

Economic Development and Community Revitalization Element

Costs of Doing Business

Major factors, in the economic development of an area, include what community services and infrastructure are available to prospective investors and costs associated with those services. Currently Beaver City not only provides utility services for it's residents and commercial users but also for hook ups outside the city limits. The information below is included as information for uses inside the city limits only.

Power

Beaver City has several sources of electric power (see Table 11). In addition three hydro-electric plants which are owned and operated by the city, power is purchased from the Hunter II coal fired plant, Idaho Power, the Colorado River storage plant (Glen Canyon), San Juan, Mexico (coal fired) and the Utah Association of Municipal Power Systems (UAMPS) These sources supply all of the city and surrounding area with comparably inexpensive power.

Table 11 - City Power Sources

Source	Type	Percent of City Power Supply
Hunter II Power Plant	coal fired	40
Colorado River Storage Plant (Glen Canyon)	hydro-electric	32
Beaver owned plants	hydro-electric	19
Utah Association of Municipal Power Systems	varied	6
Idaho Power	Hydro-electric	3
San Juan, Mexico	coal fired	new source
Total		100

Separate rates have been established for residential, commercial and industrial uses.

Service Availability

Rates for the power and energy supplied by the City are outlined below:

Schedule #	Description	Rate
Residential		
1	Residential Service	\$.068/kWh for all kWh.
Commercial and Industrial		
2	General Commercial Service	\$.064/kWh for all kWh.
3	Demand Service (above 7 ½ kW or at head electrician option)	\$5.52/kW for all kW plus \$.045/kWh for all kWh.
4	Irrigation	\$.053/kWh for all kWh.
5	Street Lighting (customer owned system)	\$.064/kWh for all kWh.
Notes to Rate Schedules		
Rates 1-3	Hospital bond fee \$8.00/month	
Rates 1-3	Minimum monthly billing \$5.00/ month	
Rate 1	Outside corporate limits-customer charge: \$1.00/service connection /month	
Rates 1-3	Participation in electric water heater load control program (\$3.00 credit/ service connection/month)	
Rate 1	All electric (\$4.00 credit/service connection/month)	
Yard Light	\$10.80/month	

Water

Individual residences, apartments and commercial business pay an initial fee ranging between \$500.00 and \$1,100.00, depending upon the size of the water line, for water service hook-up and are charged \$10.00 on a monthly basis.

Both residential and commercial users pay a monthly fee of \$10.00 for up to 10, 000 gals. and \$0.30 for each 1,000 gals. over 10,000.

Sewer

The initial sewer connection fee for residential users is \$350.00, while the connection fee for commercial and industrial users ranges from \$550.00 to \$2,400.00 or more depending on size and type of use.

Charges on a monthly basis include a base fee of \$4.00 per residence, in addition to fees from \$4.75 to \$75.00 or more depending on size and type of use.

Solid Waste

Each homeowner or resident pays a \$6.00 fee for solid waste disposal, while commercial and industrial users pay depending on a negotiated amount based on their particular needs.

Communications

Local telephone service is provided by U. S. West and long distance service is provided by AT&T. A local U. S. West office provides a full range of services including maintenance, installation, etc.

Natural Gas

Beaver enjoys the benefits of natural gas facilities which are provided by Mountain Fuel. Rates for winter and summer months are listed as:

Winter (11/1-3/31)	65.2853 cents per therm
Summer (4/1-10/31)	58.4837 cents per therm

Banking

Beaver has two banks, the Utah Independent Bank-an independent locally owned bank, and First Security Bank. First Security Bank has affiliates throughout the western United States. Both banks specialize in a variety of financing for businesses and industrial enterprises.

In addition, the city is cooperating with the Five County Economic Development District Revolving Loan Fund. This pool of funds exceeding \$1.2 million may be used to assist qualified businesses who need to "bridge the gap" between available private financing sources and their equity. A program summary is included within.

Taxes

General Sales Tax

This tax applies to retail sales of tangible personal property, meals, admissions to places of amusement, intrastate communication, passenger service, hotel and motel accommodations and certain other services. The Utah Legislature provided for the exemption of machinery and equipment purchased or leased for use in new or expanded manufacturing operations in the state from the sales and use tax. Table 15 in Appendix I, page 137, indicates sales and use tax for selected cities in eight Western states.

