

Summit County Fairgrounds Master Plan



March 9, 2017

I. Background & History

Summit County has featured an organized, annual County Fair since 1909. Since the late 1940's, the fair has been held in Coalville, Utah and has become a signature County event that not only provides an opportunity to showcase the livestock and farming traditions, but an occasion for residents and visitors to come together as an extended community.

Over the years, the fairgrounds and its associated events have been slowly established as County traditions through efforts by Summit County, Coalville City and various community groups including the Coalville Lions Club. In the process, the fairgrounds has become a hub of recreational and community activities for the northern portion of Summit County. The investments in this property by Summit County, the Coalville Lions Club and other community organizations are appreciated and acknowledged.

Recently, aging facilities (many well beyond useful life), inadequate space for events and parking, inadequate utility services in the right places on the property and increased expectations for the fair have prompted the County Council to explore expanding or relocating to a better location. After an extensive property review and public feedback, the County Council decided to purchase land adjacent to the current fairgrounds, nearly doubling the site to approximately 18-acres. After the land acquisition, approximately five million dollars were earmarked for the first phase of development and improvements; these, were to be focused on parking enhancements, upgrading and improving the site layout, and integrating the fairgrounds into the new and expanded park setting. It is anticipated that the first phase of improvements will commence in 2017, with the new facilities complete and ready for use during the 2018 County Fair.

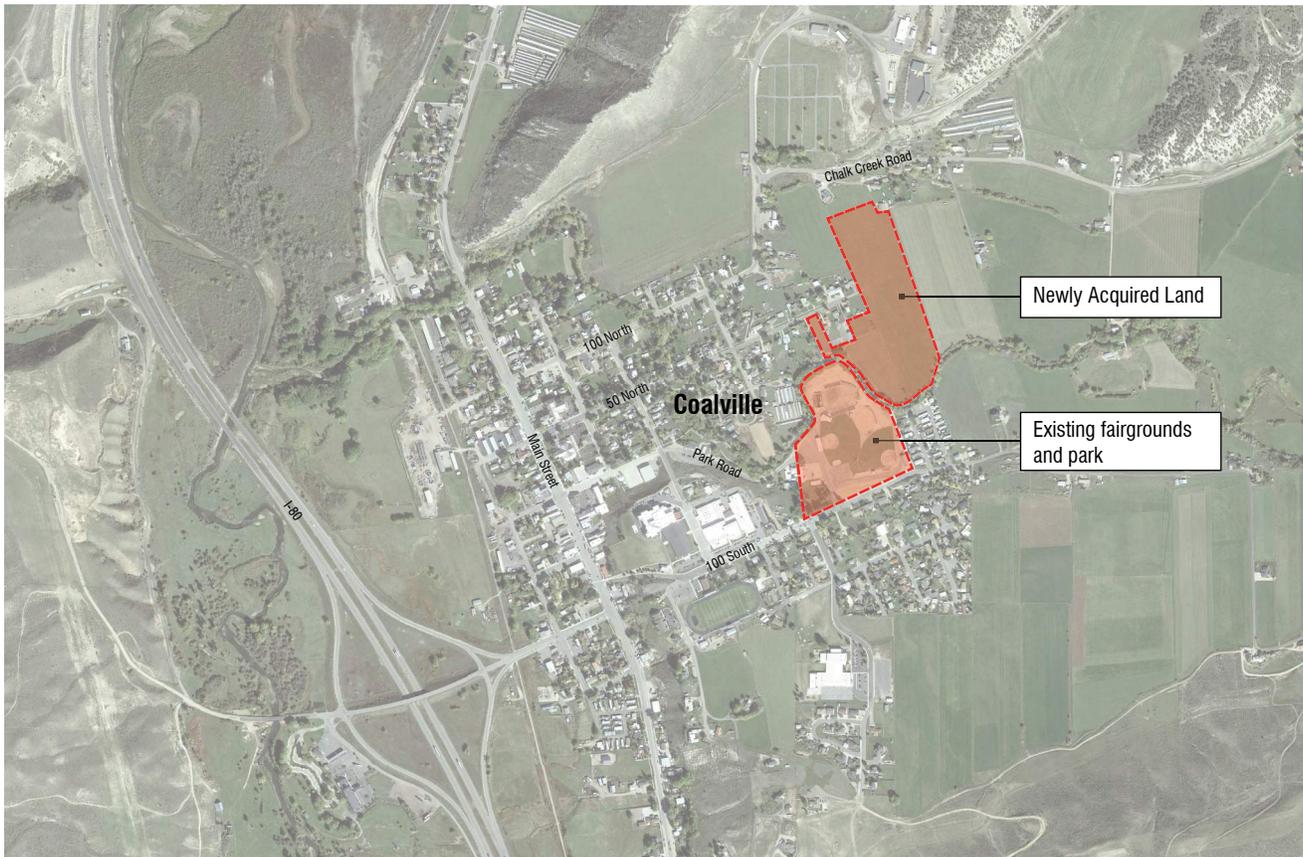


Figure 1. Project Location Map

II. Master Planning Goals and Process

The Master Plan was commissioned in 2016 to realize three main goals, as follows:

- Replace and/or improve functionally and structurally outdated buildings
- Upgrade and correct utility infrastructure
- Increase year-long utilization of fairgrounds and associated recreational activities

In addition to these three goals, the Master Plan considered principles and implementation measures that align with the strategic climate action goals adopted by the Summit County Council. Specific considerations include solar installation and the recently adopted building development methods. Details of the climate action efforts will be more fully addressed as they are included in the architectural design for each phase of the project.

Summit County hired the Landmark Design Team to develop the Master Plan. The Landmark Design Team is comprised of six firms, each with distinct expertise, experience, and regional knowledge:

Landmark Design (Lead)	Project Management/Planning/ Landscape Architecture/Site Design
Range Architecture & Design	Facility/Architectural Evaluation & Pre-programming
Bingham Engineering	Civil Engineering/Utility Assessment
Parametrix	Parking/Transportation/Circulation Analysis
Zions Public Finance	Funding/Project Budget Review

III. Public Involvement and Input

The Landmark Design Team conducted on-site field analysis supported by data and information provided by Summit County. They visited the site on numerous occasions and observed operations directly during the 2016 Summit County Fair. The planning process was collaborative by design, incorporating input by Summit County staff, Coalville City leadership, project stakeholders and members of the public. The following are the three main participation formats that were utilized to receive input and direction:

1. Summit County Fairgrounds Master Plan Steering Committee

A steering committee was assembled that was comprised of Summit County staff/leadership, fairground stakeholders/operators, fair and rodeo experts, and citizen representatives. The committee worked closely with the Landmark Design Team, reviewing plan progress at five key stages:

- Kickoff/Introduction
- Existing Conditions and Analysis
- Focus Group and Stakeholder Input Review
- Plan Alternatives
- Preferred Alternative

The steering committee provided direction and recommendations throughout the process. A list of committee members follows:

Matt Jensen	County Master Plan Project Lead
Travis English	County Fair Manager
Dirk Rockhill	South Summit Citizen Representative
Kate McChesney	Park City Citizen Representative
Cliff Blonquist	Rodeo Representative
Mayor Trever Johnson	Coalville City
Arlin Judd	Coalville City and the Coalville Lions Club
Tom Fisher	County Manager
Anita Lewis	Assistant County Manager
Mike Crystal	County Facilities
Julie Booth	County Public Affairs
Nate Brooks	North Summit Recreation

2. Focus Group/Stakeholder Interviews

Face-to-face interviews were held with key individuals and representatives of stakeholder groups to ascertain the specific needs and desires for the facility. Interviews were held on two separate days with the following individuals and groups:

Travis English	Summit County Fair Manager
Jerre Holmes	North Summit School District Superintendent
Mike Crystal	Summit County Facilities/Maintenance
Nathan Brooks	North Summit Recreation Special Service District Recreation Manager
Cliff Blonquist	Summit County Rodeo Committee
Sterling Banks	USU Extension County Director
Arlin Judd	Coalville City Council and Coalville Lions Club

3. Public Workshops and Meetings

In order to ensure the public had a chance to review plan options, four alternative concepts were presented at the Summit County Fair on August 12 and 13, 2016. It is estimated that more than 150 persons reviewed the drawings with many providing comments. Additional comments were provided on the project website, by email and by phone.

Once the first draft of the Preferred Alternative Plan had emerged, a series of public information meetings were scheduled throughout the County. County staff directed public information meetings at the Sheldon B. Richards Building in Kimball Junction on September 26, 2016 and at the Kamas City Hall on September 27, 2016. A formal Open House meeting was held on-site at the Fairgrounds on September 29, 2016 where attendees were given the opportunity to provide suggestions, comments and input. Forty attendees signed in, most providing comments.

Project information was posted and regularly updated on the Summit County website: <http://summitcounty.org/802/Summit-County-Fairgrounds-Master-Plan>



Alternatives Plans Presented at the County Fair

The Preferred Alternative Plan was then presented to the County Council on October 26, 2016. A public comment session was held with several citizens expressing a wide range of opinions on the Plan and general use of the Fairgrounds. The County Council provided feedback on the plan based on that public hearing. This report is the result of that Council directive.

Summaries of the comments from these public workshops and meetings can be found in Appendix A.

IV. Existing Conditions and Analysis

The team analyzed the physical and function characteristics of the site, which were broken into five functional categories:

- Fair & Livestock
- Rodeo Arena
- Parks
- Recreation and Sports
- Community Event Center

The following is a summary of findings, which are illustrated in the accompanying map and illustrations.

Existing Conditions

The Summit County Fairgrounds are located in Coalville, Utah, approximately four blocks east of Main Street (SR 280). Vehicle access to the site is by Park Road and 100 South. During the summer months, various athletic groups utilize the ball fields for games and practices. Local and regional equestrian and rodeo enthusiasts use the arena and related facilities throughout the year. The fairgrounds also serve as a quasi-city park and community gathering center, although the ad hoc development process has resulted in a disjointed place. The outdated and dilapidated Quonset Hut is heavily used throughout the year for weddings, reunions and a range of private/community events.

Paved sidewalks adjacent to both roads facilitate pedestrian access from surrounding neighborhoods and other areas in Coalville. However, there is no formal path or sidewalk system in the site itself. Formal parking is offered on a limited basis during the fair, with many parking stalls accessed directly from Park Road. The park amenities—ball fields, arenas, tennis courts and grandstands—are clustered adjacent to one another in the center of the site.

