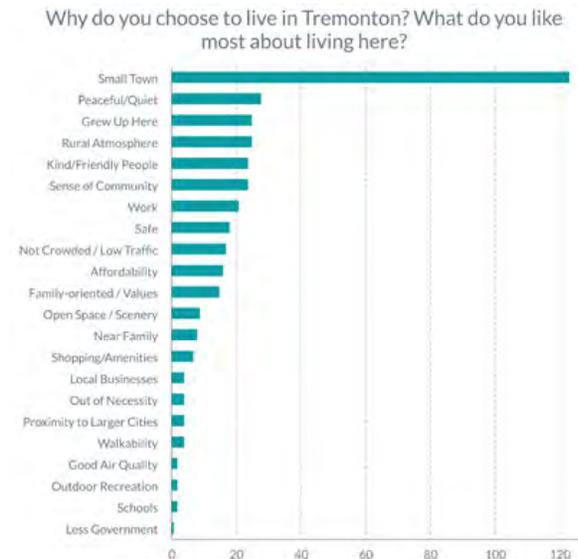
### Question 2: Why do you choose to live in Tremonton? What do you like most about living here?

Respondents provided a range of reasons for why they chose to settle in the Tremonton area. Many grew up in the area or had family nearby. Others came for work or owned businesses in town. Some retired here, seeking a slower pace of life.

Regardless of their background, residents overwhelmingly identified Tremonton as an attractive place with an appealing “small town vibe.” They expressed their love for the rural atmosphere, the beautiful

agricultural setting, and the peaceful, quiet surroundings. The strong sense of community was also a theme, with many participants indicating that their neighbors are friendly and authentic people who help each other. In addition, many pointed to the family-oriented environment, with its community values and “farming work ethic” providing an ideal place to raise children. The affordability of housing and low cost of living were also common responses. Finally, residents indicate that their community is safe and clean, offering plenty of open space and room to breathe.

There is a general feeling that Tremonton is small enough to provide the lifestyle respondents desired, yet large enough to provide access to amenities such as shopping and parks. Many respondents indicate that the town is far enough removed from the larger, metropolitan areas to avoid traffic and crowding while still allowing for occasional trips to access regional services and amenities.

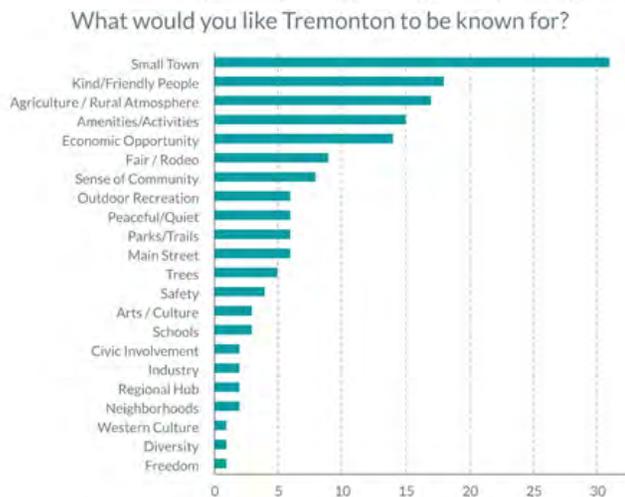


### Question 3: What is Tremonton currently known for? What would you like it to be known for?

Most responses for this question echoed the similar qualities listed in Question 1. Residents feel Tremonton is known for its “small town” qualities, agricultural heritage, and people who are kind and friendly. The

County Fair, Golden Spike Rodeo, and Tremonton’s murals were also commonly mentioned.

For the most part, residents want to continue to be known for these qualities. They would like Tremonton to have a reputation for being a tranquil farming town with friendly neighbors who look after one another. Others wanted to be known as a place of economic opportunity and family-oriented fun.