Use Tax

The Utah use tax is levied on tangible personal property stored, used or consumed in the state but purchased outside the state and therefore not subject to Utah's sales tax. This tax has been waived by the Utah State Legislature for new and expanding businesses.

Corporate Income Tax

Utah is one of 45 states imposing a tax on corporate income. The rate is five percent and the tax is applied to corporate net income before deduction for federal taxes. Table 15 in Appendix I, page 137, shows the corporate tax rates for eleven Western states.

Inventory Tax

A law enacted in 1969 eliminated the state's inventory tax. Since January 1, 1973, Utah has imposed no ad valorem taxes on inventory of any kind in any place in the state.

Unemployment Compensation Tax

Employer tax rates are determined based upon the benefits paid to former employees. The total benefit costs assigned to an employer are divided by that employer's total taxable wages for the same period which results in a benefit ratio and is the employer's basic tax rate. In addition to the basic tax rate, a reserve factor and social tax are also part of each employer's overall tax rate.

The minimum tax rate for 1993 was 0.5% and the maximum rate was 8.0 percent, depending on unemployment experience. The basis of the tax was the first \$14,500 of wages paid to each employee during the calendar year.

Construction Work in Progress

This tax program lightens the tax burden on projects that are under construction on the assessment date before they are functionally completed and put into service. It will accomplish this by:

** Phasing into the tax appraisal over the time that the project is under construction specific preconstruction costs associated with the planning and the preparation for the project.

** Discounting expenditures made before the project is complete in order to reflect the "time value of money"--the amount of interest expenditures could have earned over the construction period at the prevailing rate of interest at the time.

Auto Registration

1.7% of Market Value

Property Tax (1993)

0.1098% (City) 0.8200% (School) 0.1696% (County)
0.0305% (Fire District #1) 0.092% (Health) 0.0167% (Library)
(1.2058 % RATE TOTAL)

Personal State Income Tax

7.2% (Maximum rate for married couple filing a joint return)

Development Permit Process
(Estimated Time Frames)

Principally Permitted Use --	Site Plan Review (2-4 weeks)
Conditional Use Permit -- Commission-Public Hearing	Site Plan & Planning (4-6 weeks).
Zone Change --	Site Plan--Planning Commission and City Council Public Hearings (8-10 weeks)

Redevelopment Efforts

The city has been and is currently involved in rehabilitation and redevelopment efforts associated with some of its historic buildings and is interested in revitalizing the Main street corridor through a "Main street Overlay District" (see map page 77). With completion of the current library facilities expansion and renovation the city can provide Headstart and satellite education programs for use by community and surrounding area residents.

Additionally, the city has in place a "Main Street District" which can aid in the overall marketability of city resources. These resources will continue to be utilized as the number of travelers along Interstate 15 and visitors to Beaver City increase over the coming years.

Goals and Policies

Business and Economic Activity Diversification

GOAL 1: To achieve a balanced mix of manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified, stable, and environmentally sound local economic base.

- Policies:**
- 1.1 Seek to expand Beaver's economic base by planned annexation program.
 - 1.2 Determine a desirable business diversification profile for Beaver City.
 - 1.4 Encourage business opportunities in the more remote areas of the planning area, in addition to known new commercial and industrial centers.
 - 1.5 Assist in the development and promotion of amusement, entertainment, filming, and the arts, as a theme for the Planning Area to create a positive identity and enhance tourist and business opportunities to bring revenues to the city.
 - 1.6 Annually or biannually prepare a Beaver City labor market profile for purposes of recruiting firms.
 - 1.7 Work together with local educational institutions, employers, real estate developers, and others to anticipate changes occurring in employment demands in the city, and together with these groups, promote job training, skill enhancement, and educational excellence.
 - 1.8 Assess periodically those social, economic, political and other forces which are affecting the city's competitive position in the region and, where possible, develop policies and programs in response to those forces to enhance the city's competitive position.
 - 1.9 Monitor and assess the city's fiscal position relative to the land use mix and any changes associated with the land use mix.

Growth Guidance

GOAL 2: To ensure adequate infrastructure and economic base support, the city should seek to stimulate simultaneous development of businesses and housing occurring within its boundaries and within the planning area.

- Policies:**
- 2.1 Monitor on an on-going basis (annually) the extent and location of development and changes occurring within the planning area in order to measure the degree to which needed balance between land uses allocated in the General Plan is maintained.