The largest event accommodated on the site is the annual Summit County Fair and Rodeo, which takes place over several days in August of each year. The Demolition Derby has historically been the anchor event to start the County Fair with other events culminating in the rodeo the following weekend. Parking needs are high during the event, with attendees parking in an ad hoc fashion on the streets and overflow parking areas surrounding the fairgrounds. An open-air shuttle system brings participants to the site from outlying areas throughout Coalville City, with stops at North Summit High School, Zions Bank/Coalville City Hall, and the Summit County Courthouse.

Camping during the County Fair is accommodated on the county-owned field northeast of the fairgrounds on the north side of Chalk Creek. The Boswell fields located east of the traditional fairgrounds have traditionally been leased during the fair for the use of horse and livestock trailer parking; the fields were recently purchased by Summit County to facilitate expansion and growth. Both sites are linked to the main fairgrounds via two footbridges across Chalk Creek. During the Rodeo and the Demolition Derby, the pedestrian flow across Chalk Creek conflicts with vehicle and animal movement to and from the arena. Furthermore, the Boswell property has limited access from 50 North. The roadway is generally sufficient for providing access to the site during events, although neighbors could be impacted by an improved site which we anticipate will draw more events to the site.

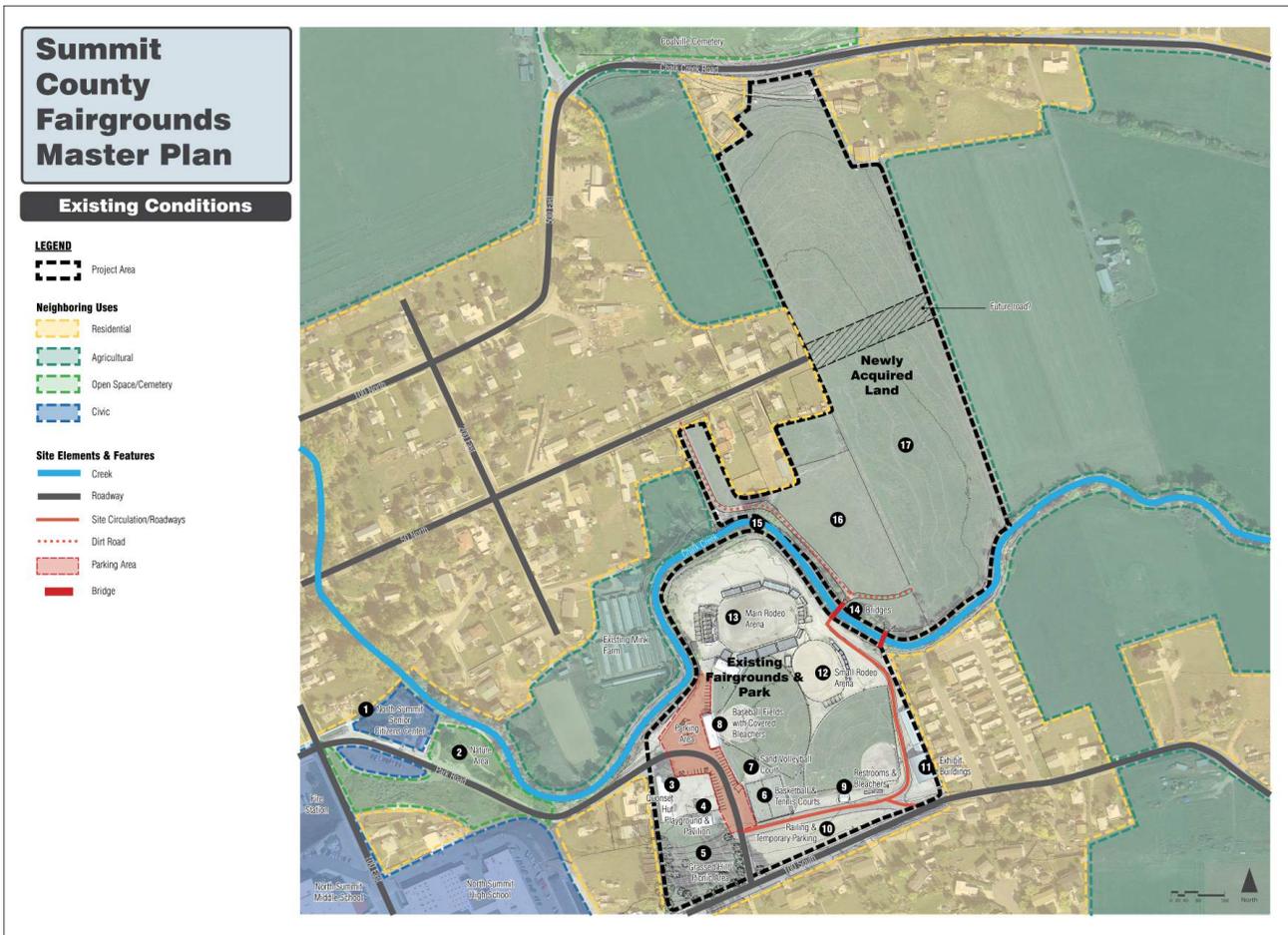


Figure 2. Existing Conditions Map

1 North Summit Senior Citizens Center



2 Nature Area with Path



3 Quonset Hut & Restrooms



4 Pavilion & Playground



5 Grassed Hill/Picnic Area



6 Basketball & Tennis Courts



7 Sand Volleyball Court



8 Baseball Fields with Covered Bleachers



9 Restrooms & Baseball Bleachers



10 Railing (100 S) & Temporary Parking



11 Exhibit Buildings



12 Small Rodeo Arena



13 Main Rodeo Arena



Rodeo Arena Bleachers



Rodeo Arena "Snack Shack"



Rodeo Arena Corral



Rodeo Arena Corral/Announcers Stand



14 Bridge over Chalk Creek



15 Tree-lined Chalk Creek



16 Grass Pasture (West)



17 Grass Pasture (East)



Figure 3. Existing Conditions Photo Board

The fairgrounds host a few smaller special events each year, such as the Firecracker youth baseball tournament and Coalville City Barbeque Festival. Each of these events have similar parking and circulation challenges as the County Fair, although they do not impact the surrounding neighborhoods to the same degree. A mink farm is located near the fairgrounds; the strong scent of this farming operation often impacts the fair and other event operations.

Architecture

The park has several structures, all of which are quite outdated and in need of replacement. A summary of the key buildings and built facilities follows:

Quonset Hut

Approx. Size: 5,880 SF Total

Year Built: Late 1940s

Amenities: Basketball court (small), storage areas, lobby, restroom, stair, janitor space.

Condition: The facility is heavily used by the community; it is scheduled out practically every weekend of the year. Outside of the LDS chapels and schools, it is the only indoor, good-sized facility available for the community. The building's structure is well past its useful life. The roof leaks, the restrooms are not usable due to drainage issues, the floor needs to be replaced, heating is limited, there is no air conditioning and many windows are inoperable. Due to the age, structural shape, and metal fabrication of the building, remodeling would be costly.

Playground Restroom

Approx. Size: 330 SF

Year Built: 1970s

Amenities: Men's – 1 toilet, 2 urinals & 1 lavatory. Women's: 2 toilets & 1 lavatory.

Condition: This structure is composed of CMU masonry construction. It is not ADA compliant. The fixtures are residential quality which leads to drainage issues during periods of heavy use. The location immediately adjacent to the Quonset Hut was to alleviate the sewer issues in the Quonset Hut. It is recommended that any remodeling of the Quonset Hut would include improvements or replacement to this structure.

Playground

Approx. Size: 5,000 SF area

Year Built: 1970s. Equipment updated over time.

Amenities: 2 metal swing sets, 1 smaller playset, 2 benches

Condition: This large sand/gravel area provides a setting for the playground equipment. The swing sets are basic metal poles. The playset is a smaller, modular plastic and metal playset geared toward children from 2 to 10 years of age. The playset could be relocated if required to accommodate other space requirements.

Pavilion

Approx. Size: 750 SF

Year Built: 1970s

Amenities: Covered pavilion with wood picnic tables and 2 charcoal grills. The west end of the pavilion has a rock fireplace along the entire side.

Condition: The pavilion has a metal roof over wood trusses supported by metal posts on a concrete pad. It has power and lights onsite. While aging, the pavilion is used for family and community events. Relocation of the pavilion structure, while possible, would be prohibitive.

Baseball Grandstand

Approx. Size: 3,000 SF,

Year Built: 1950s

Amenities: Covered seating for 450 (at 24" per seat). Storage areas under seating. Previously featured a concession stand that has been decommissioned and is now used for ticketing/storage.

Condition: All wood construction, prefab trusses, aged but serviceable quality. Shade mid-day and evening sun. This facility was built with by the local Lions Club. It has been a cherished feature of the Fairgrounds and is utilized by the North Summit High School for softball games. The covered seating is a draw for both the school and other independent leagues. While aging, the Grandstand should have a usable life span of 10 to 15 years if maintained regularly. Renovation of the storage areas below the seating should be made on a per case basis.

South Restroom (South of baseball diamond)

Approx. Size: 480 SF

Year Built: Early 1990s

Amenities: Men's: 2 toilets, 2 urinals & 1 lavatory. Women's: 3 toilets & 2 lavatories.

Condition: Structural brick construction with wood truss roof. Mostly ADA compliant. This restroom is projected to have a usable lifespan of 10 to 15 years with regular maintenance and replacement of existing fixtures.

Concession Building

Approx. Size: 2,300 SF Total

Year Built: Late 1980s

Amenities: Commercial kitchen, vending windows, mowing storage. Men's restrooms: 2 toilets, 4 urinals & 4 lavatories. Women's restroom: 7 toilets & 4 lavatories.

Condition: This building was built through efforts of the Lions Club and later remodeled and expanded through a Transient Room Tax Grant. This prefab metal building is very functional. Current issues include restroom fixtures, inadequate water and electrical connections, and access not being ADA compliant. With minor improvements to the restroom fixtures and reconfiguration of plumbing and electrical, this building should have a functional life of 10 to 15 years.

Grand Arena

Year Built: 1955. Remodeled in the 1980s.

Amenities: Asymmetrical oval. Lighted, prefabricated galvanized steel and aluminum bleachers (+/- 3,290 Seats). Two pipe, 3" round tube railing with wire mesh infill. Announcer Booth.

Condition: The arena is very serviceable and has been improved throughout the years. Lighting of the arena is conveniently located behind the bleachers. Current maintenance/operational issues include replacing the announcer booth floor, ADA accessible pathways to designated seating areas, and replacement of wire mesh infill along the arena fence. In its current condition, regular maintenance could extend its useful life for 15 to 20 years.

Warm Up Arena

Year Built: 1990s

Amenities: Asymmetrical oval. Lighted. Prefabricated galvanized steel and aluminum bleachers (800 approx.). Two pipe, 3" round tube railing with wire mesh infill. Announcer Booth.

