

APPROVED

**CACHE COUNTY
COUNCIL MINUTES
31 JULY 2001**

**COUNTY COUNCIL MEETING
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CACHE COUNTY COUNCIL MEETING
July 31, 2001

The Cache County Council met in a regular session on 31 July 2001 in the Cache County Council Chamber at 120 North 100 West, Logan, Utah.

ATTENDANCE:

Chairman: Darrel L. Gibbons - *Excused*
Vice Chairman: Layne M. Beck - Conducting
Council Members: C. Larry Anhder, John Hansen, H. Craig Petersen (*arrived at 5:30*),
Kathy Robison, and Cory Yeates.
County Executive: M. Lynn Lemon
County Clerk: Jill N. Zollinger

The following individuals were also in attendance: Russ Akina, Charles Batten, Ray Bertoldi, Glen Budge, Pat Budge, Cindy Hall, Maridene Hancock, Evelyn Palmer, Pat Parker, Jim Smith, Tamra Stones, Mike Twitchell, Scott Wyatt, Lynn Zollinger, Paul Allen (Herald Journal) and Jennie Christensen (KVNU).

CALL TO ORDER:

Vice Chairman Beck called the meeting to order at 5:05 p.m.

INVOCATION:

The invocation was given by Larry Anhder.

REVIEW AND APPROVAL OF AGENDA:

1. Due to the fact that September 14 falls on a Saturday, Vice Chairman Beck proposed a change to the date of the public hearing for the revision of the Land Use Ordinance. The date to be set was changed to September 11, 2001.
2. Executive Lemon commented that the setting of the hearing included Chapters 1, 2, 3, 4, and 9 (Airport) as far as the revising the Land Use Ordinance and "amendments to the Subdivision Ordinance.

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REVIEW AND APPROVAL OF MINUTES:

Executive Lemon made the following corrections:

1. Page 2: Under Employee of the Month in the paragraph beginning with Robert Degasser, change "Employee" Management Program to "Emergency" Management Program.
2. In the same paragraph as above: Bob was promoted to the position of Sargent rather than Captain at that time.

Vice Chairman Beck had a change on Page 6 where he was recorded as saying that we do actually have a right to impose a sales tax. He had stated that it was 1/4 of 1 percent and this should be added to the minutes.

The minutes were approved as amended.

REPORT OF THE COUNTY EXECUTIVE: LYNN LEMON

County Executive Lemon reported on the following items:

Appointments: There were no appointments.

Warrants: Warrants for the periods of July 5th to July 12th, July 13th to July 20th, and July 21st to July 26th were presented to the County Clerk for filing.

BUDGETARY MATTERS:

There were no budgetary items.

PUBLIC HEARING SET - COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) - August 14, 2001 - 5:15 p.m.

Council member Yeates moved to set the CDBG hearing. Council member Anhder seconded the motion. All members voting in favor. (Gibbons and Petersen absent.)

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PUBLIC HEARING SET - REVISION OF LAND USE ORDINANCE - Chapters 1, 2, 3, 4, and 9 (Airport) and SUBDIVISION ORDINANCE - September 11, 2001 - 6:00 p.m.

Council member Robison moved to set the public hearing. Council member Yeates seconded the motion. All members voting in favor. (Gibbons and Petersen absent)

Council member Petersen arrives.

BOARD OF EQUALIZATION:

1. Set Board of Equalization Hearing Dates - August 15, 2001 thru September 14, 2001.

Council member Anhder suggested hiring or appointing Hearing Officers with expertise in real estate values. Anhder feels that tax payers would be better served if hearing officers were professional people with experience in land assessment. Auditor Stones has a list of individuals who have served as hearing officers in other counties. It was also suggested that it is helpful to have School Board members sit in on the hearings.