- 2.2 Assist in planning for the need to balance city environmental and permit processes with the objectives of economic development.
- 2.3 Ensure that the city explores the maximum use of funding sources, federal, state and local sources which reduce dependency upon fees and exactions.
- 2.4 Encourage clean, non-polluting industries to develop in the city.

Economic Development Organization

GOAL 3: Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the General Plan.

- Policies:**
- 3.1 Explore the possibility of a small business incubator program and other programs to enhance small businesses.
 - 3.2 Where practical, continue to support activities related to tourism, and business relocation/ development opportunities within the city.

Provision and Financing of infrastructure

GOAL 4: To serve existing and new economic growth, the city should pursue timely and equitable strategies to provide financing of basic, community, and public safety infrastructure.

- Policies:**
- 4.1 Actively solicit increased funding and local priorities agreements with UDOT to provide on-going freeway facility expansion and maintenance.
 - 4.2 Consider financial impacts in connection with the provision and ongoing maintenance of public services and infrastructure.
 - 4.3 Develop a fiscal impact model to assist the city in evaluation of the revenues and costs associated with provision of public services, infrastructure, and maintenance.

Fiscal Balance

GOAL 5: To ensure the city's present and future fiscal balance of revenues and expenditures is maintained.

- Policies:**
- 5.1** Seek a mixture of land uses, and the progressive and concurrent development of such uses, so that service costs are provided for in the budget, the General Fund, Capital Improvement Program, Enterprise Funds, and other financing mechanisms.
 - 5.2** Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of the city's fiscal balance.
 - 5.3** Developers should provide fiscal impact analysis and pro forma information to the city on development projects.

City Marketing

GOAL 6: To market and promote the city's available resources as necessary to encourage further expansion of its economic base.

- Policies:**
- 6.1** Consider the establishment of an economic development office to develop a program to enhance the economic base of the city.
 - 6.2** Cooperate with Chambers of Commerce and revenue source agencies to develop and enhance the economic base of the city.
 - 6.3** Foster enterprise stimulation by providing current city statistics and brochures to prospective businesses.
 - 6.4** Be proactive in stimulating and attracting new business to locate within Beaver City.
 - 6.5** Develop and implement a comprehensive marketing plan which strongly focuses on community wants and needs.

Revitalization

GOAL 7: To promote revitalization for the city's long-term economic stability.

- Policies:**
- 7.1** Determine specifically which areas of the city require further revitalization or initiation of new revitalization or redevelopment efforts.
 - 7.2** Determine which major rights-of-way are likely to change in character in the near future, and the degree to which right-of-way improvements can stimulate adjacent private land assembly and re-use.

City Center

Goal 8: To promote the revitalization of the City Center

- Policies**
- 8.1** To implement a city beautification project which encourages redevelopment efforts in the down town and surrounding areas.
 - 8.2** To provide standards for landscaping buffers along designated roadways.
 - 8.3** To encourage the revitalization and development of commercial enterprises along Main Street and Center Street.
 - 8.4** To designate and delineate a City Center Project Area.
 - 8.5** To implement a city-wide nuisance ordinance.

Long Range Financial Planning

GOAL 9: To prepare a long-range financial plan which would contain both an operating and capital plan and be updated on a regular basis.

- Policies:**
- 9.1** Strive to make the Fiscal Planning System operational and useful in entitlement decisions no later than 1993.
 - 9.2** Formally adopt an annual long-range financial plan.

Allocation of Service, Facility, and Utility Costs

GOAL 10: To allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements.

- Policies:**
- 10.1** Make use of specific plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services.
 - 10.2** Utilize, where appropriate, public financing mechanisms, such as special assessment districts, and community facilities districts, to fund improvement and service costs.
 - 10.3** Support funding of infrastructure improvements that are consistent with the city's General Plan and financing guidelines.
 - 10.4** Aggressively pursue, State, and Federal funding for roads, freeway, and highway expansion in the city.

Implementation of the Economic Development and Community Revitalization Element

The primary tools with which the city should undertake to implement the Economic Development and Community Revitalization Element of the plan include:

- * A comprehensive marketing plan
- * Specific plans
- * Development agreements
- * Redevelopment and revitalization programs
- * Industrial Development Bonds

Historic Points of Interest & Main street Overlay Map

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Noise Element

Characteristics of Sound

There is a basic, yet important, distinction between sound and noise. Sound is anything that is or can be heard. Noise is unpleasant or unwanted sound.

