



Tremonton
Economic and Market
Analysis Plan
2019



Table of Contents

Definitions and Abbreviations	3
Executive Summary.....	4
Tremonton Background	10
Demographic Overview	10
Growth Projections	12
Retail Analysis	14
Sales Gap Analysis.....	15
Growth in Buying Power	17
Sales Node Analysis.....	17
Redevelopment Agency and Past Project Areas	25
Site Analysis	33
SWOT Analysis.....	40
Specific Site Analysis	52
Retail Criteria and Potential Users.....	58
Employment & Industry Analysis.....	61
Competitive Cities.....	62
Funding Opportunities	64
Key Strategies.....	69
Past Economic Plans.....	72
APPENDIX A – Business Incentives.....	83
APPENDIX B – COMPARISON OF 2013 AND 2016 SALES LEAKAGE IN TREMONTON	87
APPENDIX C: COMPARISON OF ZPFI AND BUXTON RETAIL LEAKAGE REPORTS.....	90
APPENDIX D – Community Survey Responses	94
APPENDIX E – Survey Qualitative Responses.....	110
APPENDIX F – Excerpt from the Rhodes Conoco Subsurface Investigation Report.....	119

Definitions and Abbreviations

Capitalization Rate- is the first-year rate of return for a property. It is derived by dividing net income by a property's value. Uses with lower capitalization rates reflect reduced risk and higher prices on a per square foot basis.

Flex Office Space- is a building space that is very versatile and includes moveable partitions, and an ability to convert to more space within the building into standard office area. Typically, Flex Office Space has 40-50% of space dedicated as office, with the remainder as warehouse, manufacturing, or distribution use.

NAICS Codes or North American Industry Classification System (NAICS)- is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Project Area- means a geographic area that has been created by the RDA and approved by taxing entities for the RDA to receive tax increment

Sales Gap Analysis- is an analysis that estimate the amount and type of purchases being made by Tremonton residents outside of Tremonton City's territorial boundary.

Sales Leakage or Leakage- is the amount of retail sales that Tremonton City residents are spending outside of the Tremonton City's territorial boundary.

Sales Node Analysis- is an analysis of identifying groupings or clustering of businesses for the purpose of analyzing current retail sales. When enough businesses are clustered together these grouping or clustering of businesses are designated as nodes which are geographical area that can be separately studied or compared to other nodes. The location and density of existing businesses is one key element in looking at a node. Other factors include the amount of potentially developable land, proximity to transportation connections, and demographics of the surrounding populace and possible user base.

Redevelopment Agency or RDA- is a separate government entity established pursuant to the Redevelopment Agencies Act in Utah Code. The RDA's purpose is to prepare and carry out plans for the improvement, rehabilitation, and the development or redevelopment of areas that have been targeted for development or redevelopment within the territorial limits of Tremonton City. The members of the Tremonton City Council are also the board members of Tremonton Redevelopment Agency.

Tax Increment or Tax Increment Financing- is a unique financing mechanism that enables the RDA to use the net new tax revenues generated in a project area by the redevelopment to help finance the RDA projects, for a period of time.

ZPFI-Zions Public Finance, Inc – is the consulting firm that created the economic development plan.

Executive Summary

Executive Summary

The following report highlights the findings of Zions Public Finance, Inc. (ZPFI) study regarding economic and market conditions in Tremonton, Utah. ZPFI 's efforts are presented with focus on the following subheadings:

- Demographics/Growth Projections – What do historical and projected growth rates suggest about Tremonton?
- Retail sales gap analysis and market niche analysis – What retail types are performing well in Tremonton? What areas could be improved?
- Site analysis, including strengths and weaknesses of selected sites – Where are specific areas that could be targeted for redevelopment? What are the benefits and drawbacks to these sites?
- Employment and industry analysis – Which employers might be attracted to Tremonton? How do other cities in the region compare from a competitive perspective?
- Funding options – How can some of the recommended improvements be funded?
- Goals and strategies – What are specific steps that can be taken to maximize Tremonton's economic opportunities?
- Community survey results – How does the local community perceive local economic and market conditions and needs for Tremonton? Where are people shopping?

Overall, ZPFI analysis shows that Tremonton has desirable characteristics in many demographic categories. The proximity to major highway connections is crucial in Tremonton's growing economy that is being partially shaped by distribution and logistics activity. The potential to add major employers is notable, as is the opportunity to help revitalize and plan the downtown corridor to become an attraction for residents and visitors alike. The analysis shows the following recommendations:

- Focus on flex and distribution options in northwestern part of the City
 - Recognize that some financial incentives will be necessary to bridge the financial gap between expected value and costs
- Focus on employment opportunities to drive additional retail in the flex and distribution areas
- Capitalize on properties which afford the greatest visibility and exposure from the Interstates
- Revitalize downtown
 - Focus on just one or two initial blocks to create unity and a sense of place
 - Focus on the existing strengths – passerby traffic, access to major Interstates, historical character of Tremonton
 - Focus on marketing activities that will help create places, not just a marketing focus on buildings
 - Encourage businesses to extend or adjust hours with the understanding and education that extended business hours will help spur activity in the area and potentially benefit their business accordingly
 - Clustering or grouping of uses, particularly eateries, will result in a more focused, condensed downtown with destination spots
 - When redeveloping in the historic part of downtown allow zero front setbacks as buildings should be located at the front property line not parking lots

Action Items the City Can Take to Encourage Activity Now

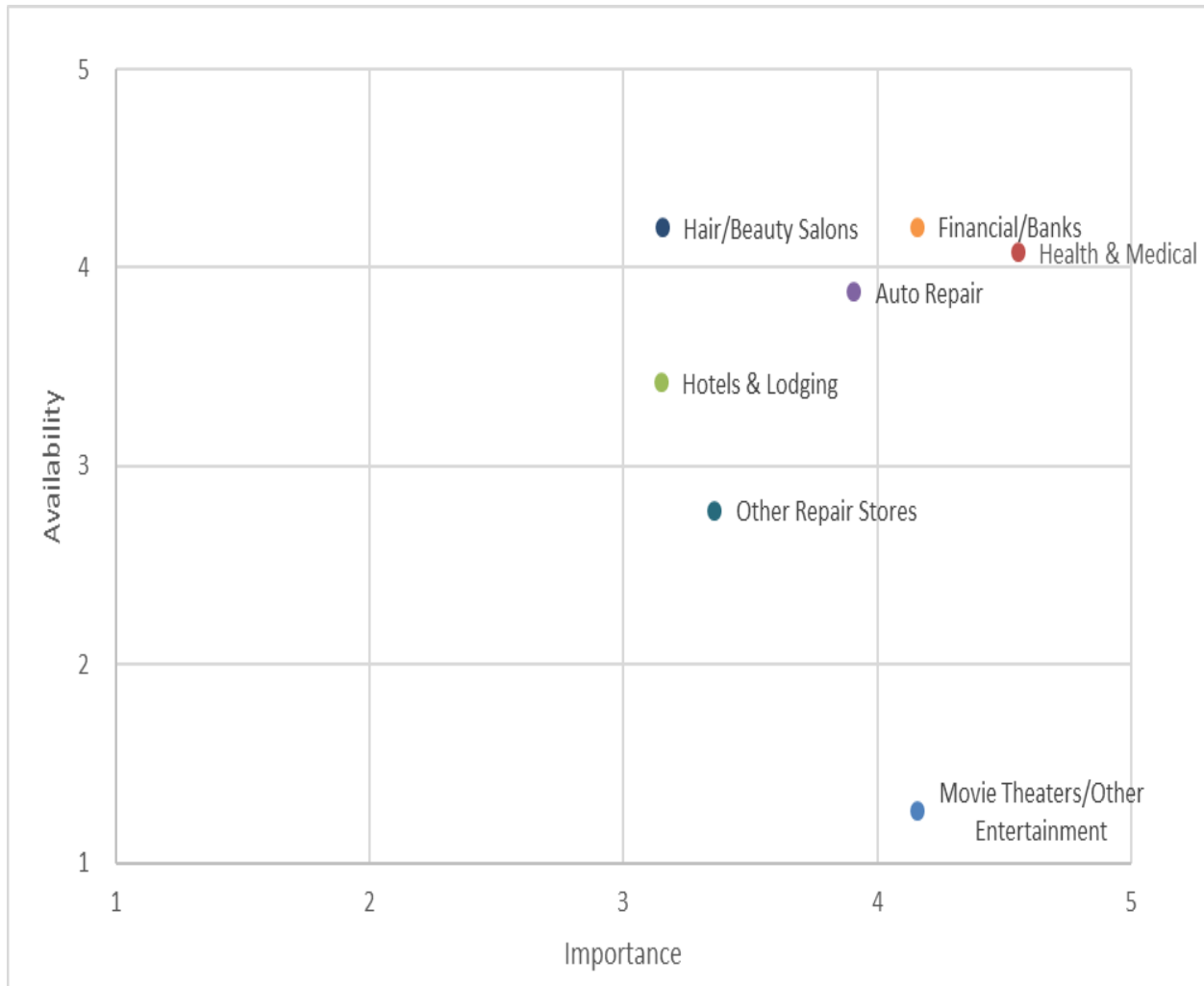
An important part of all plans is the eventual implementation. The following plan contains numerous demographic projections, comparisons to other cities, analysis of employment and retail opportunities, detail regarding strengths and weaknesses of larger nodes and more specific blocks, and resident input regarding the needs of the city. However, without specific steps to implementation, the plan's usefulness is minimized. Consequently, the following steps are suggested, **in addition to the recommendations provided above**, in order to see near-term results that encourage economic development:

- Educate property ownership on the current valuation of their properties, and, how their values (based on the maps herein provided) differ from neighboring properties. Further instruct ownership of the differences in value that can be achieved with alternative uses. Focus on key properties and their ownerships (key properties are shown in the specific site analysis section of this plan), outlining the vision that the city has for a potential entrance to downtown, clustering (or grouping) of eateries and like uses, and concentrating on destination locations. Indicate to ownerships of these key properties what incentives can be provided, and, what the proposed changes may mean to them in terms of value increases.
- Refine zoning and design standards so that the downtown can be distinctly shaped into a destination area. Guidelines for façades, landscaping, parking, setbacks, entrance locations, etc., to commercial uses should all be reviewed to ensure that future development will conform with the overall vision for downtown.
- Educate potential investors on Opportunity Zones. This economic development tool has the potential to attract significant new investment capital to Tremonton. Investors should be aware of the tax benefits for investing in an Opportunity Zone. While the city does not have authority over the usage of opportunity funds, it should take the step of educating the public where and how those funds should be concentrated.
- Utilizing the expansive retail tenant database provided by ZPFI for this plan, call the tenant contacts to understand their requirements for store expansion. Indicate the potential that exists due to Opportunity Zone benefits.
- Encourage uses that are located near the Interstates, but do not require Interstate visibility and exposure, to relocate their uses. This is accomplished by first showing what are land values and prices outside of the downtown core, as compared to their existing values (highlighting the profit that can be achieved by moving location). Finally, focus on encouraging uses near the Interstates that need the visibility and exposure.

Finally, the community **survey revealed an active and engaged public that is interested in the future of Tremonton**. The response rate was significant, considering the percentage of overall participants in relation to total population. Key takeaways from the survey include a desire from residents to see more shopping options, better employment opportunities, and a more appealing downtown. Survey participants revealed what uses they would like to see, where they do their shopping, and what are their primary concerns regarding economic development and retail. Ultimately, the community survey responses were crucial in guiding the basis of the economic plan.

The following graphs are extrapolated from the survey data and are considered good summaries of what the community survey ultimately reports. These graphs reflect the uses and needs that are considered important and available in Tremonton, and aid in showing where opportunities exist. For example, as shown below, movie theaters and other entertainment options are very important to Tremonton residents, but are not considered to be available.

Service Graph



The graph below highlights that gasoline and grocery stores are available and important, while motor vehicle dealers and furniture stores are available but less important. Uses that are less available but are considered important to Tremonton residents (and survey participants), include restaurants, general merchandise, and clothing and shoe stores.

Goods Chart



Tremonton Background, Demographic Overview & Growth Projections

Tremonton Background

Tremonton lies in the Bear River Valley in northeastern Box Elder County, just to the west of the northern Wasatch Mountains and east of the northern tip of the Great Salt Lake. According to the United States Census Bureau, the city has a total area of 7.8 square miles (20.2 km²), all of it land. Tremonton is located near the junction of Interstate 15 and Interstate 84, two major freeways that service Utah and nearby Idaho, amongst other states. The city is bordered on the north by Garland, although the majority of surrounding land is primarily vacant. Tremonton City boundaries are located in the Box Elder School District. There is one high school serving grades 10-12, one middle school serving grades 8-9, one intermediate school serving grades 6-7, and two elementary schools serving kindergarten through fifth grades. Utah State University has a Satellite Campus in Tremonton and an extension campus is located in nearby Brigham City.

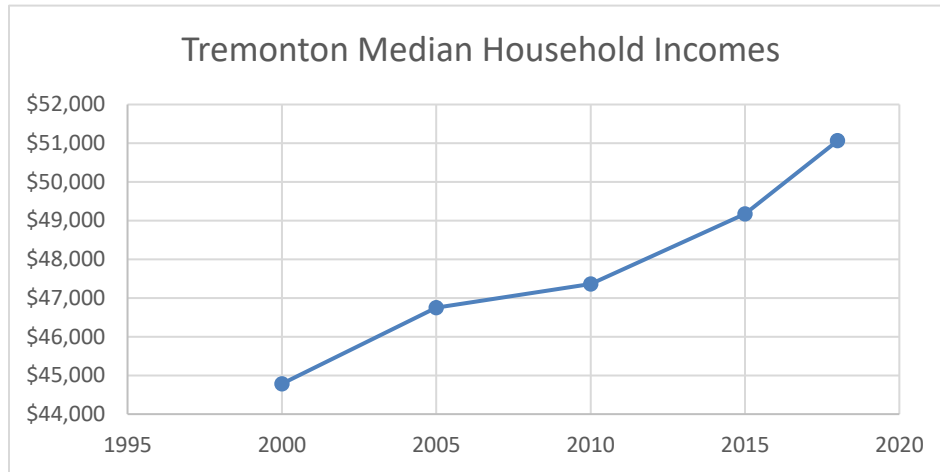
Tremonton City has a main retail shopping area that includes restaurants, hardware stores, grocery stores, car dealerships, service and gas stations, furniture stores, etc. Employment in Tremonton is more oriented to manufacturing than in most areas of the state. The area's close proximity to two interstates results in desirable conditions for distribution and logistics companies, as well as for some manufacturers. Agriculture is also an important industry in Box Elder County and Tremonton. In terms of land use, agriculture is the largest industry classification. It also contributes significantly to the quality of life enjoyed by Box Elder County residents, as reported by numerous survey results.

As is shown in following subheadings, Tremonton shows healthy population growth projections, and currently enjoys solid and stable growth with building permits and housing starts. Tremonton has historically been less susceptible to notable increases in housing prices, due partially to somewhat conservative growth. Consequently, the community is considered to have attainable housing options, although product variety is lacking in some areas.

Demographic Overview

Following subheadings highlight key demographic and market indicators for Tremonton. These include, amongst others, current population, planned population growth, building permits, and retail sales data. Notable demographic highlights include the following:

- Population is anticipated to be in excess of 10,000 before 2024, see Table 3
- Current population results in Tremonton comprising 16 percent of Box Elder County's total population
- Tremonton has a median household income of approximately \$51,000. This is below county (\$55,514) and statewide (\$65,977) figures but has shown consistent growth in the past several years. The graph below highlights median incomes in Tremonton over the past several years



- Roughly 74 percent of residents are classified as homeowners
- Approximately 25 percent of residents have a daily commute greater than 30 minutes, one-way, while the average commute time being 21 minutes one-way
- 86 percent of the working population in Tremonton (ages 25 and older) has a high school degree, while only 17 percent of this populace has a college degree. For Box Elder County, 93 percent of the working populace has a high school degree or greater, with 21.4 percent having a college degree. In the overall state, 94 percent of working persons have a high school degree or greater, and 38 percent have a bachelor's degree or more
- While retail sales capture appears to be healthy (as shown below) due to the significant amount of interstate traffic in the area, numerous retail categories suggest potential for improvement

Demographic Benchmarks

Certain benchmarks are suggested regarding the demographic overview highlights indicated above. Benchmarks are noted as “a standard or point of reference against which things may be compared or assessed.” A desirable outcome of an economic plan is to have measurable results, or benchmarks, that can be regularly reviewed and adjusted to meet the needs of the community. The above demographics suggest some of the following benchmarks:

- **A reduction in commute times for Tremonton residents to less than 15 minutes.** This will aid significantly in improving quality of life conditions (which ultimately contributes to increased property values), air quality, and retail spending capture.
 - A strong focus on attracting jobs is suggested while recruiting new industries and businesses to locate in Tremonton. Incentives to potential industries and businesses should be job based, in addition to the amount of capital invested.
- **An increase in median household incomes to near the county and statewide levels.** This will furthermore promote quality of life standards, raise retail spending potential, and encourage additional business investment. Again, statewide median household incomes are noted at \$65,977, with Box Elder County at \$55,514.
 - Provide incentives that are based on *high paying jobs*. Other communities, as a requirement to receive incentives, require a certain number of jobs to be at levels that are 125 percent above median incomes.
- **Track retail sales closely to follow possible gains in categories currently lacking.** Residents, as noted in the community survey results (see Appendix D for more information), desire entertainment and restaurant options, including a movie theater. These uses largely appear to

be underserved in Tremonton, and demographics (population, income, and traffic counts), suggest that there are opportunities in these categories.

- Recruit movie theater and restaurant users (utilizing the retail tenant database provided with this study) by aggressively marketing the options in the downtown area and possible incentives, as well as the growing population and increasing median household income statistics.
- Increase capture rate for sales within the city. A sales gap analysis estimated the amount and type of purchases being made by Tremonton residents outside of Tremonton. Tremonton has an aggregate capture rate of 115 percent of resident sales, since the capture rate percentage is over 100 there is an indication that the City can attract customers from outside the area. Overall, the capture rate has stayed relatively consistent between 2013 and 2016 – with a slight increase from 108 percent to 115 percent. A table comparing 2013 and 2016 sales leakage is shown in Appendix B.

Tremonton should track the capture rate as an important benchmark. If capture rates continue to increase in future years, then the city should recognize that economic development efforts are paying dividends. If capture rates begin to fall, then Tremonton should consider reasons for this change in activity. Explanations could include new openings of stores in neighboring communities, overall macroeconomic hardships, further proliferation of online sales, store closures, etc.

- **Promote trade school, satellite campuses, and additional educational opportunities for residents.** To attract industries and businesses beyond manufacturing, the local workforce needs to increase in educational levels and/or marketable skill sets
 - Similar to the above, incentives should be considered for educational centers that will ultimately lead to a more skilled workforce

Growth Projections

The population in Box Elder County is poised to grow by nearly 8,500 persons over the next 12 years, or by just over 700 persons per year.

Table 1: Box Elder County Population Growth Projections

Year	Population	AAGR* from Prior Period
2018	55,770	
2020	57,479	1.52%
2025	60,984	1.19%
2030	64,263	1.05%
2040	71,065	1.01%
2050	77,472	0.87%
2060	83,248	0.72%

*AAGR = average annual growth rate

Source: Kem Gardner Policy Institute

Tremonton represents a growing and significant share of total building permits in Box Elder County. Therefore, the City has the ability to realize benefits not only from its own growth but a portion of County growth in areas of retail strength. Tremonton is anticipated to grow by 1,567 persons by 2025 and by

2,854 persons by 2030. This represents increased buying power in the local community that can support local businesses.

Table 2: Tremonton Building Permits as Percent of Box Elder County Building Permits

Year	New Residential Building Permits - Tremonton	New Residential Building Permits - Box Elder County	Tremonton as Percent of Total
2011	24	195	12%
2012	46	192	24%
2013	46	181	25%
2014	36	141	26%
2015	38	184	21%
2016	50	203	25%
2017	94	296	32%

Table 3: Population Growth Projections in Tremonton

Year	Population
2018	8,719
2019	8,928
2020	9,142
2021	9,360
2022	9,583
2023	9,812
2024	10,046
2025	10,286
2026	10,531
2027	10,783
2028	11,040
2029	11,303
2030	11,573
2031	11,848
2032	12,129
2033	12,417
2034	12,711
2035	13,013
2036	13,322
2037	13,638
2038	13,962
2039	14,293
2040	14,632

Source: Sanitary Sewer Collection System Capital Facilities Plan & Impact Fee Facilities Plan

Additional demographic data is presented herein, as collected from the State of Utah, the Governor's Office of Economic Development, Workforce Services, and the U.S. Census.

Retail Analysis

Retail Analysis

Sales Gap Analysis

A sales gap analysis is conducted to estimate the amount and type of purchases being made by Tremonton residents outside of Tremonton. Hence, the term “leakage” reflects sales that are lost to other communities. The analysis consists of first calculating the “average” expenditures made, per capita or per household, in the State of Utah in various retail categories using the North American Industry Classification System Codes (NAICS codes) as recorded by the Utah State Tax Commission. Total sales in Tremonton, by NAICS code category, are then divided by the total population and compared to average per capita sales in the State of Utah. Where Tremonton residents show higher purchases in NAICS code categories, it is assumed that Tremonton captures additional consumers from passerby traffic from Interstate 15 and Interstate 84 and/or the larger regional area for these types of purchases. Where purchases per capita are lower in Tremonton than in the State of Utah in purchases in NAICS code categories, it is assumed that Tremonton residents are leaving the community to make these types of purchases elsewhere.

Therefore, Table 4 identifies, areas of strength (i.e., where Tremonton is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and Capture Rate column that is higher than 100 percent. Where Tremonton residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column (“leakage”) is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

Table 4: Tremonton 2016 Sales Tax Leakage

NAICS Code Categories	Leakage	Capture Rate
Motor Vehicle and Parts Dealers	\$20,663,621	228%
Food and Beverage Stores	\$15,589,239	238%
Gasoline Stations	\$4,500,672	257%
Repair and Maintenance	\$1,222,122	140%
Food Services and Drinking Places	\$982,443	108%
Sporting Goods, Hobby, Book, and Music Stores	\$382,706	114%
Personal and Laundry Services	\$204,741	131%
Museums, Historical Sites, and Similar Institutions	(\$96,188)	0%
Amusement, Gambling, and Recreation Industries	(\$305,611)	81%
Performing Arts, Spectator Sports, and Related Industries	(\$325,733)	5%
Nonstore Retailers	(\$384,910)	77%
Health and Personal Care Stores	(\$435,278)	69%
Accommodation	(\$1,434,649)	67%
Furniture and Home Furnishings Stores	(\$1,902,896)	24%
Electronics and Appliance Stores	(\$2,171,491)	9%
Miscellaneous Store Retailers	(\$2,983,442)	28%
Clothing and Clothing Accessories Stores	(\$4,091,609)	11%
Building Material and Garden Equipment and Supplies Dealers	(\$4,676,091)	38%
General Merchandise Stores	(\$10,848,723)	34%
TOTAL	\$13,888,923	115%

Source: Utah State Tax Commission, ZPFI

Overall, Tremonton reflects an aggregate capture rate of 115 percent of resident sales, indicating that the City is able to attract customers from outside the area. Additionally, this suggests that traveling public on the Interstates is stopping to make purchases in Tremonton. These areas of strength include sales in the following retail categories (as delineated by retail tax code/groupings by the Utah State Tax Commission):

- Motor Vehicles
- Food and Beverage
- Gasoline
- Repair and Maintenance
- Food Services and Drinking Places
- Sporting Goods, Hobby, Book and Music Stores*
- Personal and Laundry Services

**The category of Sporting Goods, Hobby, Book and Music Stores is noted to be largely influenced by Tremonton Hardware. This entity files under the NAICS code that is related to Sporting Goods. If it were to be removed, leakage would be shown near 30 percent, indicating a need for more uses in Tremonton in this category. Additionally, if it was to be added to the Building Materials code, that category would increase from leakage of roughly 38 percent to near 76 percent.*

Conversely, the City has not captured its share of sales in the following retail categories, which are areas of opportunity for future retail development within the City:

- Amusement, and Entertainment
- Health and Personal Care Stores
- Furniture and Home Furnishings
- Electronics and Appliance Stores
- Clothing Stores
- Building Material and Garden
- General Merchandise

Some of the above retail categories may have limited opportunities due to growth of online shopping. Clothing stores and furniture stores have continued to struggle in most markets, despite general overall economic health. Food services may present options in Tremonton, considering the amount of traffic volumes on Interstate 15 and Interstate 84. There also appear to be opportunities for building material and garden stores, considering that this use type has historically fared well in Utah.

Opportunities exist in areas of strength to further increase the retail draw and to continue to attract new consumers from forecasted population growth, as well as increase the capture rate of existing goods and services as evidenced by the retail areas showing leakage of sales outside of the community.

Overall, the capture rate has stayed relatively consistent between 2013 and 2016 – with a slight increase from 108 percent to 115 percent. A table comparing 2013 and 2016 sales leakage is shown in Appendix B. As indicated previously, the capture rate is an important benchmark to follow in examining retail health. The recent trend appears to be a positive sign for Tremonton, suggesting that both local and tourist dollars are being “captured” and retained in the city.

A sales gap analysis was prepared by Buxton and EDC Utah for Tremonton City and while actual leakage amounts vary between the two reports, they do show the same trends in terms of stronger and weaker retail categories. A table showing comparing the ZPFI and Buxton Report is shown in Appendix B.

Growth in Population and Associated Increase in Annual Retail Purchases

For future population growth, increased annual retail purchases can be projected going forward, resulting in an understanding of how much retail space may be needed. Based on data provided by the Utah State Tax Commission, average retail purchases per capita in the State of Utah in 2016 were approximately \$12,000. Increased annual retail purchases from growth (in 2016 dollars) is shown in the table below:

Table 5: Growth in Retail Purchases

Description		
Retail purchases per capita (\$2016)	\$12,000	
Years	2018-2025	2018-2030
Population Growth	1,567	2,854
Year	2025	2030
Increased Annual Retail Purchases	\$18,804,000	\$34,248,000

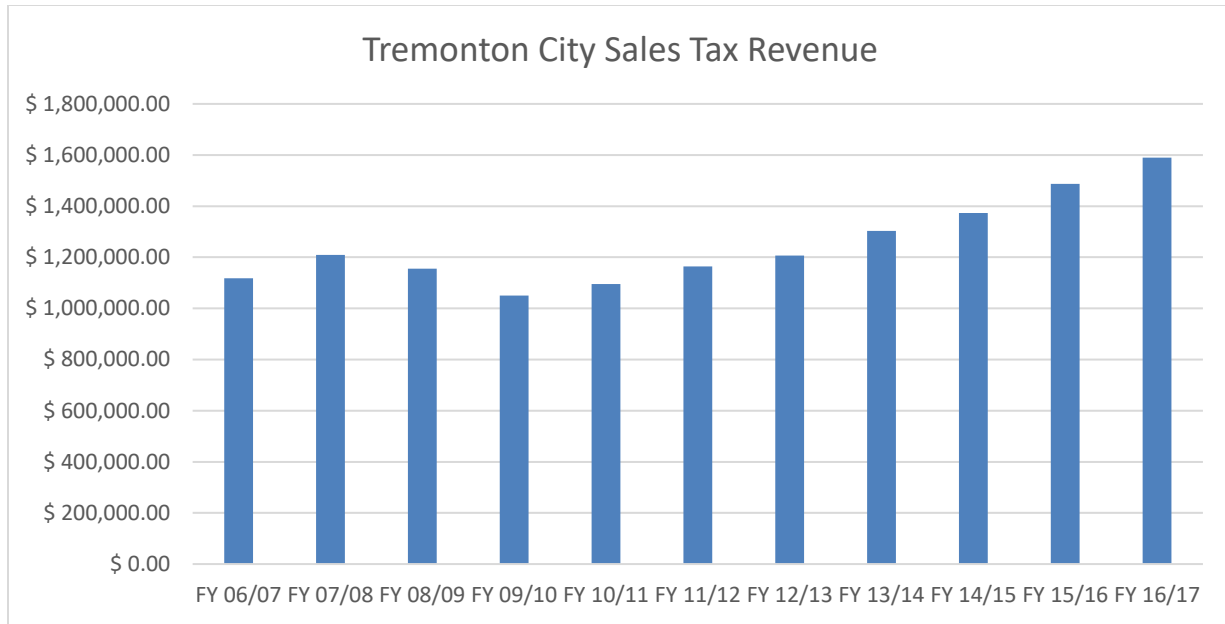
Source: Utah State Tax Commission, ZPFI

The above table shows an increase in annual retail purchases of near \$18.8 million per year in Tremonton, by 2025. This assumes the 2016 annual retail purchases is the same as the State of Utah, and as such, multiplies \$12,000 (state's annual average retail purchases per capita) by Tremonton's population growth. As a reference, the \$18.8 million annual increase shows an escalation of roughly 17 percent in retail sales from 2016 to 2025. This metric is valuable in helping Tremonton to make future budgetary plans.

Sales Node Analysis

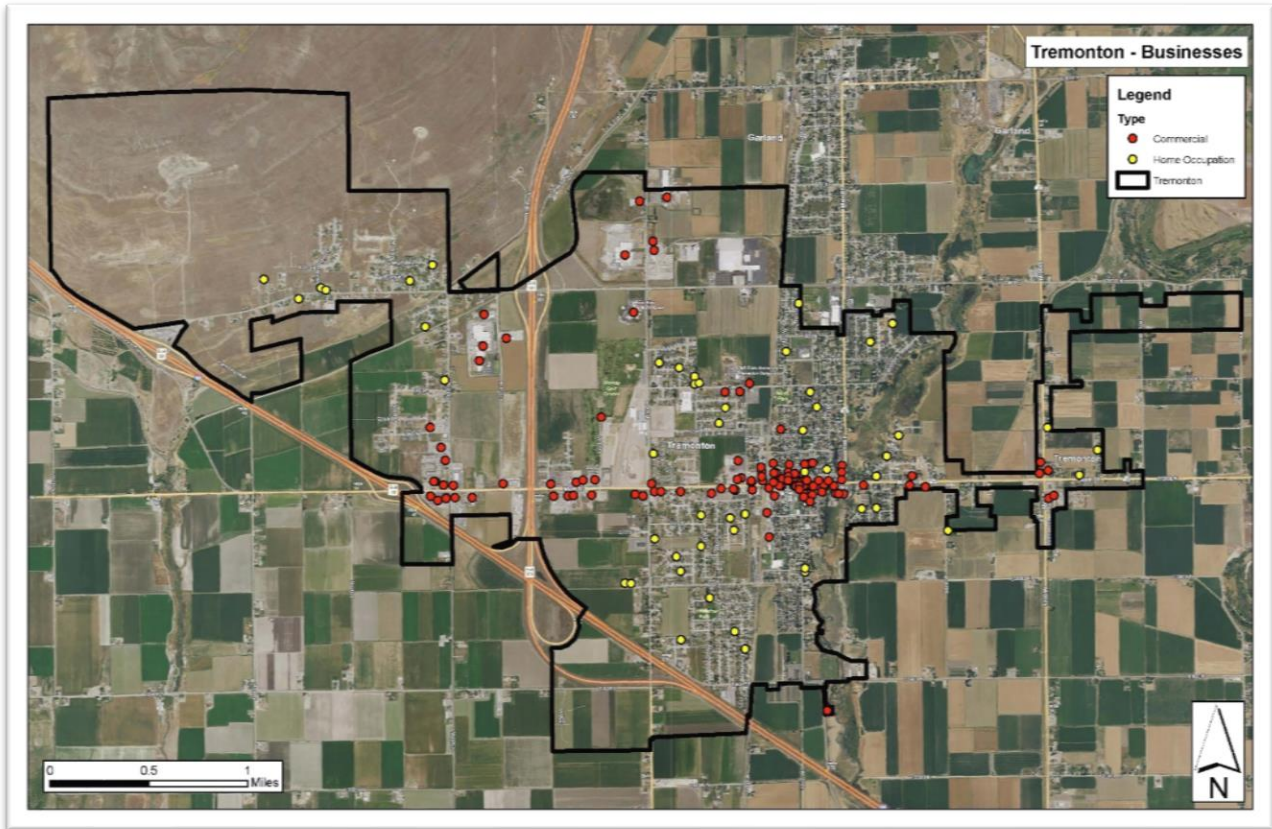
Sales tax is distributed to cities based upon a formula that distributes 50% based upon the point of sale and 50% based upon population. Cities that do have retail businesses receive a portion of sales tax based on their population and a portion of sales tax that is generated from within their incorporated limits.

After the recession of 2008-2009, Tremonton has shown steadily increasing sales tax revenue each year. However, sales tax revenues are more sensitive to economic cycles and do not provide the same level of reliability and predictability as do property tax revenues.



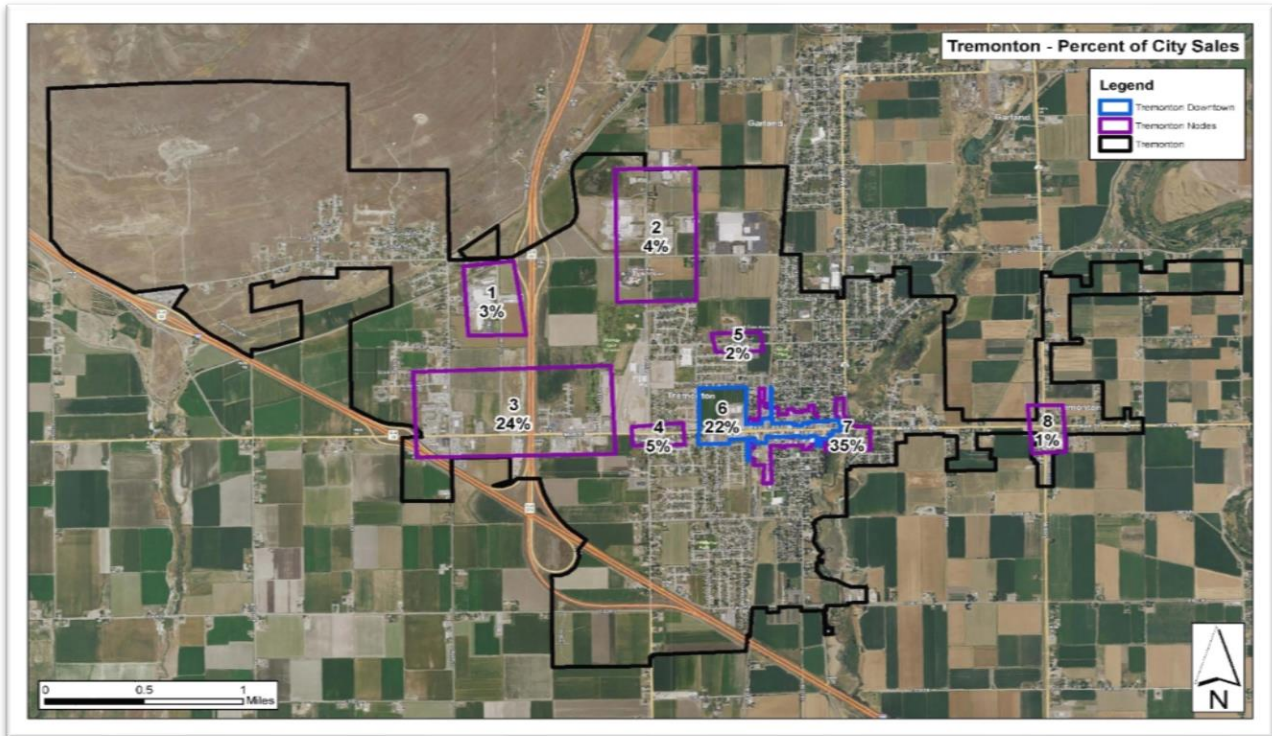
Source: Utah State Tax Commission, ZPFI

The map below highlights the addresses of all registered businesses in Tremonton. The intended purpose is to show where businesses are currently located, and where opportunities may exist for new development and potential clustering. As shown on the map, nearly all commercial businesses (shown by the red dots) are focused around Main Street, while home occupations (reflected with yellow dots) are scattered throughout the city.