Attendance assignments were given to the Council for the Board of Equalization Meetings:

Yeates: Wednesday, August 15th - Morning
Beck: Wednesday, August 15th - Afternoon
Hansen: Friday, August 17th - Morning
Robison: Friday, August 17th - Afternoon

Council member Yeates moved to set the dates of August 15, 2001 through September 14, 2001 as Board of Equalization Hearing dates. Council member Robison seconded the motion. All members voting in favor. (Gibbons absent)

RESOLUTION NO. 2001-29: CREATION OF CACHE COUNTY AGRICULTURAL PROTECTION AREA FACILITIES COMMITTEE

(See Attachment #1)

Council member Anhder moved to adopted the Resolution 2001-29 with the following changes: Sec. 2: The APFC shall be made up of "a" member of the County Council, "a" member of the Cache Mayor's Association, and "a" member of the Cache County Agricultural Protection Area Advisory Board. Council member Hansen seconded the motion. All members voting in favor. (Gibbons absent)

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COUNTY ADMINISTRATION BUILDING UPDATE: LYNN LEMON

Executive Lemon reported that three Architectural firms have submitted proposals. Interviews with those firms were conducted last Wednesday. Monday began the recommendation process, but that process is not finalized as yet.

The Logan City Planning Commission met and approved the initial design of the building.

PROPOSED FIRE AGREEMENT:

This agreement is between the County and Utah Division of Forestry, Fire, and State Lands. The Fire Board has reviewed the agreement and their recommendation to the County Council was for approval.

This agreement is for the wild lands. Kelly Pitcher also serves as Wild Fire Coordinator during the Summer months and the State Public Division of Forestry actually funds part of his salary for that role that he provides for the State.

Executive Lemon commented that issues were resolved which were brought out in the first reading at the last Council meeting. There was a meeting with Craig Pettigrew; and since the issues were resolved, Executive Lemon also recommends approval.

Council member Yeates moved to approve the agreement. Council member Petersen seconded the motion. All members voting in favor. (Gibbons absent)

VICTIMS ADVOCACY POSITION:

Attorney Scott Wyatt stated that they have two part-time positions in their Victim Advocacy Program at this time. This year grant funding approved another part-time position. Wyatt would like the Council to approve turning one of those part-time positions into a full-time position. The person hired would clearly understand that they are being hired on soft money, and that if the funding goes back down, the position would be down-graded to part-time. If there was no funding, the position would be dissolved. This grant funding is secured and is a real asset to the office.

Council member Yeates moved to approve the position change. Council member Robison seconded the motion. All members voting in favor. (Gibbons absent)

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AGRICULTURAL PRESERVATION REQUEST: CINDY HALL

Vice Chairman Beck lead the discussion on the purchase of development rights preservation. Cindy Hall had proposed an agricultural preservation request time line and sent it to the County Council for their consideration to put the question on the ballot in November.

Discussion:

Council member Hansen: It seems like every time I go to a meeting; it's on the agenda to discuss; so, it's being kicked around an awful lot. I did get a call from Brent Parker, who said that he;s not so sure that he wants to move as quickly as perhaps this agenda would dictate. He went on to say that perhaps something could be done really on the State level. I for one believe it needs to be dealt with in some form or another.

Council member Anhder: According to his statement, would he be willing to support the sales-tax bill?

Hansen: I don't know about sales-tax. bill, but he would be willing to take a look and see if there was something that would work.

Anhder: He didn't give you anything concrete?

Hansen: No. I got the feeling, Larry; he certainly wanted to talk with someone.

Anhder: Less there be any doubt, I'm 120 percent in favor of this idea; but I am slightly opposed to the property tax idea. Sales taxes are a better measure of at least a person's spending if not their economic well-being or wealth; whereas, property taxes unfairly in my mind tax just one of the...help me economists. There is the three?

Council member Petersen: Factor production.

Anhder: That's right; that's land or real estate. Our economy has moved more away to using other assets to produce income basically our own minds and that sort of thing, our own person to produce income rather than using property to produce income, which is the way it used to be 100 years ago when we were an agrarian society and indeed it has revolved into a Manufacturing or industrial society land or property-created income. Now days it is not necessarily a measure of income. My son scars me to death how much money he makes and all he's got is a modem and a computer.

Beck: It's called information economy.

Anhder: My point being: We don't tax his means of producing income using the proper tax, but we do tax mine.

Lemon: I agree. I wish that there was a way to do it with sales tax. I think sales tax would be a better way to do it, but I don't know that there is.