Sound is produced when an action (e.g., a clap of the hands, a running engine) causes air pressure to vibrate in all directions around the source. When people hear sounds, they are actually detecting the changes in air pressure on their eardrums. This action is similar to throwing a stone into a pond. The stone produces waves, or vibrations, which are carried to the edge of the pond.

Each person's interpretation or perception of sound may differ, depending on the person's sensitivity and the time of day. Most people are more sensitive to sound late at night. Often, sounds that would not bother people during the day will bother them later at night.

Before the existing noise environment can be described, a number of terms need to be explained. The most common terms used in defining noise are discussed in the following paragraphs.

Effects of Noise

The noise level in this society has continually increased, due in part to the use of larger and noisier transportation vehicles and to the increase in the number of vehicles. Additionally, the increasing demand of the growing population for better, more convenient transportation facilities, coupled with inadequate noise control measures to buffer residential and other noise sensitive areas from the noise generated by these facilities, has increased noise impacts.

Studies have been performed by the U.S. Environmental Protection Agency (EPA) and other public and private organizations to determine the relationship between particular noise levels and human health. The human response to noise has been varied and complex. Noise has been found to have effects in the following areas: (1) physiological, (2) psychological, (3) behavioral, and (4) subjective.

Physiological Effects

Physiological effects may be temporary or more enduring and permanent. A loud, sudden noise may cause only a startled reaction (increased heart rate) or a momentary hearing loss, while louder and longer sound can be more harmful. Exposure to sufficient levels of noise for long periods of time can produce temporary or permanent hearing loss. However, sound levels normally must exceed 80 db for sustained periods before hearing loss occurs. The greater or longer the exposure, the greater the potential for hearing loss. Additional physical effects beyond increased heart beat and temporary or permanent hearing loss include blood vessel constriction, dilation of the pupils, paling of the skin, headaches, muscle tension, nausea, insomnia, and fatigue.

Psychological Effects

As with physiological effects, psychological effects may be temporary or more enduring and permanent. Prolonged physiological effects can cause, contribute, or translate into psychological effects. For instance, if a physiological effect of fatigue or insomnia is present, it could quite easily translate into anger, anxiety, and even hallucinations.

The psychological effects of noise include interference with sleep. Excessive exposure may also cause symptoms of anxiety, vertigo, and hallucinations.

Behavioral Effects

Behavioral effects involve interference with everyday activities, such as conversation, watching television, or studying. Loud noise may interrupt the activities or prevent the activities from continuing.

Normal conversational speech is in the range of 65 to 70 db, and noise above that level can interfere with speech, depending on the distance between speakers. A report published by the EPA states that "continuous exposure to noise levels above 90 db appear to have potentially detrimental effects on human performance," especially for tasks requiring intense concentrations.

Subjective Effects

Subjective effects represent a combination of physiological and behavioral impacts. By nature, subjective effects are most difficult to describe because different people react differently to particular noises. For example, a jet airplane flying overhead may disrupt a conversation between two people and cause momentary hearing loss. One person might term this occurrence as extremely annoying, whereas another person may find it only a mild nuisance.

Community reaction surveys have found that prolonged noise levels approaching or above 85 db generally disturb a community to the point of vigorous community action directed toward reducing or eliminating the noise source.

Noise and Land Use Compatibility Guidelines

Community decision-makers should use available community noise information to ensure that a minimum number of people are exposed to potentially harmful noise sources. To aid decision-makers, several federal and state agencies have established noise/land use compatibility guidelines. These guidelines are all based upon cumulative noise criteria, such as Leq, CNEL, or Ldn.

Environmental Protection Agency (EPA)

In March 1984, the EPA published a document entitled Information of Levels of Environmental Noise Requisite to Protect Public Health and Welfare With an Adequate Margin of Safety, (EPA 550/9-74-004), which identifies noise level thresholds requisite for protecting human health in both indoor and outdoor environments. According to this publication, 55 Ldn is described as the threshold level with an adequate margin of safety for outdoor activities associated with residential development and recreational. The document and the thresholds are advisory only and not considered standards, specifications, or regulations.