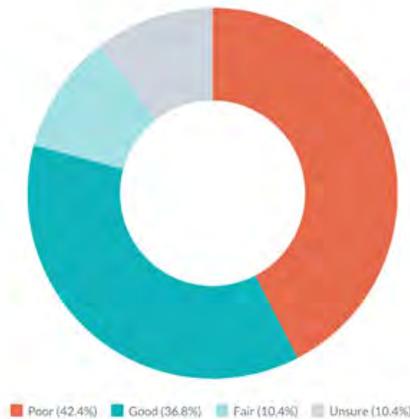


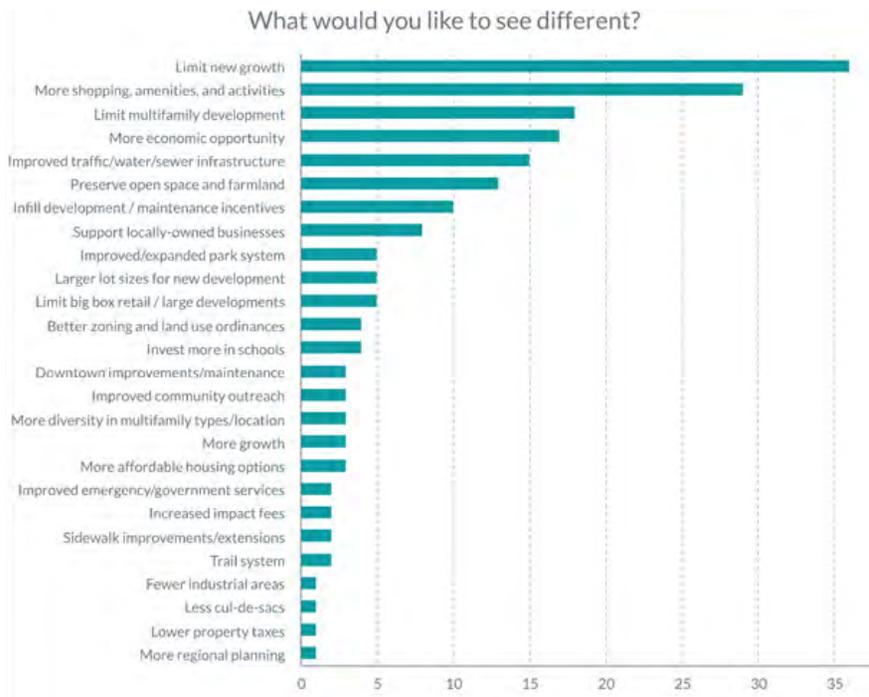
#### Question 4: In recent years, how do you feel Tremonton has handled growth? What would you like to see different?

The respondents are divided on how well Tremonton has handled growth. A small majority indicate that growth had been handled poorly, with most concerns related to the pace of new development, particularly multifamily development. There was also concern about the ability of traffic, sewer and water infrastructure to keep pace with rising demand.

Most residents generally acknowledged that some growth was inevitable, even beneficial. They expressed a desire for business development and increased economic opportunity. At the same time, they want growth to be well-planned utilizing more developed zoning and land use ordinances. There was also an emphasis on infill development, the reuse of old buildings, and incentives for building maintenance and improvements. Preservation of open space and agricultural land was also desired, and many felt it has been handled poorly up to now.

In recent years, how do you feel Tremonton has handled growth?

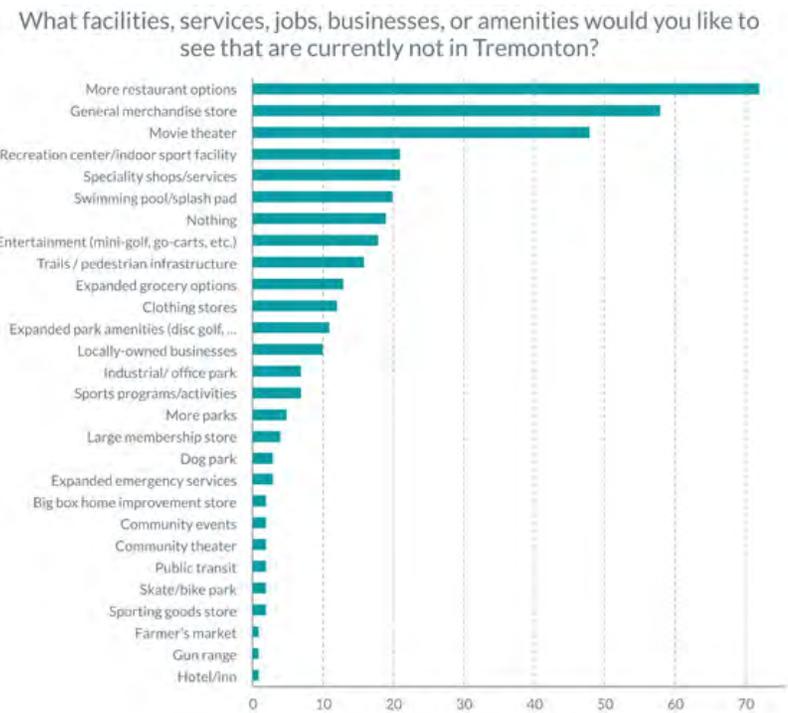




**Question 5: What facilities, services, businesses, or amenities would you like to see that are currently not in Tremonton?**