Anhder: I'm naive enough to think that there is. As a County Council, if we made a concerted effort to back a bill to the Legislature that said: "Let Cache County try it." It's basically the old Evan Olsen bill. Let's go to our voters in Cache. Give us the authority to go to our electorate in Cache County and ask for a sales tax. We'll be the Ginny pigs. We'll try it and we'll see if it works. We've never given it an all-out effort from Cache County. The Evan Olsen bill that he sponsored was basically based upon the points passed by our Cache County Council six or seven or eight years ago. He took it done there and got beat up on it, but we've never really lobbied as a Council; and as a County say: "Let us try it." I think these people will be disappointed if we take that tact because they are anxious to get moving, but-

Lemon: I think if we try to do this with property tax, I'm leery that it will pass. We had a huge discussion at our County Commissioner's workshop, again, the one that we held last Friday. We had several business people come in and really, really protested the fact that houses get an exemption and that centrally assessed gets an exemption; and business' pay 100 percent of the tax. I understand their challenge. These were small businesses out there saying: "We're trying to compete with National businesses; and if you raise the property tax, we have nobody to pass it on to." "We can't factor that into whatever." So, I think we have a better chance of selling it on sales tax than we do on a property tax. You only have to go to a Board of Equalization a few days to understand how much people dislike property tax. I think we have a better chance of doing it on a sales tax.

Petersen: The way they set this up, the property tax would have been a 50 percent increase on the County's portion. Is that right?

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Beck: It would be a 50 percent increase in revenue to Cache County for what we collect in general property taxes for general County Government.

Petersen: To generate a similar amount of money, were we ever told what it would take in terms of sales tax. Can we guess that?

Anhder: Evan was talking one-eighth of one percent and my figures are old; but at the time it was a little over \$1,000,000.00 a year in Cache County. The figures are five or six years old; so, it would be \$1,000,000.00 plus. One-eighth of one percent is 12 cents on a \$100.00 is almost \$2,000,000.00 and that's the kind of money they're talking about.

Petersen: Wasn't it \$1,500,000.00 on the property tax and some other would match it with another \$1,500,000.00.

Anhder: My guess is the our way sales tax has gone up over the last five or six years, our one-eighth of one percent would be pretty darn close to it.

Petersen: The match, where did that come from?

Anhder: They think once they've gotten some of their own money, there will be matching monies available.

Beck: From Land Trusts.

Council member Robison: McCallister Fund.

Beck: I think Jon was being a little overly optimistic in his presentation in thinking that we could match dollar for dollar with other sources. I don't believe that's going to be available.

Anhder: I was going to say just the opposite. In my report tonight I was going to tell about my going to the National Association of Counties Meeting and they had a section there on farmland preservation. Back East it has matured a little bit more than it has here; they are being very successful.

Beck: Back East, Larry, they don't have 70 percent of the land that the State owned by the Federal Government either.

Anhder: My point being is that they are being very successful in matching almost two-thirds, one-third local and two-thirds from other sources.

Hansen: So are they doing it on property tax or on sales tax.

Anhder: All sorts of things. Sales taxes, cigarette taxes, alcohol taxes, property taxes. I'm kind of surprised; there is a lot of bonding with using property tax to back it up and sales tax.

Beck: I guess maybe this is something that Larry and I will disagree on this particular issue because my thinking is that if we believe in free market and free enterprise and we arbitrarily take land that has the highest development pressure out of the market, what you will do, if my Economic 101 course taught me anything, is you will drive the price of the land that is available for housing development significantly higher because you are taking the supply of land that is available out of the potential for development. As a result we will drive our young people to other places instead of allowing them to build here. Maybe I'm wrong in my assessment, but that's one negative impact of doing this. I think all of us like to have the green space, but I'm not so sure that we want to try and regulate a market-based economy by our officially taking the highest development-pressured land out of the market; and that is what we are attempting to do. Is it not?

Lemon: I think the effort is to buy land that surrounds Cities where there is a lot of development pressure and coordinates so that we could preserve corridors and preserve open space.

Anhder: I think the impact is negligible. First of all we're talking that mostly commercial land would be bought not residential land. It will push the commercial development rather than stringing out 200 feet deep and 7 miles long. It will force the development to get deeper off the roads rather than everyone having frontage. Second of all the property will be purchased only as it comes available, and it's not going to be a big chunk. It boils down to one question. We've talked for a decade about preserving open space. Most of us have come to the conclusion that the only way we are going to preserve it is to own it because none of us want to preserve it by zoning.

Beck: That's unfair to the landowner.

Anhder: That's right. So if we are serious about preserving it, than we are going to buy it.