Federal Highway Administration (FHWA)

The FHWA has adopted and published noise abatement criteria for highway construction projects. The FHWA noise abatement criteria establishes an exterior noise goal for residential land uses of 67 Leq. The interior goal for residences is 52 Leq. The criteria apply to private yard areas and assume that typical wood frame houses with open windows provide a 10 dB noise reduction (outdoor to indoor) and a 20 dB noise reduction with the windows closed.

Goals and Policies

Noise Level Control Standards

GOAL 1: To protect the health and welfare of the residents of Beaver City and the planning area by the elimination, mitigation, and prevention of significant existing and future noise levels.

- Policies:**
- 1.1** Restrict the use of "Jake Brakes" in areas which impact the residents of Beaver City.
 - 1.2** Enforce the Uniform Building Code to promote construction practices which limit interior noise levels.
 - 1.3** Limit the type and extent of residential development along designated major arterial, arterial and truck route roadways.
 - 1.4** Restrict construction practices to daylight hours in areas where residential neighborhoods would be impacted by nighttime building or other construction.

Programs: **1.a** Incorporate a truck route and other regulatory truck traffic signage into the city's sign ordinance.

Implementation of the Noise Element

The primary tools with which the city should undertake to implement the Noise Element of the plan include:

- * Zoning Ordinance
- * Noise Control Ordinance

Parks and Recreation Element

City Facilities

Several city amenities were listed, at the outset of the general plan process, as being positive for the community. Among those were parks and recreation facilities. The desire of the community to have quality recreation facilities is born out in the facilities the city currently has.

Beaver City residents currently enjoy four community parks within city limits. Those parks include Beaver Canyon Park, a Little League Park, Main Street Park, Pioneer Park, and Swimming Pool Park.

The 8 acre Beaver Canyon Park located at 200 North 1700 East includes two tennis courts, rodeo grounds, a base-ball field (all lighted), playground facilities and parking. The Little League Park, 2 acres in size, which includes 2 base-ball fields is located at 105 North 500 East. The Swimming Pool Park, located at 105 North 400 East, has a base-ball field, outdoor theater, and cooking area all of which are lighted, in addition to the indoor swimming pool. Main Street Park at 80 S Main uses 3.1 acres with a lighted base-ball field, a picnic area, drinking fountains and a play ground (see map page 87).

These facilities are all high quality and are valuable assets to the community. As the community grows these parks will be more heavily utilized and therefore a strain on the facilities may arise. In order to continue to provide for community activities in a positive way, a variety of park types are suggested within the goals and policies of the community. These parks may in the future range from neighborhood parks, within subdivisions, to equestrian trails linking various parts of town.

In addition to these city facilities, an abundance of hiking or horseback riding opportunities abound along one of the many available trail systems in the near vicinity of Beaver City (see map page 88). Some of the most favored trails in the area include Delano Peak, Skyline National Recreation Trail, Abandoned SR 153 Loop, Blue Lake #123, Cove Creek Trail #054, Clear Creek Canyon, Four Creeks Loop, Piute ATV Trail, Sargent Mountain Loop and the Southcreek Labaron Trail. Though these are some favorites, many more trails are located in the area (see Appendix J, page 139).

A fine tradition of parks and other recreation amenities in and around Beaver City currently exists. As a community we want to continue that tradition by allowing for the expansion, addition and maintenance of existing and future parks in our city.

Goals and Policies

Development of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents

GOAL 1: Provide, develop, and maintain parks with quality recreational facilities dispersed throughout the area.

- Policies:**
- 1.1 Provide a combination of local park acreage, park facilities, and recreation programs to serve neighborhood needs.
 - 1.2 Develop a variety of park types and sizes (regional, community, neighborhood) which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.
 - 1.3 Provide programs for a variety of passive, educational, and active recreational opportunities for all area residents.
 - 1.4 Establish a master plan of parks and recreation facilities.
 - 1.5 Promote the integration of the network of trails and open space to provide linkages to parks within and outside the planning area.
 - 1.6 Promote the development of equestrian trails in the river and stream channels and other open space areas away from urbanization and to connect with trails in public lands in addition to locations within and adjacent to road easements.
 - 1.7 Use every opportunity to obtain land and facilities as it becomes available and/or ahead of need and hold, or landbank, for subsequent improvement to meet future park and recreation needs. Establish an open space district for the purpose of acquiring park and open space land.

