

Master Plan
Logan/Cache County Fairgrounds
Logan, Utah
April 2001

Prepared By

LOGAN/CACHE COUNTY FAIRGROUNDS MASTER PLAN

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ACKNOWLEDGEMENTS

Salerno Bertoldi Architects would like to thank all those who participated in the development meetings of the Master Plan and for their contribution in the preparation of this document.

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Cache Valley Cruising Association

Lynn Zollinger, President

APPROVALS

We have adequately reviewed the Master Plan Document and warrant that it adequately represents our request for a facility to fulfill our mission and needs for the Logan/Cache County Fairgrounds. All appropriate individuals have reviewed it for completeness and accuracy contents.

Russ Akina Date

Logan City Parks and Recreation Director

Michael Twitchell Date

Fairgrounds Manager

Lois Price Date

Willow Park Advisory Board Chair

Mission Statement

The mission of the Willow Park Fairgrounds Complex shall be to provide traditional recreational and educational activities and appropriate community-wide outdoor events for Cache County families in a historical park setting.

Purpose of the master plan

The purpose of the Master Plan for the Logan/Cache County Fairgrounds is to guide the future development and decisions of the Fairgrounds over the next 20 years. The Master Plan is a translation of community vision into a tangible, realistic planning tool. It incorporates the goals and objectives of the community and identifies strategies for its implementation with regards to facilities, land use, and costs. The Master Plan then becomes the "yardstick" to which decisions regarding the fairground's development are measured.

The data from which the Logan/Cache County Fairgrounds Master Plan is developed has been gathered from various groups and methods. These include three open community meetings on March 8, 29, and April 18 of the year 2000 in which the community was provided the opportunity to express their feelings about the future of the Fairgrounds. A Needs Assessment Phone Survey was also conducted to users of the Fairgrounds in July and August. The results of that survey are contained within this document. In addition,

Lynn Zollinger, president of the Cache Valley Cruising Association, City, County, and Fairgrounds staff as well as the Willow Park Advisory Committee were involved in the development of the Master Plan.

HISTORY

The first recorded appropriations for a Cache County Fair was made on December 2, 1878. David and Mary Andrew deeded the land where the Fairgrounds presently sit to Logan City on January 7, 1910. Logan City in turn deeded the land to Cache County on October 19, 1929. The Fairgrounds were managed by the Cache County Fair Association, founded by George Thatcher, from 1911 to 1933. On January 11, 1933 the Fair Association was dissolved by its stockholders and its lease and assets were transferred to Cache County.

The 4-H Building, Community Building, Home Arts Building, Racetrack and Grandstands were constructed between 1911 and 1920 at which time they appear on a 1920 Logan City Engineering map. Several concession areas have also been constructed at the Fairgrounds. The first was built by the Presbyterian Church in 1957. A concession lunch stand was constructed by the Jaycee's in 1962 and the original Millburger stand built in 1965 was replaced by the current building in 1981. During the mid 1960's, the horse barns that were built in 1936 were replaced. Additional grandstand bleachers were added in 1947. New stables were built in 1948 and the current 40 stalls were constructed in 1966.

The Fairgrounds have been used in a variety of ways over the years. The Cache County Chamber of Commerce sponsored a rodeo in the fall of 1922. In the 1930's the area was a host to exhibition dog races. Baseball was played on the four diamonds and lighting was added to allow for night play. The northwest area of the Fairgrounds was turned into a prisoner of war camp in 1945 at which time several new buildings were built. The POW camp existed until the fall of 1946. In 1953 a turkey shoot was organized. The Lennon Sisters performed at the Fairgrounds on May 15, 1962 and the Carson and Barns Circus first came to Logan in April of 1965.

Today the Fairgrounds are a joint enterprise between Logan City and Cache County. The Fairgrounds is used for horse shows, family reunions, Cache Valley Cruise-In, trailer groups, rodeos, demolitions derbies, and of course the Cache County Fair.

Site Characteristics

The site of the Logan/Cache County Fairgrounds is located within the City of Logan. It is bordered on the north by 400 South (Residential), the east by 400 West (Residential), the south by the Willow Park Zoo, and the West by 500 West (Park and Swimming Pool Complex). The Fairgrounds covers approximately 48 acres of land primarily covered with "softscape". The landscape includes large grass areas with mature deciduous trees, parking areas within the racetrack that are not paved, asphalt roadways, and parking areas. In addition, there are two water features located on the site. Flowing water via a north/south canal that divides the site and a "pond" that collects runoff and groundwater. There are views of the surrounding mountains and the character of the Fairgrounds is very park-like.

Survey Summary

During July and August of the year 2000, a "Needs Assessment Phone Survey" was conducted to users of the Fairgrounds. The user list was compiled from the database of users from department records. Approximately 250 users were surveyed and of these 84 were contacted. Contact with each patron was attempted at least 4 times and some as many as 6 times. 6 patrons did not wish to be surveyed or did not have the time to participate. 40 patrons had moved, had a disconnected number or were away for the summer. The City was unable to contact 23 of the patrons due to them not being home when they were called back. The results of the survey are as follows:

Resident/Non-Resident Use

The following table represents total responding patron residence.