Over a third of respondents stated they would like to see more restaurant options, particularly sit-down restaurants. Another common response was the desire for a general merchandise store(s) for buying household items, clothing, and other non-grocery goods. Specific responses varied from a series of locally owned specialty shops to an implement store to a big box retailer like Walmart or Target.

Family-oriented entertainment was also a common theme. Nearly a quarter of participants wanted to see a movie theater return to town, and other common requests included places for teenagers to gather (arcade, mini-golf, laser tag, go-carts, etc.), a public pool or upgraded splashpad, a recreation center with indoor sports facilities and an expanded system of trails.



**Question 6: Does Tremonton have adequate housing for its residents? Are there any housing needs that need to be filled in the city?**

Nearly two thirds of respondents felt there was an adequate supply of housing to meet needs. Only about 23-percent felt that more housing was needed, and 11-percent were unsure either way.

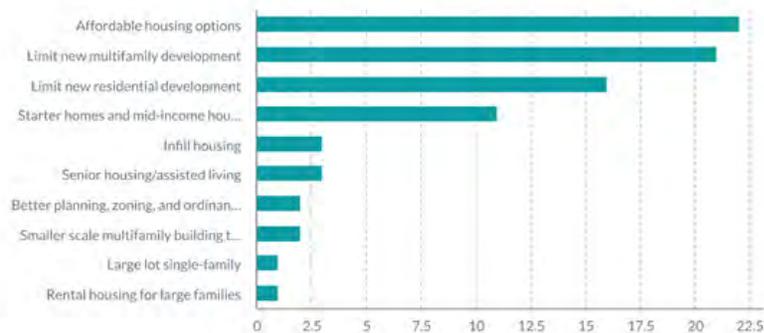
Most who feel the housing supply is adequate supported limiting new residential development, either entirely or expressly for multi-family housing. However, there were many in both groups who expressed the need for more affordable housing options. Some felt that more subsidized low-income housing was necessary, while others focused primarily on the need for starter homes and mid-sized single-family houses (rather than large luxury homes). A few responses also pointed to the need for senior housing and assisted living options.

The scale and concentration of multifamily development was also a common concern. Some wanted more separation of multifamily development from single-family areas. Others expressed the opposite sentiment, preferring duplexes and triplexes integrated into lower-density residential neighborhoods over the current model focused on stand-alone and segregated larger scale apartment buildings.

Does Tremonton have adequate housing for its residents?



Are there any housing needs that need to be filled in the city?



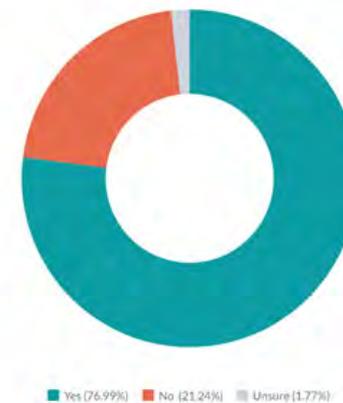
### Question 7: Do existing parks and recreational facilities meet your needs? What facilities do you use most? What facilities are missing?