Source: Tremonton City, ZPFI

While the above map shows that most businesses are located around Main Street, it additionally reveals that there are groupings, or clusters, of entities that are focused within certain areas. Typically, these clusters are formed around areas of appeal for businesses, including transportation improvements, employment offerings, residential density, parks, entertainment features, etc. When enough businesses are clustered together they form a node, or, an area that can be separately studied. The map is important in that it provides the initial basis for forming nodes of study. The location and density of existing businesses is one key element in looking at a node. Other factors include the amount of potentially developable land, proximity to transportation connections, and demographics of the surrounding populace and possible user base. Based on the above geocoding of existing businesses, the map above shows business clusters for the purpose of analyzing current retail sales.



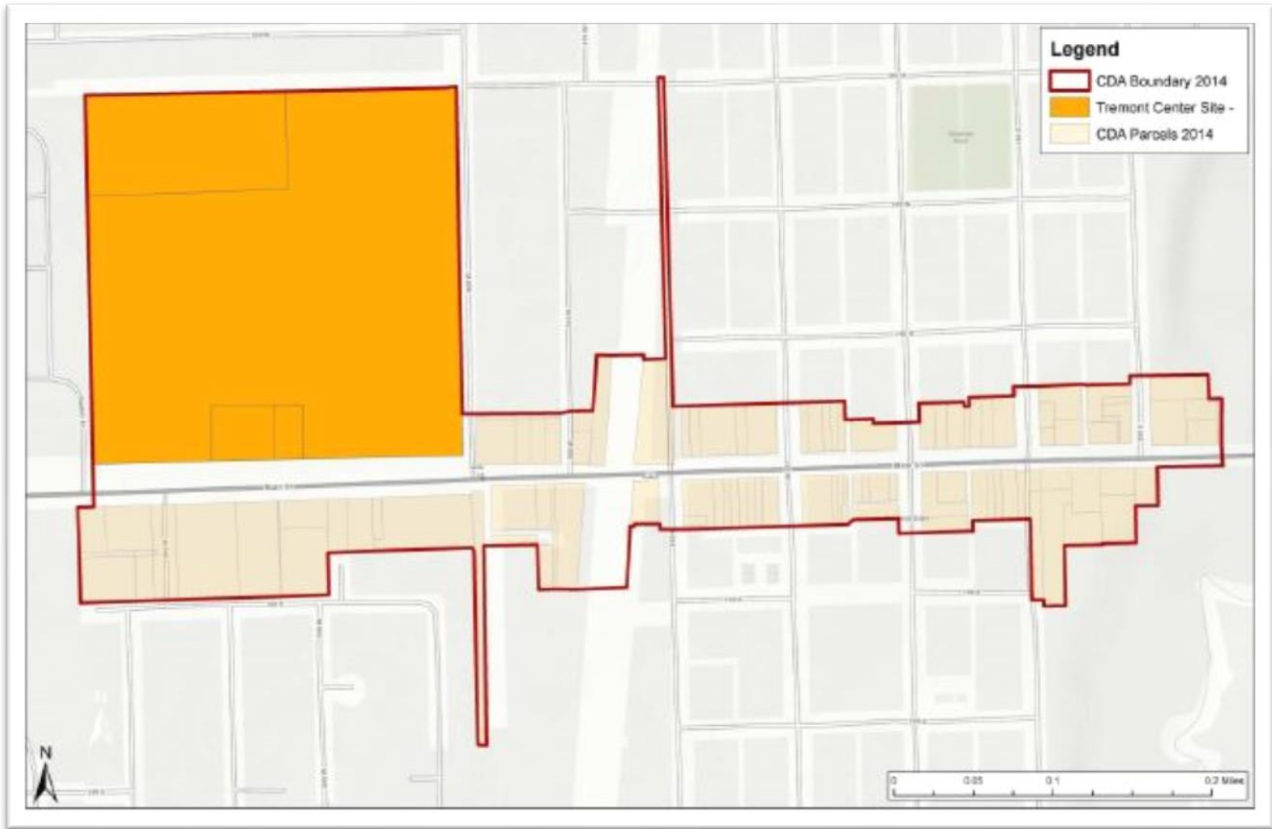
Source: Utah State Tax Commission, ZPFI

The above map shows the individual businesses as separated into nodes. Again, these nodes are based on the presence of existing businesses, and are grouped (or clustered) together on the aforementioned factors. Total sales, as well as percent of sales by the designated nodes, are shown in the map. Nodes 6 and 7 are the central downtown area, plus additional businesses at the east end of downtown. Together, these two nodes account for 57 percent of City sales. The other major sales-tax generating area is node 3, near the freeway interchange at the west end of Main Street.

Nodes 1 and 2 have limited sales tax revenue, but did show a few businesses within their outlines. They are considered to be appropriate for study (and for designation as nodes) due to the amount of developable land, and the desirability of their connections to I-15. Node 4 is limited in its size and its sales tax revenue, but is separately studied due to its key position between Node 3 and the main downtown core (Nodes 6 and 7). It also shows opportunity for some development, due to good visibility and exposure characteristics, and some available land.

The downtown area, shown as Node 6 and denoted with a blue boundary on the above map, correlates directly with the Tremont Center Community Development Area (CDA) which is generally located along Main Street from approximately 730 West to approximately 200 East, and was created in the City in 2015. Therefore, node 6 most closely reflects retail activity in the Tremont Center CDA. The boundaries of the Tremont Center CDA are shown below.

The CDA is an integral influence of the downtown area. Overall, a CDA is intended as an economic development tool that can spur new growth and revitalize the downtown by the developer and Tremonton City RDA receiving tax increment financing. Consequently, the CDA is viewed as a desirable amenity, and the area shown by Node 6 should be a focus for future planning efforts.



Source: Tremonton City, ZPFI

The table below highlights the total sales and percent of city-wide sales from each designated node. The northern part of the City (nodes 1 and 2) is primarily a manufacturing center based upon existing uses and the relatively small percentages of retail sales. The main downtown (nodes 6 and 7) provide a greater percentage of retail sales, as indicated previously, and is an area that is noted to have opportunity for additional development. Roughly 24 percent of total sales are represented by Node 3, which primarily comprises good and services that are oriented to the travel public using Interstate 15 and Interstate 84.

Node 4, as highlighted previously, has limited sales, but is an important connection from the area around the Interstates to the main downtown core. Nodes 5 and 8 receive less emphasis herein due to their limited sales, and, their removal from transportation connections and surrounding commercial areas. Finally, the table shows limited sales generated by home occupation businesses.

Table 6: Total Retail Sales by Node

Label Node	Description	Total Sales	Percent of Sales
1	2000 W	\$4,235,147	3%
2	1000 W 1000 N	\$5,648,348	4%
3	Interstate 15 and Interstate 84	\$32,131,845	24%
4	1000 W Main St	\$6,186,329	5%
5	600 N 4th W	\$2,429,642	2%
6	Downtown	\$28,967,472	22%
7	Downtown Perimeter	\$46,560,823	35%
8	1600 E Main St	\$1,774,407	1%
	Home Occupation	\$3,302,187	3%

Outside Tremonton	\$638,148	0%
Remaining Tremonton	\$188,200	0%
TOTAL	\$132,062,548	100%

Source: Utah State Tax Commission, ZPFI

It is relevant to note that roughly 81 percent of the total sales for the city occurs within three nodes, each of which are focused around the main thoroughfares in the area (Interstate 15 and 84 for Node 3, and Main Street for Nodes 6 and 7). This indicates that Main Street is an integral part of generating sales for the city. Other areas of the city may have opportunities for other commercial uses. Nodes 1 and 2 will be later seen as having potential for flex office uses. These areas, however, will likely not have the same commercial appeal as Main Street for the foreseeable future.

The type of sales within each major node is also considered in this retail analysis. This is important to understand what type of commercial activity is happening within the zones. With this information, coupled with considerations for traffic counts, neighboring uses, proximity to the Interstates, and the CDA, recommendations can be made regarding possible future uses. The city should consider the previous leakage data (see Table 4: Tremonton 2016 Sales Tax Leakage), and determine which of the lacking uses could be encouraged or recruited in the nodes based on their existing types of sale.

Table 7: Type of Sales by Major Node

Node Identity Summary			
Node	Name	Category	Percent of Node Sales
1	2000 W	Manufacturing	67%
		Building Material and Garden Equipment Supplies Dealers	28%
		Construction	3%
		Transportation and Warehousing	2%
2	1000 W 1000 N	Manufacturing	89%
		Professional, Scientific, and Technical Services	5%
		Health and Personal Care Stores	5%
		Real Estate, Rental and Leasing	1%
3	Interstate 15 and 84	Wholesale Trade	28%
		Motor Vehicle and Parts Dealers	26%
		Food Services and Drinking Places	19%
		Accommodation	8%
		Repair and Maintenance	5%
		Gasoline Stations	5%
		Manufacturing	5%
		Amusement, Gambling, and Recreation Industries	3%
		Gasoline Stations	78%
4	1000 W Main St	Motor Vehicle and Parts Dealers	21%
		Food Services and Drinking Places	1%
		Health Care and Social Assistance	<1%
		Manufacturing	<1%
		Miscellaneous Store Retailers	<1%
		Repair and Maintenance	<1%
5	600 N 4th W	Professional, Scientific, and Technical Services	83%
		Health and Personal Care Stores	17%
6	Downtown	Motor Vehicle and Parts Dealers	53%

Node Identity Summary			
Node	Name	Category	Percent of Node Sales
		General Merchandise Stores	20%
		Food Services and Drinking Places	9%
		Building Material and Garden Equipment Supplies Dealers	5%
		Food and Beverage Stores	2%
		Information	1%
		Furniture and Home Furnishings Stores	1%
		Repair and Maintenance	1%
		Wholesale Trade	1%
		Accommodation	1%
		Miscellaneous Store Retailers	1%
		Clothing and Clothing Accessories Stores	1%
		Health and Personal Care Stores	1%
		Administrative and Support and Waste Management and Remediation Services	<1%
		Gasoline Stations	<1%
		Manufacturing	<1%
		Nonstore Retailers	<1%
		Personal and Laundry Services	<1%
		Sporting Goods, Hobby, Book, and Music Stores	<1%
		Food and Beverage Stores	56%
		Motor Vehicle and Parts Dealers	24%
		Building Material and Garden Equipment Supplies Dealers	6%
		Wholesale Trade	4%
		Food Services and Drinking Places	3%
		Gasoline Stations	2%
		Miscellaneous Store Retailers	1%
		Personal and Laundry Services	1%
		Manufacturing	1%
		Repair and Maintenance	1%
		Accommodation	<1%
		Construction	<1%
		Furniture and Home Furnishings Stores	<1%
		General Merchandise Stores	<1%
		Food Services and Drinking Places	58%
		Repair and Maintenance	37%
		Sporting Goods, Hobby, Book, and Music Stores	5%
		Wholesale Trade	<1%
		Repair and Maintenance	29%
		Food Services and Drinking Places	28%
		Amusement, Gambling, and Recreation Industries	8%
		Wholesale Trade	7%
		Motor Vehicle and Parts Dealers	6%
		Construction	6%
		Professional, Scientific, and Technical Services	3%
		Real Estate, Rental and Leasing	3%
		Nonstore Retailers	2%
		Sporting Goods, Hobby, Book, and Music Stores	2%
7	Downtown Perimeter		
8	1600 E Main St		
Remainder			

Node Identity Summary

Node	Name	Category	Percent of Node Sales
		Personal and Laundry Services	2%
		Information	1%
		Food and Beverage Stores	1%
		Clothing and Clothing Accessories Stores	1%

Redevelopment Agency & Past Project Areas

Redevelopment Agency and Past Project Areas

The Tremonton City Redevelopment Agency (RDA) is a separate government entity established pursuant to the Redevelopment Agencies Act in Utah Code. The RDA's purpose is to prepare and carry out plans for the improvement, rehabilitation, and the development or redevelopment of areas that have been targeted for development or redevelopment within the territorial limits of Tremonton City. To accomplish this objective, the Agency may acquire land, relocate residents and businesses, demolish deteriorated improvements, grade land, provide ancillary off-site improvements, and resell the land to the public or private sector for development. The Agency can enter into contracts, issue bonds or other obligations and provide certain financial incentives to assist in the development or redevelopment of the Project Area. The members of the Tremonton City Council are also the board members of Tremonton Redevelopment Agency. The Board approves the Redevelopment Agency budgets, agreements, and resolutions.

Project areas in which the RDA is involved are financed through a combination of public and private investment. A unique financing mechanism called tax increment financing (TIF) enables the RDA to use the net new tax revenues generated by the redevelopment to help finance the RDA projects, for a period of time. The RDA has no authority to levy taxes and must look specifically to the allocation of taxes produced as summarized below.

When a project area is being planned, the RDA works with the Box Elder County Assessor to determine the total real property and personal property tax value for the parcels in the proposed project area's boundaries in its current state, often referred to as the base value or base year. With the redevelopment of the parcels in the project area, the improvements to the real property and personal property creates new taxable value. Utah Code enables the increase in taxable value (from the base value to the current year value), often referred to as tax increment financing (TIF), for a period of time to go to the RDA with the consent of other taxing entities such as Box Elder County, Box Elder County School District, Box Elder Mosquito Abatement District, Bear River Water Conservancy District, and Tremonton City. During this period of time that the taxing entities may consent to allow the RDA to receive tax increment these tax entities continue to receive real property and personal property tax from the base year.

The RDA uses the TIF to either finance the issuance of bonds or to reimburse developers for a portion of their project financing. In either case, the TIF that is created must be used for improvements that have a public benefit and that support the redevelopment effort, such as site clearance, streets, utilities, parks, the removal of hazardous materials or conditions, or site acquisition and the removal of blighted buildings. In most cases RDAs (the public partner) pay for only a fraction of development costs related to the new development they encourage by the private partner.

Once the RDA has fulfilled its monetary obligations related to a project area all the additional taxes created by the redevelopment revert to the normal taxing entities. The benefit of project areas twofold: (1) the project areas benefits from the investment of public and private funds; (2) at the end of the project area taxing entities get new, permanent sources of revenue that wouldn't have existed if the RDA had not enabled the project to be undertaken.

Over the years the Tremonton City RDA has been able to create several project areas that are summarized on the following page.

West Liberty Foods Economic Development Area

The West Liberty Foods Economic Development Area (EDA) was created during or around June 2006 with the consent of other taxing entities. The Project Area was comprised of 23.5 acres with West Liberty Foods constructing a slicing/packaging facility with Millard Refrigeration constructing a refrigerated warehouse and distribution facility, which is connected by a series of conveyor tunnels to the West Liberty Foods' facility.

The taxing entities permitted the Tremonton City Redevelopment Agency to have 100 percent of the tax increment from this project area for a ten-year period of time. Of the tax increment received by the RDA 20 percent of tax increment was to be dedicated to the creation and preservation of low to moderate income housing. With the remaining tax increment the RDA entered into a Tax Increment Reimbursement Agreement with West Liberty Foods and Millard Refrigeration and reimbursed these industries for improvements made in the project area.

The West Liberty Foods EDA's objectives included increasing taxable value for the taxing entities, creating jobs within Tremonton City; and improving housing opportunities for low to moderate income individuals within Tremonton City. This EDA accomplished these objectives as follow:

- Increased taxable value increased by approximately 99 million dollars. This project area had a Base Taxable Value of \$417,300 at the start of the project and at the end of the project area the Box Elder County Auditor RDA 700 Report had an assessed value \$99,276,160.
- Created more than 700 jobs at West Liberty Foods (Protein Processing, LLC) and created about 26 jobs by Millard Refrigerated Services (also known as Lineage Logistics).
- Reimbursed West Liberty Foods and Millard Refrigerated Services \$9,304,216 and \$1,135,805 respectively over the life of the project area for improvements made within the boundaries of the project area.
- Obtained \$2,609,907 obtained to benefit low to moderate income housing within Tremonton City limits.

Tenth North Project Area

In August, 1998 the RDA created the Tenth North Economic Development Project Area associated with Malt-O-Meal's construction of a constructed a cereal manufacturing facility, railroad track, and other improvements. The Agency entered into a Tax Increment Reimbursement Agreement with Malt-O-Meal to reimburse for improvements made. The tax entities permitted the RDA to have 70% of the tax increment for approximately 10 years.

The Ten North Project Area's objectives included increasing taxable value for the taxing entities and creating jobs within Tremonton City. This project area accomplished these objectives as follow:

- Increased taxable value increased by approximately 123 million dollars. This project area had a Base Taxable Value of \$882,216 at the start of the project and at the end of the project area the Box Elder County Auditor RDA 700 Report had an assessed value \$124,520,154.
- Created approximately 200 jobs.
- Reimbursed Malt-O-Meal approximately \$8 million dollars for investments made in the project areas.

Tremont Center Community Development Area

The Tremont Center Community Development Project Area is located along Main Street from approximately 730 West to approximately 200 East, covers 73.7 total acres, and includes 109 parcels that account for 60.3 acres of the total 73.7 acres, with the remaining acreage belonging to roads, rail, and alleyways. The taxing entities permitted the Tremonton City Redevelopment Agency to have 75 percent of the tax increment from this project area for a fifteen-year period of time or until the RDA receives \$4.3 million, whichever occurs first. The primary increase in taxable value that will generate tax increment is anticipated to occur from the development of the 38-acre vacant site of Tremont Center. The Tremont Center site is slated to be developed as a commercial, office, and residential development and has unique and significant infrastructure needs to make this development viable. For this reason, the Agency sought to capture the tax increment from the Tremont Center to overcome the significant infrastructure needs.

Additionally, the Agency will use funds to revitalize other property in the project areas, primarily on Main Street. Below is a table of anticipated, in process, or completed improvements, amounts, and location of improvements. The **bold font** in the table below represents improvements that have commenced or been completed. The maximum amount of tax increment permitted to be received by the RDA coincides with the improvements identified in the table below.

CDA Expenses	Amount	Location of Improvement
Bury Central Canal	\$1,000,000	Tremont Center
Bridges and ROW improvements	\$300,000	Tremont Center
Landscaping over the buried canal and pedestrian amenities	\$208,000	Tremont Center
Bury overhead power	\$50,000	Tremont Center
Water line installation	\$50,000	Tremont Center
Bore water line under canal	\$20,000	Tremont Center
Acquire ROW for road extension (480 West)	\$60,000	Main Street
Building of road extension (480 West)	\$40,000	Main Street
Demolition of homes	\$350,000	Tremont Center
Façade improvements	\$640,000	Main Street
Replacement of streetlights	\$695,553	Main Street
New streetlights	\$207,186	Tremont Center
Public realm improvements	\$100,000	Main Street
Main Street trees	\$283,000	Main Street
Street trees for public road	\$84,000	Tremont Center or Main Street

Public plaza	\$150,000	Tremont Center or Main Street
Total	\$4,237,739	

The Tremont Center Community Development Project Area Plan recognizes and anticipates that some line items for expenditures may be more or less than those shown in the Project Area Plan and Budget summarized above. Moreover, the Budget for expenditures illustrated above shall not be held to strict amounts for each line item, but rather the overall amount of \$4.3 million of expenses shall be the maximum cap amount.

On March 1, 2016, the Agency adopted Resolution RDA 16-02, a restated property tax increment reimbursement agreement between the Agency and Tremont Center, LLC for infrastructure improvements. The reimbursement agreement essentially grants 100% of the increment to Tremont Center, LLC for what this Agreement identifies as Developer Primary Improvement up to a maximum amount of \$2,234,000 or actual costs of the Primary Improvements, whichever is less. Thereafter, the reimbursement agreement grants 50% of the tax increment in a given year to Tremont Center LLC for what this Agreement identifies as Developer Secondary Improvements up to a maximum amount of \$234,000 or for the actual costs of the Secondary Improvements, whichever is less.

Both the Tremonton RDA and Tremonton City desire for the Agency to immediately undertake improvement projects within the Tremont Center Community Development Project Area's boundaries but recognizes that the Agency's Tax Increment is currently obligated to a Developer as formalized in Resolution RDA 16-02. On September 20, 2016, the City Council adopted Resolution No. 16-46 which authorized from time to time through the budget process to provide the Agency with capital contributions so that the Agency may commence improvement projects ahead of the Agency having available Tax Increment. In Resolution No. 16-46, the City Council requests reimbursement of the capital contributions, starting from Fiscal Year 2016, without interest by the Agency if there is sufficient Tax Increment to reimburse said capital contributions after the Agency fulfills its obligation to reimburse the Developer per Resolution RDA 16-02. On September 20, 2016, the Agency adopted Resolution No. RDA 16-11 accepting capital contributions into Fund 71- RDA District #2 Fund- Downtown to facilitate improvement projects, within the Tremont Center Community Development Project Area's boundary. The Agency also declared their intent to reimburse, without interest, the City for capital contributions.

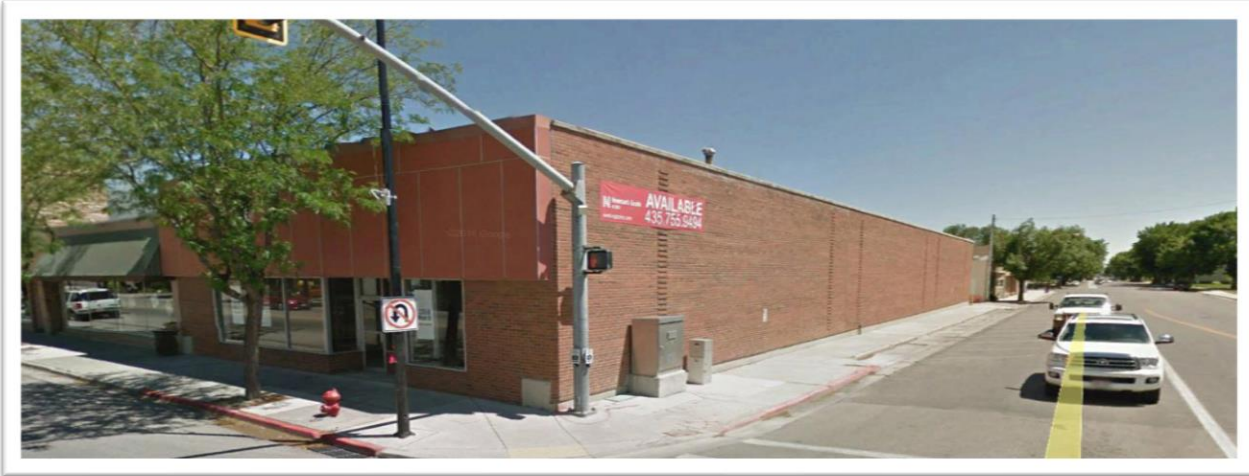
Below are pictures of some of the development activities that have occurred in the Tremont Center Community Development Project Area. A Shopko, Results Gym, Dollar Tree, Greer's Hardware Store, and Auto Zone have been constructed.



Photo of the canal being buried at the intersection of 400 West and Main Street (Tremont Center)

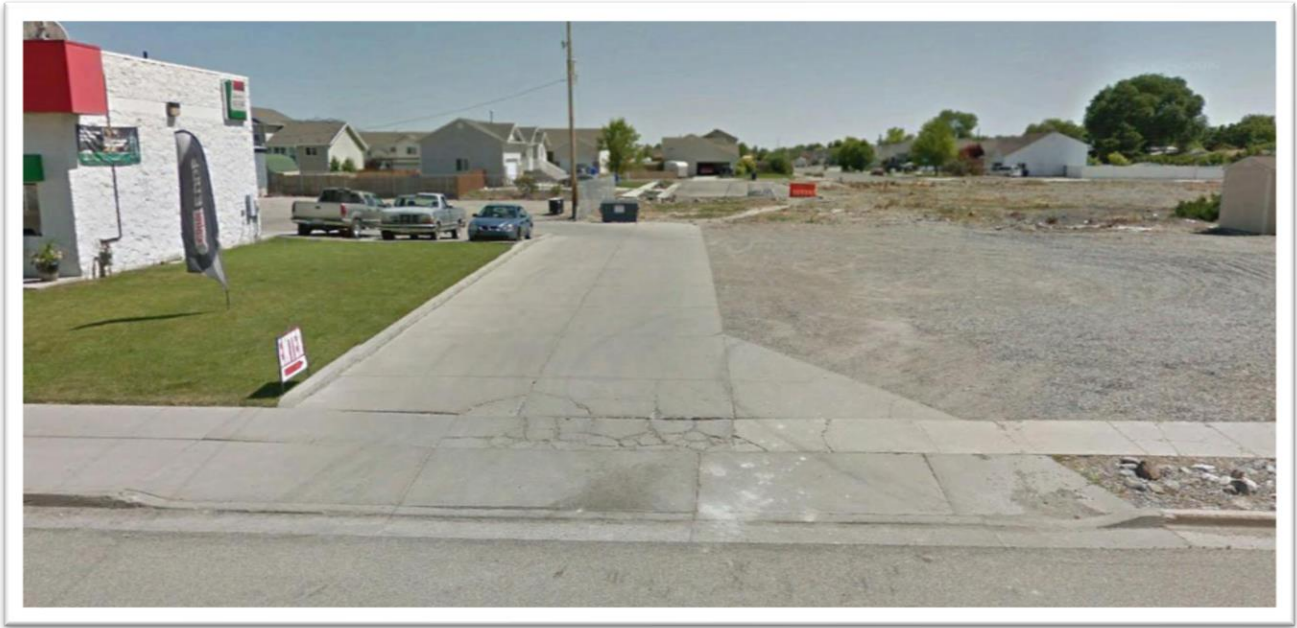


Photo of the construction of Dollar Tree and Auto Zone (Tremont Center)



Within the boundaries of the Tremont Center is the King's Building that remained vacant for many years which is shown in the photo above. King's Building has been redeveloped to create storefronts along Tremont Street which is shown in the photo below.





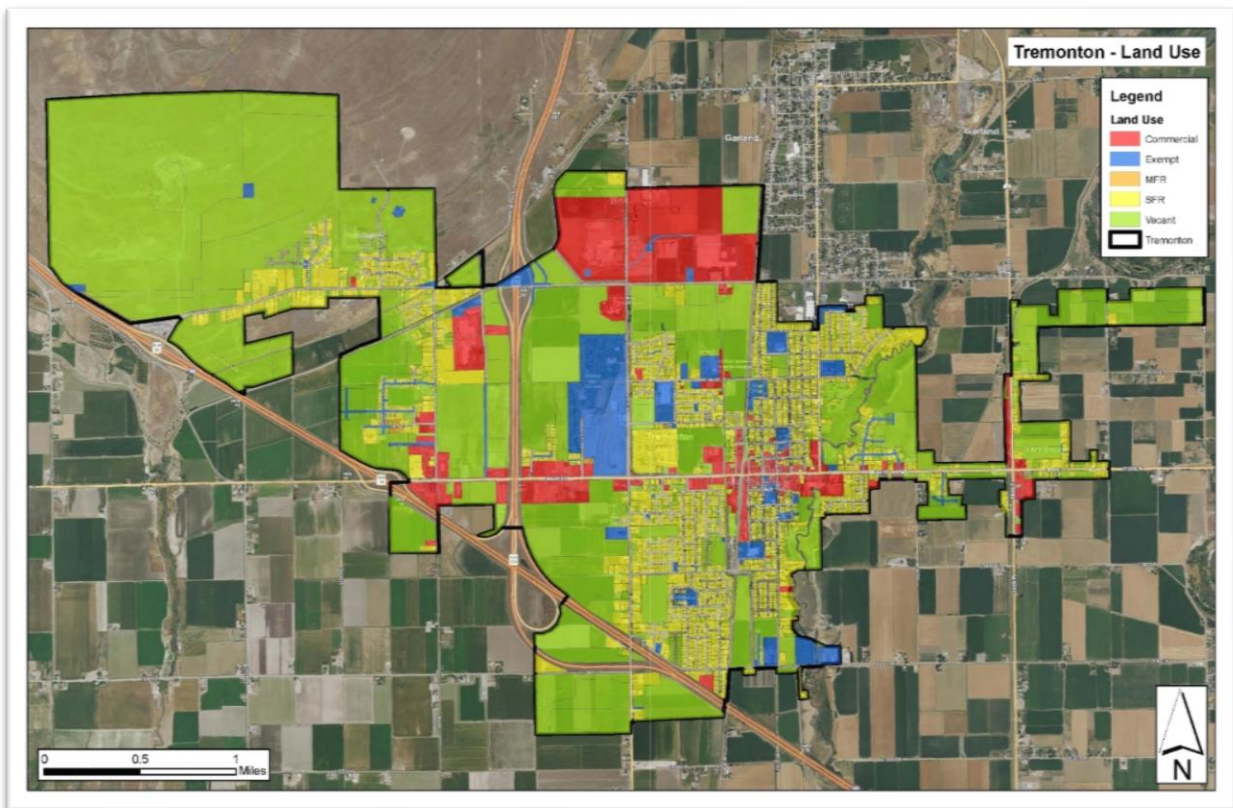
480 West extension for the existing stub road to connect to Main Street will be constructed Spring of 2018.



Site Analysis

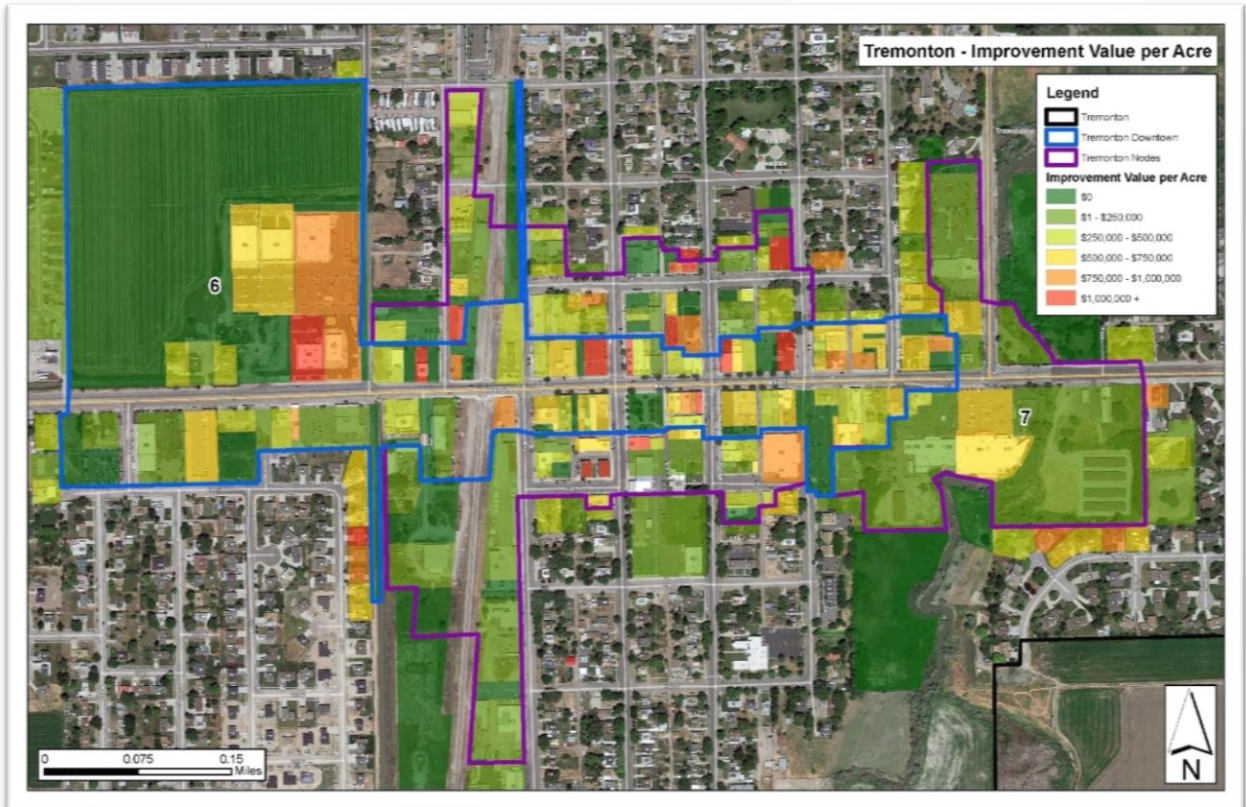
Site Analysis

The purpose of the site analysis is to identify primary areas for redevelopment and future development opportunities. Additional opportunities may present themselves as surrounding land uses change over time, or as market conditions improve to the point where financial feasibility of certain uses is impacted. The land use map below shows commercial, exempt, multi-family, and single-family uses, as well as vacant parcels. The map reveals a significant amount of vacant land in the city, including some areas that are within or border the previously identified nodes. Also reflected is the amount of commercial land along Main Street and in the northern part of the city (commercial is identified as not just retail, but also office, manufacturing, industrial, etc.).



Source: Tremonton City, Assessor's Office, ZPFI

The following map shows improvement values per acre, for the main downtown core (generally Node 6, in the Sales Node Analysis). This map is important in that it shows current values, and how properties compare to one another in relation to value. Properties that are shaded in green and yellow reflect lower values per acre than those shaded in orange and red. The lower property values reflect an indication of redevelopment potential. Other factors such as visual appeal of the property and type of use will also make a difference in suggesting development potential.



Source: Assessor's Office, ZPFI

Most downtowns will show a clustering of higher improvement values per acre. Based on the above map, this does not appear to be evident for Tremonton. The higher valued acres are spread throughout the downtown area, indicating that there is no real clustering of higher improvement values per acre within downtown. Additionally, this suggests that opportunities to add value exist for focused areas, through redevelopment.