Beck: If we did do something like this, which I have my doubts whether the public will buy into it, my personal thinking is that if the farmer is going to continue to own his land and farm it and it is a voluntary thing for him to get into it, then he ought to willing to take a lesser-than-market value for his land that he is putting into this because he still going to have all the rights except the development.

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Lemon: He will be. I think that is going to happen because last week when they were talking about: you could buy land for about somewhere between \$1,500 an acre and \$10,000 an acre, a lot of the land that is on the corridors right now is well above \$10,000 an acre. If they do that, they will be taking less than the fair market value.

Beck: Assuming of course you're going to decrease the incentive of a farmer to do it. If you limit it to \$10,000 and acre and his land happens to be worth \$15,000.

Anhder: Putting a ceiling on that would be about the dumbest thing you could think of. Say here, go do a job, but we are going to tie both of your hands behind your back by putting some sort of arbitration ceiling.

Lemon: Layne, you're just saying that we ought to be willing to sacrifice something.

Beck: If it's the farmers desire to leave this land in perpetuity and he is going to continue to own the land for ag. purposes and that's what it's been in for 100 years--

Anhder: Then he will in effect take less because for instance: If the value of property is \$20,000 and acre as development, but the value of the property for farming is \$3,000, then he'll receive \$17,000 an acre for the selling of his development rights; and he'll keep the other land and he can go sell it to somebody for farm land at \$3,000 an acre; so he won't get the whole \$20,000 per acre. There is a difference in the value as farm land and the value as development.

Lemon: And I'm not sure that he gets the \$17,000. That may be something that we can negotiate with.

Anhder: Well, for sure because there will be tax advantages especially if we get a bill through that allows him tax advantages for selling his property for conservation purposes.

Hansen: I think most farmers would probably say: "I'm willing to do this, but for a 10-year-period; and then I want some kind of re-negotiation."

Anhder: Why? It's just like selling your property once. You can't come back 10 years later and say: "Well gee, I want to re-negotiate that sales price."

Lemon: That was a big debate in the State Legislature, perpetuity over a period of time. It is a difficult issue. But if you don't buy it in perpetuity. Then why do it?

Hansen: I'm going back to what Evan Olsen was saying that there is such a small amount of money as compared to selling it for development that you are willing to say: "Ok, I'm willing to farm a few more years, but then I've got to have a little bit of a period to re-negotiate."

Beck: There again, you are taking a limited resource land. We all know that God isn't creating any more new land. I'm sure there will be more discussion on this, but we'll move on at this point and have our public hearing.

PUBLIC HEARING: WILLOW PARK MASTER PLAN

Vice-Chairman Beck opened the public hearing and explained that about a month ago the master plan for Willow Park was presented to the County Council by Russ Akina head of the Parks and Recreation Department of Logan.

Lynn Zollinger, President of the Cache Valley Cruise-In Association (CVCA) addressed the Council. He read from the contents of a memo which he provided for the County Council in regards to their comments on the proposed master plan for the Logan-Cache County Fairgrounds. The Memo began with an explanation of the Cruise-In Association, which has hosted an annual 3-day car show with related activities since 1983, being made up of a small organization of about 50 local volunteers. The magnitude of this event has been revered Nationwide and is the largest car show in the State of Utah. With an estimated 30,000 persons attending the "Show and Shine." The Travel Council estimates the total economic impact to Cache Valley directly attributable to the Cruise-In is \$690,090.00 annually. Last year the CVCA received the Chamber of Commerce's Travel Award for the largest economic event in Cache Valley. As a user of the Fairgrounds and

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having reviewed the proposed master plan, the CVCA felt there were 11 areas of the plan that needed further attention in order to fully serve the needs of the Community and to provide a basis for sound decisions; and they believe the facility should be optimized for multiple uses rather than providing specialized services to a narrow segment of the Community.

(See Attachment #2)

Meridene Hancock from the Travel Council wanted to commend Willow Park for putting this great plan together. One thing that did concern her was that it really is geared mainly just to Cache County residents. Because the facility has such potential use and because it is one of the facilities that she sells for services, she wanted Willow Park to extend its use to groups outside of the Valley or tourists coming into the Valley. The following were cited by Ms. Hancock as possible users of the Willow Park Facility: BMX bike racers, Archery groups, tournaments for baseball, soccer, and swimming and groups such as: Harley Davidson, Good Sams, and most especially the Cruise-In as top events here.