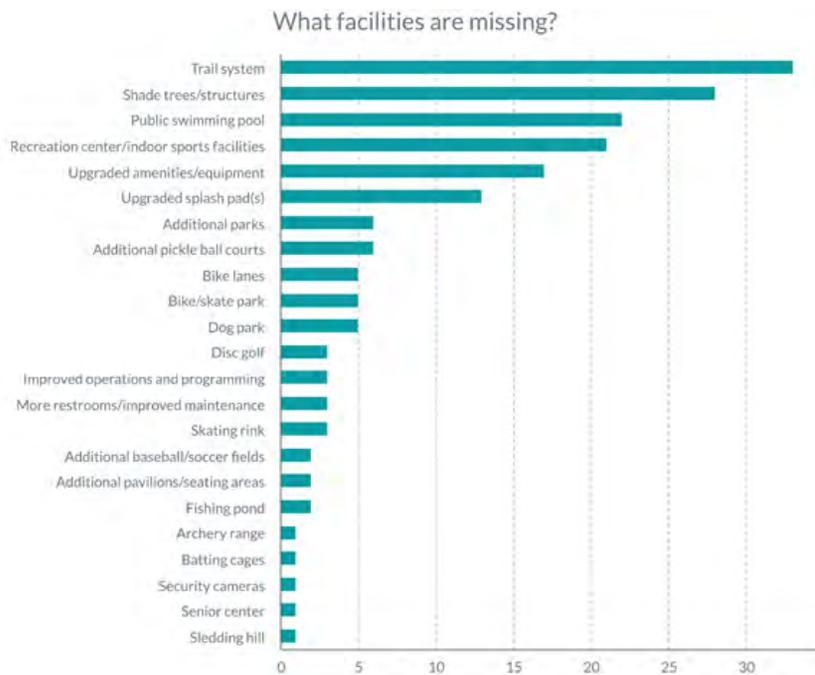
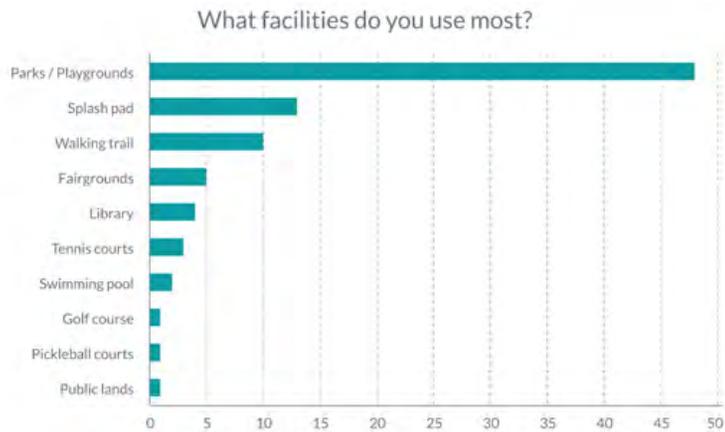
Tremonton’s parks and recreational facilities received overwhelmingly positive responses and are a clear source of pride for residents. Nearly 77-percent of participants said that their recreation needs were being met by the current system.

Parks and playgrounds were by far the most used facilities among survey respondents. The splash pad and walking trail were also popular. Other facilities mentioned included the fairgrounds, library, and tennis courts.

While most respondents indicate that they are satisfied and happy with their recreation options, several areas for future improvement and expansion are also indicated. Trails were a common enhancement theme, with an expressed desire for a more complete system of walking, hiking, biking, and equestrian routes. The lack of shade at the current parks was also a frequent comment. A public swimming pool and/or recreation center, dog park, outdoor pickleball courts, disc golf course, and a bicycle pump track/skills course were also common requests.

Do existing parks and recreational facilities meet your needs?





**Question 8: Any other additional comments or concerns regarding Tremonton’s future?**

Other comments and concerns again focused on preserving Tremonton’s small town feel and rural atmosphere. These comments generally emphasized limiting growth, but many also indicated that they are okay

with some modest growth if planning practices and ordinances are improved to align more closely with the community’s vision.

Several respondents expressed a desire for greater economic development by supporting local establishments and attracting outside businesses and employers. Increased investment in downtown Tremonton through streetscape improvements, infill development, adaptive reuse, and facade improvements was supported by several. Other concerns included improvement and expansion of sidewalks and crosswalks, water supply issues, and overall government accountability and communication with the public.

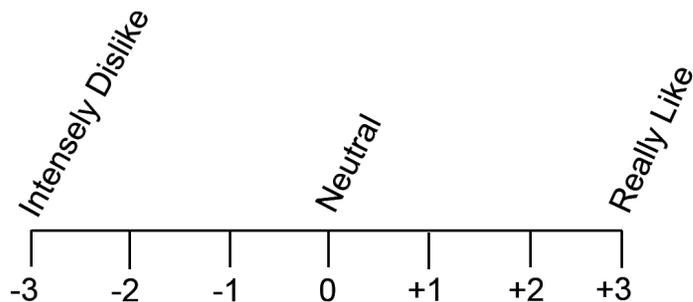


**Visual Preference Survey**

A visual preference survey was conducted as part of the public engagement process for the Integrated Land Use Plan. The purpose of the survey was to help gauge public preference for different land uses and activities, with a focus on the visual qualities of existing and future uses.