Condition: Similar to the Grand Arena, the fencing and bleachers are very serviceable. It also has a useful life of 15 to 20 years, if properly maintained.

Livestock Buildings

Approx. Size: Hog Barn – 4,800 SF; Cattle/Storage Barn – 4,500 SF

Year Built: 1950s

Amenities: Hog Barn features enclosed storage for animals. Cattle Barn is covered with open sides with small enclosed storage on the north end. Two (2) animal wash areas are adjacent to the buildings.

Condition: These buildings show the effect of age and do not adequately address the needs of the Livestock show and auction. The brick structure of the Hog Barn is showing separation between the bricks – very noticeable in the north east side of the structure. Poor ventilation requires large fans to be used during the Fair to keep the hogs cool. The Cattle Barn includes a covered pavilion area without walls on the east and west sides with a smaller storage building on the north end. The metal structure of this building is showing age and it's location limits public viewing of the cattle to the west side. These facilities only accommodate the hogs and cattle; the Fair rents a show/sale tents to house the lambs and small animals. The condition and use of these buildings are well past their useful life span and would require intense remodeling and rehabilitation to meet current needs.

Utilities and Infrastructure

The park and associated buildings currently have access to the required utilities to facilitate fair operations. Utility capacity is often exceeded during large events, as described below:

Water	Culinary water connections to existing restrooms and concession areas and fire hydrants. Water supplies include 6-inch lines on 100 South and 50 North. Service into existing structures are adequate for current usage. Connections along 50 North would be required when improvements on the north side of Chalk Creek are considered.
Secondary Water	Secondary water mains provide irrigation water to the existing fields. Service would require filtering to facilitate drip system usage to attain sustainability goals.
Sewer	Sewer connections to existing restrooms and concession areas. 8-inch sewer lines are located along Park Road and 50 North. Laterals into existing building would require further inspection to ensure proper flow during peak periods. Depending on final location of structures, a lift station will likely be required when improvements are made on the north side of Chalk Creek.
Site Electrical	Single-phase power is provided to the site and structures. Three-phase power is limited to a source connection on the southeast side of site along 100 South. Distribution throughout the site for Fair and other event utilization is limited and should be expanded for efficiency and safety concerns.
Natural Gas	Gas is provided to the Quonset building and Concession Stand. It is primarily for heat. Supplies and lines are available for current and projected use plans.
Storm Drainage	Minimal drainage improvements are in the park. Runoff from the park is collected, and piped to ditches that discharge into Chalk Creek. Additional funding is required to address storm water solutions as part of a holistic approach, including the re-design of Chalk Creek. This should be done prior to making any significant improvements or investments along the creek edge or the areas of the current Arena.

See the Appendix B for additional details and specific recommendations.

V. Preferred Master Plan

A consensus vision for the future fairgrounds emerged once review and input was received from all parties mentioned in this master plan effort, as well as valuable input and questions from the Summit County Council. Opinions of probable cost were developed from the earliest stages of the project, allowing the various options to be evaluated from a cost perspective. These were eventually revised and updated to reflect the costs in the Preferred Master Plan. As demonstrated in the accompanying illustrations, a Phasing Plan was also developed, dividing the project into four logical phases as summarized below. It should be noted that the suggested phasing plan does not have to happen sequentially; items within each phase could be advanced without the entire phase being completed. Phases or individual items could be advanced sooner or later than others depending on how funding is introduced or based on the future condition of site facilities. Examples of such include Coalville City's proposed splash pad installation or the County making improvements to camping sites along the north side of Chalk Creek.

Phase I includes demolition of the existing Quonset Building, playground, pavilion and older restrooms, and construction of a new multi-purpose building and associated plazas. A new access road and parking improvements are also included. This first phase also includes demolition of the eastern ballfield and livestock buildings. New livestock buildings, pathways and gravel parking area will be built to replace the

removed structures. It is proposed that immediate action be taken on Phase I to address the operational needs of the Fair.

Phase II includes demolition of the western ballfield and grandstand, restroom building, and rodeo warm-up arena. A new softball field, associated parking, trails connections, gazebo near the multi-purpose building, concrete plazas, pathways, and playground will be constructed. A new water play area may be included and if so, a restroom and mechanical support elements would also be required. A proposed timeframe for Phase II would be 2 to 5 years after completion of Phase I.

Phase III relocates the rodeo arena, associated parking, camping and roadway improvements, a new pedestrian bridge and park improvements on the former rodeo site. Demolition of the rodeo arena and associated structures including the concession stand are also included, as is the construction of the new warm-up arena. Other new elements include new pedestrian bridges and site pathways, a new restroom, extension of 50 North, new utility connections, and a new RV sewer dump station. A proposed timeframe for Phase III would be 7 to 10 years after Phase I.

Phase IV completes the redevelopment process, providing an overflow parking area for rodeo participants in proximity to the new rodeo grounds, and associated green space, parking and vegetative buffers. A time frame for this Phase would be based on needs as developed through previous Phases.

Figures 4-7 provide a visual overview of the master plan and its phases.