Council member Yeates moved to close the public hearing. Council member Anhder seconded the motion. All members voting in favor. (Gibbons absent)

Vice Chairman Beck continued the discussion among the Council. He asked if Mr. Zollinger had made his concerns known to the Logan City Council. Mr. Zollinger had visited with Russ Akina just prior to their meeting, but the comments had not been assembled as they were tonight; so they were not submitted to Logan City.

Council member Anhder asked Russ Akina for comments on the actual decrease of parking space. Russ Akina explained that what is termed as open space doesn't necessarily have to refer to something that has grass on it. In fact one thing that was resolved when he met with Executive Lemon was specifically area 5, the area that pertains to the open area were horse trailers unload on the Northeast corner of the fairgrounds. In the future according to the plan's proposal, those facilities would move to approximately the Southwest and that would allow for that area to become additional parking and would probably be a grass area, which would enhance the look of the grounds.

Council member Yeates commented on funds in support of the Cruise-In. To clarify this, he pointed out that there are facility enhancements that do directly affect them and help them. Over the last number of years there have been upgrades to the water and to the electric which have absolutely nothing to do with the equestrian people. So, there are funds that are being allocated indirectly not only by this Council but also by Logan City which are for multiple use of that facility for any user.

No action was taken. This item will be put on the next agenda for initial proposal and consideration of action to adopt this plan.

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RIVER HEIGHTS APPLE DAYS PARADE:

The River Heights Apple Days parade will be held Saturday, August 25, 2001 at 1:00 p.m..

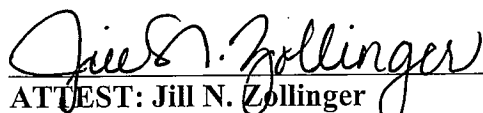
COUNCIL MEMBER REPORTS:

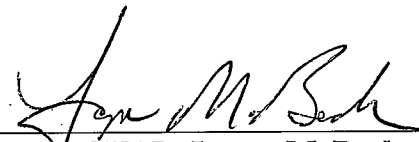
LARRY ANHDER: I went to Philadelphia to the NACO Convention. In all honesty it was not nearly as good as our State conventions. The workshops were way to broad. There was a general session in the morning and workshops in the afternoon. The one workshop that I really wanted to go to more than any of them was cancelled because Vice-President Cheney couldn't make it at the appointed time; so, they had to change the whole conference for when he could come and address us. Then he didn't even talk to us when he got there. He was there with laryngitis and his wife read his speech!

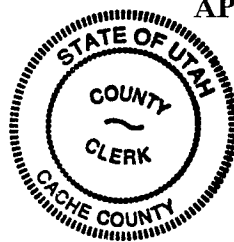
The general sessions were highly informative. The best one that we had was by Varney - a CNN Economic Business Reporter. He gave a fascinating analysis or at least his point of view of why the American economy continues to be so strong and why the European and Japanese economies have struggled of late.

ADJOURNMENT:

Vice Chairman Beck adjourned the meeting at 6:40 p.m.


ATTEST: Jill N. Zollinger
Cache County Clerk


APPROVAL: Layne M. Beck
Council Vice-Chairman



CACHE COUNTY
RESOLUTION NO. 2001-29

A RESOLUTION CREATING THE CACHE COUNTY AGRICULTURAL PROTECTION AREA FACILITATION COMMITTEE.

The County Council of Cache County, Utah, in a regular meeting, lawful notice of which has been given, finds that it is in the best interest of Cache County to establish an Agricultural Protection Area Facilitation Committee.

Now therefore, BE IT RESOLVED that:

SECTION 1: ESTABLISHMENT OF COMMITTEE

Cache County Council hereby establishes a committee to facilitate and negotiate future eminent domain/Agricultural Protection Area disputes. This committee shall be known as "Cache County Agricultural Protection Facilitation Committee, or APFC."

SECTION 2: COMMITTEE MEMBERSHIP

The APFC shall be made up of members of the Cache County Council, the Cache Mayor's Association and the Cache County Agriculture Protection Area Advisory Board.

SECTION 3: APFC DUTIES

The APFC shall serve to negotiate in good faith a consensus position between a city and a landowner regarding potential condemnation of agricultural property already located in or to be located in an Agricultural Protection Area and serve as a facilitator for negotiations in future eminent domain/Agricultural Protection Area conflicts should they arise.