<i>User Residence Location</i>	<i>USE</i>
<i>Logan City</i>	<i>31%</i>
<i>Outside Cache Valley</i>	<i>11%</i>
<i>Millville</i>	<i>7%</i>
<i>Providence</i>	<i>7%</i>
<i>Paradise</i>	<i>7%</i>
<i>Richmond</i>	<i>5%</i>
<i>Wellsville</i>	<i>5%</i>
<i>Hyrum</i>	<i>5%</i>
<i>Trenton</i>	<i>4%</i>
<i>North Logan</i>	<i>4%</i>
<i>Preston, Idaho</i>	<i>3%</i>
<i>Hyde Park</i>	<i>3%</i>
<i>River Heights</i>	<i>3%</i>
<i>Nibley</i>	<i>3%</i>
<i>Clarkston</i>	<i>2%</i>

Resident/Non-Resident Use

The following table represents responding patrons residences in and outside Cache County.

<i>User Residence Location</i>	<i>USE</i>
<i>Cache County Patrons</i>	<i>78%</i>
<i>Outside Cache Valley Patrons</i>	<i>14%</i>

Frequency of Individual Facility Use

The following table represents the frequency of individual facility use of the fairgrounds by patrons throughout the year. *It is not a typical representation of use during the Fair.*

<i>FACILITY</i>	<i>USE</i>
<i>Cache Indoor Arena</i>	<i>75%</i>
<i>Outdoor Arena</i>	<i>49%</i>
<i>Horse Stalls</i>	<i>31%</i>
<i>Small Outdoor Arenas</i>	<i>27%</i>
<i>Race Track</i>	<i>25%</i>
<i>Pavilion</i>	<i>14%</i>
<i>Camping Areas</i>	<i>8%</i>
<i>Other</i>	<i>8%</i>
<i>Grandstand Concession</i>	<i>6%</i>
<i>Cattle Barn</i>	<i>6%</i>
<i>Millburger Concession</i>	<i>5%</i>
<i>Bowery</i>	<i>5%</i>
<i>4H Building</i>	<i>5%</i>
<i>Dairy Barn (Pig Barn)</i>	<i>5%</i>
<i>Show Ring</i>	<i>5%</i>
<i>Armory Lawn</i>	<i>5%</i>
<i>Fine Arts Building (Office)</i>	<i>3%</i>
<i>Home Arts Building</i>	<i>2%</i>
<i>Presbyterian Concession</i>	<i>2%</i>

Use Frequency

The following table represents the frequency of use of the fairground's facilities by patrons. *It is not representative of the use during the Fair.*

FREQUENCY	PERCENTAGE
<i>2-5 Times per Week</i>	30%
<i>1 Time per Week</i>	27%
<i>1 Time per Month</i>	22%
<i>Less than 1 time per Month</i>	22%

Does the Logan/Cache County Fairgrounds currently meet your needs?

Yes: 79% No: 21%

A majority of those stating the Fairgrounds met their needs also added that they would like to see the improvements made indicated by answering the following question.

What would you like to see improved at the Logan/Cache County Fairgrounds?

Most of the responding patrons answered this question with more than one response.

FACILITY	USE
<i>Make improvements to the Indoor Cache Arena for seating, staging area, tack-up area. Arena is too small.</i>	28%
<i>New, larger Indoor Arena located in a more logical location.</i>	27%
<i>Covered stalls that are located closer to the arena.</i>	23%
<i>Outdoor Rodeo Arena: Improve the seating capacity and access to east grandstands.</i>	12%
<i>Replace the soil in the Small Outdoor Arenas.</i>	12%
<i>Provide seating for the Small Outdoor Arenas.</i>	12%
<i>Provide more facilities for other uses not associated with horses and livestock.</i>	9%
<i>New larger Multi-Purpose Building with heat.</i>	9%
<i>Improve the parking areas at the Indoor Cache Arena (surface/number of spaces).</i>	8%

<i>Nothing, they are fine the way they are.</i>	8%
<i>Provide an additional round pen.</i>	8%
<i>Provide public phones located conveniently throughout the fairgrounds.</i>	4%
<i>Pursue the purchase of the Armory grounds.</i>	3%
<i>New Dressage Arena.</i>	2%
<i>Better control of the entrances.</i>	2%
<i>Lower the cost of using the facilities.</i>	2%
<i>Keep restrooms supplies full.</i>	3%
<i>Provide better method of opening the racetrack after event in the Outdoor Rodeo Arena.</i>	2%

How can the Logan/Cache County Fairgrounds meet your needs as a patron?

Most of the responding patrons answered this question with more than one response.

<i>FACILITY</i>	<i>USE</i>
<i>Staff does an excellent job with the resources they have. They could do even better with more support.</i>	28%
<i>Staff should present a more positive attitude to the patrons.</i>	27%
<i>Keep up with the maintenance on the buildings and grounds.</i>	23%
<i>Schedule the use of the Indoor Cache Arena better.</i>	12%
<i>Replace the soil in the Outdoor Arenas.</i>	12%
<i>Involve more user groups for input on facility use.</i>	12%
<i>Keep the debris out of the soil in all the arenas due to activities that are not animal related.</i>	9%
<i>Promote the fairgrounds more.</i>	9%

<i>Follow through on "promises".</i>	8%
<i>Enforce the rules better.</i>	8%
<i>Reduce the number of restrictions on facility use.</i>	8%
<i>Involve the County more in the management of the facilities.</i>	4%

Should the City of Logan and Cache County increase their budgets in order to address your needs?