Figure 4. Preferred Master Plan



Figure 5. Conceptual Layout of Livestock/Small Animal Show Buildings



	OPEN AREA 2,000 SF
	OFFICES 480 SF
	CONFERENCE ROOM 960 SF
	RESTROOMS 650 SF
	KITCHEN 650 SF
	MULTIPURPOSE 6,800 SF

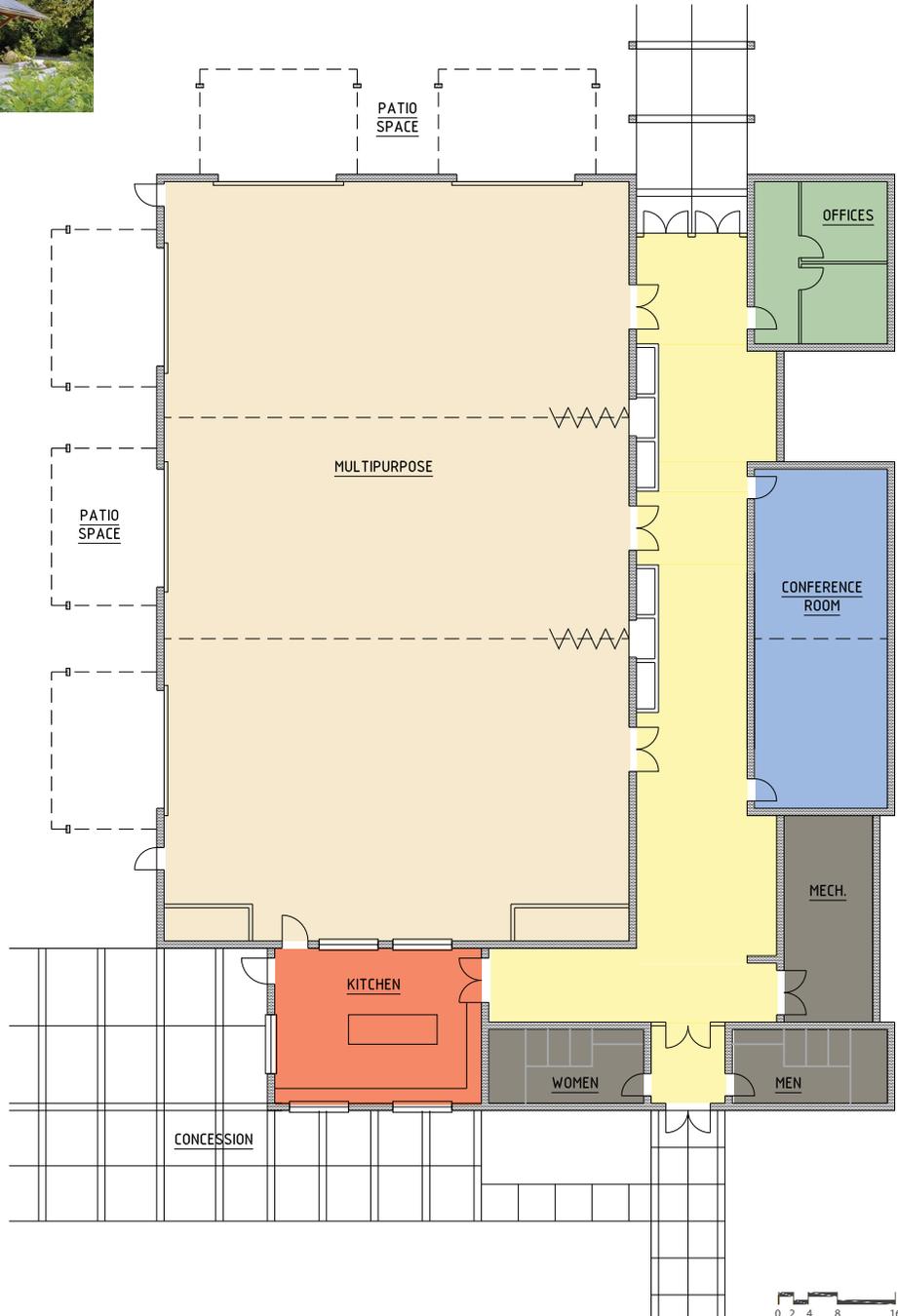


Figure 6. Conceptual Layout of Multi-Purpose Building

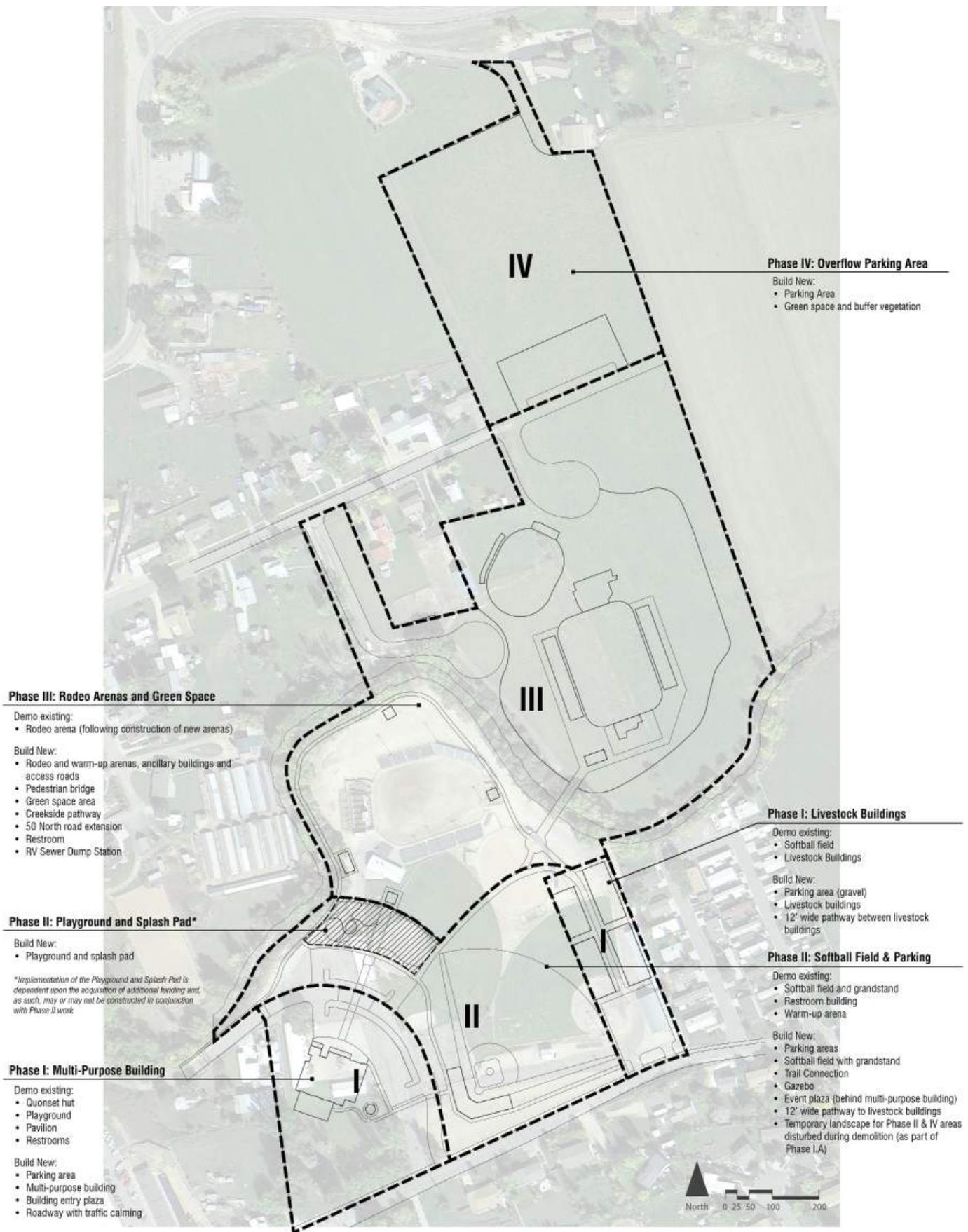


Figure 7. Phasing Plan

VI. Costs

As illustrated in the Table 1, the total implementation cost in 2016 values is \$15.4 million. This is divided into four distinct phases as previously described. Phase I is estimated to cost \$5.3 million, \$4.5 million for Phase II, \$5.2 million for phase III, and \$0.4 million for phase IV. The probable costs to develop the phases as distinct projects are expressed in 2016 costs.

Funding for the project is anticipated to come from the County's Transient Room Tax (TRT) fund with additional monies coming from the Restaurant Tax Fund. Phase I has been budgeted by the County Council in the 2017 budget cycle in order to address the facility needs to provide basic improvements to conduct the County Fair. Future Phases will be scheduled as the funding options are renewed and as community partners arrange participation in facility amenities that they deem important to their mission.

The phasing plan was also evaluated in light of disruption to fair events. To summarize, the Summit County Fair is held each year in August, which provides a short window for construction prior to the onset of winter weather. Disruption to the fair needs to be minimized, placing unusual pressure on the construction schedule. Other variables that need to be considered as construction phasing and implementation proceeds include variables that can be gauged (such as the size and experience of the contractor) and others that are difficult to anticipate (inclement weather, for example).

ITEM	PHASE I				PHASE II				PHASE III				PHASE IV			
	QUANTITY	UNIT	COST	TOTAL	QUANTITY	UNIT	COST	TOTAL	QUANTITY	UNIT	COST	TOTAL	QUANTITY	UNIT	COST	TOTAL
General																
Mobilization / Demobilization 6%	1	LS	\$239,535.00	\$239,535.00	1	LS	\$201,426.00	\$201,426.00	1	LS	\$237,030.00	\$237,030.00	1	LS	\$17,760.00	\$17,760.00
Section Subtotal				\$239,535.00				\$201,426.00				\$237,030.00				\$17,760.00
Engineering																
SWPPP	1	LS	\$5,000.00	\$5,000.00	1	LS	\$10,000.00	\$10,000.00	1	LS	\$15,000.00	\$15,000.00	1	LS	\$5,000.00	\$5,000.00
Survey and Layout	1	LS	\$8,000.00	\$8,000.00	1	LS	\$10,000.00	\$10,000.00	1	LS	\$15,000.00	\$15,000.00	1	LS	\$5,000.00	\$5,000.00
Demolition	1	LS	\$75,000.00	\$75,000.00	1	LS	\$30,000.00	\$30,000.00	1	LS	\$100,000.00	\$100,000.00	1	LS	\$5,000.00	\$5,000.00
Clear and Grub, Mass Grading, Finish Grading	1	LS	\$50,000.00	\$50,000.00	1	LS	\$80,000.00	\$80,000.00	1	LS	\$100,000.00	\$100,000.00	1	LS	\$20,000.00	\$20,000.00
Asphalt Parking	19,000	SF	\$3.00	\$57,000.00	6,000	SF	\$3.00	\$18,000.00	0	SF	\$3.00	\$0.00	0	SF	\$3.00	\$0.00
Asphalt Roadway	25,500	SF	\$3.50	\$89,250.00	0	SF	\$3.50	\$0.00	0	SF	\$3.50	\$0.00	0	SF	\$3.50	\$0.00
Large Bridge with Pedestrian Way	0	LS	\$500,000.00	\$0.00	0	LS	\$500,000.00	\$0.00	1	LS	\$500,000.00	\$500,000.00	0	LS	\$500,000.00	\$0.00
Medium Bridge as Pedestrian Way	0	LS	\$200,000.00	\$0.00	0	LS	\$200,000.00	\$0.00	1	LS	\$200,000.00	\$200,000.00	0	LS	\$200,000.00	\$0.00
Concrete Curb and Gutter	3,250	LF	\$18.00	\$58,500.00	700	LF	\$18.00	\$12,600.00	0	LF	\$18.00	\$0.00	0	LF	\$18.00	\$0.00
Concrete Plazas	2,000	SF	\$8.00	\$16,000.00	4,000	SF	\$8.00	\$32,000.00	1,000	SF	\$8.00	\$8,000.00	0	SF	\$8.00	\$0.00
Concrete Sidewalks and Ramps	3,000	SF	\$7.00	\$21,000.00	30,000	SF	\$7.00	\$210,000.00	12,000	SF	\$7.00	\$84,000.00	0	SF	\$7.00	\$0.00
Gravel Parking and Staging	16,000	SF	\$1.50	\$24,000.00	0	SF	\$1.50	\$0.00	207,000	SF	\$1.50	\$310,500.00	40,000	SF	\$1.50	\$60,000.00
Utility Water	1	LS	\$10,000.00	\$10,000.00	0	LS	\$20,000.00	\$0.00	1	LS	\$50,000.00	\$50,000.00	0	LS	\$10,000.00	\$0.00
Utility Irrigation Water	1	LS	\$10,000.00	\$10,000.00	0	LS	\$10,000.00	\$0.00	1	LS	\$20,000.00	\$20,000.00	1	LS	\$20,000.00	\$20,000.00
Utility Sewer	1	LS	\$20,000.00	\$20,000.00	0	LS	\$25,000.00	\$0.00	1	LS	\$100,000.00	\$100,000.00	0	LS	\$100,000.00	\$0.00
Utility Gas	1	LS	\$25,000.00	\$25,000.00	0	LS	\$40,000.00	\$0.00	1	LS	\$20,000.00	\$20,000.00	0	LS	\$20,000.00	\$0.00
Utility Electrical Site	1	LS	\$50,000.00	\$50,000.00	1	LS	\$60,000.00	\$60,000.00	1	LS	\$75,000.00	\$75,000.00	0	LS	\$75,000.00	\$0.00
Utility Electrical Parking	1	LS	\$40,000.00	\$40,000.00	1	LS	\$60,000.00	\$60,000.00	0	LS	\$50,000.00	\$0.00	0	LS	\$50,000.00	\$0.00
Utility Electrical Structures	5	Each	\$15,000.00	\$75,000.00	1	Each	\$25,000.00	\$25,000.00	5	Each	\$15,000.00	\$75,000.00	0	Each	\$20,000.00	\$0.00
Utility Storm Drain	1	LS	\$30,000.00	\$30,000.00	1	LS	\$25,000.00	\$25,000.00	1	LS	\$50,000.00	\$50,000.00	1	LS	\$25,000.00	\$25,000.00
Section Subtotal				\$663,750.00				\$572,600.00				\$1,722,500.00				\$140,000.00
Architecture																
Multi-Purpose Building (+/-12,000 SF)	1	LS	\$2,500,000.00	\$2,500,000.00	0	LS	\$2,500,000.00	\$0.00	0	LS	\$2,500,000.00	\$0.00	0	LS	\$2,500,000.00	\$0.00
Livestock Building Large (50x125)	3	LS	\$175,000.00	\$525,000.00	0	LS	\$180,000.00	\$0.00	0	LS	\$200,000.00	\$0.00	0	LS	\$200,000.00	\$0.00
Livestock Building Small (50x80)	1	LS	\$140,000.00	\$140,000.00	0	LS	\$140,000.00	\$0.00	0	LS	\$160,000.00	\$0.00	0	LS	\$160,000.00	\$0.00
Rodeo Arena NEW (Main with chutes, seating, lighting, and announcer stand)	0	LS	\$600,000.00	\$0.00	0	LS	\$600,000.00	\$0.00	1	LS	\$600,000.00	\$600,000.00	0	LS	\$600,000.00	\$0.00
Rodeo Arena NEW (Warm-up with chutes, seating, lighting and announcer stand)	0	LS	\$400,000.00	\$0.00	0	LS	\$400,000.00	\$0.00	1	LS	\$400,000.00	\$400,000.00	0	LS	\$400,000.00	\$0.00
Consession Building	0	LS	\$200,000.00	\$0.00	0	LS	\$200,000.00	\$0.00	1	LS	\$200,000.00	\$200,000.00	0	LS	\$200,000.00	\$0.00
Restroom Building (2x2+utility)	0	LS	\$250,000.00	\$0.00	1	LS	\$250,000.00	\$250,000.00	1	LS	\$250,000.00	\$250,000.00	0	LS	\$250,000.00	\$0.00
Pavilion - structure 30 x 40, Concrete flatwork, picnic tables	0	EACH	\$75,000.00	\$0.00	0	EACH	\$75,000.00	\$0.00	1	EACH	\$75,000.00	\$75,000.00	0	EACH	\$75,000.00	\$0.00
Picnic - structure 12 x 12 concrete flatwork, 1 picnic table	0	EACH	\$20,000.00	\$0.00	0	EACH	\$20,000.00	\$0.00	2	EACH	\$20,000.00	\$40,000.00	0	EACH	\$20,000.00	\$0.00
Gabezo - 20 x 20 concrete flatwork	0	EACH	\$30,000.00	\$0.00	1	EACH	\$30,000.00	\$30,000.00	0	EACH	\$30,000.00	\$0.00	0	EACH	\$30,000.00	\$0.00
Section Subtotal				\$3,165,000.00				\$280,000.00				\$1,565,000.00				\$0.00
Sports Fields																
Sports Field - Softball (Grass, irrig, fences, infield, lighting, etc.)	0	LS	\$500,000.00	\$0.00	1	LS	\$500,000.00	\$500,000.00	0	LS	\$500,000.00	\$0.00	0	LS	\$500,000.00	\$0.00
Sports Field - Multi-use (Grass, irrig, etc.)	0	LS	\$250,000.00	\$0.00	0	LS	\$250,000.00	\$0.00	1	LS	\$250,000.00	\$250,000.00	0	LS	\$250,000.00	\$0.00
Field Drainage	0	LS	\$70,000.00	\$0.00	1	LS	\$70,000.00	\$70,000.00	1	LS	\$70,000.00	\$70,000.00	0	LS	\$70,000.00	\$0.00
Seating - covered grandstand	0	LS	\$350,000.00	\$0.00	1	LS	\$350,000.00	\$350,000.00	0	LS	\$300,000.00	\$0.00	0	LS	\$350,000.00	\$0.00
Section Subtotal				\$0.00				\$920,000.00				\$320,000.00				\$0.00
Furnishings																
Playground - Large, Equipment, Edging, Surfacing	0	EACH	\$500,000.00	\$0.00	1	EACH	\$500,000.00	\$500,000.00	0	EACH	\$500,000.00	\$0.00	0	EACH	\$500,000.00	\$0.00
Special Play (Water, Theme, Etc.)	0	EACH	\$750,000.00	\$0.00	1	EACH	\$750,000.00	\$750,000.00	0	EACH	\$750,000.00	\$0.00	0	EACH	\$750,000.00	\$0.00
Furnishings - Benches, Trash Receptacles, Bike Racks, Etc.	1	LS	\$25,000.00	\$25,000.00	1	LS	\$30,000.00	\$30,000.00	1	LS	\$40,000.00	\$40,000.00	0	LS	\$40,000.00	\$0.00
Special Planting/Landscape - tree grates, planters, soil, etc.	1	LS	\$30,000.00	\$30,000.00	1	LS	\$60,000.00	\$60,000.00	1	LS	\$50,000.00	\$50,000.00	0	LS	\$50,000.00	\$0.00
Section Subtotal				\$55,000.00				\$1,340,000.00				\$90,000.00				\$0.00
Softscape																
Plant Material, Trees and Shrubs	1	LS	\$20,000.00	\$20,000.00	1	LS	\$50,000.00	\$50,000.00	1	LS	\$30,000.00	\$30,000.00	1	LS	\$30,000.00	\$30,000.00
Sod	15,000	SF	\$0.70	\$10,500.00	50,000	SF	\$0.70	\$35,000.00	50,000	SF	\$0.70	\$35,000.00	0	SF	\$0.70	\$0.00
Soil Amendments/Topsoil	30,000	SF	\$0.20	\$6,000.00	70,000	SF	\$0.20	\$14,000.00	50,000	SF	\$0.20	\$10,000.00	0	SF	\$0.20	\$0.00
Hydroseed and Fine Grading Fescue Blend Pasture	0	SF	\$0.10	\$0.00	0	SF	\$0.10	\$0.00	160,000	SF	\$0.10	\$16,000.00	140,000	SF	\$0.10	\$14,000.00
Existing Landscape Repair	55,000	SF	\$0.40	\$22,000.00	20,000	SF	\$0.40	\$8,000.00	0	SF	\$0.40	\$0.00	0	SF	\$0.40	\$0.00
Campground Area - Grade and Seed	0	SF	\$0.50	\$0.00	0	SF	\$0.50	\$0.00	60,000	SF	\$0.50	\$30,000.00	0	SF	\$0.50	\$0.00
Irrigation Systems	50,000	SF	\$1.00	\$50,000.00	125,000	SF	\$1.10	\$137,500.00	120,000	SF	\$1.10	\$132,000.00	140,000	SF	\$0.80	\$112,000.00
Section Subtotal				\$108,500.00				\$244,500.00				\$253,000.00				\$156,000.00
SUBTOTAL				\$4,231,785.00				\$3,558,526.00				\$4,187,530.00				\$313,760.00
General with % Calculations																
Contingency		15%	\$634,767.75	\$634,767.75		15%	\$533,778.90	\$533,778.90		15%	\$628,129.50	\$628,129.50		15%	\$47,064.00	\$47,064.00
Design Fees		8%	\$389,324.22	\$389,324.22		8%	\$327,384.39	\$327,384.39		8%	\$385,252.76	\$385,252.76		8%	\$28,865.92	\$28,865.92
SUBTOTAL				\$1,024,091.97				\$861,163.29				\$1,013,382.26				\$75,929.92
TOTAL COST				\$5,255,876.97				\$4,419,689.29				\$5,200,912.26				\$389,689.92