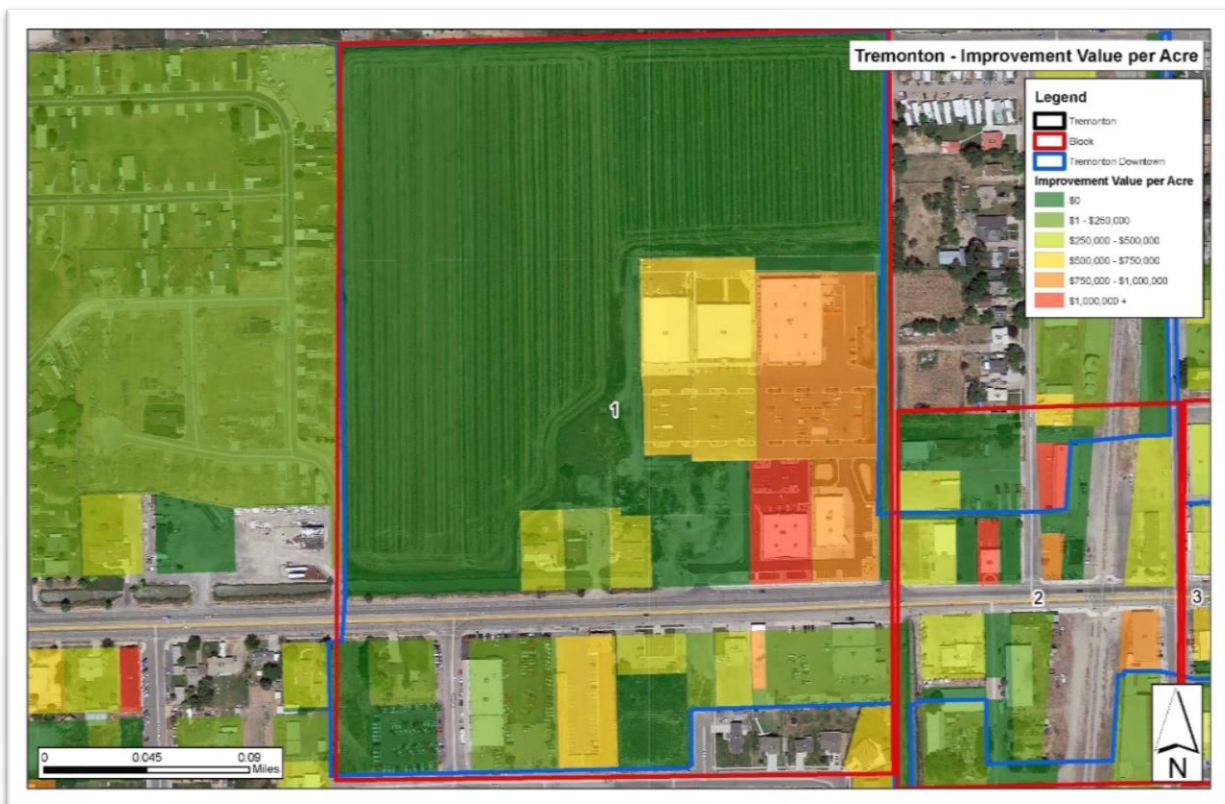
It is notable that several key intersections have parcels with low improvement values. As will be shown with more detailed maps of the downtown corridor, there are several intersections that appear to be underutilized based on their improvement values. Some intersections show one or two of the four corners with a high value, while the others are lower. The low-valued properties have improvements that are not fully maximizing the value attributed to visibility and exposure. Tremonton should recognize that these parcels have the opportunity to generate higher property tax revenues. Consequently, the following are recommended as possible action items:

- Meet with property owners to discuss their current understanding of value
- Educate property owners and investors on the benefits of Opportunity Zone investments (detailed later in this plan). These investments provide an economic development tool that should spur redevelopment and new construction
- Ensure that zoning and design standards are compatible with uses that maximize value

Like the previous map, additional maps were created to better understand potential opportunities in the downtown corridor (generally Node 6, in the Sales Node Analysis). Smaller segments, or blocks, are analyzed to see possible opportunities and where values are lower than those of surrounding properties. These segments or blocks stretch from west to east along Main Street as shown in the following four maps:

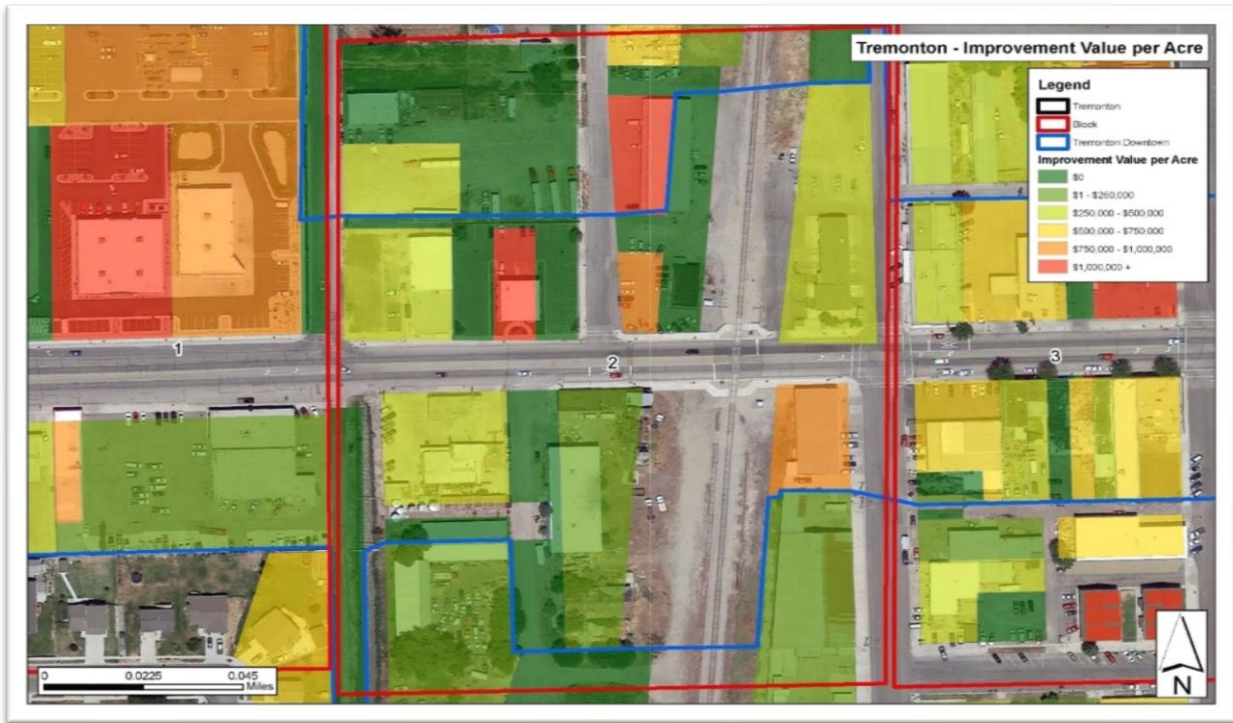
- Block 1: West End of Main Street, 900 West to 400 West
- Block 2: Main Street from 400 West to 200 West
- Block 3: Main Street from 200 West to 100 East
- Block 4: Main Street from 100 East to 300 East

Block 1: West End of Main Street, 900 West to 400 West



Source: Assessor's Office, ZPFI

Block 2: Main Street from 400 West to 200 West



Source: Assessor's Office, ZPFI

Block 3: Main Street from 200 West to 100 East



Source: Assessor's Office, ZPFI

Block 4: Main Street from 100 East to 300 East



Source: Assessor's Office, ZPFI

The four maps presented on the previous pages show specific areas (or blocks) within the downtown core (generally Node 6, in the Sales Node Analysis). Their strengths and weaknesses are presented in greater detail in the "specific site analysis" section to follow. The maps are shown herein to further illustrate the difference in property values from property to property, and will be analyzed in greater depth following a study of what the market can support.

SWOT Analysis

SWOT Analysis

The previously highlighted sales nodes (the areas primarily identified by their sales activity) are analyzed based on their deemed strengths, weaknesses, opportunities, and threats (SWOT analysis). In this analysis grouping of some of the sales nodes seems appropriate, considering their common characteristics.

Nodes 1 and 2 Overview

Nodes 1 and 2 are highlighted in the northern section of Tremonton, and compositely represent seven percent of the City's total sales. These two nodes have somewhat limited population demographic appeal for retailers, but strong traffic counts that provide a desirable characteristic for retailers. Due to existing uses, market conditions, and the amount of available land in these areas, flex office is noted as a potential opportunity. The following strengths and weaknesses are suggested for Nodes 1 and 2.

Nodes 1 and 2 Strengths

- Significant vacant land that is readily available for development increasing the improvement values per acre
- Appeal to flex, distribution, light industrial, and warehouse uses due to its proximity to Interstates and existing land uses of light industrial
- Retail potential is moderate primarily anticipated to occur adjacent to the Interstate
- Access to highways is a major advantage
- Medical facility is a contributing land use as it provides desirable jobs and a service which most employers see as an area necessity

Nodes 1 and 2 Weaknesses

- Limited surrounding population due to significant amount of vacant land
- Limited retail support for daytime commercial uses due to significant amount of vacant land

Nodes 1 and 2 Opportunities & Threats - Flex Office Buildings

Opportunities within these nodes are suggested with a focus on flex office space. Flex office space is defined in greater detail below:

- 40-50% of space within the flex office building is dedicated as office, with the remainder as warehouse, manufacturing, or distribution use
- Parking at flex office campuses is typically near 2.5 to 3.0 spaces per thousand rentable square feet. This is notably lower than the 4.0 to upwards of 6.0 spaces per thousand rentable square feet for standard office space
- Space requirements for employees in flex office buildings is typically near 400-600 per square foot per employee. Standard office space results in employee density closer to 200 to 250 square feet per employee
- Flex office space is very versatile and includes moveable partitions, and an ability to convert to more space within the building into standard office area.

For this study, numerous flex office campuses and buildings were studied to understand their amenities. Additionally, the average sizes of new flex office buildings, coupled with the reported market need in

Northern Utah, indicate that a minimum of 200,000 square feet could be absorbed in the next three years. A flex office building of this size would require roughly ten acres of land. Additionally:

- Roughly 400 employees could be estimated for a flex office space of 200,000 square feet. This amount would not drive new retail, but it would certainly be a beneficial consideration for retailers when considering competitive sites.
- Utility demands are not significant for flex office buildings – water and wastewater is at standard usage, while power can be requested at above typical levels
- If land costs were deferred, or utility hook-up costs were minimized (two options that may be possible with city assistance and/or utilizing a CDA), initial risk by a developer would be removed to the point where financial desirability increases (greater explanation to follow).



Picture of typical flex office building

The previous considerations suggest that flex office space may be a desirable use for portions of Tremonton, particularly in Nodes 1 and 2 where interstate access is close and vacant land is relatively abundant. Flex office space is presently experiencing healthy market conditions in Utah. Consequently, it is important to understand whether this use type is presently financially feasible in Tremonton, and how competitive the local market is in relation to other cities in northern Utah. Financial feasibility is estimated herein by comparing estimated property values upon completion of construction of the flex office building and cost to construct flex office building. The latter include a required profit allowance that would attract a developer to the project (as referred to as stabilization costs). If the estimated property value of the constructed flex office building is higher than the cost to construct the buildings, then financial feasibility is suggested. Conversely, if construction costs for the flex office building are higher than the estimated property value once completed, development will not proceed. If the difference, or spread, between estimated property value and construction costs is nominal, then developer and/or investors may look to

other markets or property types to achieve better returns. As a result, spreads reflected by various property options are important to consider, as they reflect what can be built in the market.

Again, understanding market conditions is pertinent to knowing what developers and/or investors will support. The following is noted for market conditions specific to Northern Utah for flex office uses:

- Currently, (mid 2018), there is strong demand from Salt Lake City to Ogden for flex and light industrial uses.
- There is growing demand spreading north from Ogden as some users are being priced out of the market, and, users are accentuating other traffic and transit connections.
- Flex office space is **financially feasible in Tremonton**. As explained above, the estimated value upon completion of construction flex office building and stabilization is in excess of current construction costs, albeit only nominally
 - Values for Tremonton standard flex office space are estimated near \$105-\$115 per square foot, while values in Ogden and Salt Lake are closer to \$130 to \$155 per square foot.
 - Construction costs in Tremonton, including land values, are near \$95-\$105 per square foot for flex office space. As compared to values \$105-\$115, costs show a spread potential from \$0 to \$20 per square foot.
 - The spread (as outlined previously) is somewhat limited, suggesting that a level of incentives could be necessary to create enough profit margin over competitive areas or differing uses to entice developers.

As noted, healthy demand exists for flex office space in Northern Utah. Future values (considering anticipated rental rate increases and further investor demand for flex office) are projected to be at levels which are higher than construction costs, suggesting continued financial feasibility. However, some competitive markets have superior conditions, resulting in greater appeal to developers. These superior conditions include better access to transportation connections, proximity to airports and active rail lines, and more appealing retail support options for employees. Consequently, it is important to note what could occur to see an increase in financial feasibility of building flex office space in Tremonton. The city most likely does not have a strong impact in influencing market conditions. However, it can provide incentives, change design standards, expedite approval processes, and work with owners to understand the differences in value that can result from varying uses. Some factors in the overall market that are subject to changes could improve financial feasibility, and are noted below:

Decline in Capitalization Rates

A capitalization rate is the first-year rate of return for a property. It is derived by dividing net income by a property's value. Uses with lower capitalization rates reflect reduced risk and higher prices on a per square foot basis. Conversely, properties with greater perceived risk (secondary locations, older improvements, non-creditworthy tenants, etc.) have higher rates of return and lower values per square foot.

- A decline in capitalization rates would occur with reduced market risk in the area. This would result in higher achievable values and greater spreads for financial feasibility
- A decline in capitalization rates would occur with increased demand in the overall market for flex office building type
- What is the likelihood of declining capitalization rates? – They are currently trending downward, albeit slightly, and have been doing so for several years

Decrease in Construction Costs

- A near term decrease in construction costs is unlikely considering increasing labor costs
- A decrease is also unlikely with consideration for increasing energy costs
- What is the likelihood of a decrease in construction costs (to the point that it would be notable enough to change financial feasibility indications and increase spreads to more desirable levels)?
– Unlikely in next two years

Increase in Achievable Rents

- An increase in achievable rents for flex office space will occur as the number of desirable sites are reduced with development
- What is the likelihood of an increase in achievable rents (to the point that they influence values enough to create greater spreads between costs)? – Likely in next three to five years

As noted previously, Tremonton could additionally aid in increasing the likelihood of flex office development by reducing the exposure period for investors and developers through shortening approval for building and development permits. Financial incentives, such as the Opportunity Zone, could also be provided that would ultimately reduce the initial risk and capital requirements for a development as shown in the Appendix A. This would allow for higher possible values, and lowered capitalization rates. As capitalization rates decline (with more favorable conditions) values increase and sites become more competitive with alternative options in cities throughout the region.

Node 3 Overview

Node 3 is a key area as it represents a relative entrance to Tremonton City from Interstate 15 and 84. It represents 24 percent of total overall City sales, and includes a several large, vacant parcels. It has major appeal for its traffic counts and has opportunity for uses which require Interstate visibility. Key strengths and weaknesses to this node are highlighted below:

Node 3 Strengths and Opportunities

- Node 3 has several large vacant parcels which would readily allow for development, increasing the improvement values per acre
- Node 3 has appeal for gasoline stations, hotels, and eateries due to the existing cluster of businesses oriented to provide goods and services to the traveling public. It is also desirable for these uses due to access to Interstate 15 and Interstate 84, and the distances to other major cities for the traveling public heading north to Twin Falls and Pocatello
- Node 3 shows Interstate visibility and quick access to the Interstate is a major advantage

Node 3 Weaknesses and Threats

- Node 3 shows some weaknesses with visual bifurcation of areas due to the Interstate configuration
- Several existing land uses which are not maximally productive in highest and best use analyses create value limitations on neighboring properties. These uses limit what is possible for surrounding properties, ultimately leading to lower achievable values. The decrease in values, due to the neighboring uses, causes spreads to dip below levels and discourage new development and investment in the area.

Nodes 4 and 5 Overview

Nodes 4 and 5 are notably small in land area and in total overall sales. They are not discussed in detail due to their minimal sizes and minimal number of businesses. Node 4 does play a relatively important role in that it helps connect the main downtown area with the Interstates, but currently offers limited available land.

Nodes 6 and 7 Overview

Nodes 6 and 7 represent the main downtown core and reflect an area where a strong place identity and retail focus can be achieved. Compositely, they account for 57 percent of total city sales, and have several opportunities for redevelopment. Strengths and weaknesses of Nodes 6 and 7 are highlighted below:

Nodes 6 and 7 Strengths

- Nodes 6 and 7 are where a significant amount of sales activity currently occurs and provides a strong cluster of retail businesses
- Nodes 6 and 7 contain elements necessary for destination spots and gathering spaces to attract consumers to visit and linger in the area
- Nodes 6 and 7 have appeal to locals, and the potential to increase appeal to passerby traffic

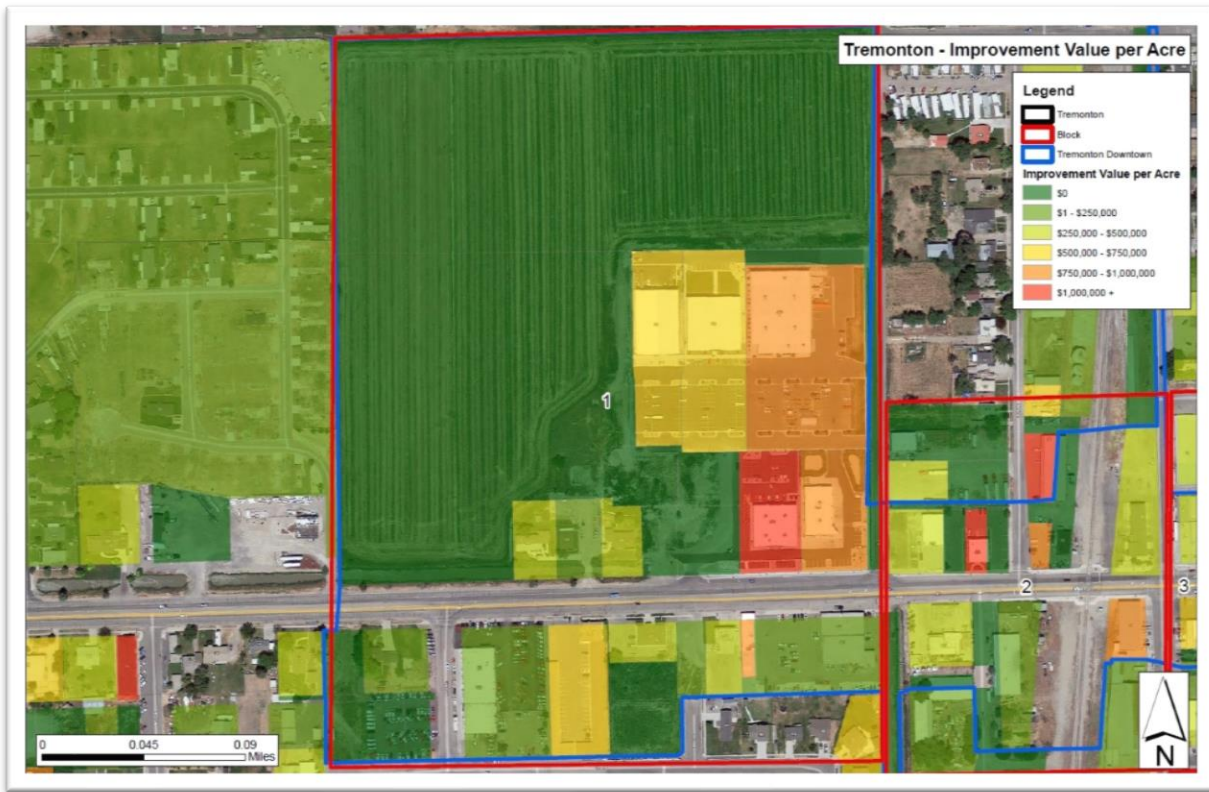
Nodes 6 and 7 Weaknesses

- Nodes 6 and 7 are a relatively spread out area, resulting in a lengthy downtown area. This results in some limitations with cohesive planning efforts
- Current uses in Nodes 6 and 7 result in limited nighttime population draws. This creates some limitations for other retail users
- Nodes 6 and 7 have limited entertainment options

Nodes 6 and 7 Opportunities and Threats

Nodes 6 and 7, when highlighted in greater detail, show various opportunities for development, redevelopment, and growth. The purpose of the following maps are to focus on key portions of Nodes 6 and 7. As explained previously, the improvement value per acre maps are important in helping identify where development opportunities exist. The map below shows recent, new development, with significant open space surrounding. It shows that the majority of higher-valued improvements are north of Main Street, and that lower values are located in the improvements found along the south boundary of Main Street. The maps also indicate some properties which are situated at desirable intersections have lower improvement values per acre than other, similar sites. This suggests older improvements, or, improvements that are potentially not the highest and best use of the land.

This map is a useful tool in showing ownership entities how their properties and the associated improvements compare to neighboring sites.





Opportunities within Nodes 6 and 7 include the following:

- A boutique hotel would be financially feasible (its future value will be in excess of its likely construction and land costs) at near 40-50 rooms. A hotel of this size won't provide the population to drive entertainment and eating options, but it could aid in creating a destination spot (a landmark that is known by residents and tourists).
- A critical mass or clustering of eateries would be feasible and would create a gathering spot.
- A "gateway," or an area designated as the entrance to downtown, could be pursued.
- Local brokers indicate, and planned population and employment growth confirms, that demand exists for local professional offices. While the amount of demand is not significant, figures show that near 10,000 square feet in smaller suites could be absorbed in the next two to three years.

Costs for office construction are currently near estimated market values in Tremonton for this product type (likely two stories, 0.35 floor-to-area ratio (FAR), parking at 4.5 per thousand square feet). Current costs of office construction versus estimated value for this product type reveals limited spreads (\$145 square foot of costs vs. \$150 square foot in value). Consequently, office may not occur unless one or more of the following occurs:

- If labor prices continue to increase, then the spread will narrow or altogether disappear. This will further restrict financial feasibility. However, if prices for materials or labor do decline, or even stabilize, then the spread may widen as values increase with strengthening demand.
- If an office developer has access to low-priced land then the costs are further reduced, resulting in a greater spread. This is common in areas where developers have purchased land at lower rates and have held such land until market conditions improve. This also occurs when land owners

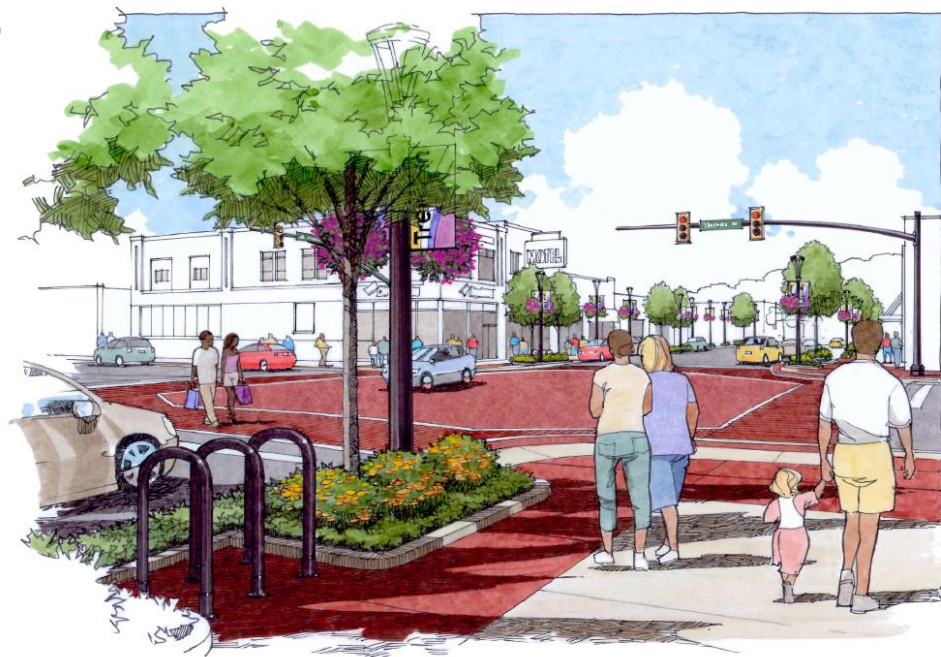
have pressures to sell (family interests, cash needs, etc.), and sell at a discount to a buyer who has ready access to capital.

- If an owner/user purchase is made, then the relationship of costs and value is less analyzed. This is due to owner/users looking more for utility than for investment. Owner/user purchases are typically more likely to happen in rural areas like Tremonton.
- If a long-term lease is securable prior to construction, this removes some of the risk associated with construction and stabilization, thereby increasing the value per square foot and lowering the overall capitalization rate (the first year rate of return, derived by dividing net income by the overall value).
- If incentives are provided that help bridge profit gap, then office development becomes more feasible. If initial capital costs are lessened, due to incentives, then developers can accept reduced profits (lower spreads) based on the reduced risk.

Conceptual plans, as drawn by Downtown Redevelopment Services, are shown below regarding potential ideas for Main Street area improvements. The concepts key on accentuating building facades, landscaping, walkable corridors, and a sense of identity.

Conceptual Main Street Illustration | Tremont Street Intersection

This illustration is a view looking northeast from the southwest corner of the intersection of Main Street and Tremont Street.



Tremonton Main Street Urban Design Improvements | Community Studio + Downtown Redevelopment Services

Page 3.2

The illustration above accentuates the need for cohesive landscaping and wide sidewalks. Also note the potential banners and opportunity to create a branded image for the city.

Conceptual Main Street Illustration | 100 West Intersection at Midland Square

This illustration is a view looking east from the west side of the intersection of Main Street and 100 West. Midland Square is located to the right side of the view.

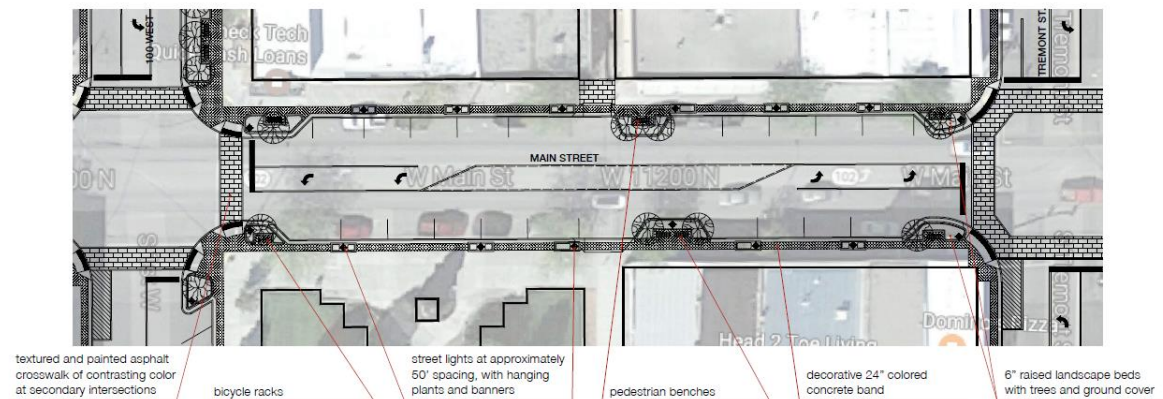


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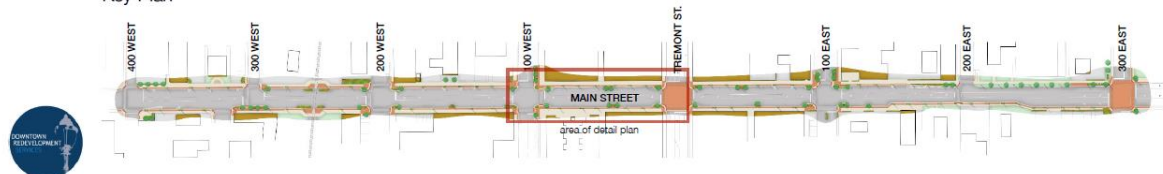
Finally, the illustration below highlights potential streetscape details for Main Street from an aerial perspective.

Schematic Main Street Improvement Plan | 100 West to Tremont Street Block

Detail Street Plan



Key Plan



Tremonton Main Street Urban Design Improvements | Community Studio - Downtown Redevelopment Services

Node 8 Overview

Node 8 is at the far eastern end of the more centralized study area, and furthermore is within an eastern portion of Tremonton. The node primarily centers around the intersection of Main Street and 5200 West, the latter of which runs north to south and connects with Interstate 15 roughly two miles to the south. Node 8 shows nominal overall sales activity, due to some vacancies and primarily undeveloped land.



Node 8 Strengths

- Node 8 has a relatively major intersection that provides good visibility and exposure for potential occupants
- Node 8 has proximate freeway access to I-15 to the south
- Node 8 has a moderate amount of vacant land that would allow for a variety of uses

Node 8 Weaknesses

- Node 8 has somewhat limited population in near proximity
- Node 8 has a vacated restaurant and gasoline station that result in some detrimental visual aesthetics (blight)
- Node 8 has a canal that parallels SR13/5200 West and results in some development constraints
- Vacated gasoline station has some environmental contamination has documented through a subsurface investigation report prepared by the Department of Environmental Quality (Petroleum Storage Tank Trust Fund). See Appendix F for the executive summary of this environmental report.

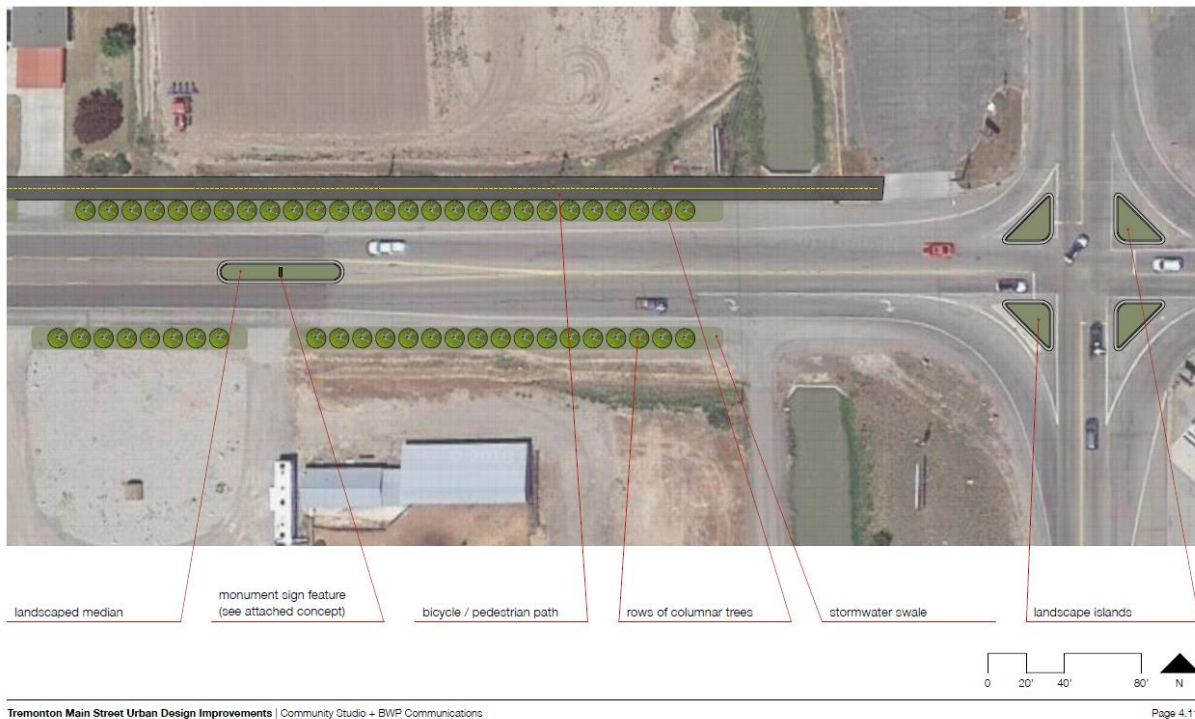
Node 8 Opportunities

- Node 8 could support a CRA due to its low property values (low baseline) and potential for development
- Node 8 is within an Opportunity Zone (similar to the other nodes), and when coupled with the incentives of a CRA, results in a more desirable development area than some other competitive areas in the larger region
- Node 8 could be transformed with limited costs into a “Gateway” to Tremonton and the downtown core

Effort has been made by the City of Tremonton to consider redevelopment opportunities for Node 8. A CRA has been evaluated, with the general intent for the funds to be used by the city to acquire land and create possible gateway/signage improvements. A vacated restaurant and gasoline station have some environmental contamination issues at present, with a completed environmental report showing a clean-up cost of roughly \$40,000. This is likely not prohibitive, but a barrier that may keep some buyers from making a purchase. Nonetheless, it represents an opportunity for the city to potentially acquire a desirable section of land at an intersection that should continue to see increased activity with future population growth in the area.

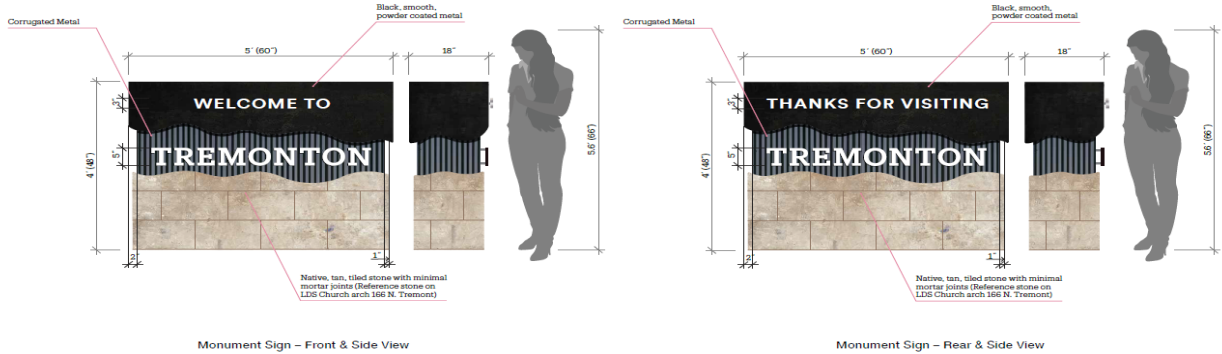
The images below show possible improvements that could be made for Node 8 that would likely result in a more desirable development area. Added landscaping and street improvements could be paid through funds generated as part of a CRA.

East Gateway Entry Monument | Main Street at Highway 13 “Crossroads”



Additionally, gateway signage, as mentioned previously, could be added to Node 8. Concept plans were shared for this study and are shown below.

East Gateway Entry Monument | Main Street at Highway 13 "Crossroads"



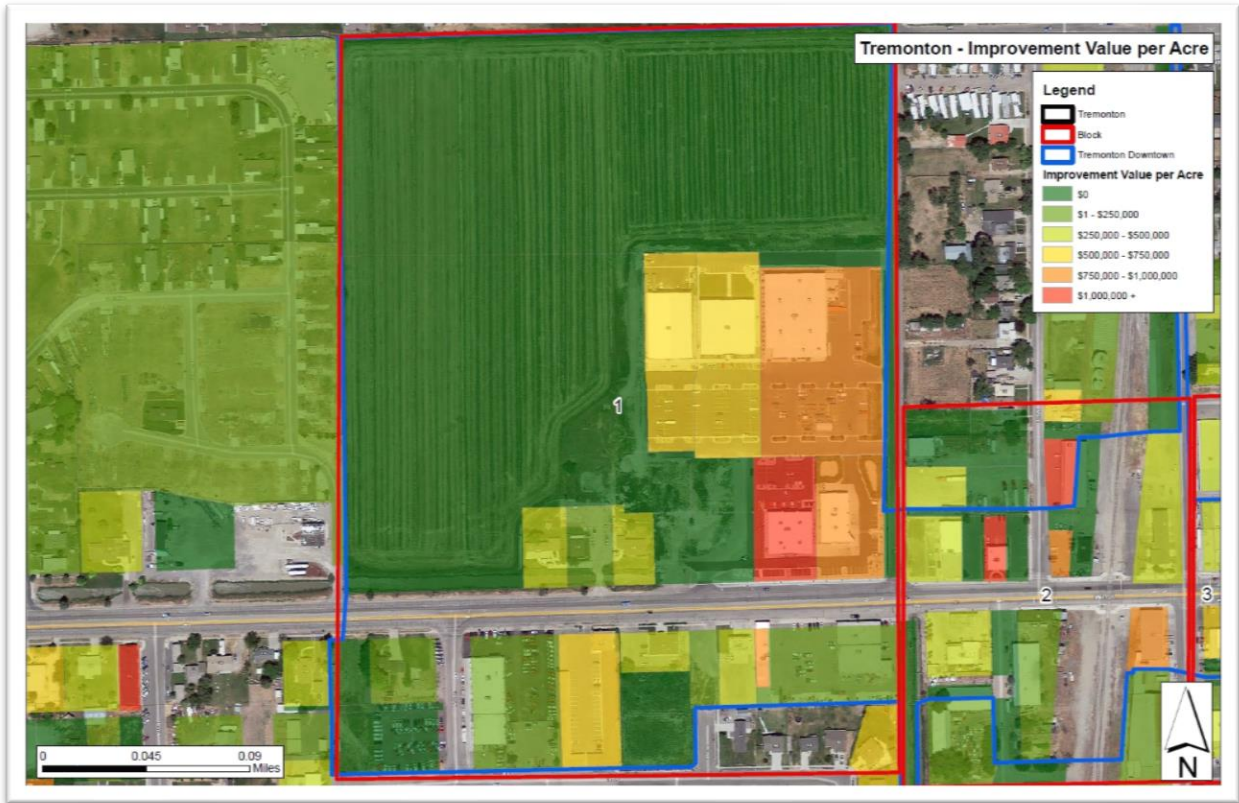
Specific Site Analysis

Specific Site Analysis

Specific redevelopment opportunities throughout the downtown core (Nodes 6 and 7) are now recommended based on areas and parcels that show low improvement values, desirable locations, overall commercial trends, and possibilities that will have influence on neighboring sites and the larger area. The redevelopment opportunities consider potential town center type options, or areas that could promote clustering and intensification of uses. Principles for development and redevelopment include implementing the following with **just one block**, or, even just a few parcels:

- Focus on that block for **critical mass** and **clustering** of users. Critical mass is necessary for some retailers to thrive and includes the grouping (or clustering) of similar uses in a specified area. The result is that residents and visitors know which part of town may have focused food options, or autobody repair and parts shops, etc. The concentrating of uses allows for synergies amongst use types and is more and more being requested by certain retailers.
- A block of focus in downtown should have a **destination** – a pocket park, a gathering spot, an area where entertainment can occur, a water feature, outdoor tables, space for an outdoor market, relaxed zoning so that sidewalk cafes and intimate surroundings can occur. These destination elements result in longer shopping trips per consumer, as more time is spent in the area
- The focused block should be met with a **enhanced streetscape** – a streetscape with specific design feel and continuity that gives an indication of a sense of place and may include signage, significant landscaping, branding of a name or concept, etc.