Yes: 60% No: 40%

- *80% of those that approve of increasing the budget asked that the community have input on how these funds would be allocated.*
- *75% of those that do not want to see an increase in the budget want the current budget better managed.*
- *Comments were made that increasing the number of sponsors for the facility to increase the budget of the fairgrounds would be desirable.*

Would you be willing to pay an increase in fees to have improvements at the Logan/Cache County Fairgrounds occur?

Yes: 67% No: 33%

- *Most of the responding patrons stated that they approve of increasing the fees but that it depended on what improvements are to be made.*
- *Half of those stating "No" as an answer stated they would approve of fee increases depending on what the improvements would be.*
- *30% of those stating "No" as an answer thought that fees have increased with no improvements in service or facilities.*

Are the restroom facilities at the Logan/Cache County Fairgrounds adequate for your needs?

Yes 73% No 27%

Comments

- *Restrooms are kept clean.*
- *A few responses stated that the restrooms are not open enough during the day. The restrooms north of the Indoor Cache Arena are the only restrooms open throughout the day other than the fair and special events. The concern may be coming from patrons using the horse stalls where there are not close restroom facilities available.*
- *More signage indicating restroom locations would be helpful.*

Is the parking adequate for your use at the Logan/Cache County Fairgrounds?

Yes 83% No 17%

Comments

- *Parking is adequate, except during the fair or other major events. A major concern is that a large portion of parking has been eliminated with the construction of the new swimming complex.*
- *Parking is too spread out and not clearly defined. This may create a hazard for pedestrians.*
- *Parking becomes muddy when it rains.*
- *No defined parking for vehicles with trailer.*

Existing facility conditions

Summary

An analysis was conducted by Salerno Bertoldi Architects for each of the buildings and facilities at the Logan/Cache County Fairgrounds. The review of these facilities is a cursory investigation into the condition and life-safety issues pertaining to each building or facility. Detailed structural analysis is not part of this analysis.

4H Building

- Use: Building is a 3,500 S.F. structure used during the summer for the Fair, MS Bike Race, Cruise-In, and is rented out for other activities. The building is also used for canine obedience classes.
- Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large overhead doors. Walls and roof are not insulated. A new metal roof has been installed within the last 5 years and is in good condition. Windows have a heavy wire mesh screen over them for vandalism protection.
- Interior: Slab on grade concrete floor. West floor area level is about 6 inches lower than the east creating Americans with Disabilities Act (ADA) concerns. It appears that this area is an addition to the original building. Perimeter walls have built-in tables for displays.
- Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
- Electrical: Undergone recent electrical upgrade (power and conduit). Lighting is incandescent.
- Mechanical: No heat, no plumbing.
- Life Safety/Code Comments: Structure is an "Existing Non-Compliant" classification in regards to seismic requirements. If new construction or equipment does not change the loads imposed on the structure, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. However, it must be noted that the structure is not compliant with current seismic code requirements and given the concentrated number of people that use the facility during the fair, consideration to upgrading is *recommended*. Seismic requirements may be made by implementing the following:
 - a. Installation of a new plywood roof diaphragm that is anchored to the structure.
 - b. Provide perimeter blocking between the roof trusses.
 - c. Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - d. Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - e. Cost for a seismic upgrade for the items above could be expected to cost in the range of \$35,000.
- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.

- b. The floor slab elevation difference between the east and west ends of the building do not meet current ADA (Americans with Disabilities Act).
- c. If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
- d. Exiting does not meet ADA requirements for hardware and doors.

Community Building

- Use: Building is a 3,900 S.F. structure used primarily during the summer for the Fair, MS Bike Race, Cruise-In, and for storage in the winter. The shed roof areas are used for booths during the fair. According to the Fairgrounds Manager, it is the least used building.
 - Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large wood doors. Walls and roof are not insulated. Roofing of the main structure of the building is asphalt shingles that are in fair condition. The main roof area does not match the shed roof in color. The shed roof areas have a metal roof that is in good condition and matches the color of the 4-H building and the Home Arts Building. Windows are located high on the exterior walls and have had the glass painted over and transmission of natural light is minimal.
 - Interior: Slab on grade concrete floor that is in good condition, but there are areas that are uneven and should be repaired. All framing is exposed and the roof structure is constructed of built-up trusses that are visually appealing.
 - Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
 - Electrical: Undergone recent electrical upgrade (power and conduit). Drop outlets have been added down the center of the building. Lighting is incandescent and has not been upgraded.
 - Mechanical: No heat, no plumbing.
 - Life Safety/Code Comments: Structure is an "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. However, it must be noted that the structure is not compliant with current seismic code requirements and given the concentrated number of people that use the facility during the fair, consideration to upgrading is *recommended*. Seismic requirements may be made by implementing the following:
 - a. Installation of a new plywood roof diaphragm that is anchored to the structure.
 - b. Provide perimeter blocking between the roof trusses.
 - c. Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - d. Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - e. Cost for a seismic upgrade for the items above could be expected to cost in the range of \$39,000.
- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
 - c. Exiting does not meet ADA requirements for hardware and doors.
 - d. Fire Extinguishers: Yes