A minority of the images are of existing sites and uses in and around Tremonton with the bulk of images from other areas, highlighting potential future uses. The images encompass a range of residential, commercial, park, recreation, open space, trail and industrial uses, as well as various place-types, neighborhoods and districts.

A series of 45 images were presented to the 148 survey participants. As illustrated in the scale below, participants were instructed to give each image a score between +3 (if highly liked) and -3 (if highly disliked).



## Analysis

The scores for each image were totaled and divided by the number of responses, resulting in a mean score for each. The highest mean score was +2.65 and the lowest -0.99. The ranked images are located on the last four pages of this analysis.

The three highest and lowest ranked images in each of the five categories below are illustrated in the following pages.

### Category 1: Overall

The three highest-ranked overall images portray outdoor spaces and recreation, including a park and neighborhood street with mature trees and a separated multi-use trail. Each of the top-three images were highly-liked, with a mean score of 2.44 or higher. Though not rated quite as high, several other images received mean scores of 2.1 or higher. These included images of a well-developed playground area, a historic Main Street and several portraying rural open spaces and agricultural land.

In contrast to the most positive images, the bottom three images overall portray single family and multifamily residential uses with little landscaping, no street trees and/or feature conflicting land uses. Each of the images were low-ranked, with scores ranging from -0.99 to -0.78. It should also be noted that images of big box retail, a strip mall and multifamily housing all scored relatively poorly.

### Category 2: Parks, Open Space & Trails

The two of the top three images for Parks, Open Space and Trails are the same as those in the Overall Category. The highest ranked image is of a well-developed park with mature trees, with the second-ranked image being a separated multi-use trail through a natural area. The third highest-ranked image is of agricultural land with open views and traditional homestead buildings in the distance.

It should be noted that the three lowest-ranked images in this category are still highly-ranked overall, with no image ranking lower than 0.93. The lowest-ranked image is of a canal running through an under-improved section of town. The second and third lowest-ranked images are a ballfield complex without any trees and some playground equipment.

Taken together, it can be surmised that trees and greenspace in developed areas of town are a major priority while natural and agricultural open spaces are preferred in surrounding areas.

### Category 3: Residential Uses and Neighborhoods

The top three residential images scored between 2.49 and 1.86, all of which were single-family homes in various settings. The highest-ranked image with a single-family neighborhood street lined with mature trees. The next highest-ranked image with a single family home in a rural context surrounded by horse pasture. The third-ranked image features a clustered development of single-family homes with a naturalized trail running along the parameter.

In contrast, the bottom-ranked three images portray both higher-density and single-family multi-story residences with no trees and little landscaping. The lowest illustrates a long row of duplexes with little landscaping and no trees along the street. The other lowest-ranked images also feature little landscaping and include a single-family home in close proximity to a conflicting land use and a rowhouse with a concrete parking area in front of the building. The scores all indicate that these images are disliked, with scores ranging from -0.78 to -0.99. It should also be noted that all of these images were the lowest-ranked images overall.

## Category 4: Transportation

Only two transportation image ranked relatively highly (0.72 to 1.47) with the third highest-ranked image having a score 0.17, closer to the bottom ranked images than the top two. The highest ranked images shows a rural road in an agricultural setting. The second was a well-landscaped, pedestrian-oriented alley in a residential development. The third-ranked image is of railroad tracks that are screened from a nearby residential neighborhood. The lowest-ranked images show a gravel alleyway lined with poorly maintained fences, cyclists biking in the shoulder of a highway and a wide street running through a small town. While there were only six images in this category, the preference for rural settings and well-maintained landscaping is apparent.

open space jeopardizes Tremonton’s “sense of place” and the quality of life that is currently found there.

## Category 5: Commercial, Office and Industrial

The three most highly-ranked images from this category (1.42 to 2.10) were of small, pedestrian-scaled downtown areas. The top-ranked image (2.10) with is a historic Main Street with single-story local businesses, wide sidewalks and a tree-lined street. The other highest ranked images were renderings - one of a small town downtown with an improved streetscape and the other an agriculturally themed town center built around repurposed grain silos.