Maps included herein show areas with potential for development and redevelopment, with possible strengths and weaknesses noted.



Block 1 Strengths:

- It is close enough from the Interstate to attract users, indicating that traffic and population should be supportive enough of commercial activity
- The area has a moderate amount of vacant land. This is a strength in that it allows for new development and application of design standards on new properties, not just existing buildings

Block 1 Weaknesses:

- Uses leading up to the area from the Interstates are less desirable, due to age, existing uses, and lack of basic sidewalks, curb and gutter improvements, and overall landscaping.
- There are significant parking lots with newer development that do not encourage gathering or street-side activity and beautification. Conversely, they limit the visibility and exposure provided by the right-of-way, as they are set back from traffic.

Block 3, as shown on the associated map, is also noted herein for its specific site characteristics and potential.



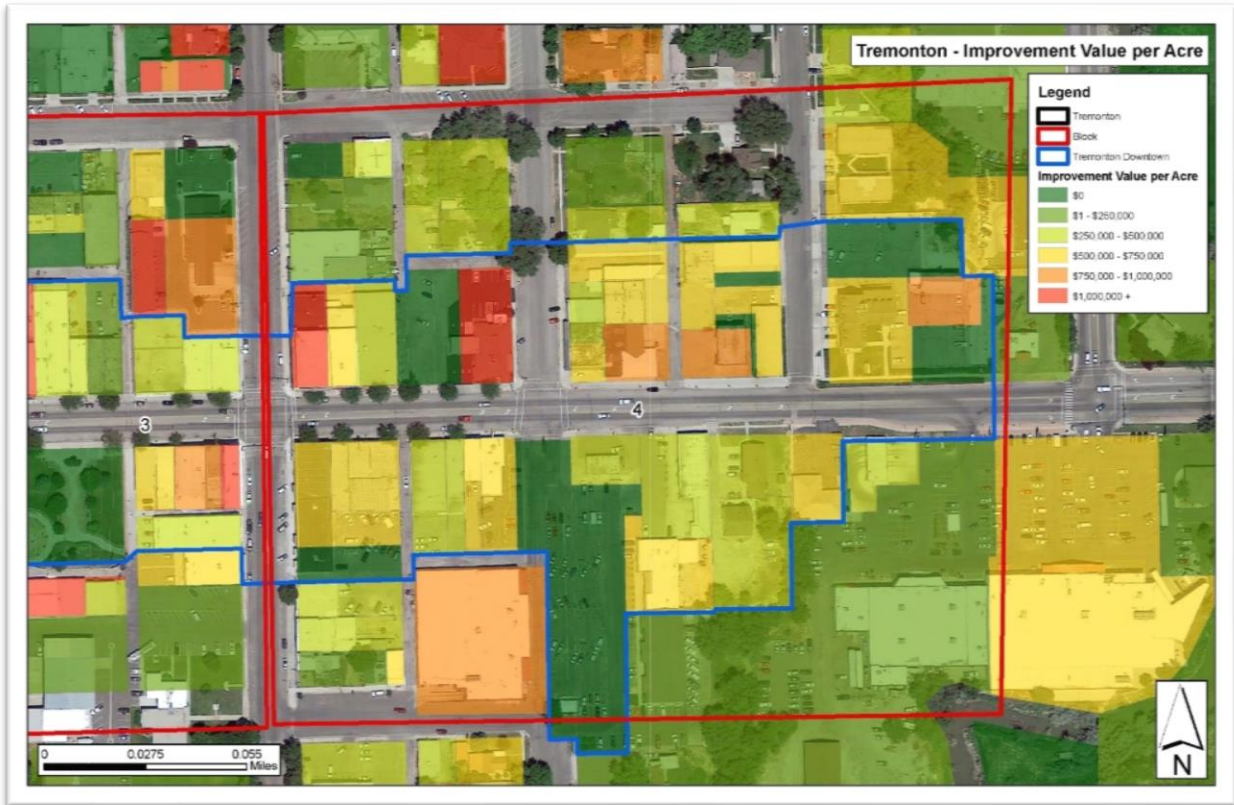
Block 3 Strengths:

- The area has Midland Square and existing park and open space – already a destination attraction
- Block 3 has historical appeal with character buildings (i.e., buildings which show a glimpse of Tremonton history and are appealing to tourists)
- There are several underutilized properties with low improvement values, suggesting the potential for redevelopment
- 1st West has conversion opportunities to a walking/gathering street. This right-of-way is somewhat minimally trafficked and could support a primarily pedestrian flow for a limited area

Block 3 Weaknesses

- Several existing uses do not encourage clustering. This includes dollar stores and quasi-commercial uses
- Eateries are somewhat removed from Midland Square, lessening somewhat the gathering potential of the park area
- The area has Midland Square, but this existing park and open space has a lack of amenities that attract people to gather, and furthermore lacks recreational programming

Block 4 represents an important part of the downtown core, similar to Block 3. It extends to the end of the existing Tremont Center CDA and comprises a moderate number of retailers. Strengths and weaknesses in this area are noted by the following:



“Block 4” Strengths

- Block 4 has several retail draws (including two major grocery stores). These commercial uses help pull residents and tourists into the area, creating a destination spot for possible commercial uses
- Within Block 4, buildings are close to the street, resulting in walkable aspects and limited, large parking lots (in select areas)
- Several older buildings in the block area have solid redevelopment potential based on existing and projected values

“Block 4” Weaknesses

- Block 4 is removed from Interstate 15 and Interstate 84 access and pass through trips. While the area has appeal to local residents, the distance from Interstate 15 and Interstate 84 makes drawing non-locals more difficult

Retail Criteria and Potential Users

Retail Criteria and Potential Users

This section of the plan considers current retail market conditions in Tremonton and the surrounding region. Additionally, based on existing and planned demographics, potential new retailers for Tremonton are addressed.

Currently, market conditions are relatively favorable for retail users in Utah. Strong population and employment growth are fueling the need for additional retail to region. Slightly offsetting, however, are trends for more online shopping and quicker consumer visits. The following retail highlights are noted for Utah:

- **Doing Well** – Grocery stores, automobile services, eateries, “concept” stores
- **Faring poorly** – Clothing stores, toy stores, jewelry stores, department stores, anything struggling with competing with online shopping

Due to the changing retail environment, stores are reacting to needed changes which include the following:

- **Concept stores** – opportunities for customers to have experiences that are not replicated online
- **Distribution stores** – stores which allow for drop-off deliveries from online services – results in quicker shipping times and reduced costs
- **Eateries** – eateries are adapting to Uber Eats and other delivery services. This is ultimately leading to reduced table space and a greater need for pick-up capacities

Retailers have shown that they require certain demographic conditions to consider store expansions or locating to new areas. The criteria are highlighted below:

- Strong traffic counts – multiple points of access
- Growing populations counts in 0.5, 1.0, 3.0-mile radii
- Daytime populations – typically requires an office presence
- Destination locations – customer draws (parks, entertainment options, etc.)
- Retailers are looking more closely at which demographics are more likely to online shop, and are looking for areas which support traditional retail activity

The noted criteria for retail tenants aid in making recommendations for specific areas in Tremonton. When the existing demographics are considered, potential users can be estimated.

All the following retail types are actively looking in Utah and have requirements for traffic and population that are generally met by Tremonton. Where they may be current shortcomings in Tremonton’s demographics, these retail types may place additional weight on the traffic advantages, thereby discounting the need to fully fill the population requirements. An additional retail database of possible users looking in the marketplace was separately supplied. Therein, requirements for the retailers are noted, as well as contact information for key personnel.

Convenience Stores - Tremonton may not have the population now to satisfy some of the convenience store retailers actively looking in the market, but they do have traffic characteristics that may be superior enough to offset some population shortcomings.

Department Store/Discount Department – this retail type typically wants incomes near or slightly above median levels. While Tremonton does not have the desired incomes reflective of most department or discount stores, it does have possible visibility and exposure characteristics (due to the Interstates), coupled with traffic counts, that may make it an intriguing market for expanding retailers.

Drug Stores – Several of these users have aggressive expansion plans (others have shown notable consolidations, however). The primary need for this use type is typically signage and visibility options.

Tire/Automotive/Other – this retail type often requires close access to major transportation corridors, and significant traffic volume.

Employment & Industry Analysis

Employment & Industry Analysis

This plan also studies which potential employment industries for Tremonton. The City's transportation proximity to Interstate 15/84 is notable, suggesting that industries that require this amenity should be pursued. Also factored are the demographics of the local populace, as well as regional employment trends and influences.

Currently, the following industries appear to be appropriate for Tremonton:

- Outdoor retailers – This industry is experiencing significant growth in the Intermountain West. Possible tenants are looking for distribution hubs with proximity to recreational options. Outdoor retailer tenants often have minimal actual retail space, with most of their area dedicated to manufacturing, warehousing, and distribution.
- Distribution facilities – Key growth in this sector is occurring throughout the Intermountain West at present. Nearly all major big-box retailers are scaling back their store expansions but are adding significant new distribution and logistics space, as consumer shopping habits continue to evolve. A key component to this user base is transportation access to multiple metropolitan areas and multiple freeways and airports.
- Call and service centers – this industry is expanding rapidly and wants access to an employment supply that is becoming sparser throughout the nation. This industry can leverage the UTOPIA Fiber Optic Network that is already constructed in Tremonton. Wages in this industry is often at or slightly below median levels, but some service centers do offer management training that leads to above-median income jobs. Space requirements for call and service centers are significant, and parking is required above 6.0 spaces per thousand square feet.
- Educational centers –Satellite campuses. Some educational centers and satellite campuses include standard teaching setups, while rapid growth is being seen with offices that are set up with audiovisual gear to connect a remote instructor with a gathered class. Significant growth in technology schools and certifications programs using this setup. Educational centers can leverage the UTOPIA Fiber Optic Network which is already constructed in Tremonton. Tremonton currently has a satellite campus for Utah State University. Other schools throughout Utah are looking for expansion areas, and they do not view the proximity of another university offering as a competitive disadvantage. Consequently, Tremonton should pursue opportunities with other Utah-based schools looking to expand their satellite offerings.

Competitive Cities

Competitive Cities

Understanding Tremonton’s appeal to employment industries is a critical part of pursuing economic development opportunities. The desirability of the distribution network created by Interstates 15 and 84 is compared to other cities in the region that may have competitive similarities. A comparison of these cities is important in that it highlights advantages or disadvantages Tremonton has in relation to other cities.

The following cities also have appeal for similar employment clusters or growth as those likely in Tremonton. They have locations that are near multiple highway interchanges, have relatively similar populations, distances from urban settings, and have qualifications for opportunity zones.

City/Area	Transportation Characteristics	Population Characteristics	Opportunity Zone?	Appeal compared to Tremonton for employment and retail growth
Burley, Idaho	Desirable for its crossroads, inferior to Tremonton	Similar current and projected growth to Tremonton	Yes, portion of area	Slightly inferior due to distance from populated areas
Brigham City, Utah	Desirable with rail access, major transportation corridors	Larger than Tremonton, growing at a more rapid rate	Yes, an area has been approved	Superior due to its size
Tooele County, Utah	Desirable with planned infrastructure improvements, proximity to airport	Growing now after slow growth rates previously	A small area is approved, but is likely not competitive with Tremonton	Superior due to proximity to airport, inland port, and access to I-80
Evanston, Wyoming	At a crossroads of freeways, but inferior to Tremonton	Reduced growth projected compared to Tremonton	Yes, portion of area	Inferior due to distance from population sources and lack of retail options
Price, Utah	Fairly desirable for its crossroads, but inferior to Tremonton due to reduced capacity roads	Similar current to Tremonton, but future growth is uncertain due to industry weakness in area	No	Inferior – may have appeal with educational offerings, but lacks similar distribution and logistics appeal as Tremonton

The table above shows that Tremonton has both advantages and disadvantages to competitive markets. More urban settings such as Tooele County and Brigham City may have more population and transportation characteristic appeal, while Tremonton appears to generally be superior to Burley, Evanston, and Price for transportation characteristics and/or projected population growth.

Attracting new employment to Tremonton will require a focus on its transportation benefits and growing population. Furthermore, its proximity to more urban areas should be emphasized. Quality of life should be highlighted, with the area’s lower housing costs, recreational opportunities, and proximity to educational offerings all providing marketing points that are generally superior to most of the above markets.

Funding Opportunities

Funding Opportunities

Funding opportunities are considered for Tremonton, with consideration for what financial resources and/or incentives may be required to realize some of the potential development and activity outlined in this plan. Possible options include the following:

Community Reinvestment Areas - is a defined area within which taxing entities consent to the Tremonton Redevelopment Agency (RDA) receive the increased property taxes associated with new development that occurs within the project area's boundaries (See Pages 25-32 for an expanded explanation).

- Allows for the use of tax increment in project areas for a wide variety of purposes, including infrastructure costs, beautification, relocation, land buy-downs, etc.
- Use in areas where the use of economic incentives is necessary and likely to encourage economic development or redevelopment

Special Assessment Areas – is a defined area within which businesses are required to pay an additional tax (or levy) in order to fund projects within the district's boundaries.

- Generally used for infrastructure improvements such as curb, gutter, sidewalk, street lights, etc.
- Use in smaller areas where property owners will all benefit from the improvements
- Can be difficult to get support from property owners who must consent to having this additional assessment paid, in addition to property taxes

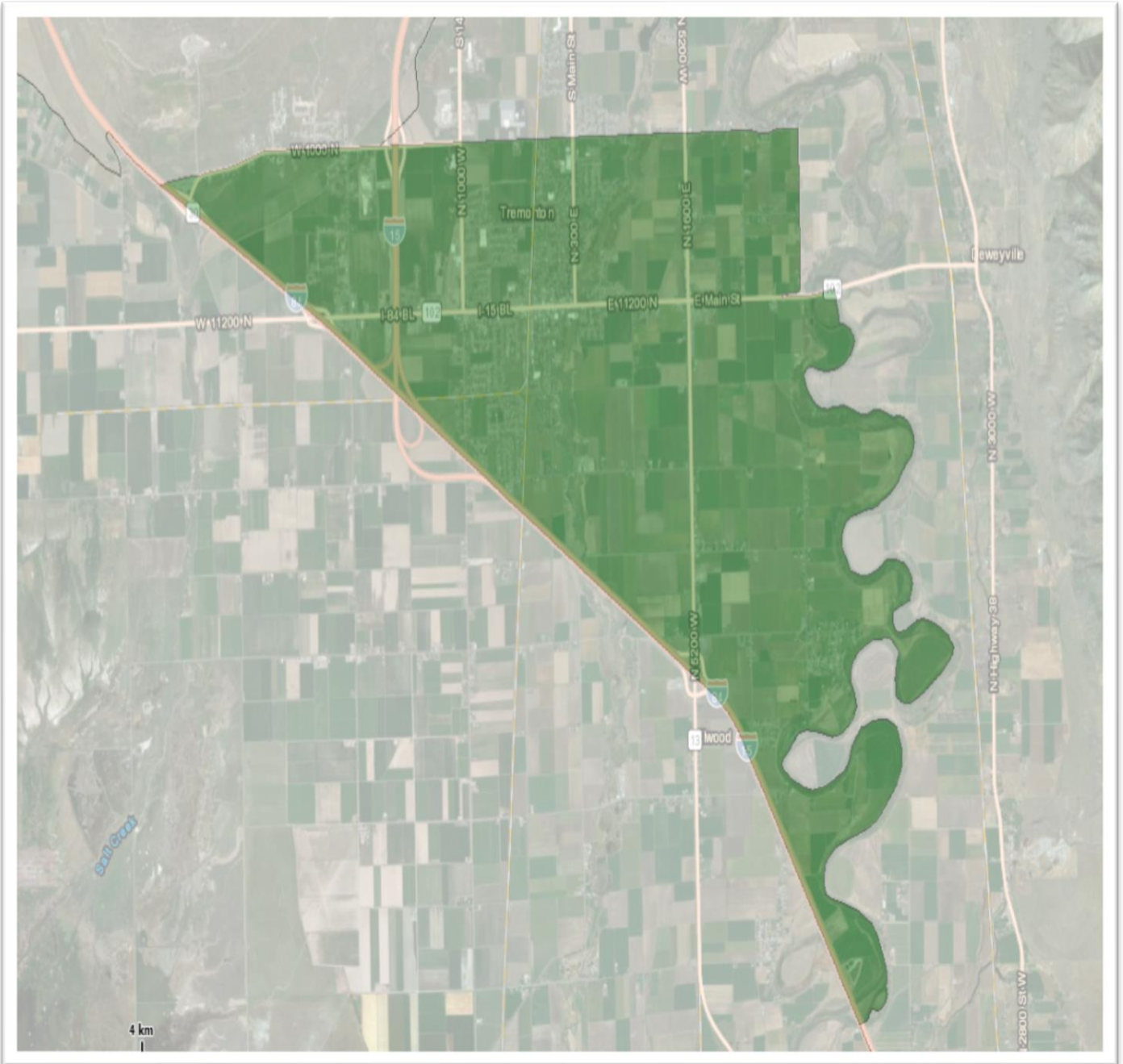
Business Improvement Districts - is a voluntary association of downtown business owners to jointly make improvements in a specific area.

- Businesses band together for joint efforts which could include downtown beautification, marketing, signage, etc.
- Does not provide a revenue stream that can be used for bonding due to the uncertainty of the association remaining intact from year to year.

Opportunity Zones

Tremonton was selected by Governor Herbert as an Opportunity Zone, which will allow the potential of significant tax advantages to investors. Tax advantages to investors include temporary deferral of capital taxes until 2026 by allowing investors to put and keep unrealized gains in an opportunity fund that focuses on development in Tremonton; a 10 percent reduction in deferred capital gains taxes if the fund is held for five years; another 5 percent reduction if held for 7 years; and tax exemption on any capital gains on investments made through the opportunity fund as long as an investor holds them for 10 years

The following map shows the Opportunity Zone boundaries for Tremonton. As reflected, it covers the downtown core, as well as the study nodes identified earlier in this plan.



Enterprise Zones

Tremonton includes an Enterprise Zone, which, according to a map provided by the city all of Tremonton City's current incorporated limits and its declared annexation boundaries. The Enterprise Zone is a program that the State of Utah administers that is aimed at giving incentives to businesses investing in capital and creating jobs in the rural areas of the State of Utah.

A key consideration in an Enterprise Zone (and specifically, the granting of an Enterprise Zone) is the number and type of jobs that the community desires to see. The City reportedly desires to diversify the types of jobs and the industry sector of businesses that provide employment. Targets for wages are

outlined in Tremonton’s requirements, as are measurements for success (including increases in taxable values for real and personal property, and five percent job growth in industries that pay more than \$20.83 per hour). For more information, see Tremonton City Council Resolution 16-48, which is available upon request from the Tremonton City Recorder’s office.

Key Strategies

Key Strategies

The following highlight a few key strategies that are appropriate for Tremonton. These recommendations are the result of highest and best use analyses, as well as conversations with active market professionals in the Northern Utah, Box Elder County, and Tremonton markets. They also include the benchmarks that were highlighted previously, which results in measurable goals that can be gauged for ongoing progress.

Recommendations

- **Focus on flex office and distribution options** in northwestern part of the City
- **Recognize that some financial incentives will be necessary** to bridge the financial gap between expected value and costs
 - Focus on employment opportunities to drive additional retail in the flex office and distribution areas
- **Capitalize on properties which afford the greatest visibility and exposure from the Interstates**

Benchmarks

- **Reduce commute times for Tremonton residents to less than 15 minutes.** This will aid significantly in improving quality of life conditions (which ultimately contributes to increased property values), air quality, and retail spending capture
 - A strong focus on attracting jobs is suggested. Incentives should be job based in addition to the amount of capital invested
- **See an increase in median household incomes to near the county and statewide levels.** This will furthermore promote quality of life standards, raise retail spending potential, and encourage additional business investment
 - Provide incentives that are based on *high paying jobs*. Other communities, as a requirement to receive RDA funding, require a certain number of jobs to be at levels that are 125 percent above median incomes
- **Track retail sales closely to follow possible gains in NAICS code categories currently lacking.** Residents, as noted in the survey results, desire entertainment and restaurant options, including a movie theater. These uses largely appear to be underserved in Tremonton, and demographics (population, income, and traffic counts), suggest that there are opportunities in these categories
 - Recruit movie theater and restaurant users (utilizing the retail tenant database provided with this study) by aggressively marketing the options in the downtown area (RDA, funding options), as well as the growing population and increasing median household income statistics
- **Promote trade school, satellite campuses, and additional educational opportunities for residents.** To attract tenants beyond manufacturing, the local workforce needs to increase in educational levels and/or marketable skill sets
 - Similar to the above, incentives should be considered for educational centers that will ultimately lead to a more skilled workforce
- **Provide a definitive entrance** to downtown
 - Focus on just one or two initial blocks to create unity and a sense of place
 - Focus on the existing strengths – passerby traffic, access to major Interstates, historical character of Tremonton
 - Focus on marketing activities that will help create places, not just a marketing focus on buildings

- Encourage downtown lease agreements that include defined operating hours and days. Property owners should be encouraged to extend or adjust hours with the understanding and education that it will help spur activity in the area and potentially benefit their business accordingly
- Clustering or grouping of uses, particularly eateries, will result in a more focused, condensed downtown with destination spots
- Parking should be plenty, but buildings need to come up to street sides, not parking lots

Action Items the City Can Take to Encourage Activity Now

An important part of all plans is the eventual implementation. This plan contains numerous demographic projections, comparisons to other cities, analysis of employment and retail opportunities, detail regarding strengths and weaknesses of larger nodes and more specific blocks, and resident input regarding the needs of the city. However, without specific steps to implementation, the plan's usefulness is minimized. Consequently, the following steps are suggested, **in addition to the recommendations provided above**, in order to see near-term results that encourage economic development:

- Educate property ownership on the current valuation of their properties, and, how their values (based on the maps herein provided) differ from neighboring properties. Further instruct ownership of the differences in value that can be achieved with alternative uses. Focus on key properties and their ownerships (key properties are shown in the specific site analysis section of this plan), outlining the vision that the city has for a potential entrance to downtown, clustering (or grouping) of eateries and like uses, and concentrating on destination locations. Indicate to ownerships of these key properties what incentives can be provided, and, what the proposed changes may mean to them in terms of value increases
- Refine zoning and design standards so that the downtown can be distinctly shaped into a destination area. Guidelines for façades, landscaping, parking, setbacks, entrance locations, etc., to commercial uses should all be reviewed to ensure that future development will conform with the overall vision for downtown
- Educate investors on Opportunity Zones. This economic development tool has the potential to attract significant investment capital to Tremonton. Investors should be aware of the tax benefits for investing in an Opportunity Zone. While the city does not have authority over the usage of opportunity funds, it should take the step of educating the public where and how those funds should be concentrated
- Utilizing the expansive retail tenant database provided by ZPFI for this plan, call the tenant contacts to understand their requirements for store expansion. Indicate to these contacts what incentives can be provided, as well as what potential exists due to Opportunity Zone benefits
- Encourage uses that are located near the Interstates, but do not require Interstate visibility and exposure, to relocate their uses. This is accomplished by first showing what are land values and prices outside of the downtown core, as compared to their existing values (highlighting the profit that can be achieved by moving locations. This profit is taken from comparing current values with the expected values of a new location, less necessary costs). Finally, focus on encouraging uses near the Interstates that need the visibility and exposure

Past Economic Plans

Past Economic Plans

Over the years, Tremonton City has engaged in economic development and revitalization planning of its Main Street. Specifically, there have been two plans associated with revitalizing Main Street created in 1988 and 2013, by the National Development Council (NDC) and Sustainable Design Assessment Team (SDAT), respectively. Additionally, in 2002 the City created a General Plan that also included some elements relating to the revitalization of Main Street and other economic development objectives. Tremonton City Officials believe that revitalizing Main Street is extremely important to meet the City's other economic development objectives. The SDAT emphasized the relationship between Main Street and other economic development opportunities by stating that, *"Downtown is Tremonton City's most important business and industrial recruitment tool. Your entire community will be judged based on the quality and vitality of downtown."*

Though the aforementioned plans were created 25 years apart, there are a lot of common strategies and recommendations identified for revitalizing Main Street that are still applicable today. The successful implementation of revitalizing Main Street requires an ongoing and sustained effort of consensus building, decision-making, and public and private investments among the area merchants, property owners, residents, and the City. One of the statements in the NDC report that is affirmed in this plan is the high potential for revitalizing Main Street:

The potential for revitalization is excellent if an organized program for marketing and managing the downtown district is carried out. As an economic unit, Tremonton has the location, the customer base and physical assets to operate successfully.

Below is a brief summary of the planning process for both the NDC and SDAT plans.

- *Tremonton Utah Summary Report on the Downtown Business District*, prepared in 1988 by The National Development Council (NDC). The NDC visited Tremonton to perform an analysis of the major strengths and weaknesses of the downtown businesses district. During the two-day process, the NDC met with a cross section of retailers, property owners, public officials, institutional leaders, and business owners with direct interest in, or involvement with, the downtown area. From this effort, the *Tremonton Utah Summary Report on the Downtown Business District* was created which provided a written summary of the observations and recommendations for revitalizing Tremonton City's Main Street.
- *Tremonton City Utah 2002 General Plan* in November 2000 the Tremonton City Planning Commission was given the task to create a new General Plan that would address new goals and changes that Tremonton City would face in the new Century. This General Plan included goals, objectives and elements of revitalizing Main Street.
- *Tremonton, UT: City in Transition*, prepared in 2013 by American Institute of Architect's (AIA) Sustainable Design Assessment Team (SDAT). In December of 2012, Tremonton, UT submitted a proposal to the American Institute of Architects (AIA) for the deployment of a Sustainable Design Assessment Team (SDAT) to assist the community and its citizens in addressing revitalization of Tremonton City's Main Street. The issues to addressed on Main Street included economic development, connectivity, and downtown revitalization. The AIA accepted the proposal and, after a preliminary visit by a small group for AIA Officials in March 2013, recruited a multi-disciplinary team of volunteers to serve on the SDAT. In August 2013, the SDAT members worked

closely with local officials, community leaders, technical experts, non-profit organizations, and citizens to study the community and its concerns.

The team used its expertise to frame a wide range of recommendations, which were presented to the community in a public meeting. Written findings and recommendations were formalized into the *Tremonton, UT: City in Transition* plan.

It is important to note that through the SDAT's process, a great effort was made to get public participation regarding Main Street and Downtown revitalization. To this end, rather than holding an open house at the City's offices, where historically there has been low public participation turnout, the City opted to host a Community Conversation over a hot dog dinner and ice cream. As a result, there were over 550 people that came to eat hot dogs and ice cream, with many engaging in the Community Conversation aspect of the event.

As a part of this 2018 planning process, the NDC's and SDAT's plans were analyzed, and the still relevant recommendations associated with Main Street revitalization plans were summarized below, in no particular order of importance. The specific recommendations that are borne from the NDC's and the SDAT's plans for revitalizing Main Street and the downtown area are noted below and are in quoted italicized text. This plan's expanded and supplemented text associated with the NDC's and SDAT's recommendations follow hereafter. Copies of the 1988 NDC plan and 2013 SDAT plan are available upon request from the Tremonton City Recorder's Office.

BRANDING & IMAGE CAMPAIGN

NDC's Recommendation: *"Downtown should run an image campaign to promote itself. It needs a theme...Downtown Tremonton needs a theme and a logo to use on advertising, promotions, events, banners, shopping bags and so on."*

SDAT's Recommendation: *"Do the "branding" thing right. Get "buy-in" from all stakeholders."*

Branding and Image Campaign. The branding and image campaign recommendation includes that both Tremonton City and Main Street need to be branded by a branding/marketing professional. It was anticipated that the brand would be interrelated, if not the same. A community brand is the sum of what the market thinks when they hear the brand name. It is how an individual feels when they arrive in the downtown area, on the City's website, or have experience with some other form of communications. It's what they expect when they select Tremonton City over another.

Brand identity is the most misunderstood and under-used tool in the typical community's toolbox for economic success. Communities that have not taken the time to figure out who they are and taken steps to identify it to the market choose to let the market define them. The Tremonton brand should be obvious and pervasive throughout the community, and most importantly, a brand is NOT a logo or a slogan which are simply tools that reinforce the brand. Branding can be a powerful tool for downtown Tremonton.

A branding and image campaign would include creating a brand for such items as marketing materials, billboards, gateway signage, website, other improvements, etc., to carry the City brand. For that reason, it is important to get the brand right and to do the branding process early in the revitalization process.

ORGANIZATION

NDC’s Recommendation: *“A critical element for successful revitalization is an active core of merchants leaders. The group may be small, but it must be enthusiastic and dedicated.”*

The organization would undertake a retail business recruitment effort, carry out joint advertising program, develop a physical plan with the city, set priorities, and be responsible for “managing” the revitalization of downtown Tremonton. Tremonton needs this formal downtown organization with articles, by laws, and a work program to direct the revitalization process and keep downtown working. The downtown organization should allow property owners, institutions, the City, business owners, and interested individuals to become members.”

SDAT’s Recommendation: *“Organization is STEP ONE. Get residents, commercial property owners, businesses and government working TOGETHER. Identify a champion.”*

Organization. A critical element for successful revitalization is an active core of merchants, property owners, business people, residents, chamber of commerce, and city officials. The group must be devoted to working together to renew and promote downtown. The organization would undertake such duties as retail business recruitment effort, assist in organizing a physical plan with the city, set priorities, develop image campaigns, and creating events such as street festivals and retail events which generate customer traffic.

An important function of this organization is to do what the City cannot independently do to revitalize downtown. This includes inspiring, encouraging, perhaps pressuring, and, most importantly, supporting local merchants into providing exciting retailing options in downtown. Additionally, this organization needs to assist in improving the competitiveness of traditional merchants which may include, but is not limited to, improving window displays, inventories that are fresh and up-to-date, and modern merchandising techniques.

This organization can broker an effective public/private partnership wherein Tremonton City agrees to provide funds for public improvements, incentive financing, and in return, the merchants and property owners agree to invest in the rehabilitation of their buildings in accordance with design standards and offer retail space at reasonable rental rates to prospective new businesses. The creation of a strong organization provides the stability to build and maintain a long-term and sustained revitalization effort.

FAÇADE & SIGN GRANT

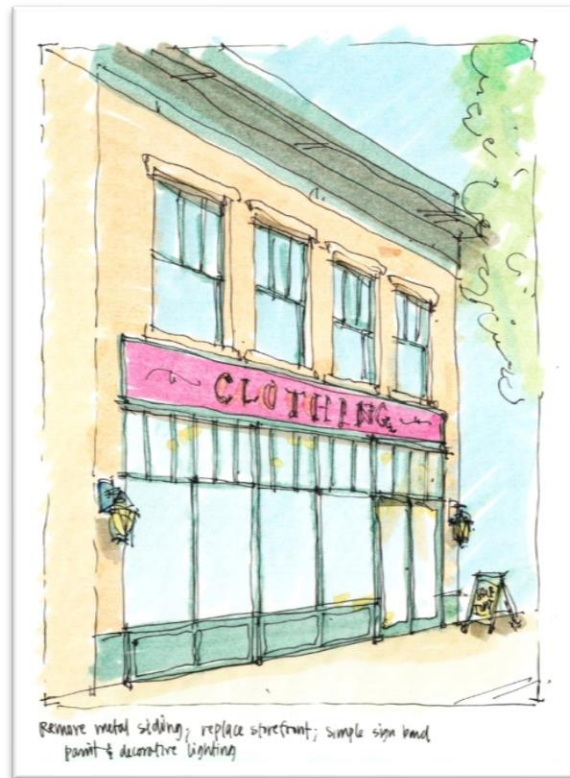
NDC’s Recommendation: *“Clearly, there is also disinvestment occurring as property owners neglect certain buildings. Downtown revitalization cannot be accomplished with partial solutions like landscaping, new parking lots, or promotional campaign. It requires a comprehensive approach which includes four major points:*

1. *Public Improvements*
2. ***Storefront (façade) rehabilitations***
3. *Financing for new investment*
4. *Downtown management or Organization”*

SDAT’s Recommendation: *“The first projects in a revitalizing commercial districts are typically signage and storefront renovations. Incentivized by matching grants or low-interest loans, these initial renovations should be targeted to businesses within the downtown district and should strictly comply with newly-adopted storefront and signage guidelines.”*

Façade Grant. Façade and Sign Grants are a public-private partnership focused on improving the facades and signage on Main Street wherein both the property/business owner and City participate in the funding of the façade or signage improvement. Façade and Sign Grants may include façades, signs, windows, streetscapes, or exterior design elements.

The primary objective for façade grants is threefold as explained in greater detail below. Façade grants can improve the visual quality of buildings on Main Street by improving façades that are dilapidated, have low aesthetic quality, or that have architecturally gone afoul. Façade grants can showcase some of the unique architectural character in the downtown area that has been either hidden or subdued over the years, and can encourage investment of private funds into Main Street/Downtown.



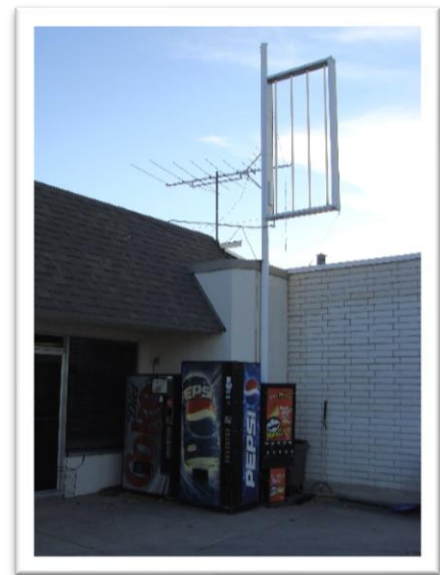
Some of the basic components of a façade grant includes having an architect involved in the façade design so that enhancements are architecturally correct and compatible. Having the City board review and approve the façade grants based upon review and approval of an elevation (drawing of the improvements) and budget would ensure that there is, at least, a matching of public to private funds into the building renovation.

For many years, Brigham City has had a successful façade grant, which has made a noticeable contribution to the revitalization of its Main Street. As of the writing of this plan, Brigham City has reimbursed \$278,085

and realized a total investment of \$679,874. Tremonton City's Façade Grant program could be modeled after Brigham City.

The NDC's plan also noted that parking in the downtown area is generally located behind the buildings at the rear of the stores. This configuration creates double frontage where the back door has become the front door for many shops. Generally, the parking lot entrance and rear façades have been neglected and are uninviting. Any façade grant program should pay attention to both the front and rear facades where parking is located in the rear.

One element that is critical to downtown revitalization is for storefronts that are occupied to have sign copies within existing sign structures. Inexplicably, there are stores that occupy a storefront with no sign despite having access to a sign structure (see photos below). This gives the perception that there are more vacancies than actually exist. The sign grant program could be used to help encourage these businesses to install sign copies into existing sign structures.



It should be noted that a recent survey, which is contained in the appendix of this plan, underscores the public perception of improving the façades in the downtown.