Home Arts Building

- Use: Building is a 6,584 S.F. structure used during the summer for the Fair for quilt and home art exhibits. Approximately 5,800 S.F. of the building is of an open floor plan configuration. The remainder is enclosed for storage. The shed roof areas are used for booths during the fair. During the winter it is used for storage of off-season equipment including float structures.
- Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large overhead doors. Walls and roof are not insulated. A new metal roof has been installed within the last 5 years and is in good condition. Windows are located high on the exterior walls and have had the glass painted over and transmission of natural light is minimal. Exterior wood siding paint is in fair condition, but exterior could be repainted.
- Interior: Slab on grade concrete floor. All framing is exposed and the roof structure is constructed of built-up trusses that are visually appealing. Structure is very open.
- Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
- Electrical: Undergone recent electrical upgrade (power and conduit). Lighting is incandescent.
- Mechanical: No heat, no plumbing.
- Life Safety/Code Comments: Structure is an "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. This is that largest of the original wood framed buildings on site, it should be noted that the structure is not compliant with current seismic code requirements. Given the concentrated number of people that use the facility during the fair, consideration to upgrading is recommended. Seismic requirements may be made by implementing the following:
 - a. Installation of a new plywood roof diaphragm that is anchored to the structure.
 - b. Provide perimeter blocking between the roof trusses.
 - c. Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - d. Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - e. Cost for a seismic upgrade for the items above could be expected to cost in the range of \$45,000.
- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
 - c. Exiting does not meet ADA requirements for hardware and doors.
 - d. Fire Extinguishers: Yes

Office Building (Fine Arts Building)

- Use: Building is a 3,964 S.F. structure used for the offices and workshops for the Fairgrounds staff. The building contains offices, garage/shop space, and storage. In addition, there are public restrooms located on the East Side that are accessible from the outside. The central control center for the fairgrounds P/A system is located in this building; the other is in the Cache Indoor Arena. This building was used in the past for the display of local artwork. The large room on the north side is also used for canine obedience classes.
- Exterior Enclosure: Exterior walls are constructed of concrete masonry units (CMU). It would be expected that the walls have minimal insulation value. The roof is a wood truss system in a hip type configuration. Roofing is asphalt shingles that are in good condition. The roof color does not

match the new metal roofs of the 4-H and Home Arts buildings. Windows are single pane steel, with little insulation value and shading coefficient. Exterior wood siding paint is in fair condition, but exterior could be repainted.

- Interior: Slab on grade concrete floor, exposed CMU walls and wood framed partitions.
- Structure: CMU exterior bearing walls with wood truss roof system.
- Electrical: Main panel has been upgraded that serves the fairgrounds exterior lighting and power system. Panel is located on the east side of the building.
- Mechanical: Building is heated and contains restrooms.
- Life Safety/Code Comments: Structure is an "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. It is assumed that the exterior walls are constructed of minimally reinforced CMU or un-reinforced CMU. Seismic requirements may be met by implementing the following:
 - a. Installation of a new plywood roof diaphragm that is anchored to the structure.
 - b. Provide perimeter blocking between the roof trusses.
 - c. Addition of fasteners at connection of trusses to the top of the walls.
 - d. Cost for a seismic upgrade for the items above could be expected to cost in the range of \$25,000.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Exiting does not meet ADA requirements for hardware and doors.
 - c. Fire Extinguishers: Yes.

Presbyterian Concession

- Use: Building is a 560 S.F. structure (enclosed) with approximately 500 S.F. of covered canopy area. The building is used for concession type use about 4 times per year. Events include the Fair, Cruise-In, Herald Journal Breakfast, and other events.
- Exterior Enclosure: Exterior walls are constructed of concrete masonry units (CMU). It would be expected that the walls have minimal insulation value. The roof is a wood joist system in a flat, gravel-stop configuration. Roofing is built-up asphalt that is in poor condition. Exterior paint is in fair condition.
- Interior: Slab on grade concrete floor with tile over.
- Structure: CMU exterior bearing walls with wood truss roof system.
- Electrical: Electrical does not meet code requirements. Outlets are located near water and do not have GFI protection.
- Mechanical: Building is not heated. Water heater is freestanding in the room. Plumbing fixtures are located near power and are not protected. Ventilation is inadequate for food service.
- Life Safety/Code Comments: Structure is an "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. It is assumed that the exterior walls are constructed of minimally reinforced CMU or un-reinforced CMU. Seismic requirements may be made by implementing the following:
 - a. Installation of a new plywood roof diaphragm that is anchored to the structure.
 - b. Provide perimeter blocking between the roof joists.
 - c. Addition of fasteners at connection of trusses to the top of the walls.
 - d. Cost for a seismic upgrade for the items above could be expected to cost in the range of \$5,000.

- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Exiting does not meet ADA requirements for hardware and doors.
 - c. Fire Extinguishers: Yes

Millburger Concession

- Use: Building is a 455 S.F. structure used for concession type use.
- Exterior Enclosure: Building is a pre-fabricated metal structure. Exterior paint is in fair condition.
- Interior: Slab on grade concrete.
- Structure: Pre-fabricated metal structure.
- Electrical: Building has power and lighting, but it has multiple code and safety problems, see below.
- Mechanical: Building is not heated. Plumbing fixtures are located near power and are not protected. Ventilation is inadequate for food service. There is a restroom that is enclosed inside the building.
- Life Safety/Code Comments:
 - a. Electrical demand/use for the building is beyond the capacity of the system.
 - b. Propane tank outside the building poses a fire risk and should be installed/located as per the local Fire Marshall.
 - a. Exiting does not meet ADA requirements for hardware and doors.
 - a. There is no fire suppression system for cooking.
 - b. There is no ventilation system for cooking.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: Yes

Pavilion

- Use: Building is a 3,400 S.F. structure used for family gatherings, dances and various community group activities. Building has kitchen facilities along the west wall. The Pavilion is the most frequently used building during the winter.
- Exterior Enclosure: Building is a wood framed structure with expansive windows on the north and south sides. Exterior walls and roof are insulated. A standing seam metal roof has been recently installed and is in good condition. Windows are covered with a heavy wire mesh to protect from vandalism.
- Interior: Slab on grade concrete.
- Structure: Wood frame exterior walls and roof system.
- Electrical: Building has power and lighting.