The lowest-ranked image in this category shows a simple single-story strip mall and had a mean score of -0.57. This was followed by an image of a car dealership, scoring -0.47, and finally a large Walmart Supercenter, scoring -0.45. It should be noted that most large scale commercial and industrial images scored in the negatives.

## Summary

The results of the Visual Preference Survey align closely with the comments received as part of the SocialPinpoint mapping and questionnaire portions of the public scoping. Both the survey and comments indicate support for single-family uses, parks, tree-lined streets and the establishment of a traditional downtown. Additionally, agricultural and natural open spaces resonated with survey participants indicating a desire to preserve the rural feel of the surrounding areas. However, there is a general acknowledgment that new types and scales of development are coming. Many citizens are concerned that the loss of

# OVERALL



Highest-ranked: (2.65)



Lowest-ranked: (-0.99)



2<sup>nd</sup> Highest-ranked: (2.49)



2<sup>nd</sup> Lowest-ranked: (-0.90)



3<sup>rd</sup> Highest-ranked: (2.44)



3<sup>rd</sup> Lowest-ranked: (-0.78)

# PARKS, OPEN SPACE AND TRAILS



Highest-ranked: (2.65)



Lowest-ranked: (0.93)



2<sup>nd</sup> Highest-ranked: (2.44)



2<sup>nd</sup> Lowest-ranked: (1.63)



3<sup>rd</sup> Highest-ranked: (2.34)



3<sup>rd</sup> Lowest-ranked: (1.79)

# RESIDENTIAL



Highest-ranked: (2.49)



Lowest-ranked: (-0.99)



2<sup>nd</sup> Highest-ranked: (2.30)



2<sup>nd</sup> Lowest-ranked: (-0.90)



3<sup>rd</sup> Highest-ranked: (1.86)



3<sup>rd</sup> Lowest-ranked: (-0.78)

# TRANSPORTATION



Highest-ranked: (1.47)



Lowest-ranked: (-0.52)



2<sup>nd</sup> Highest-ranked: (0.72)



2<sup>nd</sup> Lowest-ranked: (0.07)



3<sup>rd</sup> Highest-ranked: (0.17)



3<sup>rd</sup> Lowest-ranked: (0.14)

# COMMERCIAL/OFFICE/INDUSTRIAL



Highest-ranked: (2.10)



Lowest-ranked: (-0.57)



2<sup>nd</sup> Highest-ranked: (1.43)



2<sup>nd</sup> Lowest-ranked: (-0.47)



3<sup>rd</sup> Highest-ranked: (1.43)



3<sup>rd</sup> Lowest-ranked: (-0.45)

# COMBINED RESULTS



Mean Score: **2.65** #1



Mean Score: **2.49** #2



Mean Score: **2.44** #3



Mean Score: **2.34** #4



Mean Score: **2.34** #5



Mean Score: **2.30** #6



Mean Score: **2.23** #7



Mean Score: **2.15** #8



Mean Score: **2.10** #9



Mean Score: **2.08** #10



Mean Score: **1.86** #11



Mean Score: **1.84** #12



Mean Score: **1.79** #13



Mean Score: **1.63** #14



Mean Score: **1.47** #15



Mean Score: **1.43** #16



Mean Score: **1.43** #17



Mean Score: **1.33** #18



Mean Score: **1.33** #19



Mean Score: **1.30** #20



Mean Score: **1.28** #21



Mean Score: **1.22** #22



Mean Score: **1.16** #23



Mean Score: **0.95** #24



Mean Score: **0.94** #25



Mean Score: **0.93** #26



Mean Score: **0.84** #27



Mean Score: **0.72** #28



Mean Score: **0.17** #29



Mean Score: **0.14** #30



Mean Score: **0.14** #31



Mean Score: **0.07** #32



Mean Score: **-0.36** #33



Mean Score: **-0.39** #34



Mean Score: **-0.42** #35



Mean Score: **-0.45** #36



Mean Score: **-0.47** #37



Mean Score: **-0.52** #38



Mean Score: **-0.57** #39



Mean Score: **-0.58** #40



Mean Score: **-0.66** #41



Mean Score: **-0.77** #42



Mean Score: **-0.78** #43



Mean Score: **-0.90** #44



Mean Score: **-0.99** #45

# Appendix B: Zions Public Finance Market Study

## Introduction

Zions Public Finance conducted a market study as part of the planning process to help estimate future needs for commercial and residential space based on planned population and employment growth. Their analysis was partially based on current inventory levels for Tremonton commercial uses, as well as projections from the State of Utah and economic development services for population and employment. ZPFI examined comparison cities who share similar locational and growth attributes as Tremonton, and also provided a forecast for the amount of detached versus attached housing that might be necessary to accommodate the growth in Tremonton. The results of their analysis are documented in the following pages:



### Tremonton Growth Projections

Population	2020	2030	2040	2050
Tremonton Population	8,731	9,510	10,353	11,985
Annual Population Growth		78	84	163
Annual Household Growth		24	26	49

*Kem C. Gardner Policy Institute*

Population	2020	2030	2040	2050
Tremonton Population	9,142	11,573	14,632	18,480
Annual Population Growth		243	306	385
Annual Household Growth		75	94	118

*2013 Capital Facilities Plan*

Current Tremonton Space Offerings:

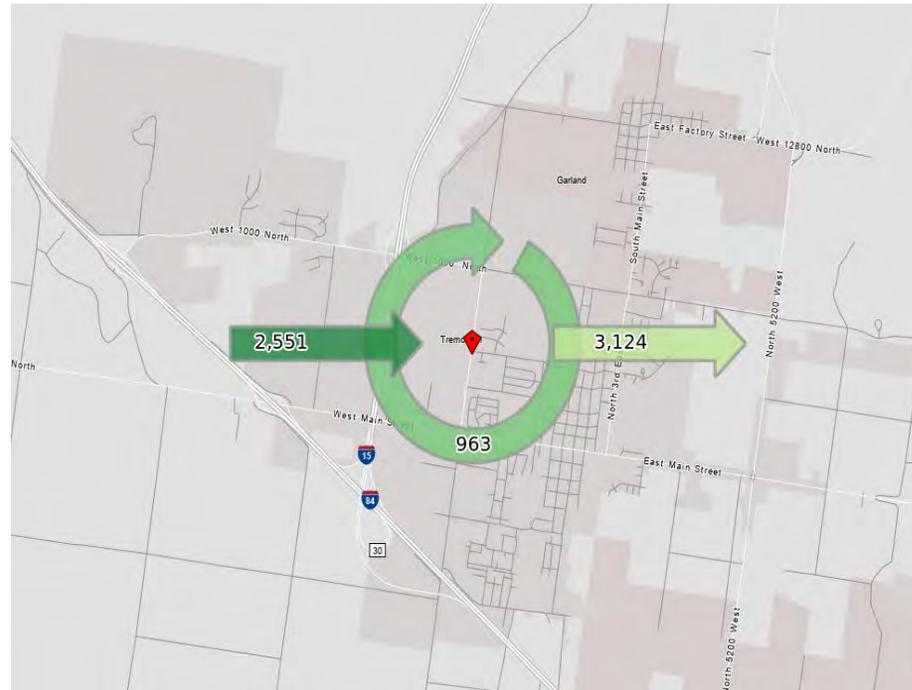
**Commercial/Office Space** - 1,235,742 square feet  
**Industrial** - 1,706,838 square feet

**Tremonton Space Offerings Per Capita (8,731)**

**Commercial/Office Space** - 142 square feet/capita  
**Industrial** - 195 square feet/capita

**Tremonton Space Offerings Per Household (2,678)**

**Commercial/Office Space** - 461 square feet  
**Industrial** - 637 square feet





## Typical Space Needs for Competitive Cities

### Competitive City Criteria:

- City with “rural setting” with immediate access to I-15
- City with growing population and employment base

### Retail Needs Per Capita

- 15-20 square feet per capita, 50-75 per household
  - Access and visibility bonus near five square feet per capita for most competitive cities (capture benefit)

### Office Needs Per Capita/Household

- 100 square feet per capita, 300 square feet per household

### Industrial Needs Per Capita/Household

- 200 square feet per capita, 600 per household



### Jobs to Population Ratio

Tremonton - 0.40  
Brigham City - 0.45  
Payson - 0.42  
Santaquin - 0.45  
Nephi - 0.47  
Beaver - 0.38  
Cedar City - 0.45  
Pocatello - 0.45

### Percent of Jobs Employed in City but Living Elsewhere

Tremonton - 73%  
Brigham City - 70%  
Payson - 77%  
Santaquin - 64.6%  
Nephi - 51.3%  
Beaver - 64.9%  
Cedar City - 52.5%  
Pocatello - 50.4%