In addition to providing a grant, the City may want to consider a case-by-case authorization of the City Public Work Department to assist in the demolition work of removing old parts of the façade.

PROGRAMMING & EVENTS

NDC's Recommendation: *"Many downtowns have downtown movie theaters, 'fun' restaurants, cultural institutions or the like to lure potential shoppers downtown and to provide some entertainment for the family. Tremonton lacks this feature."*

"The association should evaluate its annual calendar of events and look for new ideas. The association runs a good events program, but to keep it popular with shoppers it needs constant variety and change."

2002 General Plan:

- “2.1 Goal: Promote the Downtown Business District
2.1.3 Objective: Create a vibrant mix of business and cultural opportunities in the downtown area.*
- 4.1 Goal: Attract and Encourage Shopping in Tremonton
4.1.5 Objective: Attract business and cultural activities that will attract shoppers to the downtown area.”*

SDAT’s Recommendation: *“In touring the length of Tremonton Main Street, the SDAT observed that although there are several public spaces on Main Street, none of them can support the kind of programming and events that are critical to the success of a Main Streets District. Given its location squarely within the central downtown district, Midland Square was studied...re-imagined...”*

Programming & Events: Revitalization efforts should include business recruitment of a movie theater and sit-down restaurants. Contained in the appendix of this plan is a survey that identifies that respondents desire a movie theater and more restaurants in Tremonton. Due to the strong public sentiment for these types of businesses, along with the positive impact of these types of businesses on the local economy, the City may want to consider providing an incentive to mitigate the expense to develop and operate a movie theater if a proforma reveals that there is a gap in the market conditions.

Revitalization should encourage activity in public spaces of the City and allow merchants to benefit from additional people within the downtown area. There are several public spaces that are on Main Street or near Main Street which include Shuman Park, Midland Square, the Civic Center Commons, and Harris Park. Except for Shuman Park, all of these public spaces are underutilized. As noted in the excerpt from the SDAT’s plan, Midland Square holds a great potential for merchants to realize added shoppers due to this public space being located directly on Main Street. In order to increase activity at Midland Square, the City should add improvements that better allow this public space to be programmed for activities and events, such as a stage for performances and similar improvements. Additionally, the City should make improvements that facilitate leisure activities and attract people to this public space when there is not a formal event organized, such as a water feature.

PUBLIC IMPROVEMENT& STREETScape

NDC’s Recommendation: *“Downtown definitely needs to be spruced up and some visual sparkle added ...that would contribute to a positive perception among area residents about what is happening downtown.*

Downtown revitalization cannot be accomplished with partial solutions like landscaping, new parking lots, or promotional campaign. It requires a comprehensive approach which includes four major points:

- 1. Public Improvements**
- 2. Storefront (façade) rehabilitations**

3. *Financing for new investment*
4. *Downtown management or Organization”*

2002 General Plan:

“4.1 Goal: Attract and Encourage Shopping in Tremonton

4.1.1 Objective: Improve and beautify the appearance of downtown shopping.

4.1.2 Objective: Provide public restroom facilities and drinking water fountains.

4.1.4 Objective: Create and maintain a walker-friendly downtown area. Provide adequate, decorative lighting.”

SDAT’s Recommendation: *Tremonton’s central business district has a tremendous amount of growth potential. The town has a real opportunity to become regionally distinct and competitive with its neighboring communities. However, to realize this growth potential it must be framed by clear planning and design principles that focus on creating a high-quality and identifiable public realm unique to Tremonton. Public investment in a newly redesigned streetscape is the single most effective way to signal to a market that change is underway and the community is planning for sustainable growth.”*

“...public improvements, streetscape enhancement and placement making that should occur Tremonton’s downtown, should be “framed” by recognizable gateways.”

Public Improvements and Streetscapes: Public improvements and enhanced streetscapes increase the development potential, enhance the attractiveness, and improve the physical image of the downtown area as a quality place to shop, dine, spend leisure time, work, walk, and invest in generally.

Public improvements may include, but is not limited to, public parking, gateway features, landscaping, etc. Enhancement of streetscapes are public improvements that occur in the sidewalk portion of Main Street which may include but is not limited to: landscaping, street lighting, hardscape, street furniture, etc.

Contained in the appendix of this plan is a survey and poll that identifies desired public improvements and streetscape enhancements.

Public improvements and streetscape enhancements must also be designed to support Tremonton’s identity and carefully weighed against what can be funded, approved by UDOT (the owner of Main Street), and maintained.

“CATALYST” SITES

NDC’s Recommendation: *“The new center is indeed an asset to the downtown, as it helps to keep commerce close to the traditional Main Street Core also brings people downtown instead of sending them out to the fringe. It demonstrates major investment in near center of town and this provides a psychological boost to the downtown area.”*

SDAT’s Recommendation: *“Drive development on Main Street “catalyst” sites. DOWNTOWN COMES FIRST.”*

Catalyst Sites: A catalyst site is a development parcel with the potential to spur other development activity within a commercial district. Catalyst sites also inspire confidence in the public and private investors, create an attractive shopping environment, reduce retail leakage, and boost the economic strength of the City.

The newly developed Tremont Center is acting as catalyst site for the downtown area, especially when considering its proximity to downtown and the potential for tax increment (newly created tax revenue) that may be used for public improvements and streetscape enhancements in the future (See the explanation for the Tremont Center Community Development Area contained on pages 28-32 elsewhere in this plan for greater detail).

CREATE A VISITOR ECONOMY

SDAT's Recommendation: *"Create a VISITOR ECONOMY STRATEGY"*

Create a Visitor Economy. Tremonton City will likely never become a premier tourist destination, but the City is well positioned to create a visitor economy by capturing sales from the traveling public associated with Interstate 15, Interstate 84, and the distance (separation) to other larger cities. To the north on Interstate 15, such as Pocatello, and to the west on Interstate 84, such as Burley/Twin Falls area. The retail leakage report, contained on pages 15-24 elsewhere in this plan demonstrates, that Tremonton City is capturing more retail sales per capita for the following retail tax code/groupings by the Utah State Tax Commission:

- Motor Vehicles
- Food and Beverage
- Gasoline
- Repair and Maintenance
- Food Services and Drinking Places

These higher percentages of retail sales are attributed to sales from the traveling public. In addition to the Interstates, the Box Elder County Fairgrounds can have a significant impact on retail sales from events occurring at the fairgrounds. Capturing out-of-town dollars can have a big benefit to the local economy and Tremonton City should continue to work towards increasing per capital sales in the retail tax code/groupings noted above.

KIOSKS & WAYFINDING SYSTEM

NDC's Recommendation: *"As a small regional center, the downtown is well located. However, it is difficult to see downtown Tremonton from the traditional entrance to the city. The completion of the I-15 interchange can help improve this visibility problem. However, special effort should be undertaken with highway signage, advertising and the like to direct the potential shopper downtown."*

SDAT's Recommendation: *"Use maps to tell people where they can find businesses, parks and other attractions."* This recommendation was contained in the SDAT's presentation, rather than their written report.)

Kiosks & Wayfinding System. Several factors create urban/rural blight in a community. One of these factors include a change in traffic patterns. In Tremonton, the main thoroughfare used to be Main Street, but the construction and alignment of the Interstate System in the 1980's diverted traffic away from Tremonton's Main Street/downtown. To improve the economic vitality of Tremonton's downtown, kiosks and wayfinding signage are needed to inform the traveling public of the City's downtown area. Specifically, kiosks and wayfinding signage would assist in revitalization by directing the traveling public to Downtown when using Exit 40 off Interstate-84 and Exit 381 off Interstate 15. These kiosks and wayfinding signage would benefit the traveling public by giving them information regarding services and would strengthen the local economy for Main Street merchants.

The NDC's plan also noted that wayfinding signage is needed to direct drivers to parking, which is generally located behind the buildings and somewhat out of sight.

BUSINESS RECRUITMENT

NDC's Recommendation: *"An important range of goods and services are provided in Tremonton. This is a base that can be built upon. The potential for shared customers - the lifeblood of a successful shopping district - exists in downtown Tremonton. In marketing your district, this core of strong businesses can be an effective selling point for attracting new retailers to the area.*

Also, as successful new store fill empty space and replace tired shops, during the redevelopment process goes on the overall retailing appearance of the area is bound to improve. New blood is crucial to the redevelopment process."

2002 General Plan:

"3.3 Goal: Require Quality Commercial Development

3.3.6 Objective: Attract suitable business replacement for the declining agribusiness."

Business Recruitment: To support a business recruitment campaign, a strong effort should be made to secure the cooperation of downtown property owners to make empty space reasonably available to potential tenants. Property owners should be encouraged to recruit "quality" tenants, and they should be persuaded to improve the appearance of their buildings.

In business recruitment vital statistics about downtown Tremonton should be assembled into a marketing package and marketed to merchants in the region. The marketing package should include such information as space available, typical rent ranges, area demographics, stores doing business in the downtown area, local incentives, and so on. An inventory of available space should be compiled and a marketing campaign to attract new tenants should be undertaken.

Contained in the appendix of this plan is a shopper survey and poll that identifies types of businesses that residents desire be recruited to Tremonton.

DESIGN STANDARDS

NDC’s Recommendation: *“It is important to make the buildings attractive so that they are an asset for the downtown. In Tremonton, a set of minimum design guidelines should be established to improve and preserve the overall appearance of the commercial district. The standards should have the power of law so that all property owners are required to maintain at least a minimum standard of appearance for their buildings, even if they stand empty. The guidelines should emphasize two areas: first, basic exterior building maintenance and second, preserving the integrity of the original building design. Both front and back facades should be treated in the guidelines (for buildings that have customer parking lots in the rear of the building).”*

2002 General Plan:

“3.3 Goal: Require Quality Commercial Development

3.3.1 Objective: Encourage performance standards for commercial developments.

3.3.4 Objective: Require landscaping around perimeters of commercial developments to soften development.”

SDAT’s Recommendation: *“We recommend these gateway nodes be created at Main Street and N 4th West Street, and Main Street and the Malad River crossing. **This would create an approximately seven-block district in which to apply the town’s most rigorous design guidelines.** This district – the very center of which should be marked at the intersection of Main Street and Tremont Street – should also feature a central multi-purpose public square, and Main Street’s right-of-way should be redesigned to be substantially more beautiful and pedestrian-friendly.”*

Design Standards. The purpose of storefront and signage design standards is twofold: To set a baseline for façade design and construction quality including materials, lighting, and level of detail, and to establish a general consensus around matters of style that support a district identity. Design guidelines should consider prohibiting the use of construction materials more likely to fail under normal weather conditions such as imitation brick or stone or types of low-quality signage or awnings such as internally-lit plastic light-boxes. Design guidelines can also require large amount of storefront glass, a maximum sill height, the creation of an approximately 3-foot design control zone behind the storefront glass intended for merchandise display, and the prohibition of opaque signage that obscures views into the store.

Design standards can also enhance a signage ordinance by limiting the amount and location of signage and lettering, restricting light fixture styles or awning materials, or detailing a preferred palette of finishes or colors. Storefront and signage standards are typically adopted as an amendment to an underlying zoning ordinance. The design standards are applied to new or renovated buildings within a specified geographic area, which the SDAT recommends be on Main Street from 400 West to the Malad River. The design standards are to be described in the ordinance as an “overlay district”.

EASY “WINS”

NDC Recommendation: *“Take some quick action which demonstrate that something is happening in the downtown. Paint a building; put up parking signs; clean up a particular trouble spot.”*

SDAT Team’s Recommendation: *“Look for easy “wins”: Storefront and signage improvements, programming, promotional events.”*

Easy Wins: The City should always look to undertake and accomplish easy tasks that inspire confidence and make incremental progress towards the overall objective of downtown revitalization. It is always easier to persuade these property owners to invest in Tremonton when the City takes a proactive approach to improving conditions on Main Street.



APPENDIX A – Business Incentives

PROGRAM	PURPOSE	REQUIREMENTS	BENEFITS
<p>EDTIF Tax Credit</p>	<ul style="list-style-type: none"> •Companies seeking relocation and expansion of operations to the state of Utah and in competition with other locations. •Must enter into an incentive agreement with the GOED which specifies performance milestones 	<ul style="list-style-type: none"> •In business greater than 3 years and show consistent profitability. Obtain commitment from local government to provide local incentives and establish an Economic Development Zone •Create new high-paying jobs in the state; at least 110% of the <u>county average wages</u> 110% = \$39,427 •Generate new tax revenues •Significant capital investment •Significant purchases from Utah vendors or suppliers 	<ul style="list-style-type: none"> •Post-performance, refundable tax credit rebates for up to 30% of new state revenues ~(sales, corporate and withholding taxes paid to the state) over the life of the project (typically 5-10 years)
<p>Enterprise Zone Tax Credit</p>	<ul style="list-style-type: none"> •Encourage investment in rural Utah businesses and create jobs. •Poverty, unemployment, and general distress •Chronic abandonment, deterioration, or reduction in value of commercial property 	<ul style="list-style-type: none"> •Provide employment to residents in the zone, particularly unemployed or economically disadvantaged •Degree to which the zone applicant's application promotes innovative solutions to economic development problems and demonstrates local initiative 	<ul style="list-style-type: none"> •Tax credit of 25% of first \$200,000 spent rehabilitating vacant building (2 years or more) •Annual investment tax credit of 10% of first \$250,000 in investment & 5% of next \$1 mill qualifying in plant, equipment, or other depreciable property •Tax credit of \$750 for new full-time employee position created •Additional \$500 tax credit if new full-time employee position = 125% of county wage (Box Elder: \$44,803) •Additional \$750 tax credit if adds value to agricultural commodities through manufacturing process •Additional \$200 two-year tax credit for employer-sponsored health insurance paying at least 50% of premium cost.

PROGRAM	PURPOSE	REQUIREMENTS	BENEFITS
Recycle Zone	<ul style="list-style-type: none"> To incent businesses to use recycled materials in manufacturing processes and create new products for sale. 	<ul style="list-style-type: none"> Business or individuals that collect, process, distribute recycled materials Identification of local incentive: <ul style="list-style-type: none"> Financing such as loans or grants Expedited permitting process Infrastructure assistance Competitive utility rates Reduced business license fees Zoning assistance 	<ul style="list-style-type: none"> Summary of local recycling program(s) Support of local officials Recycling market development plan 5% Utah state income tax credit on the cost of machinery and equipment 20% Utah state income tax credit (up to \$2,000) on eligible operating expenses Technical assistance from state recycling economic development professionals
Rural Fast Track Grant	<p>Small companies to create high paying jobs in rural areas & further promote business and economic development</p> <p>Must enter into an incentive agreement with the GOED which specifies performance milestones</p>	<ul style="list-style-type: none"> In business for at least 2 years Have at least two full-time employees Create and retain for at least 12 months new high-paying jobs in a rural county 	<ul style="list-style-type: none"> \$1,000 for each new full-time job paying 110% of county's average annual wage \$1,250 @ 115% \$1,500 @ 125% <p>Average annual salary for <u>Box Elder County</u>: \$35,842</p> <p>110% = \$39,427 125% = \$44,803</p> <p>Up to \$50,000 for a qualifying business development project for purchase of and/or construction of a new building or addition; equipment</p>
TAX Increment Financing	<p>Providing funding through tax increment for infrastructure, site improvements, construction, etc. through incentives or direct incentives.</p>	<ul style="list-style-type: none"> Participation agreement with local government 	<ul style="list-style-type: none"> Direct incentives or related through infrastructure, site improvements, construction, etc.

<p>Utah Rural Jobs Act</p>	<p>Enables an eligible small business located in a rural county to expand and create high wage jobs by providing flexible and affordable capital to small businesses in these areas.</p>	<p><u>RURAL INVESTMENT CO.</u> If approved the RIC must</p> <ul style="list-style-type: none"> o Raise the total investment authority authorized by the state within 65 days. <ul style="list-style-type: none"> Invest 100% of its investment authority within three years of raising the total investment authority. o Maintain 100% of its investment authority for 7 years o Invest at least 70% of total investment authority into eligible small business in Rural Counties. o Keep all investments into eligible small businesses to a total of \$5,000,000 or less o Pay an equal portion of a \$50,000 annual fee split evenly among all active Rural Investment Companies. <p><u>INVESTORS:</u></p> <ul style="list-style-type: none"> o Be a resident or nonresident person that has state taxable income <p><u>BUSINESSES:</u></p> <ul style="list-style-type: none"> Be located in a rural county o Have fewer than 150 employees o Have less than \$10,000,000 in net income for the preceding taxable year o Principal business operations in Utah, i.e. 60% of total employees or if relocating, will have 60% of total employees at location within 180 days after receiving investment from RIC. o Is a business that falls within any of the following industry types: Aerospace, Defense, Energy/natural resources, Financial services, Life sciences, Outdoor products, Software development, IT, Manufacturing, Agribusiness 	<p>The program has three types of participants: 1) Investors who provide capital investments to a Rural Investment Company, 2) Rural Investment Companies who raise the funds from investors to be invested in eligible small businesses; and 3) Eligible small businesses who may receive up to \$5,000,000 in capital for business development and expansion needs. The program authorizes \$42,000,000 of investment authority to Rural Investment Companies.</p> <hr/> <p><u>INVESTORS:</u></p> <p>l receive 100% of their investment in the form of a non-refundable tax credit. The tax credit will be issued only if the Rural Investment Company complies with all program criteria and requirements.</p> <ul style="list-style-type: none"> o The tax credit is issued over a 7-year period from the time the Rural Investment Company has raised its total investment authority. <ul style="list-style-type: none"> · 0% is issued from years 1-3 · 5% is issued each year in years 4-7
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APPENDIX B – COMPARISON OF 2013 AND 2016 SALES LEAKAGE IN TREMONTON

Table 8: Tremonton 2013 and 2016 Sales Tax Leakage Comparison

	2013 Leakage	2013 Capture Rate	2016 Leakage	2016 Capture Rate
Motor Vehicle and Parts Dealers				
New Automobile Dealers	\$11,078,086	239%	\$14,354,027	255%
Used Car Dealers	(\$2,043,846)	0%	(\$3,277,223)	1%
Other Motor Vehicle Dealers	\$2,508,466	342%	\$7,240,094	583%
Automotive Parts, Accessories, and Tire Stores	\$1,199,342	165%	\$2,346,724	215%
Subtotal	\$12,742,049	199%	\$20,663,621	228%
Furniture and Home Furnishings Stores				
Furniture Stores	(\$1,047,384)	29%	(\$1,304,154)	31%
Home Furnishings Stores	(\$348,468)	25%	(\$598,741)	4%
Subtotal	(\$1,395,852)	28%	(\$1,902,896)	24%
Electronics and Appliance Stores				
Appliance, Television and Other Electronics	(\$1,821,440)	12%	(\$2,171,491)	9%
Subtotal	(\$1,821,440)	12%	(\$2,171,491)	9%
Building Material and Garden Equipment and Supplies Dealers				
Building Material and Supplies Dealers	(\$4,016,526)	27%	(\$4,399,721)	39%
Lawn and Garden Equipment and Supplies Stores	\$112,083.22	165%	(\$276,369.90)	6%
Subtotal	(\$3,904,443)	31%	(\$4,676,091)	38%
Food and Beverage Stores				
Grocery Stores	\$14,503,236	267%	\$16,143,341	260%
Specialty Food Stores	(\$264,393)	3%	(\$278,393)	13%
Beer, Wine, and Liquor Stores	(\$150,633)	78%	(\$275,709)	67%
Subtotal	\$14,088,210	246%	\$15,589,239	238%
Health and Personal Care Stores				
Cosmetics & Perfume	(\$241,522)	15%	(\$400,998)	6%
Optical Goods	\$196,566	248%	\$257,119	264%
Other Health & Personal Care	(\$305,616)	45%	(\$279,827)	55%
Pharmacies & Drug Stores	\$64,368	141%	(\$11,572)	94%
Subtotal	(\$286,203)	75%	(\$435,278)	69%
Gasoline Stations				
Gasoline Stations	\$4,233,956	277%	\$4,500,672	257%
Subtotal	\$4,233,956	277%	\$4,500,672	257%

	2013 Leakage	2013 Capture Rate	2016 Leakage	2016 Capture Rate
Clothing and Clothing Accessories Stores				
Clothing Stores	(\$3,076,023)	10%	(\$3,429,748)	11%
Shoe Stores	(\$350,696)	3%	(\$347,014)	17%
Jewelry, Luggage, and Leather Goods Stores	(\$287,941)	4%	(\$314,847)	7%
Subtotal	(\$3,714,660.00)	9%	(\$4,091,609.00)	11%
Sporting Goods, Hobby, Book, and Music Stores				
Books, Periodical, and Music	(\$215,466)	37%	(\$210,147)	38%
Hobby, Toys & Games	(\$215,025)	32%	(\$240,769)	26%
Musical Instruments	(\$103,234)	5%	(\$121,150)	2%
Sewing, Needlework & Pice Goods	(\$50,877)	0%	(\$47,188)	0%
Sporting Goods	\$607,882	137%	\$1,001,960	152%
Subtotal	\$23,281	101%	\$382,706	114%
General Merchandise Stores				
Department Stores	(\$13,220,791)	1%	(\$12,307,632)	16%
Warehouse Club & Other General Merchandise Stores	\$2,423,742	241%	\$1,458,909	183%
Subtotal	(\$10,797,049)	28%	(\$10,848,723)	34%
Miscellaneous Store Retailers				
Florists	\$257,789	394%	\$257,256	364%
Office Supplies, Stationery, and Gift Stores	(\$612,955)	7%	(\$508,001)	21%
Other Miscellaneous Store Retailers	(\$2,803,099)	8%	(\$2,590,154)	20%
Used Merchandise	(\$133,866)	1%	(\$142,543)	0%
Subtotal	(\$3,292,131)	16%	(\$2,983,442)	28%
Nonstore Retailers				
Electronic Shopping and Mail-Order Houses	(\$287,814.38)	59%	\$94,352.29	109%
Vending Machine Operators	(\$95,372.67)	0%	(\$102,301.96)	0%
Direct Selling Establishments	(\$307,504.51)	42%	(\$376,960.59)	27%
Subtotal	(\$690,692)	48%	(\$384,910)	77%
Performing Arts, Spectator Sports, and Related Industries				
Performing Arts, Spectator Sports & Related Industries	(\$270,412)	5%	(\$325,733)	5%
Subtotal	(\$270,412)	5%	(\$325,733)	5%
Museums, Historical Sites, and Similar Institutions				
Museums, Historical Sites, and Similar Institutions	(\$69,723)	0%	(\$96,188)	0%
Subtotal	(\$69,723)	0%	(\$96,188)	0%

	2013 Leakage	2013 Capture Rate	2016 Leakage	2016 Capture Rate
Amusement, Gambling, and Recreation Industries				
Amusement, Gambling & Recreation Industries	(\$69,431)	93%	(\$305,611)	81%
Subtotal	(\$69,431)	93%	(\$305,611)	81%
Accommodation				
Bed & Breakfast & Other Accommodation	\$0		\$0	
Hotels & Motels	(\$472,334)	85%	(\$1,318,855)	69%
RV Parks & Recreational Camps	(\$76,665)	0%	(\$106,012)	0%
Rooming and Boarding Houses	(\$8,889)	0%	(\$9,782)	0%
Subtotal	(\$557,889)	83%	(\$1,434,649)	67%
Food Services and Drinking Places				
Restaurants and Other Eating Places	\$1,401,473	117%	\$1,103,458	111%
Special Food Services	\$310,900	139%	\$33,144	103%
Drinking Places (Alcoholic Beverages)	(\$113,824)	55%	(\$154,158)	49%
Subtotal	\$1,598,549	117%	\$982,443	108%
Repair and Maintenance				
Automotive Repair and Maintenance	\$1,151,461	153%	\$1,308,312	150%
Electronic and Precision Equipment Repair and Maintenance	(\$50,886)	19%	(\$77,728)	1%
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	\$215,635	271%	\$198,576	254%
Personal and Household Goods Repair and Maintenance	(\$211,786)	6%	(\$207,038)	5%
Subtotal	\$1,104,424	143%	\$1,222,122	140%
Personal and Laundry Services				
Personal & Laundry Services	(\$160,435)	73%	(\$19,316)	97%
Private Households	(\$1,321)	0%	\$0	
Religious, Grantmaking, Civic, Professional & Similar	(\$150,292)	20%	\$224,057	NA
Subtotal	(\$312,047)	61%	\$204,741	131%
TOTAL	\$6,608,497	108%	\$13,888,923	115%

APPENDIX C: COMPARISON OF ZPFI AND BUXTON RETAIL LEAKAGE REPORTS

Table 9: Tremonton 2016 Sales Tax Leakage Comparison with Buxton Report

	2016 Leakage	2016 Capture Rate	Buxton Capture	Actual Sales (2016)	Buxton Sales
Motor Vehicle and Parts Dealers				\$36,757,944	
New Automobile Dealers	\$14,354,027	255%	150%	\$23,597,553	\$29,923,949
Used Car Dealers	(\$3,277,223)	1%		\$24,598	
Other Motor Vehicle Dealers	\$7,240,094	583%	50%	\$8,740,569	\$1,186,743
Automotive Parts, Accessories, and Tire Stores	\$2,346,724	215%	70%	\$4,395,224	\$13,433,756
Subtotal	\$20,663,621	228%	180%	\$36,757,944	\$44,544,448
Furniture and Home Furnishings Stores				\$601,233	
Furniture Stores	(\$1,304,154)	31%	90%	\$577,199	\$1,113,685
Home Furnishings Stores	(\$598,741)	4%	80%	\$24,034	\$712,462
Subtotal	(\$1,902,896)	24%	90%	\$601,233	\$1,826,147
Electronics and Appliance Stores				\$222,492	
Appliance, Television and Other Electronics	(\$2,171,491)	9%	40%	\$222,492	\$946,577
Subtotal	(\$2,171,491)	9%	40%	\$222,492	\$946,577
				\$2,832,100	
Building Material and Supplies Dealers	(\$4,399,721)	39%	170%	\$2,814,831	\$8,649,194
Lawn and Garden Equipment and Supplies Stores	(\$276,369.90)	6%	0%	\$17,269	\$0.00
Subtotal	(\$4,676,091)	38%	170%	\$2,832,100	\$8,649,194
Food and Beverage Stores				\$26,864,850	
Grocery Stores	\$16,143,341	260%	310%	\$26,253,578	\$35,109,237
Specialty Food Stores	(\$278,393)	13%	150%	\$42,317	\$694,672
Beer, Wine, and Liquor Stores	(\$275,709)	67%	1050%	\$568,955	\$9,804,276
Subtotal	\$15,589,239	238%	359%	\$26,864,850	\$45,608,185
Health and Personal Care Stores				\$962,274	
Cosmetics & Perfume	(\$400,998)	6%	50%	\$24,714	\$182,104
Optical Goods	\$257,119	264%	0%	\$413,453	\$0
Other Health & Personal Care	(\$279,827)	55%	20%	\$335,350	\$75,100
Pharmacies & Drug Stores	(\$11,572)	94%	130%	\$188,757	\$6,654,006
Subtotal	(\$435,278)	69%	110%	\$962,274	\$6,911,210
Gasoline Stations				\$7,370,052	
Gasoline Stations	\$4,500,672	257%	120%	\$7,370,052	\$528,912

	2016 Leakage	2016 Capture Rate	Buxton Capture	Actual Sales (2016)	Buxton Sales
Subtotal	\$4,500,672	257%	120%	\$7,370,052	\$528,912
Clothing and Clothing Accessories Stores				\$517,146	
Clothing Stores	(\$3,429,748)	11%	16%	\$419,055	\$560,988
Shoe Stores	(\$347,014)	17%	120%	\$73,558	\$828,729
Jewelry, Luggage, and Leather Goods Stores	(\$314,847)	7%	71%	\$24,533	\$0
Subtotal	(\$4,091,609.00)	11%	30%	\$517,146	\$1,389,717
				\$3,129,549	
Books, Periodical, and Music	(\$210,147)	38%	29%	\$127,457	\$94,648
Hobby, Toys & Games	(\$240,769)	26%	170%	\$83,266	\$723,632
Musical Instruments	(\$121,150)	2%	0%	\$3,042	\$0
Sewing, Needlework & Pice Goods	(\$47,188)	0%	0%	\$0	\$0
Sporting Goods	\$1,001,960	152%	0%	\$2,915,784	\$0
Subtotal	\$382,706	114%	20%	\$3,129,549	\$818,280
General Merchandise Stores				\$5,593,663	
Department Stores	(\$12,307,632)	16%	30%	\$2,370,847	\$1,113,268
Warehouse Club & Other General Merchandise Stores	\$1,458,909	183%	400%	\$3,222,816	\$41,277,109
Subtotal	(\$10,848,723)	34%	310%	\$5,593,663	\$42,390,377
Miscellaneous Store Retailers				\$1,139,262	
Florists	\$257,256	364%	480%	\$354,722	\$467,142
Office Supplies, Stationery, and Gift Stores	(\$508,001)	21%	0%	\$137,212	\$0
Other Miscellaneous Store Retailers	(\$2,590,154)	20%	130%	\$647,328	\$1,335,217
Used Merchandise	(\$142,543)	0%	0%	\$0	\$0
Subtotal	(\$2,983,442)	28%	80%	\$1,139,262	\$1,802,359
Nonstore Retailers				\$1,257,856	
Electronic Shopping and Mail-Order Houses	\$94,352.29	109%		\$1,117,425	
Vending Machine Operators	(\$102,301.96)	0%		\$514	
Direct Selling Establishments	(\$376,960.59)	27%		\$139,917	
Subtotal	(\$384,910)	77%		\$1,257,856	
				\$16,698	

	2016 Leakage	2016 Capture Rate	Buxton Capture	Actual Sales (2016)	Buxton Sales
Performing Arts, Spectator Sports & Related Industries	(\$325,733)	5%		\$16,698	
Subtotal	(\$325,733)	5%		\$16,698	
			\$0		
Museums, Historical Sites, and Similar Institutions	(\$96,188)	0%		\$0	
Subtotal	(\$96,188)	0%		\$0	
			\$0		
Amusement, Gambling & Recreation Industries	(\$305,611)	81%		\$1,320,101	
Subtotal	(\$305,611)	81%		\$1,320,101	
Accommodation				\$2,916,007	
Bed & Breakfast & Other Accommodation	\$0			\$0	
Hotels & Motels	(\$1,318,855)	69%		\$2,916,007	
RV Parks & Recreational Camps	(\$106,012)	0%		\$0	
Rooming and Boarding Houses	(\$9,782)	0%		\$0	
Subtotal	(\$1,434,649)	67%		\$2,916,007	
Food Services and Drinking Places				\$12,642,210	
Restaurants and Other Eating Places	\$1,103,458	111%	130%	\$11,375,701	\$11,220,442
Special Food Services	\$33,144	103%	60%	\$1,116,577	\$570,967
Drinking Places (Alcoholic Beverages)	(\$154,158)	49%	0%	\$149,932	\$0
Subtotal	\$982,443	108%	120%	\$12,642,210	\$11,791,409
Repair and Maintenance				\$4,267,584	
Automotive Repair and Maintenance	\$1,308,312	150%		\$3,928,031	
Electronic and Precision Equipment Repair and Maintenance	(\$77,728)	1%		\$699	
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	\$198,576	254%		\$327,345	
Personal and Household Goods Repair and Maintenance	(\$207,038)	5%		\$11,509	
Subtotal	\$1,222,122	140%		\$4,267,584	

	2016 Leakage	2016 Capture Rate	Buxton Capture	Actual Sales (2016)	Buxton Sales
Personal and Laundry Services				\$854,806	
Personal & Laundry Services	(\$19,316)	97%		\$630,749	
Private Households	\$0			\$0	
Religious, Grantmaking, Civic, Professional & Similar	\$224,057	NA		\$224,057	
Subtotal	\$204,741	131%		\$854,806	
TOTAL	\$13,888,923	115%	190%	\$109,265,827	

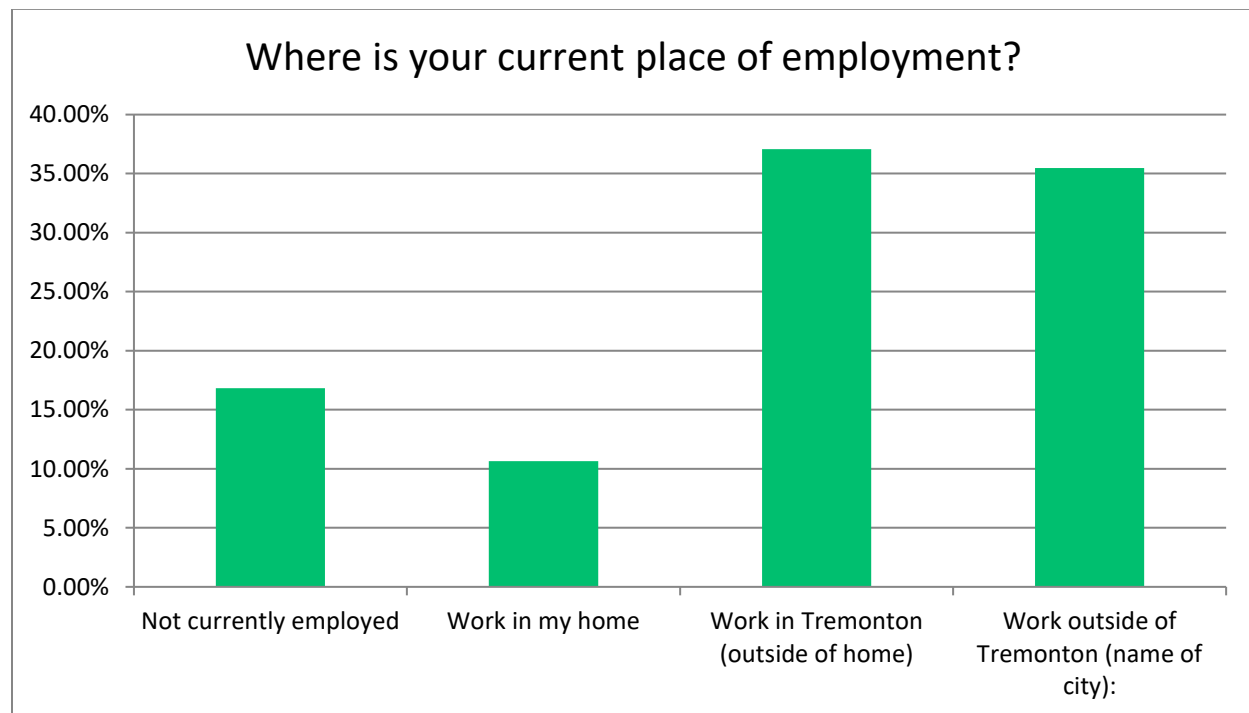
Source: Utah State Tax Commission, ZPFI

APPENDIX D – Community Survey Responses

Following pages highlight the community survey that was presented in 2017/2018. The response rate is noted to be significant for a community the size of Tremonton, with nearly 950 respondents. Characteristics of those who responded are noted within the survey.

Where is your current place of employment?

Answer Choices	Responses	
Not currently employed	16.83%	158
Work in my home	10.65%	100
Work in Tremonton (outside of home)	37.06%	348
Work outside of Tremonton (name of city):	35.46%	333
	Answered	939
	Skipped	1



How often do you shop in Tremonton?