- Mechanical: Building is heated with a natural gas residential type furnace that is approximately 2 years old. Plumbing fixtures are located near power and are not adequately protected. Ventilation is inadequate for food service.
- Life Safety/Code Comments:
 - a. Electrical outlets are near water sources. They are protected by GFI breakers (2 for 4 to 5 outlets) in the circuit. There are also (2) 220 outlets.
 - b. Exiting does not meet ADA requirements for hardware and doors.
 - c. There is no fire suppression system for cooking.
 - d. Ventilation system for cooking is inadequate.
- Building is classified under the current UBC as a Group A Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: Yes.

North Outdoor Arena

- Use: Area is a small 'round pen' outdoor arena north of the racetrack.
- Exterior Enclosure: Low steel railing that is in poor condition and is too low to be safe.
- Interior: Dirt.
- Structure: N/A.
- Electrical: Pole mounted lighting controlled by vending type timers.
- Mechanical: N/A.
- Life Safety/Code Comments:
 - a. Railing horizontal members are spaced about 2 feet apart and are about 3 feet from the ground. Railing is inadequate to contain livestock that is not tethered or being directly handled.
 - b. Railing does not adequately protect small children from entering the arena.
 - c. Dirt has a high percentage of clay and users have indicated it becomes very slick when wet.
 - d. South end of the arena appears to have a low spot where water can accumulate and stand.

South Outdoor Arena

- Use: Area is a small round pen outdoor arena located between the race track and the Outdoor Rodeo Arena.
- Exterior Enclosure: Low steel railing that is in fair condition but is too low to be safe.
- Interior: Dirt.
- Structure: N/A.
- Electrical: Pole mounted lighting controlled by vending type timers.
- Mechanical: N/A.
- Life Safety/Code Comments:
 - a. Railing horizontal members are spaced about 2 feet apart and are about 3 feet from the ground. Railing is inadequate to contain livestock that is not tethered or being directly handled.
 - b. Railing does not adequately protect small children from entering the arena.

Covered Stalls

- Use: 2 buildings with 30 livestock stalls each. East building is 23 years old, west building is 6 years old. Stalls are made available for public use on a monthly and daily rental basis. 25 stalls are occupied on a daily average.
- Exterior Enclosure: Open-air.
- Interior: Open structure with earth floors. Stalls are built of steel frames with wood infill panels.
- Structure: Buildings are constructed of pre-fabricated metal building with a metal roofing.
- Electrical: Buildings have lighting, power is available at the south end of the East Stalls.
- Mechanical: Water is available at both ends of each set of stalls.
- Life Safety/Code Comments:
 - a. With the unavailability of power, some patrons will use a socket adapter in the lighting system for grooming equipment. This could become a potential electrical hazard with overloading and a fall hazard while inserting the adapter.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: None.

Hay Barn

- Use: Storage of feed and tack for patrons that use the rental stalls.
- Exterior Enclosure: Wood siding and metal siding. Both are in poor condition. Galvanized metal roof. Roof is in poor condition and leaks.
- Interior: Concrete floor, exposed structure.
- Structure: Wood frame construction, poor condition.
- Electrical: Building has lighting and power.
- Mechanical: N/A.
- Life Safety/Code Comments:
 - a. Hay is stored in this building and there is no fire protection system on the interior, but a hydrant is located within 30 feet.
 - b. Building structure is in poor condition and is located on the corner of the property facing a residential area.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: None.

Ticket Booth

- Use: Ticket sales for Outdoor Rodeo Arena.
- Exterior Enclosure: Wood, poor condition.
- Interior: Concrete floor.
- Structure: Wood frame construction, poor condition.
- Electrical: Building has lighting and power.
- Mechanical: N/A.
- Life Safety/Code Comments:

- a. Awning door that encloses the sales window is poorly supported and should be replaced.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: None.

Outdoor Rodeo Arena

- Use: Large outdoor arena used for rodeos, horse shows, demolition derbies and group rental. There are typically 3 rodeos per year, 3 large horse shows per year and, 3 demolition derbies per year. Arena uses part of the racetrack as its floor area.
- Exterior Enclosure: West side of arena has covered area seating for approximately 1500. Remainder of seating is uncovered.
- Interior: N/A.
- Structure: Metal frame pre-manufactured grandstand seating with wood risers and walkways.
- Electrical: Pole mounted lighting and sound equipment.
- Mechanical: N/A.
- Life Safety/Code Comments:
 - a. The bridges over the ditch need some repair work and the railings should meet UBC requirements for distance of fall.
 - b. The chain link fence protecting the seating areas may not provide the protection needed from activities on the arena floor.
 - c. The areas under the bleachers are accessible creating potential hazards. Area should be non-accessible to the public.
- Other Comments
 - a. The access to the east seating is across the path of the livestock during a rodeo event. This poses a potential safety problem as well as having to staff the access to control pedestrians and livestock.
 - b. There are no permanent restrooms or concessions for the east seating areas.
 - c. Control of paying patrons is difficult because access to the arena is fairly "loose".
 - d. Many users of the racetrack have commented that the north and south fencing that is used to contain the arena is typically not opened for riding the next day. This appears to be that the "gates" are difficult for a single person to store.