SECTION 4: EFFECTIVE DATE

This resolution shall become effective immediately upon adoption.

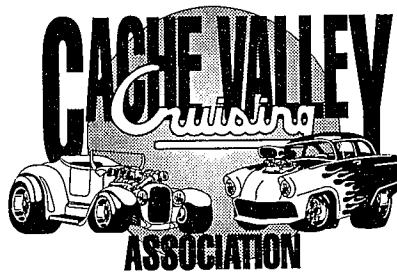
This resolution was adopted by the Cache County Council on the _____ day of _____, 2001.

CACHE COUNTY COUNCIL

By: _____
Darrel L. Gibbons
Chairman

ATTESTED TO:

Jill Zollinger
Cache County Clerk



To: Cache County Council, Willow Park Advisory Board

From: The Cache Valley Cruising Association Board of Directors

Date: July 31, 2001

Subject: Public Hearing on the Proposed Logan/Cache County Fairgrounds Master Plan

The Cache Valley Cruising Association appreciates the opportunity to review and comment on the proposed Master Plan for the Logan/Cache County Fairgrounds. From a review of the document, we can see a considerable amount of effort and thought has been expended in preparation of the proposed master plan. The Cache Valley Cruising Association (CVCA) has recently hosted another very successful Cache Valley Cruise-In at the Fairgrounds and very much appreciates the high-quality facility that is available for our use. We know the fairgrounds and the amenities provided therein are one reason that the Cruise-In is such a successful event. The CVCA is committed to continued use of the fairgrounds for future Cruise-Ins.

In order to provide accurate information for the official record, since 1983 the CVCA has hosted the Cache Valley Cruise-In, which is an annual three-day car show with related activities. In recent years the Cruise-In has attracted about 1,000 special interest cars to the fairgrounds each year where they are on public display. Participants who bring their vehicles to the Cruise-Ins are from Utah and all western states. We typically have had participants from eastern states and Canada. Spectators from the public sector of Cache Valley and surrounding communities enthusiastically support the Cruise-In in that we typically have an estimated 30,000 persons attending the Show and Shine. This is the largest car show in Utah and in an area of a 600-mile radius. Nationally, this is the only show of this magnitude hosted by a relatively small local volunteer organization of about 50 persons. The travel council estimates the total economic impact to Cache Valley directly attributable to the Cruise-In is \$690,090 annually. Last year the CVCA received the Chamber of Commerce's travel award for the largest economic event in Cache Valley.

As a user of the fairgrounds and having reviewed the proposed master plan, we feel there are several areas of the plan that need further attention in order to fully serve the needs of the community and provide a basis for sound decisions. We believe the facility should be optimized for multiple uses rather than providing specialized services to a narrow segment of the community. It seems those persons representing or promoting equestrian interests have had a significant influence in the development of the master plan. Our concerns are as follows:

1. We are concerned that the mission statement seems to place great importance on the traditional uses of the fairgrounds. Although this is important, we feel it also important to consider and accommodate multiple uses and achieve a balance among the many uses of the facility. The importance of this issue will become more apparent as our other concerns are presented.
2. We note that the plan allows for a total of \$5,587,000 be expended over the next 20 years on the fairgrounds. These funds seem to be allocated in the amount of \$2,047,000 or 37 percent is in direct support of equestrian activities. No funds are identified in direct support of the Cruise-In. This seems out of balance.
3. The Survey Summary section of the plan appears to be weak in stakeholder identification and inadequate to support major development decisions. The CVCA is an interested stakeholder, and has not been included in the decision-making process. We suggest a matrix be created which matches stakeholders with the proposed improvements. Each stakeholder could then evaluate the proposed improvement with their specific concerns. Responses could be shown as -, +, or 0 depending if they view the specific item as a negative, positive, or no effect on their use of the fairgrounds. It then would be easy to see how the proposed master plan affects the various stakeholders, and if one group is really favored over another.

The data of this section also appears incomplete and not very useful. A use-based database could be created and financial decisions could be referenced to actual usage. For instance, if a demolition derby attracted 10,000 persons for a five hour event three times a year, then their usage would be 150,000 person hours annually. Other usage such as the County Fair, Equestrian activities, the Cruise-In, and other events held at the facility could be similarly estimated. Expenditure of funds could be measured against usage to demonstrate the one segment of the community is not disproportionately benefiting from public funds.