Answer Choices		Responses
Frequently (weekly)	78.74%	737
Occasionally (monthly)	17.31%	162
Seldom (2-3 times per year)	3.31%	31
Never (skip question number 3 and go to question number 4)	0.64%	6
	Answered	936
	Skipped	4



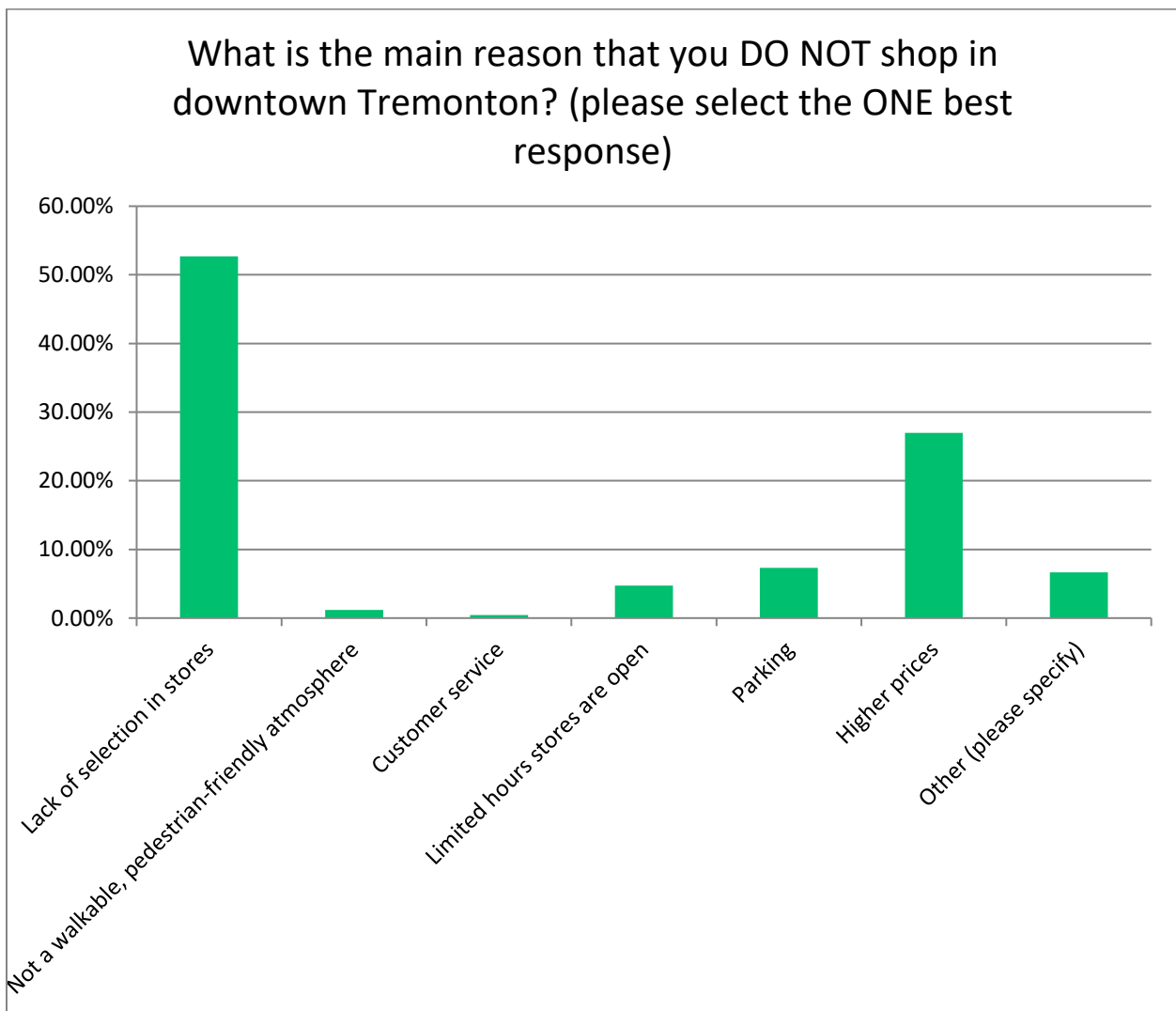
**What is the main reason that you shop in Tremonton?
(please select the ONE best response)**

Answer Choices	Responses	
Grocery, food stores	55.29%	517
Restaurants	3.10%	29
Low prices	0.11%	1
Want to support local businesses	11.98%	112
Customer service	0.32%	3
Convenience of not driving out of the area to shop	27.38%	256
Other (please specify)	1.82%	17
	Answered	935
	Skipped	5



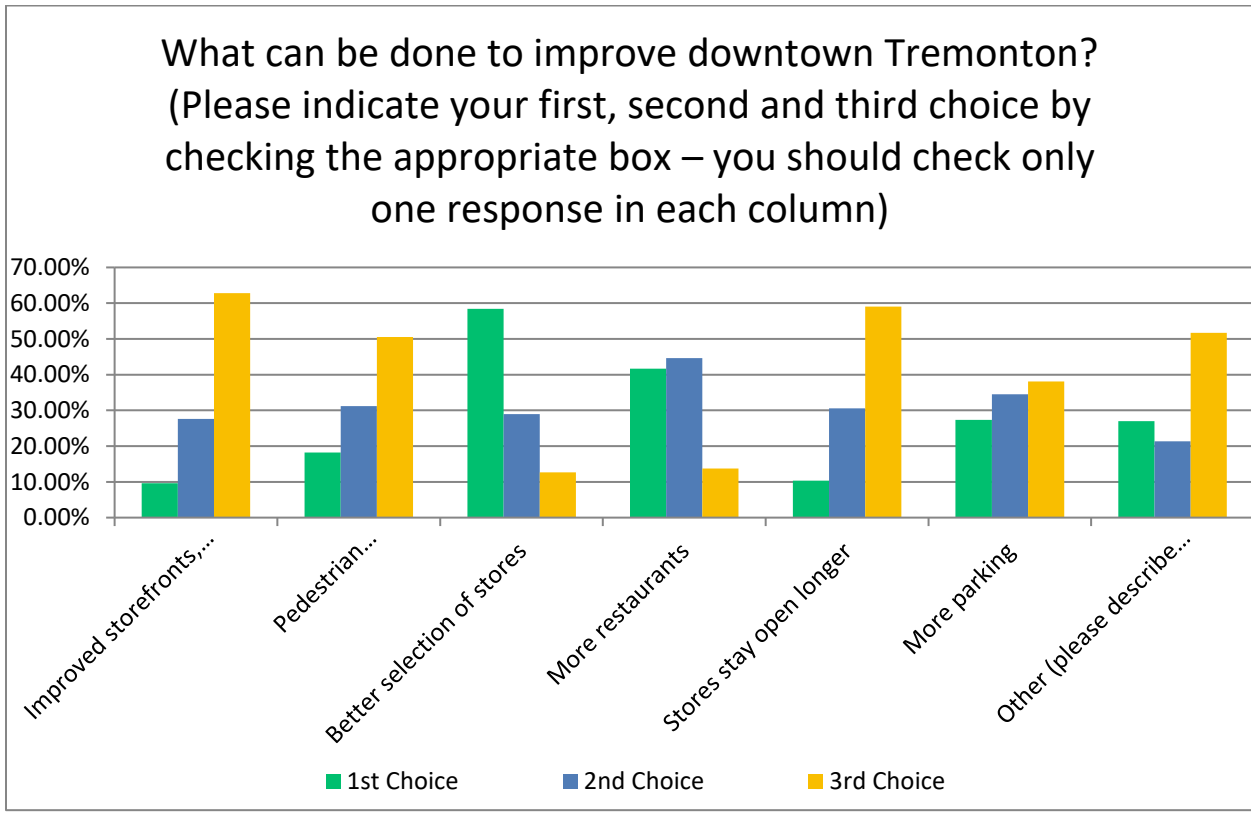
**What is the main reason that you DO NOT shop in downtown Tremonton?
(please select the ONE best response)**

Answer Choices		Responses
Lack of selection in stores	52.69%	490
Not a walkable, pedestrian-friendly atmosphere	1.18%	11
Customer service	0.43%	4
Limited hours stores are open	4.73%	44
Parking	7.31%	68
Higher prices	26.99%	251
Other (please specify)	6.67%	62
	Answered	930
	Skipped	10



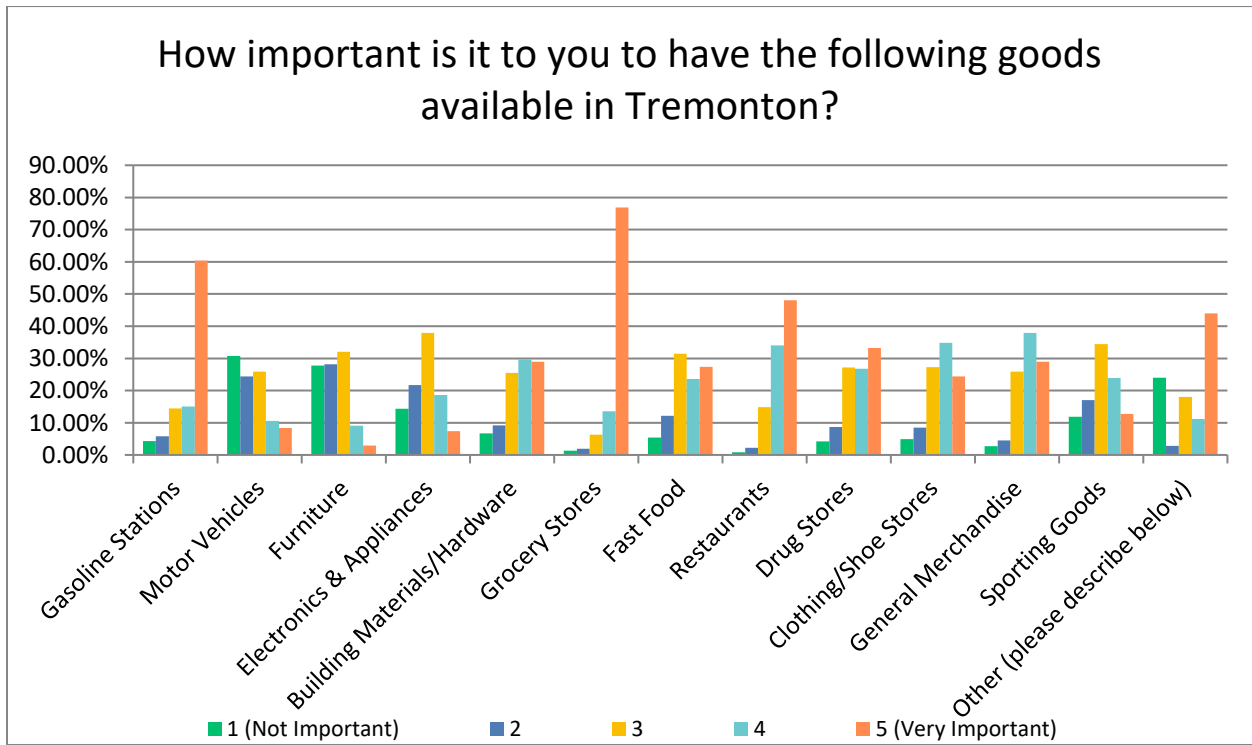
What can be done to improve downtown Tremonton? (Please indicate your first, second and third choice by checking the appropriate box – you should check only one response in each column)

	1st Choice		2nd Choice		3rd Choice		Total
Improved storefronts, façade renovations	9.66%	28	27.59%	80	62.76%	182	290
Pedestrian amenities/Public improvements (e.g., trees, landscaping, street lights, sidewalk and paver improvements, street furniture, plazas, parks, open space)	18.25%	69	31.22%	118	50.53%	191	378
Better selection of stores	58.38%	425	28.98%	211	12.64%	92	728
More restaurants	41.64%	279	44.63%	299	13.73%	92	670
Stores stay open longer	10.32%	29	30.60%	86	59.07%	166	281
More parking	27.34%	76	34.53%	96	38.13%	106	278
Other (please describe below)	26.97%	24	21.35%	19	51.69%	46	89
Other (please specify)							105
					Answered		933
					Skipped		7



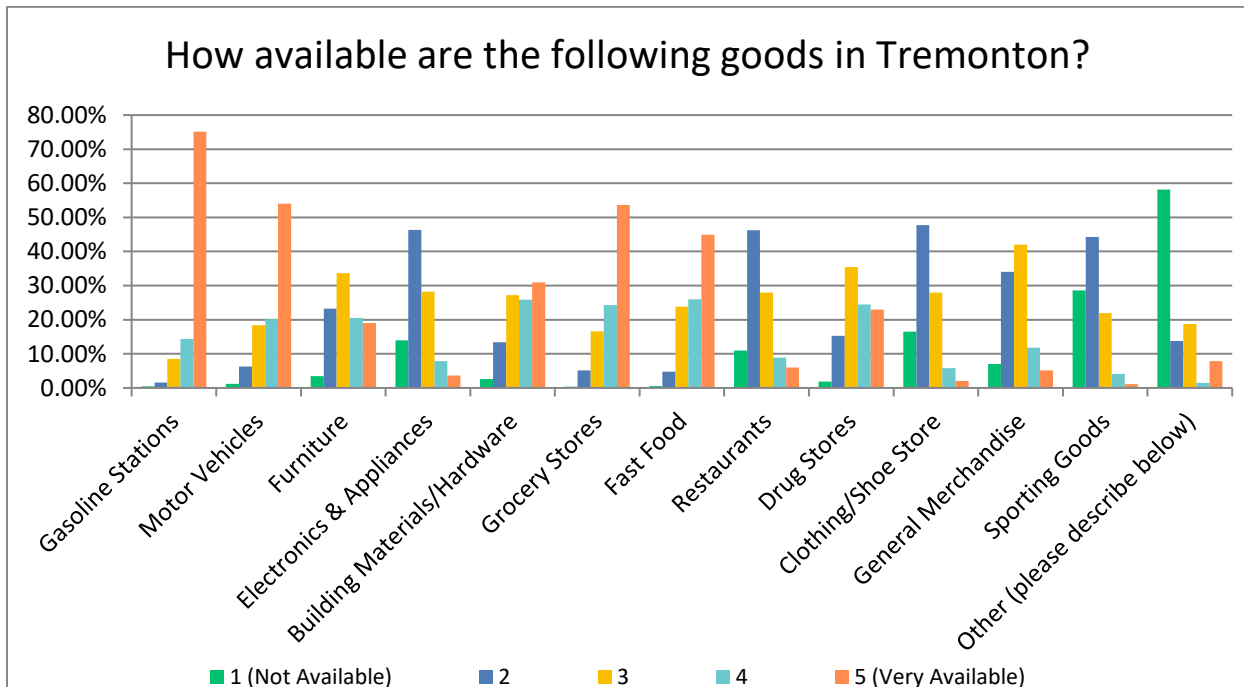
How important is it to you to have the following goods available in Tremonton?

	1 (Not Important)		2		3		4		5 (Very Important)		Total
Gasoline Stations	4.30%	40	5.81%	54	14.41%	134	15.05%	140	60.43%	562	930
Motor Vehicles	30.77%	284	24.38%	225	25.89%	239	10.62%	98	8.34%	77	923
Furniture	27.78%	255	28.21%	259	32.03%	294	9.04%	83	2.94%	27	918
Electronics & Appliances	14.39%	134	21.70%	202	37.92%	353	18.58%	173	7.41%	69	931
Building Materials/ Hardware	6.67%	62	9.15%	85	25.51%	237	29.71%	276	28.96%	269	929
Grocery Stores	1.29%	12	1.94%	18	6.34%	59	13.55%	126	76.88%	715	930
Fast Food	5.41%	50	12.12%	112	31.49%	291	23.59%	218	27.38%	253	924
Restaurants	0.86%	8	2.25%	21	14.81%	138	34.01%	317	48.07%	448	932
Drug Stores	4.22%	39	8.66%	80	27.16%	251	26.73%	247	33.23%	307	924
Clothing/Shoe Stores	4.95%	46	8.49%	79	27.31%	254	34.84%	324	24.41%	227	930
General Merchandise	2.69%	25	4.51%	42	25.89%	241	37.92%	353	29.00%	270	931
Sporting Goods	11.83%	109	17.05%	157	34.42%	317	23.89%	220	12.81%	118	921
Other (please describe below)	24.00%	60	2.80%	7	18.00%	45	11.20%	28	44.00%	110	250
Other (please specify)											146
									Answered		937
									Skipped		3



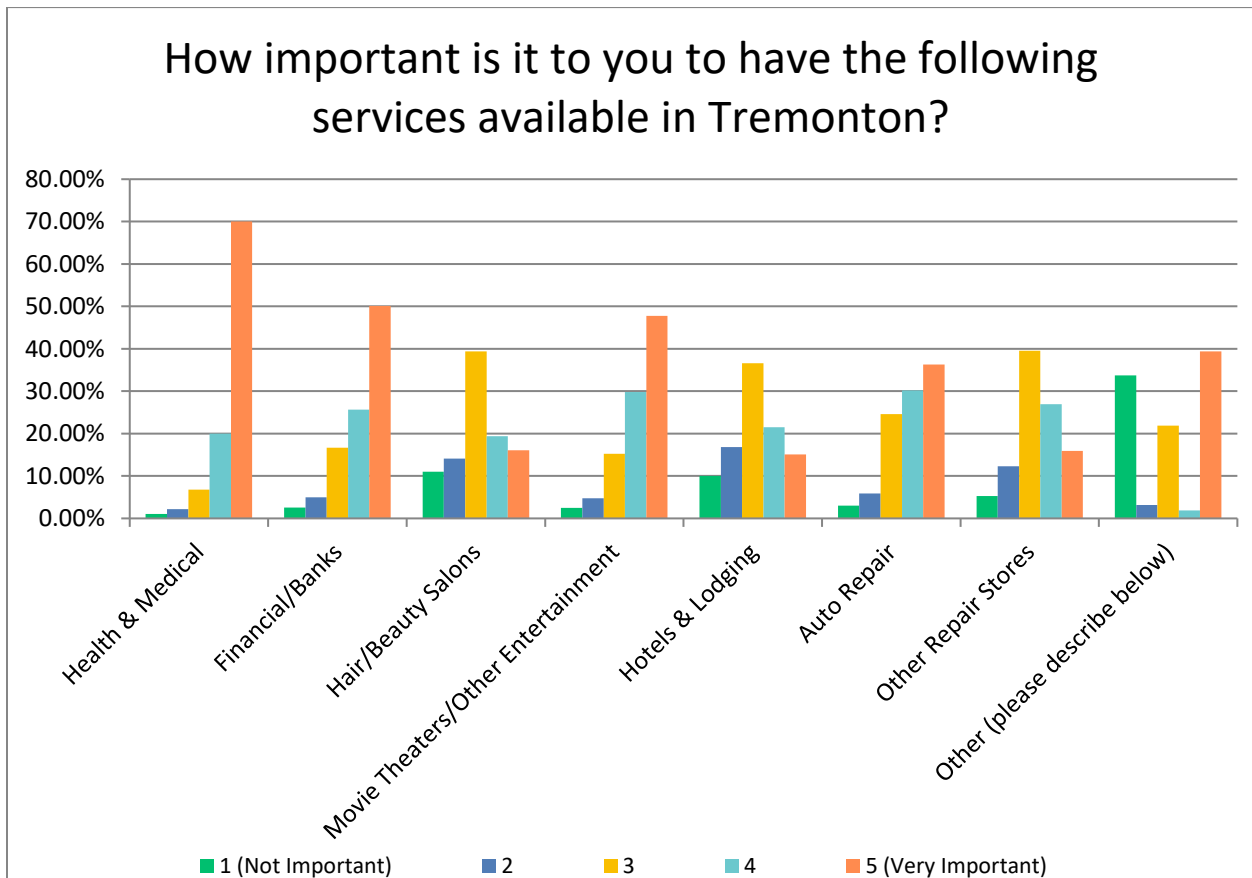
How available are the following goods in Tremonton?

	1 (Not Available)		2		3		4		5 (Very Available)		Total
Gasoline Stations	0.43%	4	1.61%	15	8.49%	79	14.30%	133	75.16%	699	930
Motor Vehicles	1.19%	11	6.26%	58	18.34%	170	20.17%	187	54.05%	501	927
Furniture	3.48%	32	23.29%	214	33.62%	309	20.57%	189	19.04%	175	919
Electronics & Appliances	13.99%	130	46.29%	430	28.20%	262	7.86%	73	3.66%	34	929
Building Materials/ Hardware	2.57%	24	13.40%	125	27.22%	254	25.83%	241	30.98%	289	933
Grocery Stores	0.32%	3	5.15%	48	16.63%	155	24.25%	226	53.65%	500	932
Fast Food	0.54%	5	4.73%	44	23.85%	222	25.99%	242	44.90%	418	931
Restaurants	10.94%	102	46.24%	431	27.90%	260	8.91%	83	6.01%	56	932
Drug Stores	1.83%	17	15.30%	142	35.45%	329	24.46%	227	22.95%	213	928
Clothing/Shoe Store	16.45%	153	47.74%	444	27.96%	260	5.81%	54	2.04%	19	930
General Merchandise	7.02%	65	34.02%	315	42.01%	389	11.77%	109	5.18%	48	926
Sporting Goods	28.62%	265	44.28%	410	21.92%	203	4.10%	38	1.08%	10	926
Other (please describe below)	58.13%	118	13.79%	28	18.72%	38	1.48%	3	7.88%	16	203
Other (please specify)											106
									Answered		935
									Skipped		5



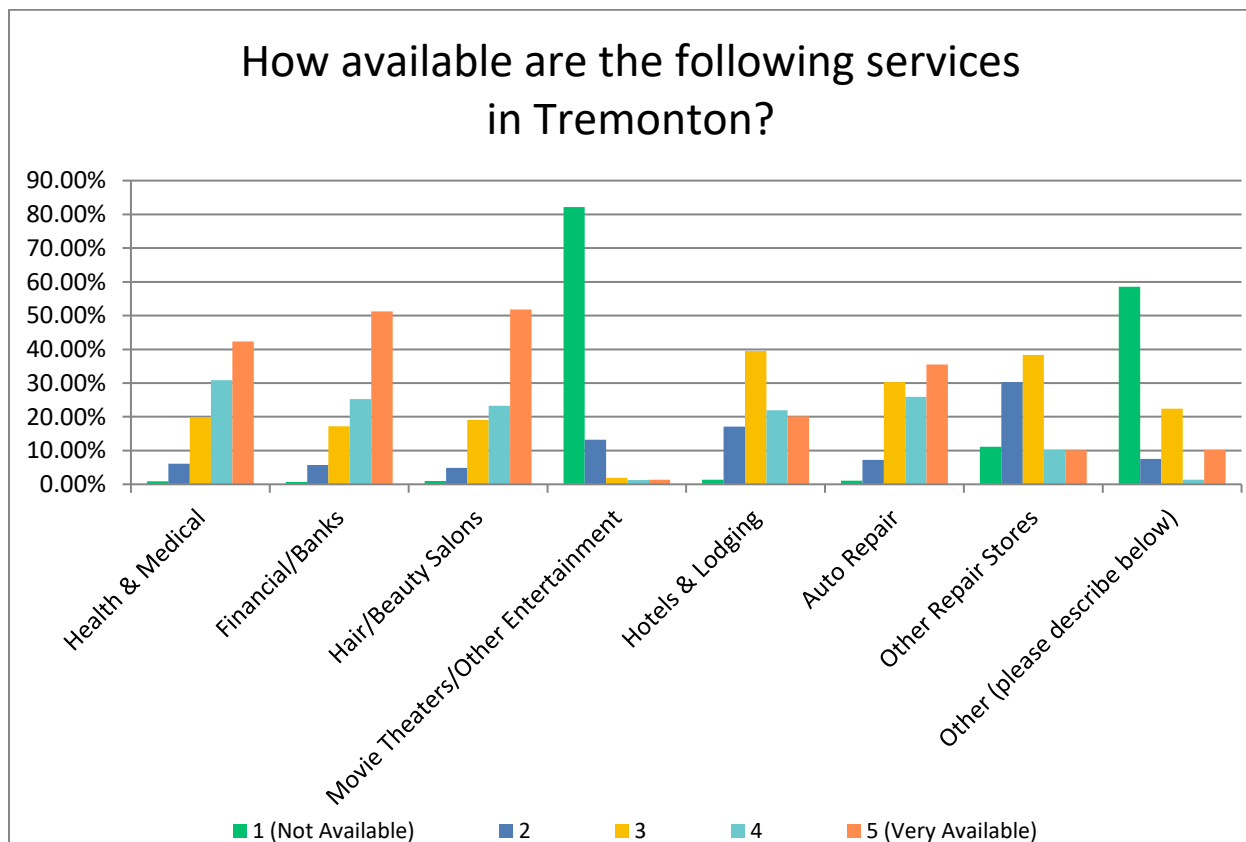
How important is it to you to have the following services available in Tremonton?

	1 (Not Important)		2		3		4		5 (Very Important)		Total
Health & Medical	1.08%	10	2.15%	20	6.77%	63	20.00%	186	70.00%	651	930
Financial/Banks	2.59%	24	4.96%	46	16.70%	155	25.65%	238	50.11%	465	928
Hair/Beauty Salons	11.00%	102	14.13%	131	39.37%	365	19.42%	180	16.07%	149	927
Movie Theaters/Other Entertainment	2.47%	23	4.72%	44	15.22%	142	29.80%	278	47.80%	446	933
Hotels & Lodging	10.01%	93	16.79%	156	36.60%	340	21.53%	200	15.07%	140	929
Auto Repair	3.01%	28	5.91%	55	24.60%	229	30.18%	281	36.31%	338	931
Other Repair Stores	5.30%	48	12.27%	111	39.56%	358	26.96%	244	15.91%	144	905
Other (please describe below)	33.75%	54	3.13%	5	21.88%	35	1.88%	3	39.38%	63	160
Other (please specify)											72
									Answered		934
									Skipped		6



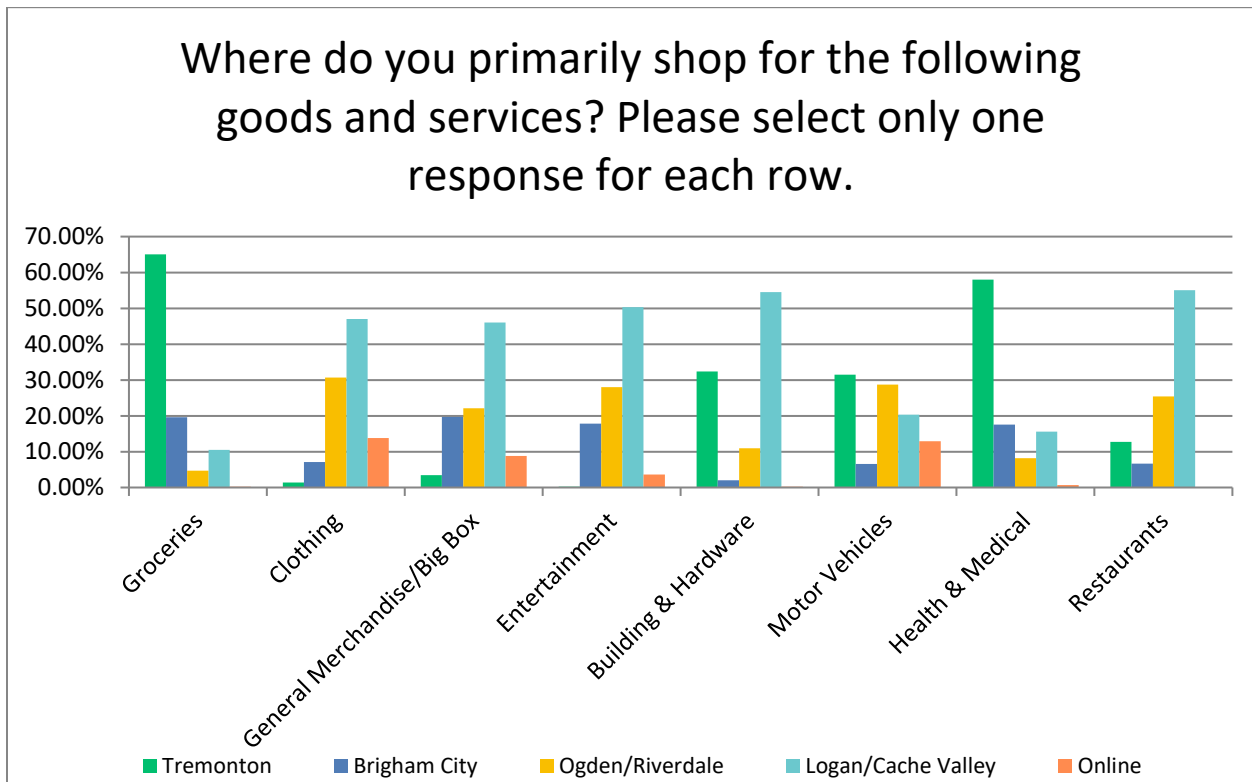
How available are the following services in Tremonton?

	1 (Not Available)		2		3		4		5 (Very Available)		Total	
Health & Medical	0.86%	8	6.14%	57	19.81%	184	30.89%	287	42.30%	393	929	
Financial/Banks	0.65%	6	5.72%	53	17.15%	159	25.24%	234	51.24%	475	927	
Hair/Beauty Salons	0.97%	9	4.87%	45	19.05%	176	23.27%	215	51.84%	479	924	
Movie Theaters/Other Entertainment	82.13%	763	13.24%	123	1.94%	18	1.29%	12	1.40%	13	929	
Hotels & Lodging	1.40%	13	17.06%	158	39.52%	366	21.92%	203	20.09%	186	926	
Auto Repair	1.08%	10	7.24%	67	30.24%	280	25.92%	240	35.53%	329	926	
Other Repair Stores	11.10%	96	30.29%	262	38.38%	332	10.17%	88	10.06%	87	865	
Other (please describe below)	58.50%	86	7.48%	11	22.45%	33	1.36%	2	10.20%	15	147	
Other (please specify)											56	
											Answered	931
											Skipped	9



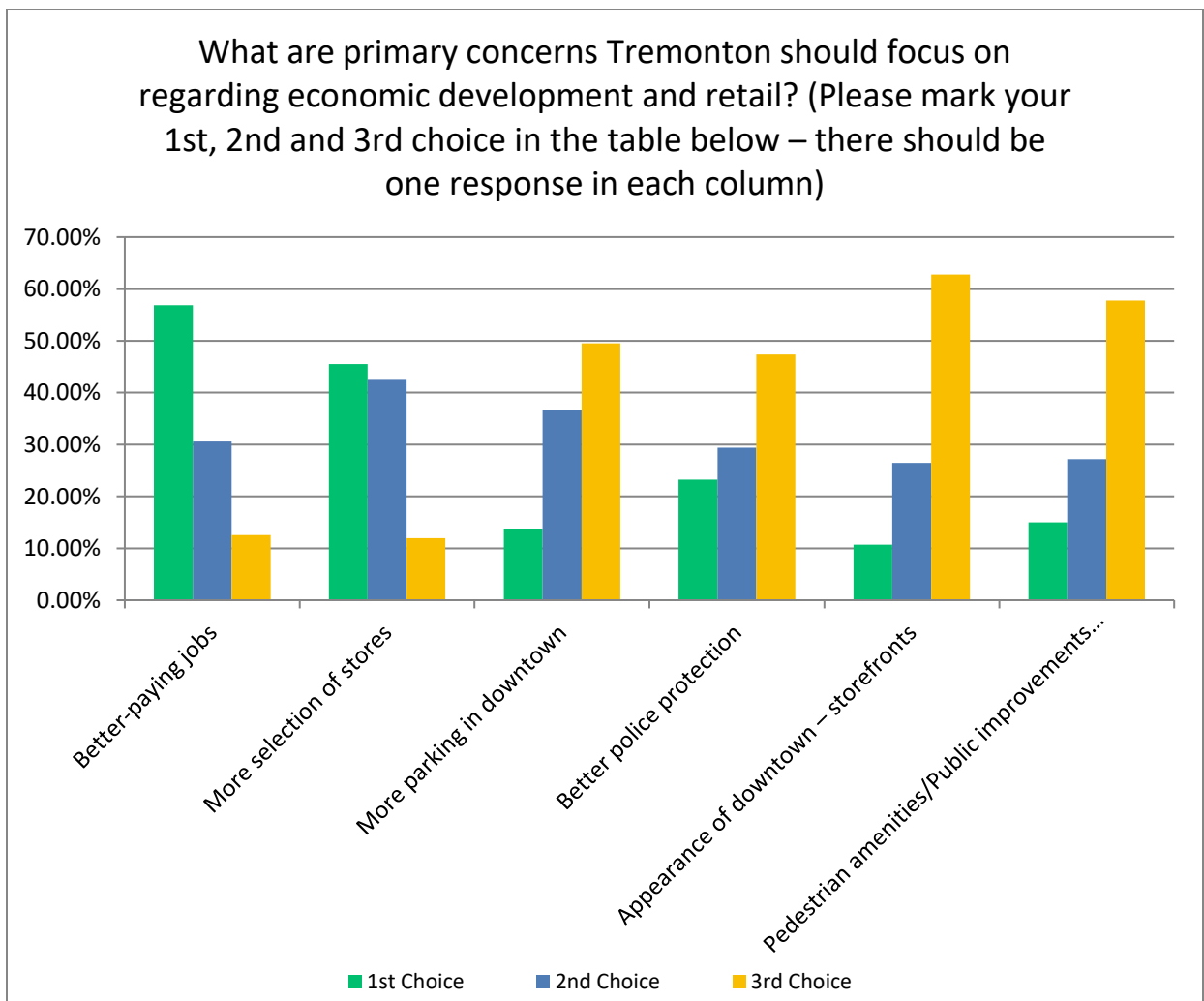
Where do you primarily shop for the following goods and services? Please select only one response for each row.