Table 1. Opinion of Probable Cost by Phase

VII. Further Considerations

It is important to note that this Master Plan document was developed within the guidelines of using the land currently owned by the County. Because of this, there are several factors that should be taken into consideration:

Chalk Creek Development

The natural setting of the Fairgrounds as the Chalk Creek winds through the property is often cited as one of the strengths of the location by many in the community and the design team. During public comment sessions, many views were expressed regarding developing the creek into a recreational opportunity or realigning the creek to maximize Fairgrounds development. Outside of a trailside along Chalk Creek, this Master Plan acknowledges these other opportunities but does not explore details as they were outside the original scope for the project. Additional studies and funding would be required to fully explore these options. Considering that, Phase I is planned in a way that would not impact the course of Chalk Creek or of its the potential realigning. Buildings are set back sufficiently to allow changes in Phase II and beyond to accommodate such redevelopment of Chalk Creek as the Council directs in the future.

Existing Facilities

This Master Plan is also constrained to the idea that operations for the Fair will remain relatively consistent with current expectations. While the Master Plan takes into consideration the need for additional growth, expansion of activities, and sets expectations to continue the Fair for several decades, it does not propose acquisitions of additional property. However, certain strategic property acquisitions could be made to further improve the flow and use of the Fairgrounds. It is advised that the Council closely review possible purchases and how they could beneficially impact the County's continued use of the Fairgrounds.

Roles and Responsibilities

While the Fairgrounds is owned and operated by the County, there is a long history of cooperative efforts with other organizations in the development and operations of the overall site. Many of the amenities have been developed with partnership of Coalville City, North Summit School District, Coalville Lions Club, North Summit Recreation District, and other groups. These amenities are now part of the identity of the Fairgrounds and its day-to-day utilization. As redevelopment moves forward, the Master Plan assumes that the County will remain the owner and operator of the Fairgrounds and that these other parties will be engaged as partners in order to maintain, develop, and improve amenities that address their particular needs and uses. As trusted partners, the County will continue to include representation from these organizations during the planning, design, and construction process for each phase.

One specific interest is Coalville City's desire to expand the playground equipment with a potential splash pad at the site. This Master Plan will allow development of Phase II in a manner that will support Coalville's future interests while allowing the City time to arrange funding options and grant opportunities to contribute towards the costs of these specific improvements. It is anticipated that such arrangements will be documented through inter-local agreements or other appropriate agreements as the specific details of such plans are developed.

Appendix A: Public Participation

I. Plan Alternatives at the Summit County Fair Booth

Four alternative concepts were presented at the Summit County Fair on August 12 and 13, 2016. It is estimated that more than 150 persons reviewed the drawings. Additional comments were provided on the project website, by email and by phone.

Summary of Comments

(From the Plan Alternatives Review at the Fair Booth on August 12-13 and via email and phone following the Fair)

Alternative 3 – Preferred alternative (of those indicated a preference)

Popular Comments:

1. Need a park
 - More area/facilities for sports (indoor and outdoor)—Need big, open spaces and liked having soccer and baseball fields separate, yet adjacent to each other
 - Splash pad
 - Playground
 - Perimeter trail
 - Separate and useable space-During the fair and for the entire year
2. Animal drop-off/access/storage needs more careful attention
 - Better access to livestock storage areas – need direct access into the buildings (essentially create their own shoot to get animal in to the building)
 - Need a place—onsite—to store rodeo livestock
 - One-way traffic in and out of rodeo and livestock areas should be considered
3. Need better separation of animals from carnival rides/commotion
4. A covered arena is needed (Oakley isn't seen as a desirable option)
 - HS Rodeo – Wants a full arena; Others seem to be okay with just covering the warm-up arena. One person said they would be willing to pay to use a covered arena in Coalville (over going to Oakley)
5. Parking
 - Adequate and close to events is important
 - Access for disabled and elderly to fair events should be looked at more closely
6. Multi-purpose building is well-liked and will get used; Also liked the amphitheater
7. "Pasture" - Several questioned leaving so much space unused for most of the year

"Comment-by-Comment" List of Comments from the Booth at the Summit County Fair

Friday, August 12th

Likes Alternative #1 because the parking is pushed to one side and doesn't separate spaces (allows big useable spaces). Likes that there are two ways in and that parking circulation is good. Alternative #1 needs a playground. Likes that fair/food vendors are next to the rodeo (the closer the better). She likes the multipurpose building and thinks it will be well used.

Note: This participant lived in the mobile home park next the fairgrounds for a while and told us that the tennis, basketball, and sand volleyball courts are very well used. The site is also used year round as a place where people walk their dogs.

--

Need an indoor horse arena nearby. More comfortable using a county facility (over Oakley's city-owned facility). An indoor facility could also be used for other things...for animal showings during the fair and special flooring could be rolled out for other events. Or maybe a warm up area that is covered (sides could still be open...as many of the indoor arenas are not heated anyway).

Likes Alternative #3. Likes the big open space and having the two fields together. Easy access from arena to contestant parking. Likes the new arena and keeping a baseball field for the Triple Crown.