Grand Stand Concessions

- Use: Building is a 594 S.F. structure used for concession use for the Outdoor Rodeo Arena and the Fair.
- Exterior Enclosure: Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value.
- Interior: Slab on grade concrete floor.
- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical: Power has been recently upgraded to 200 amp.
- Mechanical: Building is heated.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.

- b. Exiting does meet ADA requirements.
- c. Fire Extinguishers: Yes.

Grand Stand Restrooms

- Use: Building is a 400 S.F. public restroom facility located west of the grandstand.
- Exterior Enclosure: Masonry.
- Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value.
- Interior: Slab on grade concrete floor.
- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical: Power and lighting available.
- Mechanical: Building is not heated.
- Plumbing: ADA compliant.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Exiting does not meet ADA requirements for hardware and doors.
 - c. Fire Extinguishers: N/A.

Race Track

- Use: Equestrian events, horse training.
- Exterior is confined by a steel guardrail.
- Interior: Interior area of the track contains part of the Outdoor Rodeo Arena, Equine course, 1 of the small outdoor arena's and retention pond.
- Structure: N/A.
- Electrical: N/A.
- Mechanical: Land sprinklers are located within the interior for dust control.

Equestrian Course

- Use: Equestrian.
- General: Course is minimally marked and outlined and crosses many pedestrian and vehicle pathways posing safety concerns.

Rabbit Barn

- Use: 4,500 S.F. building used during the Fair for rabbit and poultry shows. The remainder of the year the building is used for equipment storage. There is a shed addition to the east side of the building that is used during the fair for goat and cattle exhibits.
- Exterior Enclosure: Pre-manufactured insulated metal roof and wall panels.
- Interior: Exposed pre-manufactured metal panels. New concrete floor has been installed.
- Structure: Pre-Engineered steel building. Ceiling and walls of building has had a sprayed on insulation applied.
- Electrical: Buildings has lighting and power. Light fixtures are not optimal for the distance of the ceiling to the floor. Power availability is minimal.
- Mechanical: Roof mounted swamp cooler. Cooler is ineffective because the overhead doors are left open during events.
- Life Safety/Code Comments:

- a. No inadequacies observed.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: Yes.

Cattle Barn

- Use: 6,800 S.F. building with 40 livestock stalls for various events in the Cache Arena and County Fair activities. Stalls are made available for public use on a monthly and daily rental basis.
- Exterior Enclosure: Open-air.
- Interior: Open structure with earth floors. Stalls are built of steel frames with wood infill panels.
- Structure: Buildings is constructed of pre-fabricated metal building with metal roofing.
- Electrical: Building has lighting and power.
- Mechanical: Water is available.
- Life Safety/Code Comments:
 - a. Metal building in good condition.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.

Pig Barn

- Use: 12,000 S.F. building with 62 livestock temporary stalls. Stalls are not available for use on a monthly and daily rental basis. Building is also used for other activities that require cover from the elements.
- Exterior Enclosure: Open-air.
- Interior: Open structure with concrete floors.
- Structure: Building is a pre-fabricated metal building with metal roofing.
- Electrical: Building has lighting and power.
- Mechanical: Water is available to the south.
- Life Safety/Code Comments:
 - a. Metal building in good condition.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.

Cache Indoor Arena

- Use: 28,000 S.F. indoor arena used for riding, archery and other events. The building is available for rent to the public.
- Exterior Enclosure: Pre-manufactured insulated metal roof and wall panels.
- Interior: Exposed pre-manufactured metal panels. Dirt floor.

- Structure: Pre-Engineered steel building.
- Electrical: Buildings has lighting and power. Lighting is coin operated for patron use. Sound system was updated in 1994.
- Mechanical: Building is heated with a radiant ceiling mounted system.
- Life Safety/Code Comments:
 - a. Metal building in good condition.
- Building is classified under the current UBC as a Group A-3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Fire Extinguishers: Yes.

Main Restrooms

- Use: Building is a 600 S.F. public restroom facility located north of the Indoor Cache Arena. These restrooms are open year-round.
- Exterior Enclosure: Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value. Building is in excellent condition.
- Interior: Slab on grade concrete floor.
- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical: Lighting and Power available.
- Mechanical:
 - a. Building is not heated.
 - b. Ventilation: Natural.
 - c. Plumbing: Yes, sinks and toilets.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - a. There are no fire-resistive requirements for Type V NR buildings.
 - b. Exiting does not meet ADA requirements for hardware and doors.
 - c. Fire Extinguishers: N/A

Needs and Concerns

The following general needs and concerns have been identified from the User Survey, input from the Cache Valley Cruising Association, Willow Park Advisory Board, Fairgrounds Manager and Parks and Recreation Director. The Short and Long-term Master Plans have been developed to meet these general needs and concerns.

- Equestrian activities are spread throughout the grounds. This creates two basic concerns: Safety and Logistics. There are multiple points where vehicles, livestock and pedestrians cross paths, creating potential accidents and liabilities. In addition, the separation of the Cache Arena from the Stalls require crossing areas used by pedestrians. This change allows the site to be more efficiently used for a wider range of users.
- Deteriorated buildings and those requiring repairs to meet life and safety codes.
- Inadequate restroom facilities in terms of location (Stalls and Outdoor Arena).
- Inadequate concession facilities in terms of location (Stalls and Outdoor Arena).
- Loosely defined parking areas.
- Optimize facilities and grounds for multiple users.