	Tremonton		Brigham City		Ogden/Riverdale		Logan/Cache Valley		Online		Total
Groceries	65.03%	608	19.57%	183	4.71%	44	10.48%	98	0.21%	2	935
Clothing	1.39%	13	7.07%	66	30.65%	286	47.05%	439	13.83%	129	933
General Merchandise/ Big Box	3.42%	32	19.68%	184	22.14%	207	45.99%	430	8.77%	82	935
Entertainment	0.21%	2	17.81%	166	28.00%	261	50.32%	469	3.65%	34	932
Building & Hardware	32.33%	302	2.03%	19	10.92%	102	54.50%	509	0.21%	2	934
Motor Vehicles	31.51%	288	6.56%	60	28.67%	262	20.35%	186	12.91%	118	914
Health & Medical	57.97%	538	17.56%	163	8.19%	76	15.63%	145	0.65%	6	928
Restaurants	12.74%	118	6.70%	62	25.38%	235	55.08%	510	0.11%	1	926
Other (please specify)											18
									Answered		937
									Skipped		3



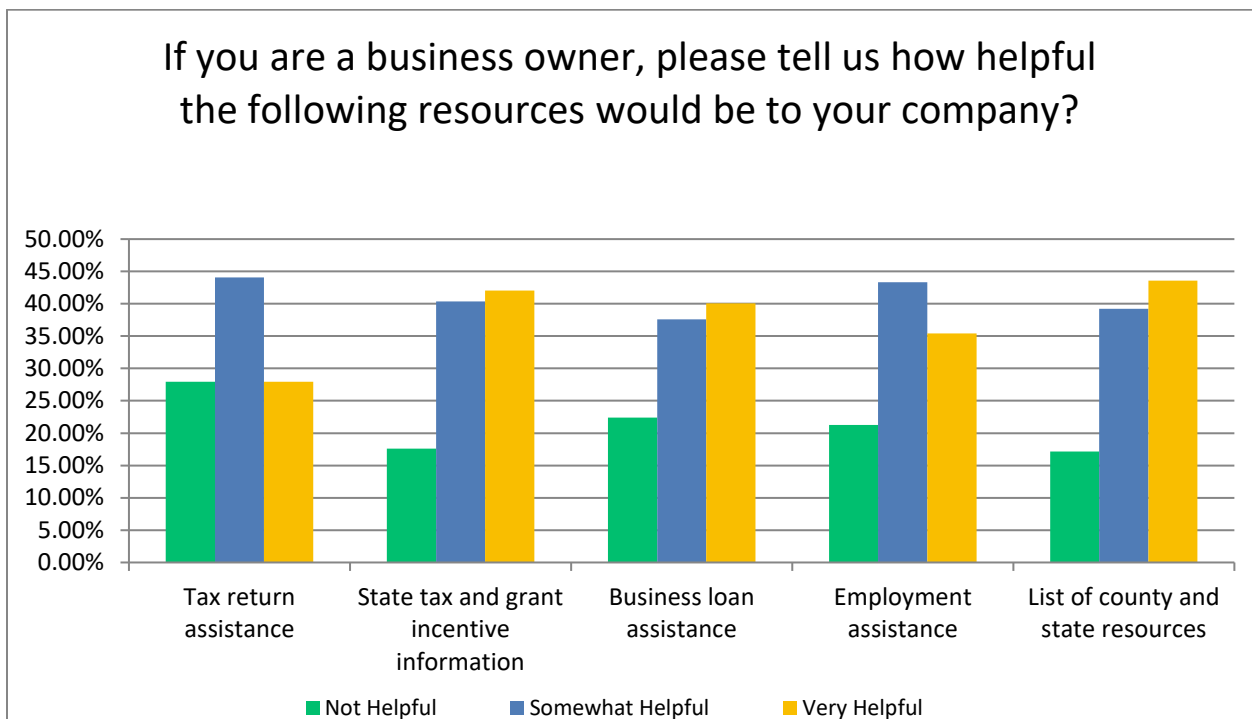
What is primary concerns Tremonton should focus on regarding economic development and retail? (Please mark your 1st, 2nd and 3rd choice in the table below – there should be one response in each column)

	1st Choice		2nd Choice		3rd Choice		Total
Better-paying jobs	56.85%	390	30.61%	210	12.54%	86	686
More selection of stores	45.53%	346	42.50%	323	11.97%	91	760
More parking in downtown	13.81%	46	36.64%	122	49.55%	165	333
Better police protection	23.22%	49	29.38%	62	47.39%	100	211
Appearance of downtown – storefronts	10.71%	36	26.49%	89	62.80%	211	336
Pedestrian amenities/Public improvements (e.g., trees, landscaping, street lights, sidewalk and paver improvements, street furniture, plazas, parks, open space)	15.03%	58	27.20%	105	57.77%	223	386
					Answered		927
					Skipped		13



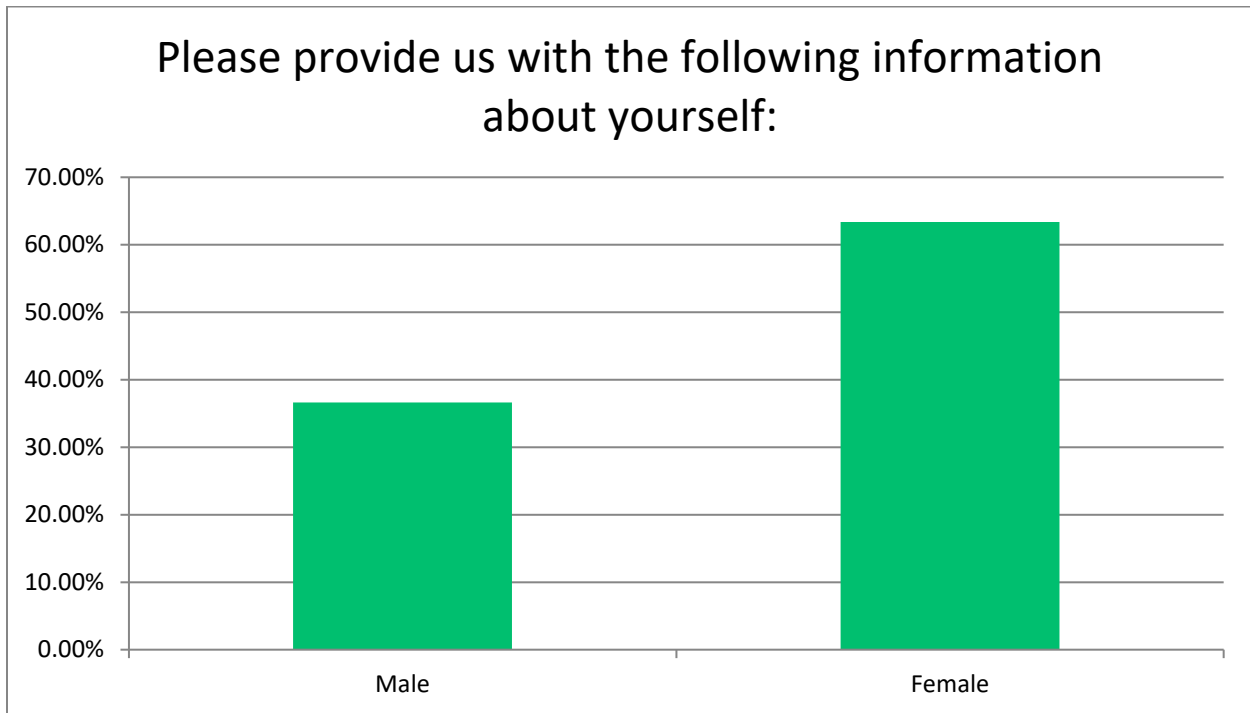
If you are a business owner, please tell us how helpful the following resources would be to your company?

	Not Helpful		Somewhat Helpful		Very Helpful		Total
Tax return assistance	27.96%	104	44.09%	164	27.96%	104	372
State tax and grant incentive information	17.58%	64	40.38%	147	42.03%	153	364
Business loan assistance	22.38%	81	37.57%	136	40.06%	145	362
Employment assistance	21.25%	78	43.32%	159	35.42%	130	367
List of county and state resources	17.17%	63	39.24%	144	43.60%	160	367
					Answered		379
					Skipped		561



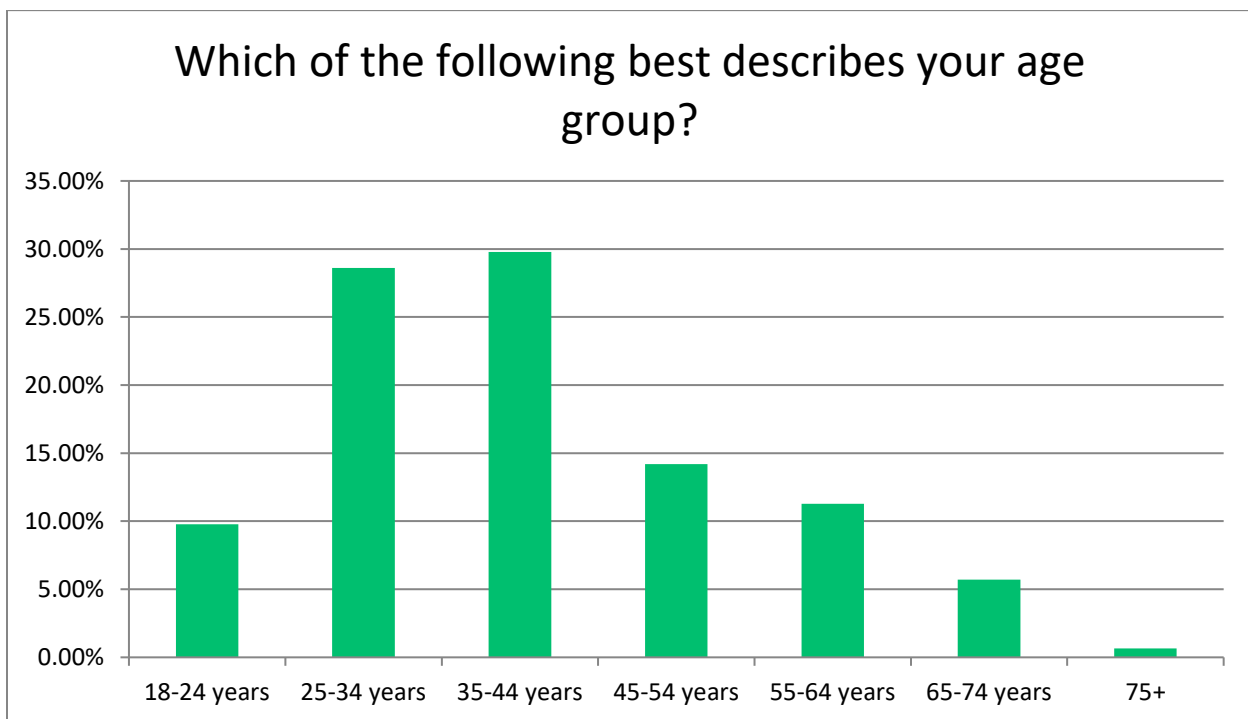
Please provide us with the following information about yourself:

Answer Choices		Responses
Male	36.63%	337
Female	63.37%	583
	Answered	920
	Skipped	20



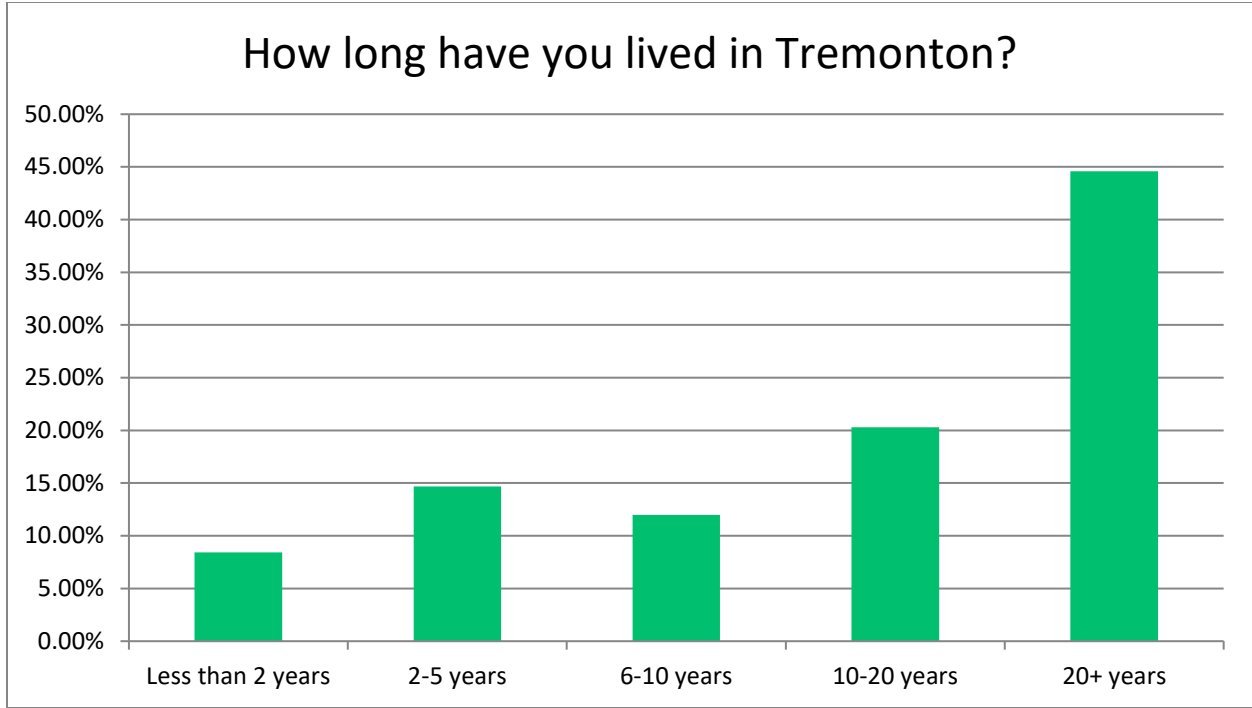
Which of the following best describes your age group?

Answer Choices	Responses	
18-24 years	9.78%	91
25-34 years	28.60%	266
35-44 years	29.78%	277
45-54 years	14.19%	132
55-64 years	11.29%	105
65-74 years	5.70%	53
75+	0.65%	6
	Answered	930
	Skipped	10



How long have you lived in Tremonton?

Answer Choices	Responses	
Less than 2 years	8.42%	78
2-5 years	14.69%	136
6-10 years	11.99%	111
10-20 years	20.30%	188
20+ years	44.60%	413
	Answered	926
	Skipped	14



Are you a business owner in Tremonton?

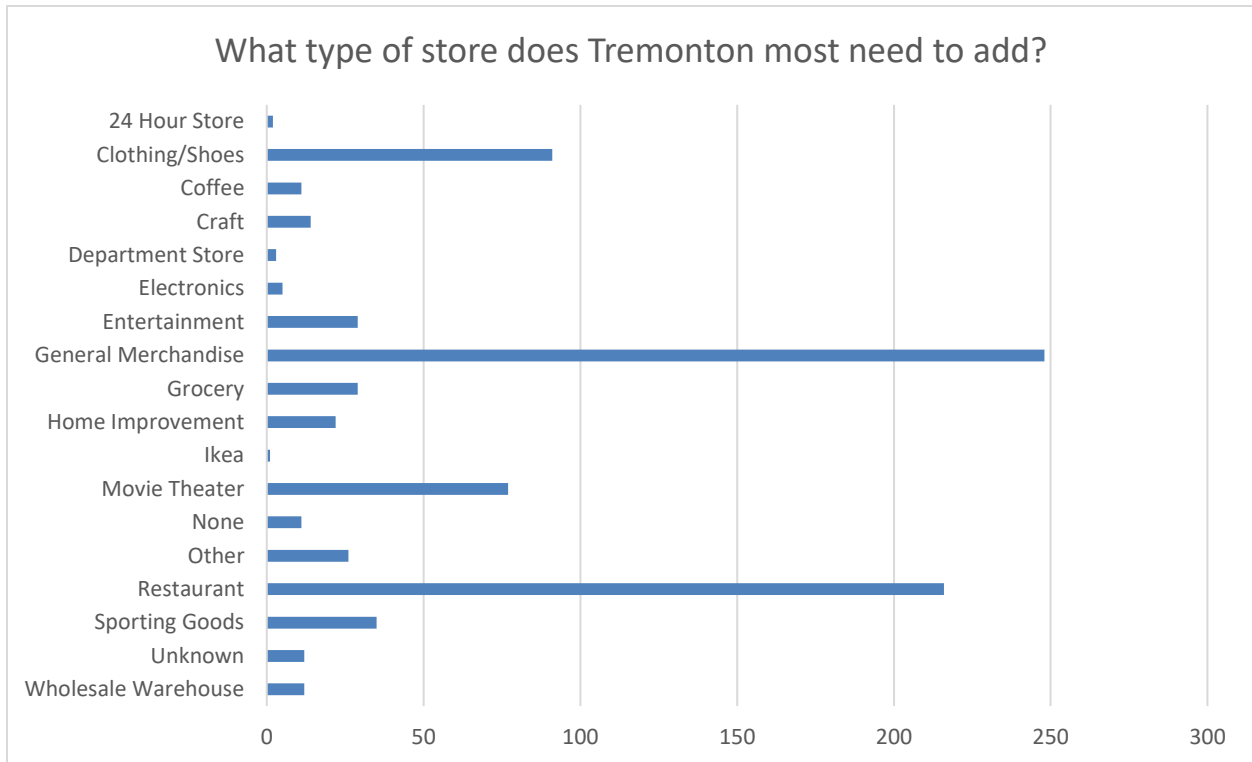
Answer Choices	Responses	
Yes	15.39%	143
No	84.61%	786
Answered		929
Skipped		11



APPENDIX E – Survey Qualitative Responses

What type of store does Tremonton most need to add? (please tell us the ONE most important type of store)

Answered	844
Skipped	96



Respondents	Response Date	Responses
1	Mar 01 2018 06:28 PM	clothing/shoes
2	Feb 28 2018 08:07 AM	Larger retail store like ShopKo or Smith's Marketplace
3	Feb 28 2018 03:20 AM	Shoes / clothing
4	Feb 26 2018 06:45 PM	Restaurants
5	Feb 26 2018 05:36 PM	Restaurants
6	Feb 26 2018 03:17 PM	Target
7	Feb 26 2018 03:00 PM	clothing
8	Feb 26 2018 02:06 PM	Recreational- movie theater, entertainment
9	Feb 26 2018 01:21 PM	Clothing Stores
10	Feb 26 2018 01:11 PM	sit down restaurants, but any chain-style restaurants would just hurt the "home town" restaurants we already have
11	Feb 26 2018 12:39 PM	Chain sit down restaurants
12	Feb 26 2018 03:13 AM	Multi merchandise
13	Feb 25 2018 07:54 PM	Restaurants
14	Feb 25 2018 06:18 PM	Another grocery store

Respondents	Response Date	Responses
15	Feb 25 2018 05:32 PM	something like hobbies lobby or Michael's
16	Feb 24 2018 09:02 PM	One stop shop. Walmart
17	Feb 24 2018 03:38 PM	General store that has choices for clothing
18	Feb 24 2018 02:43 PM	Restaurant
19	Feb 23 2018 09:15 PM	Target
20	Feb 23 2018 12:09 PM	Walmart
21	Feb 23 2018 08:41 AM	Big Box store
22	Feb 23 2018 07:37 AM	Theatres
23	Feb 22 2018 07:15 PM	Sporting goods
24	Feb 22 2018 04:27 PM	Walmart or Target type superstore
25	Feb 22 2018 02:05 PM	grocery
26	Feb 22 2018 01:45 PM	Restaurants and a children's center or museum where they can play
27	Feb 22 2018 11:28 AM	Walmart
28	Feb 22 2018 10:37 AM	Restaurant's
29	Feb 22 2018 10:08 AM	clothing
30	Feb 22 2018 09:51 AM	General store like Walmart
31	Feb 22 2018 09:44 AM	More entertainment.
32	Feb 22 2018 09:39 AM	Electronics
33	Feb 21 2018 11:30 PM	restaurant
34	Feb 21 2018 10:58 PM	Movie theater
35	Feb 21 2018 09:56 PM	Clothing/General merchandise
36	Feb 21 2018 09:29 PM	Unknown
37	Feb 21 2018 08:21 PM	Pawn shop
38	Feb 21 2018 12:58 PM	Ross clothing store
39	Feb 21 2018 12:48 PM	Restaurant
40	Feb 21 2018 12:24 PM	affordable kids' shoes
41	Feb 21 2018 11:10 AM	Olive Garden or Chick Fil a
42	Feb 21 2018 10:46 AM	Walmart Store
43	Feb 21 2018 10:05 AM	Affordable clothing & shoes
44	Feb 21 2018 09:56 AM	Restaurants
45	Feb 21 2018 09:38 AM	More parking. Better/more competitive pricing
46	Feb 21 2018 09:37 AM	Cheaper grocery store
47	Feb 21 2018 09:35 AM	Small business locally owned; Café's, eateries or restaurants
48	Feb 21 2018 08:53 AM	An affordable multi merchandise store. Such as Walmart, but not Walmart!
49	Feb 21 2018 08:41 AM	sporting store
50	Feb 21 2018 08:35 AM	A movie theatre
51	Feb 21 2018 07:53 AM	WinCo foods
52	Feb 21 2018 07:39 AM	Cal-ranch or tractor supply
53	Feb 21 2018 07:17 AM	building materials
54	Feb 21 2018 06:55 AM	Entertainment (movie theater) or a sporting store
55	Feb 21 2018 06:00 AM	Let the free market make those decisions
56	Feb 21 2018 05:28 AM	Papa murphy
57	Feb 21 2018 02:11 AM	Walmart
58	Feb 21 2018 01:41 AM	Sporting goods
59	Feb 21 2018 12:18 AM	Restaurants
60	Feb 20 2018 11:39 PM	Walmart
61	Feb 20 2018 11:39 PM	Cheaper Grocery stores
62	Feb 20 2018 10:18 PM	General Merchandise
63	Feb 20 2018 10:17 PM	We don't
64	Feb 20 2018 10:17 PM	Restaurant
65	Feb 20 2018 09:19 PM	Restaurant
66	Feb 20 2018 09:14 PM	Activity ex: fun center
67	Feb 20 2018 08:59 PM	Target
68	Feb 20 2018 08:33 PM	big box
69	Feb 20 2018 08:03 PM	Restaurants, movie theatre

Respondents	Response Date	Responses
70	Feb 20 2018 08:01 PM	If they took away all but Kent's and Greer's I would be fine.
71	Feb 20 2018 08:01 PM	Entertainment
72	Feb 20 2018 07:54 PM	late hours medical/clinic 8-9pm.
73	Feb 20 2018 07:48 PM	Restaurants
74	Feb 20 2018 07:34 PM	Clothing store
75	Feb 20 2018 07:26 PM	Movies theater
76	Feb 20 2018 07:11 PM	I would love to have a Walmart store here in Tremonton.
77	Feb 20 2018 07:10 PM	general merchandise & drug
78	Feb 20 2018 07:01 PM	Restaurants we are driving to ether Logan or Ogden for decent restaurants
79	Feb 20 2018 06:54 PM	Clothing
80	Feb 20 2018 06:53 PM	Bulk item store. Costco Sam's Club or WinCo
81	Feb 20 2018 06:50 PM	Lumber yard
82	Feb 20 2018 06:42 PM	More restaurants
83	Feb 20 2018 06:31 PM	A good clothing store
84	Feb 20 2018 06:25 PM	Clothing
85	Feb 20 2018 06:18 PM	Walmart
86	Feb 20 2018 06:16 PM	Walmart
87	Feb 20 2018 06:01 PM	Movie theater
88	Feb 20 2018 05:58 PM	Walmart
89	Feb 20 2018 05:53 PM	Plus size women's clothing
90	Feb 20 2018 05:49 PM	Bigger grocery store such as Walmart.
91	Feb 20 2018 05:40 PM	Restaurant
92	Feb 20 2018 05:32 PM	More grocery
93	Feb 20 2018 05:30 PM	Walmart
94	Feb 20 2018 05:29 PM	Home depot or Lowes
95	Feb 20 2018 05:26 PM	Movie theater
96	Feb 20 2018 05:21 PM	A different and good place to shop shoe store
97	Feb 20 2018 05:19 PM	More Restaurants, non-fast food
98	Feb 20 2018 05:13 PM	Restaurants
99	Feb 20 2018 05:13 PM	Clothing
100	Feb 20 2018 05:11 PM	A target.
101	Feb 20 2018 05:08 PM	Walmart
102	Feb 20 2018 12:40 PM	General clothing and variety of general items
103	Feb 20 2018 09:12 AM	Walmart
104	Feb 20 2018 05:59 AM	Movie theatre
105	Feb 19 2018 08:45 PM	Walmart
106	Feb 19 2018 05:28 PM	Movie theatres
107	Feb 19 2018 11:53 AM	Variety, just like King's. That has really impacted most of the residents of this town. I went in there for something probably 3 times per week minimum. The other stores just don't have the items they had. The items that they do have are too expensive or you have to settle for something. Shopko is too expensive in this town. We are either gavinv to order the stuff we need on amazon and wait two days or ho out of town. I prefer to get it local.
108	Feb 19 2018 11:30 AM	Walmart
109	Feb 19 2018 08:44 AM	Family Dining & Theater
110	Feb 19 2018 07:51 AM	Coffee shop
111	Feb 18 2018 06:29 PM	Ross, Deseret Industries
112	Feb 18 2018 02:53 PM	Clothing
113	Feb 18 2018 09:13 AM	Department Store
114	Feb 18 2018 08:29 AM	Restaurants
115	Feb 18 2018 07:33 AM	Something like kings was. Shopko does not have enough selection and availability. Also, more nicer places to eat.
116	Feb 17 2018 11:58 PM	hobby/craft like a Joann's or Michaels
117	Feb 17 2018 10:32 PM	Fun store for kids
118	Feb 17 2018 06:13 PM	Department store

Respondents	Response Date	Responses
119	Feb 17 2018 05:50 PM	General merchandise
120	Feb 17 2018 01:35 PM	Sports Equipment
121	Feb 17 2018 12:09 PM	Shoe
122	Feb 17 2018 11:16 AM	Movie theater
123	Feb 17 2018 11:12 AM	Grocery
124	Feb 17 2018 10:31 AM	Restaurants
125	Feb 17 2018 07:40 AM	Theater
126	Feb 17 2018 06:38 AM	General merchandise
127	Feb 16 2018 11:47 PM	Not sure
128	Feb 16 2018 11:39 PM	Movie Theater
129	Feb 16 2018 11:25 PM	Some type of entertainment for families to enjoy
130	Feb 16 2018 09:52 PM	Clothing
131	Feb 16 2018 09:33 PM	Clothing
132	Feb 16 2018 08:59 PM	General
133	Feb 16 2018 08:35 PM	Movie theater
134	Feb 16 2018 08:08 PM	Walmart
135	Feb 16 2018 07:29 PM	Walmart
136	Feb 16 2018 07:25 PM	Restaurants
137	Feb 16 2018 07:13 PM	Sit down restaurant
138	Feb 16 2018 06:56 PM	Sporting goods
139	Feb 16 2018 06:51 PM	Quality food restaurant
140	Feb 16 2018 06:43 PM	Good restaurant
141	Feb 16 2018 05:24 PM	Restaurant
142	Feb 16 2018 04:46 PM	General Merchandise (like Wal-Mart, etc.)
143	Feb 16 2018 04:39 PM	Wal-Mart or Costco
144	Feb 16 2018 04:37 PM	General Merchandise
145	Feb 16 2018 04:25 PM	restaurant
146	Feb 16 2018 04:16 PM	Applebee's type restaurant with food and a bar
147	Feb 16 2018 04:14 PM	Restraint
148	Feb 16 2018 04:04 PM	Walmart
149	Feb 16 2018 03:54 PM	General Merchandise
150	Feb 16 2018 03:45 PM	Restaurant
151	Feb 16 2018 03:39 PM	Toys for kids
152	Feb 16 2018 03:39 PM	Sporting Goods Store
153	Feb 16 2018 03:38 PM	Clothing / shoes
154	Feb 16 2018 03:17 PM	Less expensive ones
155	Feb 16 2018 03:13 PM	Bulk Food store
156	Feb 16 2018 02:52 PM	Lumber
157	Feb 16 2018 02:50 PM	A store that sells general merchandise
158	Feb 16 2018 02:44 PM	Movie Theater or something of that sort to do
159	Feb 16 2018 02:41 PM	TARGET
160	Feb 16 2018 02:32 PM	Walmart
161	Feb 16 2018 02:31 PM	Restaurant
162	Feb 16 2018 02:31 PM	I think Tremonton is just fine on what we have to offer for the size we are. Maybe some more casual dining if I had to say. is, like a Chili's, Applebee's, something with a full bar as well as decent food.
163	Feb 16 2018 02:17 PM	clothing
164	Feb 16 2018 02:17 PM	General merchandise
165	Feb 16 2018 02:16 PM	More restaurants and maybe a fun park.
166	Feb 16 2018 02:15 PM	Higher end store with variety of products, like Target
167	Feb 16 2018 02:11 PM	Home depot/Lowes
168	Feb 16 2018 02:11 PM	Cozy coffee shop
169	Feb 16 2018 02:09 PM	Affordable children's store
170	Feb 16 2018 02:07 PM	Restaurants
171	Feb 16 2018 02:05 PM	More dine in restaurants and theatre

Respondents	Response Date	Responses
172	Feb 16 2018 09:39 AM	Affordable variety/department store
173	Feb 16 2018 06:52 AM	Restaurants and safe places for teenagers to hang out
174	Feb 14 2018 11:14 PM	Art gallery
175	Feb 14 2018 04:04 PM	Smiths
176	Feb 14 2018 12:21 PM	Clothing and Shoe
177	Feb 14 2018 12:07 PM	Sports complex
178	Feb 13 2018 11:04 PM	Restaurants and activities
179	Feb 13 2018 09:07 PM	Walmart
180	Feb 13 2018 08:09 PM	Something cheaper than ShopKo
181	Feb 13 2018 06:03 PM	Wal mart
182	Feb 13 2018 03:28 PM	A good clothing / shoe store
183	Feb 13 2018 11:53 AM	Recreational fun music wise
184	Feb 13 2018 10:01 AM	better clothing store
185	Feb 13 2018 05:26 AM	Family friendly restaurant that allows alcohol. Examples would be chili's, Bwvs, Applebee's
186	Feb 13 2018 12:06 AM	Restaurants
187	Feb 12 2018 09:04 PM	A restaurant that isn't fast food
188	Feb 12 2018 09:02 PM	Sporting goods
189	Feb 12 2018 08:58 PM	clothing/shoe
190	Feb 12 2018 07:05 PM	Clothes stores
191	Feb 12 2018 06:03 PM	Restaurants
192	Feb 12 2018 05:30 PM	Movie Theatre
193	Feb 12 2018 04:26 PM	Sporting Goods
194	Feb 12 2018 02:38 PM	General merchandise
195	Feb 12 2018 02:28 PM	Movie theater
196	Feb 12 2018 01:22 PM	Affordable Clothing
197	Feb 12 2018 01:08 PM	Smith's grocery
198	Feb 12 2018 11:54 AM	Nice restaurants
199	Feb 12 2018 11:33 AM	General merchandise, nice restaurants.
200	Feb 12 2018 07:39 AM	Wal-Mart super center
201	Feb 12 2018 07:20 AM	Clothing
202	Feb 12 2018 06:40 AM	Restaurant
203	Feb 12 2018 06:32 AM	Clothing
204	Feb 12 2018 05:54 AM	Sit down restaurant
205	Feb 12 2018 05:03 AM	Theater
206	Feb 12 2018 01:49 AM	variety... a good old-fashioned Kings store!
207	Feb 12 2018 01:19 AM	Walmart. I drive to Brigham to go shopping
208	Feb 12 2018 12:17 AM	Something that carries items for babies, toddlers and children- clothing, toys, blankets supplies etc. (I personally spend thousands of dollars every year on my baby and very little is spent locally other than at craft fairs or occasionally at the local boutique)
209	Feb 11 2018 11:27 PM	More restaurants
210	Feb 11 2018 10:57 PM	Movie Theatre
211	Feb 11 2018 10:48 PM	Grocery
212	Feb 11 2018 10:32 PM	Cafe Rio, Grist Mill
213	Feb 11 2018 10:20 PM	Lowe's
214	Feb 11 2018 10:03 PM	General merchandise
215	Feb 11 2018 09:19 PM	Restaurant
216	Feb 11 2018 09:14 PM	Walmart
217	Feb 11 2018 08:25 PM	More sit-down restaurants and a craft/fabric store
218	Feb 11 2018 08:22 PM	Variety store like KINGS was
219	Feb 11 2018 08:13 PM	24 hr. drug store
220	Feb 11 2018 05:36 PM	Not sure
221	Feb 11 2018 05:30 PM	None stop the unnecessary growth.
222	Feb 11 2018 05:05 PM	Movie Theater

Respondents	Response Date	Responses
223	Feb 11 2018 05:01 PM	Craft/fabric store
224	Feb 11 2018 04:57 PM	Craft/fabrics
225	Feb 11 2018 04:56 PM	Movie theater
226	Feb 11 2018 02:52 PM	Costco
227	Feb 11 2018 11:12 AM	National chain big box
228	Feb 11 2018 10:27 AM	Something like Target
229	Feb 11 2018 10:18 AM	Target
230	Feb 11 2018 10:00 AM	All in one
231	Feb 11 2018 09:44 AM	Restaurants
232	Feb 11 2018 08:57 AM	Wal mart
233	Feb 11 2018 08:52 AM	Restraint
234	Feb 11 2018 07:29 AM	None keep Tremonton small
235	Feb 11 2018 07:24 AM	Walmart
236	Feb 11 2018 06:48 AM	Walmart
237	Feb 11 2018 03:59 AM	Shoe store
238	Feb 11 2018 12:38 AM	Walmart
239	Feb 11 2018 12:38 AM	Theater
240	Feb 10 2018 11:46 PM	Lower priced
241	Feb 10 2018 11:43 PM	Target
242	Feb 10 2018 11:21 PM	Walmart
243	Feb 10 2018 11:04 PM	Movie theatre
244	Feb 10 2018 10:44 PM	Walmart
245	Feb 10 2018 10:40 PM	Restaurant
246	Feb 10 2018 10:30 PM	Walmart Super Center
247	Feb 10 2018 10:27 PM	General merchandise at a good price
248	Feb 10 2018 10:20 PM	Clothing
249	Feb 10 2018 10:07 PM	Walmart
250	Feb 10 2018 09:09 PM	Movie theater
251	Feb 10 2018 08:44 PM	Better restaurants
252	Feb 10 2018 08:42 PM	Walmart
253	Feb 10 2018 08:32 PM	Restaurant
254	Feb 10 2018 08:06 PM	Restaurants
255	Feb 10 2018 07:58 PM	Coffee shop!
256	Feb 10 2018 07:57 PM	Walmart or Target
257	Feb 10 2018 07:51 PM	Walmart
258	Feb 10 2018 07:48 PM	building supplies
259	Feb 10 2018 07:44 PM	Activities places
260	Feb 10 2018 07:40 PM	Entertainment center
261	Feb 10 2018 07:34 PM	Smiths
262	Feb 10 2018 07:15 PM	Entertainment venue
263	Feb 10 2018 07:07 PM	What we have is good enough
264	Feb 10 2018 06:57 PM	Target
265	Feb 10 2018 06:47 PM	Chic fil a
266	Feb 10 2018 06:40 PM	More general stored like Ross even a thrift store would be very nice
267	Feb 10 2018 06:31 PM	General merchandise
268	Feb 10 2018 06:27 PM	Men's clothing
269	Feb 10 2018 06:10 PM	Target
270	Feb 10 2018 06:01 PM	clothing
271	Feb 10 2018 05:53 PM	General merchandise
272	Feb 10 2018 05:40 PM	Target
273	Feb 10 2018 05:29 PM	Movie Theatre
274	Feb 10 2018 05:14 PM	COFFEE SHOP
275	Feb 10 2018 05:13 PM	Family dine in places
276	Feb 10 2018 05:09 PM	Kids clothes
277	Feb 10 2018 05:00 PM	Grocery store on west side by John Deere

Respondents	Response Date	Responses
278	Feb 10 2018 04:57 PM	Walmart
279	Feb 10 2018 04:53 PM	A general merchandise store
280	Feb 10 2018 04:40 PM	restaurants movie theater
281	Feb 10 2018 04:39 PM	A large chain store that can have competitive prices (Walmart, target)
282	Feb 10 2018 04:13 PM	Electronic
283	Feb 10 2018 04:10 PM	Restaurant
284	Feb 10 2018 03:34 PM	Harbor freight
285	Feb 10 2018 03:27 PM	Clothes for kids
286	Feb 10 2018 03:16 PM	General merchandise (like Walmart or Kings)
287	Feb 10 2018 02:30 PM	Movie theater
288	Feb 10 2018 02:26 PM	Lumber store
289	Feb 10 2018 02:21 PM	Restaurants
290	Feb 10 2018 01:59 PM	Clothing store
291	Feb 10 2018 01:48 PM	Good restaurants
292	Feb 10 2018 01:29 PM	Restaurants
293	Feb 10 2018 12:53 PM	Walmart
294	Feb 10 2018 12:48 PM	restaurants
295	Feb 10 2018 12:32 PM	Movie theater
296	Feb 10 2018 12:30 PM	movie theater
297	Feb 10 2018 11:13 AM	Beauty supply such as Ultra
298	Feb 10 2018 11:08 AM	Restaurants
299	Feb 10 2018 11:00 AM	Restaurant
300	Feb 10 2018 11:00 AM	Kings type
301	Feb 10 2018 10:39 AM	Walmart
302	Feb 10 2018 10:28 AM	Walmart
303	Feb 10 2018 10:23 AM	Walmart
304	Feb 10 2018 10:09 AM	something like Hobby Lobby / Kings
305	Feb 10 2018 09:51 AM	Clothing/shoes/general
306	Feb 10 2018 09:49 AM	General store
307	Feb 10 2018 09:38 AM	Please, No more big box stores or markets
308	Feb 10 2018 09:16 AM	Restaurants
309	Feb 10 2018 09:15 AM	Restaurants
310	Feb 10 2018 08:51 AM	Wal-Mart or target
311	Feb 10 2018 08:41 AM	Building Material, such as a lumberyard
312	Feb 10 2018 08:30 AM	Restaurant
313	Feb 10 2018 07:54 AM	General merchandise
314	Feb 10 2018 07:29 AM	Restaurant
315	Feb 10 2018 07:24 AM	?
316	Feb 10 2018 06:43 AM	WinCo
317	Feb 10 2018 05:52 AM	Lumber
318	Feb 10 2018 05:24 AM	Movie theater or something for kids to do
319	Feb 10 2018 04:38 AM	Regular clothing
320	Feb 10 2018 02:05 AM	Wal-Mart
321	Feb 10 2018 12:47 AM	Hobby craft
322	Feb 10 2018 12:42 AM	Men's clothing
323	Feb 10 2018 12:29 AM	WALMART
324	Feb 10 2018 12:19 AM	Walmart
325	Feb 10 2018 12:13 AM	Natural health
326	Feb 10 2018 12:08 AM	Kohls
327	Feb 09 2018 11:58 PM	Movie theatre
328	Feb 09 2018 11:14 PM	Sporting
329	Feb 09 2018 11:14 PM	Coffee shop
330	Feb 09 2018 11:09 PM	Appliance
331	Feb 09 2018 11:03 PM	America first credit union
332	Feb 09 2018 10:54 PM	Walmart