--

Need a multipurpose facility, but there isn't enough room on this site. At the same time, don't want to build something "too big" on another site (something that won't get used enough).

--

Need a splash pad/water feature! (Residents have to drive to Morgan and Kamas.) Likes the amphitheater and multipurpose building. Needs to function as a year-round facility—not be equestrian only.

--

Likes Alternative #4...likes the active sport uses (tennis court and play areas). Likes having the two ballfields (baseball and soccer)...but not overlapping...as those two sports' seasons happen at the same time.

Likes these elements from Alternative #2...separate ballfields; parking close to where you want to be (all events); the grandstand for the baseball field.

--

This participant helps run the HS rodeo competitions:

Likes #1 and #2. Keep what exists and is functional.

Need two full arenas for HS competitions (currently don't have competitions in Coalville because there is not enough space) and places to store horses.

4H buildings need to be made functional for horses during the off-season (non-fair times).

Need a covered arena (one with sides would be great/ideal)

One way traffic around the arena(s) is important

--

This participant helps run the Demolition Derby:

The current configuration doesn't work well for the Derby. This year they had 52 participants and it was difficult to get all the contestants in the area surrounding the arena.

Likes Alternative #4—Having gravel, rather than pasture, works better for the Derby vehicles

--

Indoor arena! Would pay to use it here, rather than go to Oakley.

--

Likes Alternative #3...but need the existing road to go through (not through a parking lot). This road is used like crazy—school buses loop back around from the school and others use it to bypass the school area/zones. Likes the big field area...and that the rodeo and park areas are separate areas. This plan also seems good for phasing... as you could leave the existing rodeo functional until the new rodeo is built.

Saturday, August 13th

Approximately 30 comment forms handed out, 50 total visitors.

Site Observations:

- Area dedicated for rodeo participants was not fully-used. It should be noted that they only arrive just prior to rodeo, and do not overnight, typically.
- Campgrounds was full, almost wholly with trailers/campers and a few mobile homes.
- Procession of rodeo riders from campsite side across bridge was impressive.
- Apparently the rodeo is known in rodeo circuits as the "Smelly rodeo" due to the mink farm issue.
- Where will fireworks take place?
- Pasture is probably the wrong term; more of a cover crop, as it was pointed out that it would be very difficult to clean up the site to plan a real pasture

- No clear preference for any one of the options - committee will probably want to decide whether to keep it close to what is now or change
- Would like to have costs prepared to better understand reality of development - can we begin development of cost estimates now? Concern about the cost of bridge (+/- 2million was one estimate) and roads that don't serve much.
- Steep slopes near HS - we can probably fit a double-loaded parking lot closer to the road with the use of some walls; park would be a good site for amphitheater, although some terracing would be advisable.

General comments:

- Pleased the fairgrounds will stay at Coalville site; Hoytsville option was not well thought out.
- Wish there was more land; why not secure fields to the east so a real sports complex can be developed.
- Leaving so much of the site as pasture during the bulk of the year is poor planning; how much parking do the rodeo people really need? Like the idea of a "separate" park that could host other events concurrent with rodeo
- There is a need for additional stalls at the 4H area; need a separate building for market steer, Market pigs, market sheep and small animals (rabbits and chicken)
- Need/want to keep the concessions and rides away from the rodeo; need plenty of room for these facilities.
- Animal stalls/4H - Need parking and access better thought out

Rodeo:

- Most comments were rodeo-centric
- Many felt that none of the options worked well for the rodeo; not enough attention to vehicle access, parking, etc.
- Split on which option was best; traditionalists couldn't imagine moving the rodeo, others thought it was a good idea. Many wanted an indoor arena.
- Many thought it should be similar to Oakley, which would allow it to be used nearly every weekend
- Camping absolutely needs to be located near the stalls/4H area. However, it should be removed from the rodeo and rides as the animals get upset/nervous.

II. Preferred Alternative Public Meeting

A formal Open House meeting was held on-site at the Fairgrounds on September 29, 2016 where attendees were given the opportunity to provide suggestions, comments and input for the Preferred Alternative Plan. Forty attendees signed in, most providing comments.

Summary of Comments

General Comments:

1. Need a park

- Baseball field should be on the schools property
- Baseball out field too short 300' needed minimum!!
- Keep the sledding hill!!!
- Privacy fence at 311 E 50 N
- Extend river walk to Rail Trail!!!
- Provide enough electrical and water for future facilities
- Demo old playground and get a new in same place
- Need a playground with rubber chips

2. Need splash pad
3. Animal drop-off/access/storage needs more careful attention
 - Buildings too close not enough parking for trailers
 - Attach 4-H livestock to covered arena!!
 - Location of animals is a problem if they get loose
4. Rodeo Arena Area
 - Rodeo Arenas to work with each other – access!!
 - Rotate rodeo arena for better use of area
 - Need indoor arena for multi-uses!!!!
 - Multiple reasons why indoor arena should be considered were noted
 - Need larger warm up arena
 - Cover warm up arena
 - Get a consultant to design rodeo who know what they are doing (Steve Keys, Lyle Hortin)
 - No demolition Derby in new arena – ruins the soil for rodeo
 - Chalk Creek floods the arena
5. Parking
 - Parking needed for livestock and rodeo!!!!
 - Not adequate parking for fair and rodeo
 - Keep through road
 - Park road needs to stay in current alignment to line up with plated street (225 E)
 - Stalls for various events
 - Some cannot use the shuttle
 - Older residents want to park close to fine art displays and concessions
 - Parking is inadequate especially during the fair
 - Provide enough parking at concession for “diner” visitors on fair week nights
 - Parking is a priority over trees
 - Camp parking needs to be adequate
6. Multi-purpose building
 - Community building is needed!!!!
 - Needed for multiple events, weddings, family parties
 - Flies are a problem – use an air curtain at the doors
 - Facilities need to be affordable for local residents
7. Phasing
 - Make sure the park still works after each phase and the money runs out
 - Effects of partial completion of phases
 - Sad at the time frame it will take to complete
 - Do NOT phase – Do it all at once and get it done.
8. Other
 - Check out Big Piney Arena
 - We need a horse show, there was not one in the 2016 fair!!!
 - Leverage playground and splash pad with Coalville
 - Equestrian Center - Talk to Jeff Edison in Peoa or Mike Phillips at Blue Sky in Wanship

III. Preferred Alternative - Public Comments at City Council Mtg.

The Preferred Alternative Plan was then presented to the County Council on October 26, 2016. A public comment session was held as part of that presentation and the following County Council and citizen comments were taken from the minutes of that meeting:

Council Member Robinson noted his concern with the county having the foot the bill for this entire project. Mr. Fisher agreed and noted that the budgeting process will be an integral piece of moving forward with an effort to solidify the numbers and various partnership involvements. Chair Armstrong noted the Richfield project was in the \$7 million range so it seems our projections for the Summit County Fairgrounds are high.

The meeting was opened for public input.

Cliff Blonquist expressed his concern with the four proposals he was given and he didn't like any of them. He leased the land for over 25 years to accommodate the Summit County Fair and noted that the 7 acres is used just for general public parking and contestants. When you remove that land from the picture, you don't have the ability to expand the Summit County Fair. He expressed how we could use the river corridor to build a unique facility for the community's use. He wants a hard look taken at the master plan. He feels the proposed plan is too small. Take the old Senior Center and move it into the historic building. Most fairgrounds don't have that river, which makes it even more unique for our community. There are things we can do to get a bigger bang for our buck to help us grow in the future.

Gale Pace spoke with Landmark Design and he liked how they listened to his input. He noted the four proposals that were made available to him via email. He made several copies to share with other people interested. He expressed his concerns with no restrooms showing in the proposed plan. Landmark Design worked it out so there were more restrooms. He noted county employees walking around town and suggested a walking path. Extending it and going over to the ledges was proposed. He also asked, "Who will clean up after the animals?" Landmark hadn't considered that. He suggested the soccer field. Hale expressed concern with moving out of current facility while new one being built. He prefers the phasing process in order to keep the fair running. He concluded with thanking Landmark Design in their good work and how well they listened to his suggestions and concerns. He also thanked the council for listening to his concerns.

Doug Clyde noted is concern with the Fairground Plans. What are we doing with the river? They cited that it was channelized and prone to flooding. He suggested they look at this closer in order to repair and make more usable.

Nathan Brooks said he hasn't seen a plan for the Community Center building yet, but thought it included a gymnasium. Due to scheduling concerns, the gym was possibly being crossed off those plans. He requested further consideration in keeping the gym included. As a community, they rely heavily on the school district to use their facilities. If another facility could be provided, this would help the smaller communities for dances, events, and the scheduling of the building could be handled by members/volunteers in the community.

Rocky Pace expressed appreciation for the change of process in voting. He wanted to echo what Nathan said. He wants the fairgrounds to be a facility that can be used throughout the year, i.e. basketball, etc. in an effort to bring more revenue to the county. Evanston, Duchesne, and Rich County kids come here to play in basketball tournaments. The Rec District has no gyms to use so they have to rely on the school districts, which causes many scheduling conflicts. Little leagues have much interest in being able to come here and play. Secondly, he noted a park for the kids to play as a positive asset to add.

Katie Silcox is a member of the fair board. She has sat on the fair board for the last 12 or 13 years. “If you build it, they will come.” She noted there is a huge need in this community and county for this facility and people will support it. Get that master plan done so we can start the phasing process asap and show it off.

Council Member Adair asked if there was some wisdom in waiting to involve the School Board. Mr. Fisher said if the Council likes the masterplan, the budget process is what really implements all aspects of the plan, including the partners.

Council Member Carson noted her concerns on the River Walk and agreed it should be improved, protected, and further enhanced. Matt Jensen spoke his agreement in what a great place this river pathway is to walk and a unique feature to the fairgrounds. The master plan doesn't include the creek, but utilizes a plan to improve land leading right up to the river with green space. Council Member Carson wants to look at helping to provide capital funding for some of the other amenities in the master plan.

Chair Armstrong noted that he and Cliff Blonquist had spoken earlier about this project and asked Cliff if he felt the land use as proposed would limit the community's use. Cliff absolutely agreed this would limit public use due to land issues.

Mark Vlastic from Landmark Design noted that there is pledge money being included for any flood infrastructure concerns. Further discussion can be included in the balance of crating a new venue that would serve all capacities, at least into the 70% range for the public. Chair Armstrong expressed his concern in capacity. The overflow parking across the street is being considered, as well as use of shuttles. Matt Jensen noted that one of the challenges for Landmark was to come up and experience the fair in person to better understand the flow and problems encountered during the actual fair. They don't want to make large gravel parking areas in the middle of green space. He noted the “leased out” land is not fully efficient for public parking. The rodeo arenas will be kept separate to help create designated areas to help with expansion. He noted parking will be a challenge in this project, with further discussions required to consider these challenges. Landmark is constrained with the land currently available for this project. Contestant parking for the rodeo is a number one concern right now, which Matt noted further land lease possibilities could be considered. Usability, expandability, and accessibility are the three main components that Landmark is keeping as their top three priorities in their design process.