- Indoor Arena is too small for spectators, bookings, and events.

Short Term (5 years) Master Plan

The following projects have been identified as items that are planned to be completed within a 5-year period.

- Solidify the status of the National Guard Armory property.
- Centralize the equestrian activities.
- Move the stalls located on the northeast corner of the Fairgrounds the east side of the Zoo Building. This would allow easier access to the Cache Arena and set the precedence for future equestrian facility development. Additionally daily user may utilize the facilities and not interfere with any event that may be taking place on the track.
- Move the hotwalker to the west side of the track adjacent to the relocated stalls.
- Build a new Hay Storage Facility located adjacent to the relocated stalls on the west side of the track to replace the existing building. Include space for tack, tie rails, covered storage for bedding and a wash rack.
- Add to the number of existing permanent stalls to 200 at the interior of the track.
- Provide dedicated area north of the racetrack for public parking and contestant parking and staging on the interior of the track. The surface of the parking area is to be of a "softscape" material, not asphalt. Area should be landscaped in grass and additional trees to maintain the park atmosphere of the grounds and have a irrigation system included. This would provide additional, more usable open space.
- Implement and upgrade as necessary the public address system in order that it can be zoned for various events.
- Develop a landscape buffer to the residential area to the east of the Fairgrounds, including curb and gutter.
- Extend the perimeter walking path around the Fairground to be continuous with the Willow Park Complex.
- Reconfigure the Holding Pen Area for the Outdoor Arena.
- Eliminate the Bullpen and construct a new Outdoor Working Arena.
- Secure the perimeter of the Outdoor Arena on the west and north sides to control ticket sales.
- Provide new Concessions and Restrooms on the interior side of the racetrack to serve events in the Outdoor Arena and the users of the Stalls. Provide a picnic area for the north concession/restroom building.
- Construct new Concessions to replace the Millburger Concession.
- Provide new cross-overs on the north and west sides of the track.
- Substantially upgrade the 4-H Building or demolish it due to safety and ADA concerns. Remove the lean-to canopies and construct a new covered canopy for exhibit booths. Provide power for exhibit booths.
- Cover and pipe the canal on the south end where the stalls are to be relocated west of the track.
- Improve the exteriors of the Community and Home Arts Buildings, particularly the perimeter canopies. Remove the lean-to canopies and construct a new covered canopy for exhibit booths. Provide power for exhibit booths.
- Install the new Reader Board.
- Construct new Ticket Booth.
- Make ADA improvements and repairs to the bleachers.
- Phase out the use of the Cache Arena for archery. Broken arrows left in the dirt are a safety hazard to livestock and humans.
- Repair bridge leading to restrooms and install appropriate hand/guardrails.
- Plant grass and provide a irrigation system for the area north of the racetrack. This would add to the park setting of the grounds, eliminate dust overspill into the neighborhood, and

provide additional usable surfaces for community events and parking during the Cruise-In.

- Parking provisions:
 - On site hard-surface 50+-
 - On site soft-surface 400+-
 - Contestant parking/staging 250+-
 - Grass parking NW corner 200+-
 - Grass parking (west of Pavilion) 200+-

5-Year Master Plan Projects

First Year – Priority One Projects

Description and Cost

Renovate existing center bleachers / ADA improvements \$25,000.00

Renovate existing West grandstand foundation and planks \$50,000.00

Construct 120 new stalls \$150,000.00

Relocate existing stalls \$20,000.00

Upgrade/maintain PA System \$5,000.00

TOTAL FOR YEAR ONE \$250,000.00 GRAND TOTAL \$250,000.00

Second Year – Priority Two Projects

Description and Cost

New hay storage facility \$60,000.00

Reconfigure interior of Racetrack \$5,000.00

Landscape and install irrigation area north of Racetrack for parking and event use. \$50,000.00