Finally, community economic impact generated by the various users could also be listed.

References to the use of facilities by the CVCA for the Cruise-In are not necessarily accurate and were not provided by a CVCA representative. More precise information relative to these uses can be provided.

4. As taxpayers, we request current uses of the fairgrounds facilities be evaluated to determine if their continued use is justified. Most of the buildings, restrooms, and rodeo arena do support multiple uses; but the racetrack seems to have only one use. When was the last time a horse race was held on the racetrack? Do funds derived from this activity pay for the necessary maintenance of the track? Are taxpayers supporting this facility for the benefit of the few who own horses and exercise them at the fairgrounds? Does the proposed master plan allow for improving the equestrian facilities to attract greater public usage?

5. Probably the greatest concern of the CVCA is the use of open space. This is the feature that directly affects how many show cars the grounds can accommodate. How does redevelopment of the fairgrounds as shown in the 20-year plan affect the amount of open space? An initial review of the plan indicates a substantial reduction in space available for show use. Also, the carnival at the county fair may be eliminated. The CVCA retained the services of a surveyor and accurately determined the amount of open space and the number of car show spaces available on the fairgrounds. We determined that 10.4 acres of open space for show area is available, and we designated 945 spaces for show cars at this year's event. This seems to be the practicable limit of the current facility. Also, we had about 50 campers per night, which utilized most of the available camping space. Our primary concerns are the (1) the present amount open space is not reduced, and (2) additional open space is identified and developed. Reductions in open space show area will negatively affect the Cruise-In.

The value of open space could also be evaluated in reference to the economic benefit to the community. As previously stated the economic benefit the Cruise-In brings to the community is \$690,090. We also have determined the available show (open) space is 10.4 acres. Therefore, the value to the community of the open space would be \$66,346 per acre per year for the Cruise-In alone. Conceivably, when all other uses are combined this figure could rise to about \$100,000 per acre per year.

6. The pond of water is shown as a continuing feature in the long-range plan. This use should be further evaluated. The pond does not appear to contribute any useful purpose and seems to be only an architectural enhancement. The sides are steep and hazardous to fairgrounds users. Other adjustments are being proposed in the interest of safety, and we think this is a nuisance. The space occupied by the pond is probably worth \$100,000 per acre per year in economic benefit to the community, and this area can be used for better purposes. This feature should be eliminated.
7. Will the existing National Guard Armory and associated property be acquired for inclusion into the fairgrounds complex? Should the Master Plan extended onto this property? What is the feature labeled as Fairgrounds West?
8. The fairgrounds lack an area wide public address system. Has this need been considered in the planning processes?
9. Public telephone service is non-existent on the fairgrounds. Can public use telephone facilities be provided?
10. Feature 34 on the five-year master plan next to feature 25 is listed as an existing paddock. This feature apparently has not been used in recent memory. The steel fencing should be

removed and this area used for additional camping space during the Cruise-in and other purposes.

11. Approximately 1,000 public parking stalls were lost when the new swimming pool was constructed. These stalls must be replaced in convenient areas. An increase in available parking is desirable. How much parking will Area 4 on the 5-year plan provide? How much public parking can be provided in Area 5? The racetrack can accommodate a large number of vehicles. Parking on the racetrack during non-racing events should be a matter of fairgrounds policy.

Most importantly, the overall strategy for public parking facilities must be carefully evaluated against the need and value of open space. It may be more prudent to not provide for a maximum of on-site public event parking and optimize open space. CVCA implemented a strategy to accommodate off-site parking needs in that we provided a shuttle service to transport persons to and from the softball park parking to the main west entry gate during the Cruise-In. This service was heavily used on Saturday July 7, and we will continue to use this strategy. This and other strategies could be an effective means to allow more open space on the fair grounds. Again, the CVCA feels very strongly that the current amount of open space be preserved or increased and requests the proposed master plan list how open space is affected and document justification for the removal of open space.

Our general comments on the proposed plan is that the fairgrounds would become a facility for the exclusive use of the equestrian oriented uses, even to the possible exclusion of other public uses. Public funds should not be used to construct and maintain facilities that unfairly favor one group over another.

We appreciate the opportunity to be heard on this issue both as taxpayers and major users of the fairgrounds.

attachment

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