Council Member Carson asked if there was a way to change the design to avoid flood worries. It was noted that moving it further away still leaves it in the flood plane. Unless there was some major re-engineering of the river/corridor it is in the best possible location as noted in the plan.

Council Member Adair asked about the contestants that participate in the fair. Do we get more contestants to come if there is better parking and facilities? Matt noted that parking is definitely an important piece of the plan, thus, the reason for their attention to land use and how to best address this challenge (i.e. to purchase land, lease land?? Etc.)

Vice Chair Robinson asked for an MOU to be completed prior to finalizing the master plan. He asked that partnerships, sponsorships, and contributors be identified first, before approving the plan. He wants to be sure this is the right place/location, and “who” will be coming to use this expensive facility. Matt noted, public input was, “get rid of the Quonset hut.” Vice Chair Robinson asked for a meeting of the minds with the school district, parks and recreation, etc. before further discussion ensues. Tom agreed it would be a good meeting to have prior to moving further into approving the master plan. Vice Chair Robinson noted that a preliminary budget and master plan is currently in place for the participants of this meeting to discuss. He noted it is a huge capital undertaking for

the county. Matt noted the adoption of the master plan would not constrain the budget. Chris Robinson noted he still believed now was the time to have the discussion before moving further into this master plan approval. Chair Armstrong also expressed his concerns that the idea of using schools, remote parking, and shuttling could become a real issue in getting major participants to want to come to this facility. He is concerned about the overall layout proposed.

Vice Chair Robinson asked for a budget breakdown for “North Summit County Community” recreation, parks, school districts in order to help better breakdown the costs and involvement of each partner. Mr. Fisher noted Chris Robinson’s request and will work to accommodate this request. Chair Armstrong requested a broader understanding of the practicalities between the current fairground facility and the proposed fairground facility. He concluded by noting he doesn’t want to build a \$15 million facility only to find out it still needs expansion.

Appendix B: Existing Conditions Reports

EXISTING UTILITIES

The portion of the fairgrounds that is currently developed utilizes culinary water, secondary (irrigation) water, sewer, natural gas (Questar), and power (Rocky Mountain Power). Each item is briefly discussed below

Culinary Water – Culinary water is provided by Coalville City. The meter is located off of 100 South on the east side of the Park Road entrance. The existing meter is a two-inch meter. Water lines exist in 100 South Street and are six-inch lines. The pressure in the vicinity of the fairgrounds is 75-80 psi. The only fire hydrant within the facility is located at the west edge of the property located off of 100 South Street. The primary contact at Coalville City on water related issues is Zane DeWeese (435-640-3153), the Public Works Director.

Secondary Water – Secondary water is provided by the Coalville Secondary System. The water is not metered. The quantity of water allowable for irrigation at the site is limited by shares assigned to the property. The pressure in the vicinity of the fairgrounds is 70-80 psi. Water is generally available in the system from May 15 to Oct 1, and varies slightly from year to year. The source of the water is Chalk Creek. The secondary water is not filtered and would need be filtered before use in a drip system. The primary contact at Coalville City on secondary water related issues is Zane DeWeese (435-640-3153).

Sewer – Sewer service is provided by Coalville City. The sewer mains are eight-inch and are located in Park Road and across the fairground property running from the southeast property corner to Park Road. The site is served via 4" sewer laterals. The depth of the sewer lines is approximately 6-7'. There are currently no known restrictions on the capacity of the sewer mains downstream of the fairgrounds. The primary contact at Coalville City on sewer related issues is Zane DeWeese (435-640-3153).

Natural Gas – Natural gas service is provided by Questar. Currently each individual building/connection is metered separately. The gas main is located in 100 South. A lateral extends into the site and feeds the Quonset building and the snack shack, as well as residents adjacent to the fairgrounds. There is adequate capacity in the Questar system for the fairgrounds, with no known restrictions on use. The gas lines are shown on the ALTA survey prepared for the site. The contact person for Questar in the Coalville area is Whit Sargent (435-645-4882).

Power – Power is currently supplied by Rocky Mountain Power. All power is delivered overhead, including all feeds to the area and ballfield lights. It is currently unclear how the power is metered on the site. The power appears to all be distributed from the electrical boxes located on the west side of the parcel, just west of the snack shack, and adjacent to Chalk Creek. A meter box is located in this area and is believed to be the sole metering location for the site. The contact person for Rocky Mountain Power is Aaron Turner (435-655-7807).

Power distribution for vendor use during fair events is limited to the areas typically used for vendor booths (along ballfield fences). There is limited power capacity available and extension cords are used to supply the individual booths. With multiple vendors using a common breaker, power outages are not uncommon. The contact person for the Coalville area at Rocky Mountain Power is Aaron Turner.

Drainage – The majority of the 'old' County owned parcels, and the southern-third of the recently acquired Boyden parcel fall within Zone A of the FEMA mapping. Zone A areas are defined as "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using

approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.” The 1-percent-annual-chance flood event refers to a 100-year flood.

Based on the topography in the ALTA survey provided by the County, the low point of the parcels north of Chalk Creek is located at the west side of the ‘old’ County parcel, adjacent to Chalk Creek. The Boyden parcel (‘new’ parcel) generally drains to the west southwest, and appears to ultimately drain onto the ‘old’ County parcel.

Berms have been constructed along the south side of Chalk Creek through the improved portion of the fairgrounds. It is assumed that the berms were installed to prevent Chalk Creek from flooding portions of the fairground parcel when Chalk Creek was at or above flood stage.

It appears that berming has not been provided on the north bank of Chalk Creek through the County parcels. The lack of a berm allows the parcels to discharge into Chalk Creek, but also allows Chalk Creek to spill over onto the parcels in the event of a flood level in Chalk Creek. Flooding could be expected on the north parcels prior to flooding onto the parcels south of the creek.

It appears that some attempt has been made to construct berming along the north property line of the ‘old’ County-owned parcel north of Chalk Creek, likely to keep surface waters from exiting the County parcels onto the adjacent parcels. It is assumed that runoff from the ‘old’ and ‘new’ county parcels has historically drained to the ‘old parcel’, with likely ponded water for short periods each spring, and possibly after heavy precipitation events.

There are two storm drain lines that traverse the site: 1) a line that extends from 100 South at the intersection of Park Road across the site and discharges into Chalk Creek, and 2) a line that also picks up drainage from 100 South, picks up water from an abandoned well located in the southeast portion of the fairground parcel, and extends across the park more or less parallel to 100 South to the southeast corner of the fairground parcel where it follows the east property line to Chalk Creek.

Site drainage, with the exception of the southeast corner of the parcel, does not appear to utilize the drains. No on-site drainage collection or conveyance structures benefitting the site were found. Ponded water can be expected as snow melts and also after heavy rains. The natural low point of the site, based on the topography in the ALTA survey provided by the County, is just north of the Quonset building.

Constructing inlet boxes that drain into Chalk Creek would facilitate drainage of the fairgrounds, but also provide pathways for water to enter the fairgrounds during flood stages of Chalk Creek. Further discussions with County personnel is needed to determine the impact drainage has on the operation of the fairgrounds.

FUTURE UTILITIES

Based on conversations with the various utility purveyors, there are no known restrictions on utility demands. All utilities should be able to supply the demands anticipated with the full development of the fairground parcels. It is worth noting that from a water and sewer standpoint, the peak period of usage at the fairgrounds will typically be during non-peak periods in the utility system, so impacts to those systems should be minimal.

Due to the physical barrier of Chalk Creek, it is envisioned that there will be two separate feeds for all utilities, and metering as applicable, between the south (existing improvements) and the north portions of the fairgrounds. Utilities for the north property would be delivered via the existing lines in the improved portion of 50 North, which is a good central location within the parcel.

In reviewing the ALTA survey, it is showing a corridor for 50 North Street, with a sewer line existing within that corridor. It must be determined whether 50 North is to be extended through the property, and if it is, that corridor is the logical pathway for delivery of the utilities to the site.

The County’s “Project Design Approach to Achieve High Performance Outcomes” document addresses the County’s desires to achieve the following goals:

- Promote sustainable environmental stewardship;
- Improve energy efficiency and water conservation;
- Increase the use of renewable energy; and,
- Maximize the efficiency of operations.

The future goals and desires for each utility is discussed below.

Culinary Water – The culinary water use at the fairgrounds shall be limited to the potable water needs of the facility, including restrooms, drinking fountains, pools, splash pads, food prep areas and wash-down/maintenance needs. All water consumed or that routinely comes in contact with the public shall be culinary water; all irrigation needs shall utilize secondary water to preserve potable water sources. All fixtures dispensing culinary water shall be low-flow designs to minimize water use. Where practical, ‘used’ culinary water (i.e. from splash pads, fountains or other uses that result in ‘clean’ water) should be collected and re-used for irrigation, which would help the County reach their water conservation goals.

Culinary water shall also be used in all fire lines. Fire hydrants shall be installed throughout the facility to provide fire protection for all improvements. Per Fire Code, all fire hydrants must be fed with an eight-inch main. Note that the existing main in 100 South is only six-inch. It is anticipated that all new buildings with public assemblies will be equipped with fire sprinkler systems. Note that adequate heat will be required in all sprinkler riser rooms to assure the sprinkler standpipes do not freeze.

Secondary Water – Secondary water is available in the south parcel and is stubbed to the north property at 50 North. Sufficient secondary shares should be procured by the County to assure adequate coverage for the fairground needs.

Since the secondary water is ‘raw’ water from Chalk Creek, and the use of emitters and drip irrigation systems are anticipated, it is recommended that a filtering system be installed at the point of connection to the secondary system. It is recommended that the filter be equipped with pressure monitoring and

self-flushing capabilities. The filter station would need to be located such that there is a means of conveying the water generated from the filter flushing operation.

Sewer – The only known limitation to sewer is the depth of the sewer. Since no basement level sewers are anticipated, the sewer depth is not expected to be much of a constraint. Planning and designs must be cognizant of the sewer depth limitations.

Natural Gas – Natural gas is available at 100 South and 50 North. It is expected that there will be minimal demand for natural gas – largely confined to larger buildings requiring heat. Gas water heaters could also be used, however, only in buildings served with gas. Extending a gas line a significant distance only for a water heater would likely not be practical; an electric water heater would be utilized in those locations. There should be no constraints on gas service, other than the expense of getting the gas service to the meter. Questar determines the fees to extend the gas main and lateral to the building.