TOTAL FOR YEAR TWO \$110,000.00 GRAND TOTAL \$365,000.00

Third Year – Priority Three Projects

Description and Cost

Reconfigure interior of Racetrack \$60,000.00

New concession / Restroom South interior \$60,000.00

New concession / Restroom / Ticket booth at north interior \$65,000.00

New exhibit booth canopy \$30,000.00

TOTAL FOR YEAR THREE \$160,000.00 GRAND TOTAL \$525,000.00

Fourth Year – Priority Four Projects

Description and Cost

4-H building improvements \$35,000.00

Community building improvements \$30,000.00

Home Arts building improvements \$30,000.00

TOTAL FOR YEAR FOUR \$95,000.00 GRAND TOTAL \$610,000.00

Fifth Year – Priority Five Projects

Description and Cost

Security fencing for Outdoor Arena \$12,000.00

New concession building near Center of site \$45,000.00

TOTAL FOR YEAR FIVE \$57,000.00 GRAND TOTAL \$677,000.00

*FYI 2001-02: Install electronic reader board \$5,000.00

On-going operational projects: Repair bridges \$5,000.00

Total five-year projects: \$677,000.00

Request restaurant tax funding over five-year period

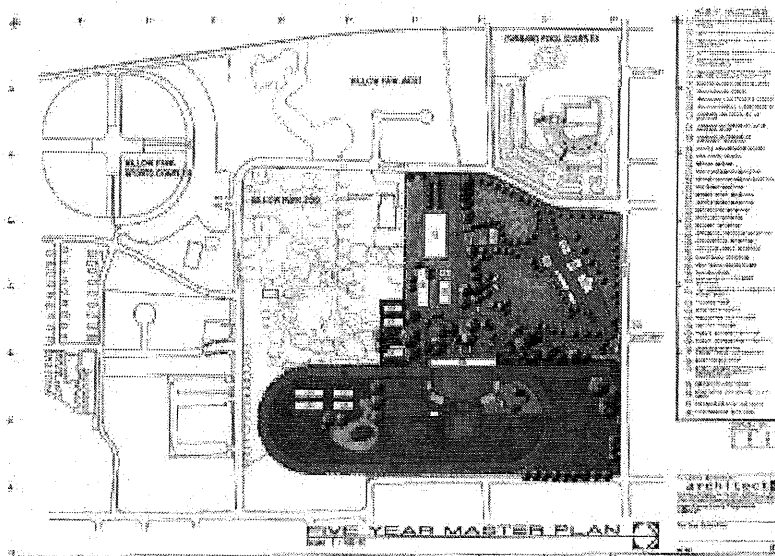
Year One - \$250,000.00

Year Two - \$110,000.00

Year Three - \$160,000.00

Year Four - \$95,000.00

Year Five - \$57,000.00



Long Term (5 to 20 years) Master Plan

The following projects have been identified as items that are to be completed within a 5 to 20 year period. The list is in order of priority.

- Construct a new Indoor Arena and convert the Cache Arena into an Exhibit Building.
- Add Concessions and Restrooms to the Cache Arena when converted.
- Cover the canal to the north of the Cache Arena to provide additional green space.
- Construct a new Multi-Purpose Community Center with an outdoor amphitheater for local events, offices and maintenance activities.
- Add to the canopy for exhibit booths.
- Pave the areas around the Cache Arena, Pig, Cattle and Rabbit Barns.
- Purchase surrounding property as it becomes available for parking.

20 – Year Master Plan Projects

Priority One

Description and Cost

Complete concessions and restrooms to existing Indoor Arena \$90,000.00

Funding

Capital, Restaurant tax, ZAP

Priority Two

Description and Cost

Pave (improve with aggregate) area around existing Indoor Arena and barns \$150,000.00

Funding

Capital, Restaurant tax, ZAP

Priority Three

Description and Cost

Construct new Indoor Arena \$1,500,000.00

Convert existing Indoor Arena to exhibition building \$175,000.00

Build new multipurpose building \$3,000,000.00

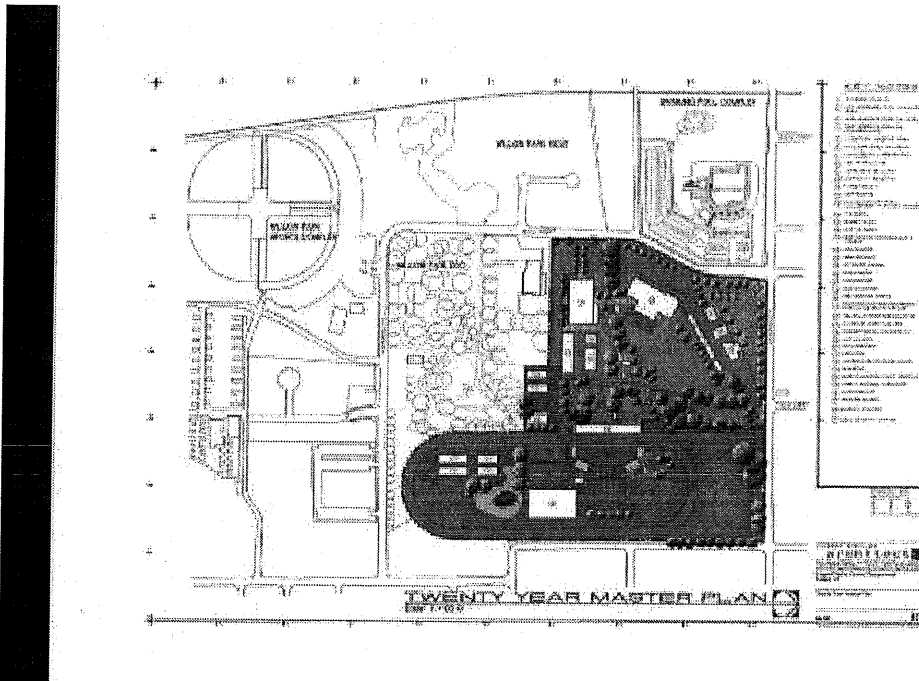
Funding

Bond

Total Priority Three Projects \$4,675,000.00

TOTAL 20 YEAR PROJECTS \$4,915,000.00

****Inflation costs @3.5 per year (Total project cost = \$5,377,000 in just 5 years)**



Master Plan Funding

The following avenues for funding have been identified as options to fund the Master Plan. Input and approval from various entities will be required to proceed with any of these alternatives.

- ZAP (Zoo, Arts, Parks) Tax
- Fee Increases
- Special Assessments
- Bonding
- County Restaurant Tax
- Fundraising

APPENDIX

Public Meeting-Fairgrounds Needs Assessment March 8, 2000

Public Meeting-Fairgrounds Needs Assessment March 29, 2000

Public Meeting-Fairgrounds Needs Assessment April 18, 2000