Park Standards

GOAL 2: To establish standards and implementation measures to guide future parkland development throughout the area as provided in this element.

- Policies:**
- 2.1 Develop standards for park acquisition concerning the location, size, service radius, configuration, slope evaluation, access, and infrastructure as part of the Parks and Recreation element.
 - 2.2 Locate and identify potential new park sites using a park overlay designation. Place an emphasis on requiring and developing park sites in underserved areas of the city.

- 2.3 Explore alternative funding sources for the acquisition and development of new parks and recreation/open space districts.

Park Improvement and Maintenance

GOAL 3: To encourage the improvement, rehabilitation, and maintenance of existing parks and recreational facilities.

- Policies:**
- 3.1 Improve existing athletic fields with lights and equipment as recommended by the City Council.
 - 3.2 Establish a park funding program to ensure that the funds are available to improve and maintain dedicated parkland or acquired park acreage.
 - 3.3 Provide low-maintenance, vandal-resistant parks, recreational facilities, and equipment.
 - 3.4 Promote the establishment of citizen volunteer programs for park maintenance in cooperation with the Department of Park and Recreation.
 - 3.5 Pursue mechanisms, such as a joint powers agreement, by which the city, county and school districts can establish standards for the improvement and maintenance of parks in a manner consistent with the planning area.

Development of Community Centers

GOAL 4: To develop community centers which provide multiple-use opportunities for the residents of the planning area on county-wide parks and other such locations deemed appropriate.

- Policies:**
- 4.1 Develop standards for and promote the development of community centers.
 - 4.2 Develop mechanisms to provide and support community cultural arts facilities and programs.
 - 4.3 Promote joint property agreements for use and development of joint school park sites and facilities.

Provision of Recreational Opportunities For All Age Groups and Economic Backgrounds

GOAL 5: To develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community.

- Policies:**
- 5.1 Evaluate the feasibility of providing and staffing public facilities for child care in conjunction with county parks and recreation programs.
 - 5.2 Establish a Teen Activities Council to be planned, organized, and operated by local youth under the administration of the Department of Parks and Recreation.
 - 5.3 Promote the tree planting program and establish other nature and environmental programs.
 - 5.4 Establish a diverse year-round entertainment program, including concerts, performing arts, and other programs.
 - 5.5 Establish countywide volunteer programs under the direction of the Department of Parks and Recreation.
 - 5.6 Provide recreational and leisure time opportunities for senior citizens.
 - 5.7 Promote the development of organized youth sports activities.
 - 5.8 Investigate the appropriateness of user fees and/or subsidies for specialized recreational services.

Private Developers and Public Agencies Cooperation

GOAL 6: To promote public/private cooperation in developing park improvements, recreational services, and facilities.

- Policies:**
- 6.1 Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.
 - 6.2 Encourage private joint-use agreements for facilities provided by non-profit agencies such as the YMCA, and Boys and Girls Club.
 - 6.3 Encourage and promote cooperation between agencies to facilitate the multiple use of public rights-of-way consistent with the general plan and public safety.
 - 6.4 Promote cooperation between federal, state, and local agencies to coordinate regional park planning.
 - 6.5 Encourage the development of private commercial recreation facilities such as batting cages, miniature golf, driving ranges, aquatic facilities, skate courses, food service concessions, and other commercial activities.

- 6.6 Encourage developers to improve and/or construct parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.

Cultural Opportunities

GOAL 7: To encourage the development of a wide range of community and cultural activities throughout the planning area.

- Policies:**
- 7.1 Promote the establishment of community-based organizations and develop community gathering areas which promote a variety of cultural activities in the planning area.
- 7.2 Preserve and enhance designated significant historic assets and other structures and amenities which provide community focal points and which broaden the cultural and preservation opportunities within the city.
- 7.3 Promote community- wide cultural programs for all ages such as:
- * Cultural education programs
 - * Art programs and classes in schools
- 7.4 Promote the airing of public access programs and broadcasts of public meetings by cable television providers.

Implementation of the Parks and Recreation Element

- ** A parkland dedication ordinance
- ** A gift or public trust park and recreation ordinance
- ** Provisions for onsite recreational opportunities in residential as well as commercial and industrial categories.
- ** Park bonds and State grants and funds
- ** Dedication of trail easements
- ** Establishment of landscape maintenance districts

Parks & Recreation Map

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Trails Map

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