Power – Rocky Mountain Power (RMP) has indicated that they can supply all of the single-phase power needed. If three-phase power is needed, it will need to be extended to the specific load point. It is anticipated that all future power lines will be buried. All expense for opening the trench, supplying the conduits and bends, and supplying sand bedding and trench backfill would be borne by the County. RMP will also assess costs for the primary and secondary power lines, as well as ground sleeves and transformers, and provide an invoice for the costs to service the site.

The installation of roof mounted solar panels may be desired to assist in meeting the County's goal to use renewable resources. A study should be made of the total area of solar panels required to offset power use at the fairgrounds. Year-round solar generation may offset the power consumed by the arena and ballfield lights.

Power studies will also need to be performed to assure adequate capacity and access points are provided at the appropriate locations to facilitate all future vendor needs during the fair and other events. Power should be distributed underground to logical distribution points to minimize the number and length of extension cords required. All services should be on GFI circuits.

Drainage – Future improvements should include provisions to collect and direct flows being generated within the 'new', and runoff generated from parcels east of the 'new' parcel. Berms and ditches are expected to be employed. Culverts must be installed across 50 North to convey flows from the area north of the roadway to the south. Open channel conveyances are expected to be employed to convey flows to Chalk Creek.

A detailed flood study of Chalk Creek would be required to define the flood level of Chalk Creek. The fact that the areas adjacent to the creek will routinely flood must be kept in mind when master planning the area. Alternatively, fill can be brought in to raise the site to minimize the potential for flooding from Chalk Creek.

The need for drainage improvements will be based on the proposed master plan recommendations.

MEMORANDUM

To: Mark Vlastic, Landmark Design

From: Charles Allen, Parametrix

Date: June 22, 2016

Subject: **Summit County Fairgrounds Master Plan - Traffic & Parking Existing Conditions Memo DRAFT**

Introduction

The purpose of this memo is to summarize the traffic and parking existing conditions at the Summit County Fairgrounds in order to provide context for future evaluation of master plan alternatives.

Site Location and Access

The Summit County Fairgrounds are located in Coalville, UT approximately four blocks east of Main Street (SR-280). Vehicle access to the site can be made via two roads: Park Road or 100 South. Paved sidewalks adjacent to both road also allow for walk access from surrounding neighborhoods and other areas in Coalville connected to the sidewalk network.

Parking & Circulation

Formal parking is offered on the west side of the site consisting of 60-70 striped parking stalls loosely arranged around Park Road and next to some site amenities. Many parking stalls are accessed directly from Park Road which results in the roadway serving the dual functions of a through-way and a parking aisle.

Park Road and the parking areas combined with paved and unpaved access roads on the north, south, and east sides of the site create an informal ring road around the perimeter. Several of the fairground uses (ball fields, arenas, tennis courts, and accompanying grandstands) are clustered adjacent to one another in the center of the site. This inhibits intra-facility circulation and directs users towards the perimeter to navigate to bathrooms or concession stands. Other than the access roads, there are no paved paths connecting site amenities.

Special Events

The largest event for the site is the annual Summit County Fair with the accompanying rodeo and demolition derby. During the fair, the segment of Park Road within the fairgrounds is closed to through traffic and all the existing site parking is converted to handicap parking. While some attendees park ad hoc on the dirt slope adjacent to 100 South, the majority of conventional parking needs are satisfied by patrons parking throughout Coalville City. Individuals park along surrounding city streets and in nearby commercial/institutional parking lots. From there patrons

either walk to the site or take a complimentary shuttle offered by Summit County. The shuttle consists of an open-air cart with service to the North Summit High School, Zions Banks/Coalville City Hall, and LDS church/Summit County Courthouse parking lots. The shuttle operates on the last Friday and Saturday of the fair from 11:00 AM to 11:00 PM.

During the fair, camping is permitted in the county-owned field northeast of Chalk Creek. The camping areas accommodate tents as well as trailers. The recently-purchased Boswell fields further to the east have traditionally been leased during the fair for the use of horse and livestock trailer parking. Both of these areas connect to the main fairgrounds via two footbridges across Chalk Creek. Campers are directed to use the northern bridge while animals and their owners/handlers use the southern bridge. During the rodeo and the demolition derby, the pedestrian flow across Chalk Creek conflicts with vehicle and animal movement to and from the arena. Vehicle access to both the camping field and the Boswell fields is made via 50 North which creates parking and access conflicts for residences along the 24-ft wide, dead-end roadway.

Other than the County Fair, the fairgrounds hosts a few smaller special events such as the Firecracker youth baseball tournament and Coalville City Barbeque Festival. During the summer months, various athletic groups also use the ball fields for games and practices. In the absence of other facilities in Coalville City, the fairgrounds also serve the role of a city park and community gathering center. For example, the quonset hut is often booked on weekends for reunions and community events. Each of these events have similar parking and circulation challenges as the County Fair though they do not affect the surrounding network to the same degree.

Considerations

Based on the evaluation of existing conditions the following two items are presented as preliminary considerations for development of alternatives in the Fairground Master Plan:

- The field used for camping and the newly acquired Boswell property are naturally divided from the central fairgrounds by Chalk Creek. Connectivity between the two areas is limited to two footbridges. Thus, integrating uses and providing good circulation between either sides will be difficult to achieve. Consideration could be given to developing uses for the fields that may not require much integration with the central fairgrounds, such as ball fields, parking, or expanded camping areas.
- Absent a new roadway across Chalk Creek, 50 North is the only vehicular connection to the Boswell property. Care should be taken in determining how much traffic site alternatives will incur on 50 North. The roadway may be sufficient to provide daily-use access to the site but it may be impactful for 50 North to serve as the main vehicular entrance for special events.



SUMMIT COUNTY FAIRGROUND MASTERPLAN

Date: 2016.07.13

EXISTING FACILITY SURVEY

Baseball Grandstand

30'x100' Approx. 3,000 SF

900 L.F. (11 Rows, 80' long+/-)

450 Seats (at 24" per)

Lighted fields.

All wood construction, prefab trusses, aged/serviceable quality. Shade mid-day and evening sun.

QUESTIONS:

- Are more seats needed?
- Is the annual tournament going to go increase, decrease, or remain the same size or need additional fields?
- Is the storage below the bleachers adequate? Is field maintenance equipment stored nearby?

South Restroom (south of baseball diamond)

20'x24' Approx. 480 SF

Built in 2006 +/- . Structural brick construction with wood truss roof.

Mostly ADA compliant. Floor mounted toilets. Phenolic toilet partitions.

Needs new ceiling, the plywood is deteriorating. No A/C, limited ventilation.

Mens: 2 toilets, 2 urinals, 1 lavatory

Womens: 3 toilets, 2 lavatories

QUESTIONS:

- Is there a reason to replace this if the selected master plan would allow it to stay where it is now located?
- Besides a new ceiling, increase exhaust fan, and cosmetic upgrades, is there any work needed?

Quonset Hut

42'x140' Approx. 5,880 SF Total

3,500 basketball court (83'x42').

750 SF storage area at back.

1,600 SF lobby/restroom/stair/storage/janitor space.

500 SF mezzanine storage area (16'x30').

QUESTIONS:

- It is assumed this structure would be demolished, is there any consideration for gutting the structure and repurposing the structure?
- If there are any arched steel beams, is there any interest in creating something interesting out of the beams?

Playground Restroom

14'x24' Approx. 330 SF Total

CMU masonry construction. Extremely aged and in disrepair by standards.

Not ADA compliant, nor can it reasonably be remodeled to comply economically.

Mens: 1 toilet, 2 urinals, 1 lavatory

Womens: 2 toilets, 1 lavatory

QUESTIONS:

- Any reason to consider avoiding demolition?

Senior Center

4,000 SF Total

Historic significance as a relocated rail station.

Wood construction. It appears there have been several additions over the years.

Flat ceilings, not sure if more architecture truss framing is concealed above.

Ramp at entrance may be ADA compliant.

Mens: 1 toilet, 1 urinal, 1 lavatory. Partially ADA compliant.

Womens: 2 toilets, 1 lavatory. Partially ADA compliant.

Coat Closet: 11'x4'-8"

Kitchen: 11'x17'-8". Some commercial equipment.

Storage 1: 9'-4" x 15'-2".

Pantry: 7'-6" x 6'-2".

Storage 2: 7'-4" x 6'-6".

Front Living Room: 50'-6" x 22'-8"

Dining Hall: 55'-2" x 23'-4"

QUESTIONS:

- If the Senior Center were to be relocated, what function could this building have? Museum, Offices, Library, Art Center, Etc.?
- What level of renovation would be feasible? For pure functional reasons? For full historic preservation reasons?

Lions Club Garage

20'x40' Approx. 800 SF Total

CMU construction. Roll up garage door. windows on sides.

QUESTIONS:

- Any value in this building?

Concession Building

32'x72' Approx. 2,300 SF Total

Commercial Kitchen: 22'-4" x 23'-6". Four 38" AFF Vending Windows.

Mower Storage: 8'-0" x 23'-6". Roll up doors.

Prefab Metal Building construction on slab on grade.

Mens: 2 toilet, 4 urinals, 4 lavatories.

Womens: 7 toilets, 4 lavatories.

Restrooms appears to be partially ADA compliant. Metal toilet partitions. Concrete floor, floor mounted toilets. FRP/drywall walls.

QUESTIONS:

- Any value in this building? Do you consider it movable to another location? What other function could this building have if it wasn't a concession/RR building?

Grand Arena

245' x 165' asymmetrical oval. Lighted arena.

3,290 Seats on prefabricated galvanized steel and aluminum bleachers.

Two pipe, 3" round tube railing with wire mesh infill.

Irrigation is at perimeter below the railing.

Announcers Booth.

QUESTIONS:

- Is the total amount of seats going to increase, decrease, remain the same?
- Many of the bleachers are standard and lack hand rails, interest in replacing all bleachers?
- Is the arena of adequate size and dimension?
- Are the chutes and pens adequate?

Warm Up Arena

185' x 140' asymmetrical oval. Lighted arena.

800 approx. Seats on prefabricated galvanized steel and aluminum bleachers.

Two pipe, 3" round tube railing with wire mesh infill.

Irrigation is at perimeter below the railing.

Announcers Booth.

QUESTIONS:

- Is the total amount of seats going to increase, decrease, remain the same?
- Many of the bleachers are standard and lack hand rails, interest in replacing all bleachers?
- Is the arena of adequate size and dimension?
- Are the chutes and pens adequate?

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