Respondents	Response Date	Responses
333	Feb 09 2018 10:43 PM	Sam's club
334	Feb 09 2018 10:27 PM	sporting goods store
335	Feb 09 2018 10:11 PM	Walmart
336	Feb 09 2018 09:56 PM	I think our town is fine the way it is. I moved back home to get away from city life. We do not need to "urbanize" we are a rural community for a reason.
337	Feb 09 2018 09:51 PM	Craft store.
338	Feb 09 2018 09:33 PM	Destination restaurant
339	Feb 09 2018 09:21 PM	Restaurants
340	Feb 09 2018 09:21 PM	Popeyes chicken
341	Feb 09 2018 09:12 PM	General store
342	Feb 09 2018 09:05 PM	Movie theater.
343	Feb 09 2018 08:39 PM	Shoe store
344	Feb 09 2018 08:33 PM	Wal-Mart types
345	Feb 09 2018 08:06 PM	Movie theater
346	Feb 09 2018 07:55 PM	Box stores
347	Feb 09 2018 07:33 PM	Food trucks
348	Feb 09 2018 07:10 PM	Restaurant
349	Feb 09 2018 06:29 PM	Wal-Mart
350	Feb 09 2018 06:22 PM	Restaurant
351	Feb 09 2018 06:00 PM	Walmart
352	Feb 09 2018 05:54 PM	General merchandise store. A place that has a variety of goods
353	Feb 09 2018 05:51 PM	chick fil a
354	Feb 09 2018 05:46 PM	Restaurant
355	Feb 09 2018 05:36 PM	Restaurants
356	Feb 09 2018 05:25 PM	Starbucks
357	Feb 09 2018 05:22 PM	General merchandise
358	Feb 09 2018 05:03 PM	a store for the younger generations. honestly a smoke/head shop. it's a gold mine and you're foolish if you think other wise
359	Feb 09 2018 05:02 PM	Department store
360	Feb 09 2018 04:49 PM	Big box stores
361	Feb 09 2018 04:46 PM	Movie Theater
362	Feb 09 2018 04:34 PM	WinCo
363	Feb 09 2018 04:32 PM	Movie theater
364	Feb 09 2018 03:58 PM	Restaurant
365	Feb 09 2018 03:18 PM	Walmart
366	Feb 09 2018 03:18 PM	Walmart
367	Feb 09 2018 02:55 PM	Fine dining
368	Feb 09 2018 02:27 PM	Walmart
369	Feb 09 2018 02:13 PM	Restaurants
370	Feb 09 2018 02:02 PM	Restaurant
371	Feb 09 2018 01:50 PM	?
372	Feb 09 2018 01:46 PM	General store. Something like Kings or Alco that we used to have. Shopko is not near as good.
373	Feb 09 2018 01:31 PM	Sporting good stuff
374	Feb 09 2018 01:23 PM	Restaurants
375	Feb 09 2018 01:19 PM	Craft
376	Feb 09 2018 01:13 PM	Something fun. A movie theater would be nice.
377	Feb 09 2018 01:13 PM	Sit down restaurant
378	Feb 09 2018 01:13 PM	Quality restaurants.
379	Feb 09 2018 01:10 PM	fast food
380	Feb 09 2018 12:59 PM	Super Walmart
381	Feb 09 2018 12:19 PM	More restaurant sit-down and eat stores
382	Feb 09 2018 12:15 PM	Movie Theater
383	Feb 09 2018 12:12 PM	Box store
384	Feb 09 2018 11:36 AM	General merchandise like Kings

Respondents	Response Date	Responses
385	Feb 09 2018 11:32 AM	New Restaurant
386	Feb 09 2018 11:15 AM	One with lower prices and variety
387	Feb 09 2018 11:12 AM	Sporting goods store
388	Feb 09 2018 11:11 AM	WINCO
389	Feb 09 2018 11:06 AM	Not sure
390	Feb 09 2018 11:04 AM	IFA
391	Feb 09 2018 11:01 AM	Restaurants
392	Feb 09 2018 10:56 AM	General merchandise, clothes, appliances, home goods, etc.
393	Feb 09 2018 10:49 AM	Trader Joes
394	Feb 09 2018 10:46 AM	Walmart
395	Feb 09 2018 10:41 AM	Walmart
396	Feb 09 2018 10:31 AM	Restaurants
397	Feb 09 2018 10:29 AM	Restaurant. Something sit-down but fast (Costa Vida)
398	Feb 09 2018 10:25 AM	Idk
399	Feb 09 2018 10:20 AM	Clothing
400	Feb 09 2018 10:15 AM	Restaurant
401	Feb 09 2018 10:09 AM	Kids clothing
402	Feb 09 2018 09:56 AM	Target
403	Feb 09 2018 09:56 AM	Food delivery.
404	Feb 09 2018 09:54 AM	None
405	Feb 09 2018 09:53 AM	Movie Theater
406	Feb 09 2018 09:45 AM	Movie theatre
407	Feb 09 2018 09:44 AM	A restaurant that is different
408	Feb 09 2018 09:42 AM	Movie Theatre
409	Feb 09 2018 09:40 AM	Walmart type store
410	Feb 09 2018 09:40 AM	Some of the big box retailers like Wal-Mart and Lowes
411	Feb 09 2018 09:34 AM	Movie?? theater
412	Feb 09 2018 09:33 AM	Healthy food restaurant
413	Feb 09 2018 09:31 AM	Movie Theatre
414	Feb 09 2018 09:27 AM	Sit down restaurants
415	Feb 09 2018 09:25 AM	Nice restaurant
416	Feb 09 2018 09:17 AM	Nice Grocery Store
417	Feb 09 2018 09:17 AM	General Merchandise
418	Feb 09 2018 09:14 AM	Indoor sports complex/sporting goods
419	Feb 09 2018 09:02 AM	A movie theatre
420	Feb 09 2018 08:57 AM	Walmart
421	Feb 09 2018 08:57 AM	Miss having sewing supplies, Material, thread, needles, etc. There is a little bit inside Tremonton Drug/Ben Franklin, thankful for that!
422	Feb 09 2018 08:54 AM	A Home store
423	Feb 09 2018 08:52 AM	General merchandise
424	Feb 09 2018 08:50 AM	Restaurant
425	Feb 09 2018 08:45 AM	Coffee shop
426	Feb 09 2018 08:44 AM	24hour store
427	Feb 09 2018 08:42 AM	Rea
428	Feb 09 2018 08:40 AM	Health food
429	Feb 09 2018 08:40 AM	Clothing store
430	Feb 09 2018 08:36 AM	restaurants
431	Feb 09 2018 08:34 AM	Restaurant
432	Feb 09 2018 08:29 AM	Businesses that we don't have in Tremonton. We have 4 of the same kind of business
433	Feb 09 2018 08:21 AM	a nice clothing and shoe store!
434	Feb 09 2018 08:20 AM	Tremonton needs a decent restaurant
435	Feb 09 2018 08:15 AM	Coffee shop
436	Feb 09 2018 08:14 AM	Shoe
437	Feb 09 2018 08:12 AM	Restaurant

Respondents	Response Date	Responses
438	Feb 09 2018 08:10 AM	Movie theater
439	Feb 09 2018 08:02 AM	Movie theater
440	Feb 09 2018 07:59 AM	Restaurants
441	Feb 09 2018 07:51 AM	Movie theatre
442	Feb 09 2018 07:46 AM	Target
443	Feb 09 2018 07:45 AM	Outdoor doors
444	Feb 09 2018 07:29 AM	Target
445	Feb 09 2018 07:25 AM	Walmart
446	Feb 09 2018 07:23 AM	Lumber
447	Feb 09 2018 07:17 AM	Movie theater
448	Feb 09 2018 07:11 AM	Restaurant
449	Feb 09 2018 06:49 AM	Panda express
450	Feb 09 2018 06:43 AM	Target
451	Feb 09 2018 06:43 AM	Restaurants
452	Feb 09 2018 06:37 AM	Clothing and variety. (Wal-Mart type)
453	Feb 09 2018 06:31 AM	A store like Kings, with a little bit of everything at a low price
454	Feb 09 2018 06:30 AM	Sporting good
455	Feb 09 2018 06:29 AM	Movie Theater
456	Feb 09 2018 06:27 AM	I believe it could use a natural grocer and a grocery store that has diet needs for a reasonable price. Ir
457	Feb 09 2018 06:24 AM	Clothing or something kid friendly
458	Feb 09 2018 06:09 AM	Movie theater
459	Feb 09 2018 06:06 AM	Craft
460	Feb 09 2018 06:00 AM	?
461	Feb 09 2018 05:56 AM	Something with a bit of everything
462	Feb 09 2018 05:48 AM	Clothing
463	Feb 09 2018 05:24 AM	Restaurants
464	Feb 09 2018 05:20 AM	Anything but fast food
465	Feb 09 2018 05:15 AM	Toy store
466	Feb 09 2018 05:00 AM	Restaurants
467	Feb 09 2018 04:18 AM	Clothing/shoe
468	Feb 09 2018 04:16 AM	Walmart
469	Feb 09 2018 04:07 AM	Restaurants
470	Feb 09 2018 03:55 AM	More clothing stores for plus sizes and shoe stores
471	Feb 09 2018 03:21 AM	A good restaurant (NOT fast food)
472	Feb 09 2018 03:17 AM	Home Depot
473	Feb 09 2018 03:16 AM	Clothing
474	Feb 09 2018 03:06 AM	Entertainment
475	Feb 09 2018 02:02 AM	Restaurant
476	Feb 09 2018 01:53 AM	Restaurant
477	Feb 09 2018 01:49 AM	None
478	Feb 09 2018 01:26 AM	General merchandise
479	Feb 09 2018 01:14 AM	Target
480	Feb 09 2018 12:46 AM	Drive Thru Coffee Shop
481	Feb 09 2018 12:32 AM	Full service gas station - Jim & Dave's
482	Feb 09 2018 12:25 AM	Building supplies/Hardware store.
483	Feb 09 2018 12:12 AM	Outdoors
484	Feb 09 2018 12:00 AM	Variety
485	Feb 08 2018 11:52 PM	Entertainment
486	Feb 08 2018 11:21 PM	Like Target
487	Feb 08 2018 11:20 PM	Restaurants
488	Feb 08 2018 11:17 PM	Some kind of super store with good prices.
489	Feb 08 2018 11:14 PM	Dining - good dining
490	Feb 08 2018 11:12 PM	I think quality restaurants
491	Feb 08 2018 11:05 PM	Restaurants!!!!

Respondents	Response Date	Responses
492	Feb 08 2018 11:04 PM	Clothing store with reasonable prices
493	Feb 08 2018 11:02 PM	Little Caesars pizza!
494	Feb 08 2018 11:00 PM	Sporting goods
495	Feb 08 2018 10:59 PM	Walmart
496	Feb 08 2018 10:50 PM	Walmart
497	Feb 08 2018 10:40 PM	Restaurants
498	Feb 08 2018 10:33 PM	Target
499	Feb 08 2018 10:27 PM	Movie theatre
500	Feb 08 2018 10:26 PM	Movie Theater
501	Feb 08 2018 10:24 PM	Walmart
502	Feb 08 2018 10:22 PM	I don't know
503	Feb 08 2018 10:14 PM	Walmart
504	Feb 08 2018 10:14 PM	Restaurant
505	Feb 08 2018 10:14 PM	A general merchandise store (like the old King's) to compete with Shopko
506	Feb 08 2018 10:12 PM	Restaurant
507	Feb 08 2018 10:11 PM	Restaurant/entertainment
508	Feb 08 2018 10:06 PM	Restaurants
509	Feb 08 2018 10:03 PM	Nice chain restaurant like Texas road house
510	Feb 08 2018 09:58 PM	Restaurants
511	Feb 08 2018 09:58 PM	Restaurant
512	Feb 08 2018 09:54 PM	Restaurant
513	Feb 08 2018 09:53 PM	Mainstream general merchandise like Walmart or full-size Shopko.
514	Feb 08 2018 09:52 PM	Clothing
515	Feb 08 2018 09:44 PM	Clothing and shoes
516	Feb 08 2018 09:43 PM	Restaurant
517	Feb 08 2018 09:43 PM	Not sure
518	Feb 08 2018 09:42 PM	Family restaurant
519	Feb 08 2018 09:41 PM	Movie theater
520	Feb 08 2018 09:39 PM	Restaurant
521	Feb 08 2018 09:37 PM	Family friendly restaurants/more sit-down restaurants
522	Feb 08 2018 09:35 PM	Electronics
523	Feb 08 2018 09:34 PM	Good sit-down restaurants
524	Feb 08 2018 09:33 PM	Wal-Mart
525	Feb 08 2018 09:33 PM	Movie theater
526	Feb 08 2018 09:32 PM	Costco
527	Feb 08 2018 09:31 PM	Restaurant
528	Feb 08 2018 09:29 PM	One that is not only retail but an attraction also: such as Cabela's, Ikea, etc.
529	Feb 08 2018 09:27 PM	indoor family run like fat cats or toads
530	Feb 08 2018 09:22 PM	Bike shop
531	Feb 08 2018 09:19 PM	Shoes
532	Feb 08 2018 09:19 PM	Movie Theater
533	Feb 08 2018 09:17 PM	Entertainment store (small family movie theater). Grocery stores. Craft store. Restaurants. Reliable hospital
534	Feb 08 2018 09:11 PM	Walmart
535	Feb 08 2018 09:10 PM	Sporting Goods
536	Feb 08 2018 09:05 PM	Restaurant
537	Feb 08 2018 09:03 PM	Sporting Goods
538	Feb 08 2018 08:58 PM	Target
539	Feb 08 2018 08:58 PM	Sporting goods store
540	Feb 08 2018 08:57 PM	Restaurants
541	Feb 08 2018 08:57 PM	None
542	Feb 08 2018 08:55 PM	Craft
543	Feb 08 2018 08:52 PM	Dine in restaurants
544	Feb 08 2018 08:50 PM	Quality restaurant
545	Feb 08 2018 08:46 PM	Entertainment

Respondents	Response Date	Responses
546	Feb 08 2018 08:43 PM	Just more variety and competition
547	Feb 08 2018 08:42 PM	Maybe a sit-down restaurant.
548	Feb 08 2018 08:36 PM	Smiths
549	Feb 08 2018 08:34 PM	Walmart/ Target
550	Feb 08 2018 08:30 PM	Sporting goods
551	Feb 08 2018 08:29 PM	Sit down restaurant. We have a couple good ones but variety would be nice.
552	Feb 08 2018 08:27 PM	Movie house
553	Feb 08 2018 08:26 PM	Walmart
554	Feb 08 2018 08:24 PM	grocery store WinCo
555	Feb 08 2018 08:15 PM	Target or Walmart. Preferably Target.
556	Feb 08 2018 08:14 PM	Quality restaurants
557	Feb 08 2018 08:10 PM	WinCo
558	Feb 08 2018 08:09 PM	Clothing
559	Feb 08 2018 08:06 PM	Walmart
560	Feb 08 2018 08:05 PM	Walmart/
561	Feb 08 2018 07:51 PM	Walmart
562	Feb 08 2018 07:51 PM	General Merchandise and restaurants
563	Feb 08 2018 07:48 PM	Restaurant
564	Feb 08 2018 07:48 PM	Clothing shoes for family housewares
565	Feb 08 2018 07:46 PM	General merchandise
566	Feb 08 2018 07:35 PM	Movie Theater
567	Feb 08 2018 07:34 PM	restaurant and clothing
568	Feb 08 2018 07:33 PM	Movie theater
569	Feb 08 2018 07:29 PM	Pet store!!
570	Feb 08 2018 07:25 PM	Restaurant/night life
571	Feb 08 2018 07:23 PM	A variety store like Kings was
572	Feb 08 2018 07:05 PM	General merchandise
573	Feb 08 2018 07:03 PM	Building supplies
574	Feb 08 2018 06:59 PM	Theater
575	Feb 08 2018 06:59 PM	Sporting Goods
576	Feb 08 2018 06:53 PM	A Walmart type of store
577	Feb 08 2018 06:44 PM	Target
578	Feb 08 2018 06:39 PM	Restaurant
579	Feb 08 2018 06:38 PM	Target
580	Feb 08 2018 06:36 PM	Entertainment
581	Feb 08 2018 06:36 PM	Appliance shop
582	Feb 08 2018 06:34 PM	A non-fast food family restaurant
583	Feb 08 2018 06:33 PM	Target
584	Feb 08 2018 06:28 PM	Walmart
585	Feb 08 2018 06:28 PM	Better restaurants
586	Feb 08 2018 06:24 PM	Sit down restaurants
587	Feb 08 2018 06:21 PM	Lumber/Building Supplies
588	Feb 08 2018 06:19 PM	Walmart
589	Feb 08 2018 06:10 PM	Costa Vida
590	Feb 08 2018 06:08 PM	Target
591	Feb 08 2018 06:07 PM	Walmart
592	Feb 08 2018 06:07 PM	Craft/fabric
593	Feb 08 2018 06:07 PM	Clothing
594	Feb 08 2018 06:06 PM	Target
595	Feb 08 2018 06:04 PM	I don't know
596	Feb 08 2018 06:03 PM	I don't want to say Wal-Mart but something in the nature of Wal-Mart that has a variety of everything
597	Feb 08 2018 06:01 PM	Walmart
598	Feb 08 2018 06:01 PM	Restaurants
599	Feb 08 2018 05:47 PM	Sports bar

Respondents	Response Date	Responses
600	Feb 08 2018 05:41 PM	Restaurants
601	Feb 08 2018 05:40 PM	Big box stores
602	Feb 08 2018 05:39 PM	Sporting goods
603	Feb 08 2018 05:39 PM	Bulk chocolate candy store. Yummy.
604	Feb 08 2018 05:36 PM	Restaurants
605	Feb 08 2018 05:33 PM	Ross clothing store
606	Feb 08 2018 05:30 PM	Clothing
607	Feb 08 2018 05:26 PM	General goods
608	Feb 08 2018 05:24 PM	Walmart, they have everything as long as it's a super Walmart
609	Feb 08 2018 05:20 PM	Walmart
610	Feb 08 2018 05:19 PM	Updated grocery store
611	Feb 08 2018 05:17 PM	Coffee shop (Starbucks)
612	Feb 08 2018 05:14 PM	Sporting goods
613	Feb 08 2018 05:11 PM	Large General Merchandise
614	Feb 08 2018 05:06 PM	Department store
615	Feb 08 2018 04:58 PM	Somewhere to buy shoes and clothing
616	Feb 08 2018 04:56 PM	Restaurant, movie theater, date night stuff
617	Feb 08 2018 04:55 PM	Another department store
618	Feb 08 2018 04:54 PM	A family friendly but nice sit-down restaurant
619	Feb 08 2018 04:41 PM	Sit down restaurant
620	Feb 08 2018 04:39 PM	Clothing
621	Feb 08 2018 04:36 PM	Sporting goods
622	Feb 08 2018 04:36 PM	a Walmart or Walmart type store
623	Feb 08 2018 04:33 PM	Movie theater,
624	Feb 08 2018 04:33 PM	General clothing and more
625	Feb 08 2018 04:32 PM	Kings or a decent sit-down restaurant
626	Feb 08 2018 04:29 PM	Movie theater
627	Feb 08 2018 04:25 PM	Less fast food more restaurants
628	Feb 08 2018 04:25 PM	FOOD
629	Feb 08 2018 04:24 PM	Walmart
630	Feb 08 2018 04:22 PM	Rec Center
631	Feb 08 2018 04:22 PM	Movie house
632	Feb 08 2018 04:16 PM	Affordable clothing
633	Feb 08 2018 04:15 PM	WinCo
634	Feb 08 2018 04:14 PM	variety store
635	Feb 08 2018 04:14 PM	Target
636	Feb 08 2018 04:08 PM	Smith's!!! New/better grocery store
637	Feb 08 2018 04:04 PM	General merchandise
638	Feb 08 2018 04:00 PM	TARGET!
639	Feb 08 2018 03:59 PM	Walmart
640	Feb 08 2018 03:59 PM	Target
641	Feb 08 2018 03:59 PM	Healthy dining
642	Feb 08 2018 03:59 PM	Fast food
643	Feb 08 2018 03:59 PM	Clothing and grocery
644	Feb 08 2018 03:57 PM	Movie theatre
645	Feb 08 2018 03:56 PM	Ross
646	Feb 08 2018 03:55 PM	Clothing / different grocery/ a freaking movie theater would be great
647	Feb 08 2018 03:54 PM	Walmart or store like. This shop is a joke
648	Feb 08 2018 03:53 PM	Entertainment
649	Feb 08 2018 03:53 PM	Craft supplies
650	Feb 08 2018 03:53 PM	Better Restaurants.
651	Feb 08 2018 03:52 PM	Restaurants
652	Feb 08 2018 03:52 PM	Restaurant!
653	Feb 08 2018 03:50 PM	Movie theater
654	Feb 08 2018 03:48 PM	Restaurant

Respondents	Response Date	Responses
655	Feb 08 2018 03:47 PM	Entertainment
656	Feb 08 2018 03:46 PM	WinCo grocery
657	Feb 08 2018 03:46 PM	Bigger clothing store
658	Feb 08 2018 03:45 PM	Walmart/Target
659	Feb 08 2018 03:44 PM	Target
660	Feb 08 2018 03:43 PM	Movie theater
661	Feb 08 2018 03:42 PM	Affordable general merch.
662	Feb 08 2018 03:40 PM	Target
663	Feb 08 2018 03:40 PM	Something to do with entertainment
664	Feb 08 2018 03:39 PM	Chain grocery (Smiths)
665	Feb 08 2018 03:38 PM	Walmart movie theater
666	Feb 08 2018 03:36 PM	Restaurants
667	Feb 08 2018 03:35 PM	Walmart
668	Feb 08 2018 03:35 PM	Informal non-fast food restaurants
669	Feb 08 2018 03:35 PM	General merchandise
670	Feb 08 2018 03:32 PM	General Store
671	Feb 08 2018 03:30 PM	Target
672	Feb 08 2018 03:28 PM	Department store
673	Feb 08 2018 03:24 PM	sit down restaurant
674	Feb 08 2018 03:23 PM	Clothing
675	Feb 08 2018 03:20 PM	movie theater
676	Feb 08 2018 03:18 PM	cheaper grocery stores
677	Feb 08 2018 03:17 PM	Target super center
678	Feb 08 2018 03:16 PM	Walmart
679	Feb 08 2018 03:13 PM	Movie theatre
680	Feb 08 2018 03:11 PM	Clothing/shoes
681	Feb 08 2018 03:10 PM	Walmart
682	Feb 08 2018 03:08 PM	Smiths for better cooking ingredients selection
683	Feb 08 2018 03:07 PM	Appliance and electronics
684	Feb 08 2018 03:03 PM	Sports
685	Feb 08 2018 02:58 PM	movie theatre
686	Feb 08 2018 02:58 PM	Family entertainment (theatre, jump zone, etc.)
687	Feb 08 2018 02:57 PM	Restaurant
688	Feb 08 2018 02:55 PM	Kids Clothing
689	Feb 08 2018 02:55 PM	A cheaper grocery store
690	Feb 08 2018 02:54 PM	Restaurants
691	Feb 08 2018 02:54 PM	General merchandise
692	Feb 08 2018 02:54 PM	Craft store and clothing stores
693	Feb 08 2018 02:51 PM	Shoes
694	Feb 08 2018 02:46 PM	Walmart-they have everything just about but I would still buy my food at the grocery stores in town.
695	Feb 08 2018 02:46 PM	Affordable stores here are too high priced
696	Feb 08 2018 02:44 PM	Target
697	Feb 08 2018 02:41 PM	Sporting goods
698	Feb 08 2018 02:40 PM	General store
699	Feb 08 2018 02:40 PM	Affordable competitive grocery store
700	Feb 08 2018 02:37 PM	Fun parks like more fun things to do so we don't have to drive to Logan
701	Feb 08 2018 02:36 PM	General merchandise
702	Feb 08 2018 02:36 PM	A new restaurant
703	Feb 08 2018 02:34 PM	Theater
704	Feb 08 2018 02:31 PM	Clothing
705	Feb 08 2018 02:30 PM	Target
706	Feb 08 2018 02:30 PM	Clothing and shoe that doesn't charge outrageous prices.
707	Feb 08 2018 02:30 PM	Big box store
708	Feb 08 2018 02:28 PM	Restaurant

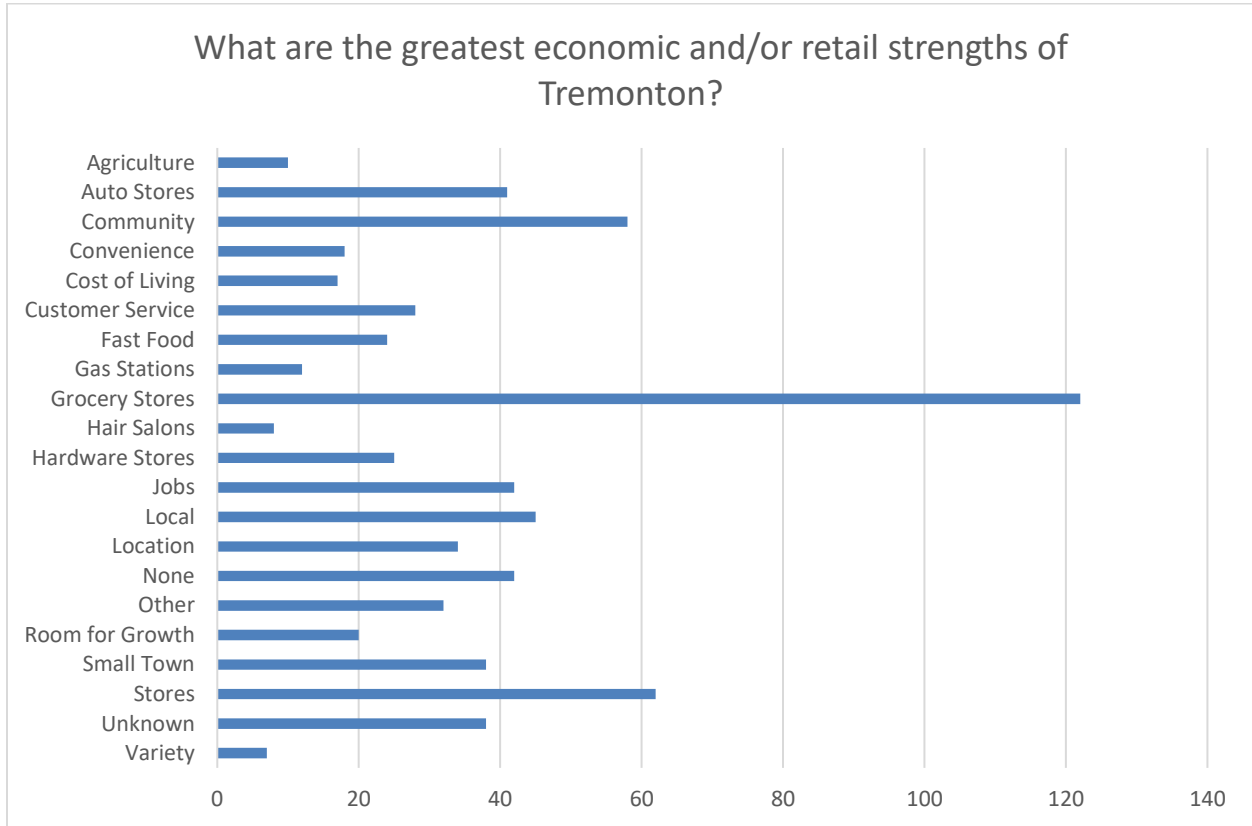
Respondents	Response Date	Responses
709	Feb 08 2018 02:27 PM	Kid activity
710	Feb 08 2018 02:26 PM	Walmart
711	Feb 08 2018 02:24 PM	Walmart
712	Feb 08 2018 02:24 PM	Entertainment/Sit Down Restaurant
713	Feb 08 2018 02:24 PM	Dinner restaurant
714	Feb 08 2018 02:22 PM	An affordable general merchandise store like Kings!
715	Feb 08 2018 02:21 PM	America first credit union
716	Feb 08 2018 02:19 PM	Kids activities
717	Feb 08 2018 02:16 PM	Large retail store (Walmart/Target)
718	Feb 08 2018 02:15 PM	Walmart
719	Feb 08 2018 02:15 PM	Health food store
720	Feb 08 2018 02:14 PM	Wal-Mart
721	Feb 08 2018 02:13 PM	Target
722	Feb 08 2018 02:13 PM	Store with more selection of quality toys and games
723	Feb 08 2018 02:13 PM	Movie theater
724	Feb 08 2018 02:12 PM	Quality fast food (Chick-fil-A, noodles, zupas, village Baker etc.)
725	Feb 08 2018 02:11 PM	Clothes and household items
726	Feb 08 2018 02:09 PM	Target
727	Feb 08 2018 02:07 PM	Restaurants
728	Feb 08 2018 02:06 PM	Walmart
729	Feb 08 2018 02:06 PM	Walmart
730	Feb 08 2018 02:06 PM	Entertainment
731	Feb 08 2018 02:05 PM	Target
732	Feb 08 2018 02:05 PM	Sit down nice restaurant
733	Feb 08 2018 02:04 PM	Pet supply store (Petco or PetSmart type store)
734	Feb 08 2018 02:03 PM	movie theater
735	Feb 08 2018 02:03 PM	If you put a chili's or olive garden or even a buffet (other than Chinese) the economy would sky rocket, more people from Brigham coming to Tremonton instead of Logan.
736	Feb 08 2018 02:02 PM	Walmart
737	Feb 08 2018 02:01 PM	Walmart or Target...a place that sells everything...one stop shopping
738	Feb 08 2018 02:01 PM	Restaurant
739	Feb 08 2018 02:01 PM	Applebee's
740	Feb 08 2018 02:00 PM	Real restaurants
741	Feb 08 2018 01:59 PM	Retail
742	Feb 08 2018 01:59 PM	Movie theater
743	Feb 08 2018 01:58 PM	Target
744	Feb 08 2018 01:56 PM	Grocery
745	Feb 08 2018 01:56 PM	General merchandise with full inventory. Not limited inventory
746	Feb 08 2018 01:55 PM	Bar and grill
747	Feb 08 2018 01:55 PM	A general store with decent prices
748	Feb 08 2018 01:54 PM	Home audio and entertainment
749	Feb 08 2018 01:52 PM	Walmart
750	Feb 08 2018 01:52 PM	Sit down family restaurants
751	Feb 08 2018 01:51 PM	restaurant
752	Feb 08 2018 01:51 PM	General Merchandise with SPACE Shopko and Family's Dollar are so crowded I can't stand to go in there.
753	Feb 08 2018 01:49 PM	A sit-down family friendly restaurant or activities for kids
754	Feb 08 2018 01:47 PM	clothing store
755	Feb 08 2018 01:46 PM	Restaurants
756	Feb 08 2018 01:45 PM	Restaurants
757	Feb 08 2018 01:43 PM	affordable grocery store
758	Feb 08 2018 01:42 PM	Sit down restaurant
759	Feb 08 2018 01:41 PM	General Stores (Grocery & general merchandise)
760	Feb 08 2018 01:40 PM	Walmart

Respondents	Response Date	Responses
761	Feb 08 2018 01:40 PM	Restaurant
762	Feb 08 2018 01:38 PM	Target like store
763	Feb 08 2018 01:37 PM	Wal mart
764	Feb 08 2018 01:36 PM	Restaurant
765	Feb 08 2018 01:34 PM	Variety store. Shopko has limited selection and high prices
766	Feb 08 2018 01:33 PM	Like Walmart
767	Feb 08 2018 01:32 PM	Walmart or WinCo.
768	Feb 08 2018 01:32 PM	I would like another store- Walmart would be my #1
769	Feb 08 2018 01:31 PM	Wal-Mart
770	Feb 08 2018 01:31 PM	Electronics Car Audio
771	Feb 08 2018 01:31 PM	A sit-down restaurant
772	Feb 08 2018 01:28 PM	Restaurants
773	Feb 08 2018 01:27 PM	Supermarket
774	Feb 08 2018 01:27 PM	Sports zone
775	Feb 08 2018 01:26 PM	Hardware store with more options to buy wood, etc.
776	Feb 08 2018 01:23 PM	Clothing store maybe a mall of some sort
777	Feb 08 2018 01:22 PM	Walmart
778	Feb 08 2018 01:22 PM	Wal-Mart, movie theater
779	Feb 08 2018 01:21 PM	Walmart!
780	Feb 08 2018 01:21 PM	Sporting goods or outdoors
781	Feb 08 2018 01:21 PM	Sit down family restaurant, kid friendly, buffet salad bar
782	Feb 08 2018 01:21 PM	Restaurants
783	Feb 08 2018 01:20 PM	A FULL-SIZED Walmart type store
784	Feb 08 2018 01:19 PM	General Merchandise
785	Feb 08 2018 01:19 PM	Affordable clothing
786	Feb 08 2018 01:16 PM	Coffee shop
787	Feb 08 2018 01:12 PM	None. Getting rid of fast food would be nice
788	Feb 08 2018 01:11 PM	Not sure, but I would like it to be an actual regular store like anywhere else. I was excited a Shopko was coming until I realized it was just a slightly newer Alco. Hardly ever really shop there because they don't offer everything an actual ShopKo does. Very frustrating, it's just easier to plan to go to out of town when I need stuff like that because I know it will be there or I have more than one store to choose from.
789	Feb 08 2018 01:05 PM	Target
790	Feb 08 2018 01:05 PM	RESTAURANTS
791	Feb 08 2018 01:05 PM	Movie theater
792	Feb 08 2018 01:03 PM	Wal-Mart, and smiths. There is not enough variety so the stores we do have over charge.
793	Feb 08 2018 01:03 PM	Over all supply store such as a super target
794	Feb 08 2018 01:02 PM	Walmart
795	Feb 08 2018 12:58 PM	Movie theater
796	Feb 08 2018 12:56 PM	Clothing
797	Feb 08 2018 12:54 PM	Harmons or Whole Foods store
798	Feb 08 2018 12:53 PM	clothing
799	Feb 08 2018 12:51 PM	Clothing/shoe store
800	Feb 08 2018 12:45 PM	Stores that support an active lifestyle.
801	Feb 08 2018 12:13 PM	Movie Theater
802	Feb 08 2018 11:46 AM	Restaurant
803	Feb 08 2018 11:41 AM	sporting goods
804	Feb 08 2018 11:26 AM	Electronics
805	Feb 08 2018 10:29 AM	Clothing/
806	Feb 08 2018 10:12 AM	restaurant
807	Feb 08 2018 10:08 AM	Chain restaurants, Department stores.
808	Feb 08 2018 10:00 AM	Big Box Store like Walmart
809	Feb 08 2018 09:55 AM	Home Improvements

Respondents	Response Date	Responses
810	Feb 08 2018 09:49 AM	restaurants
811	Feb 08 2018 09:47 AM	Restaurants
812	Feb 07 2018 11:59 AM	Movie Theater
813	Feb 07 2018 11:57 AM	family clothing
814	Feb 07 2018 11:26 AM	Restaurant and entrainment
815	Feb 07 2018 09:27 AM	Smith's food store
816	Feb 07 2018 04:31 AM	Clothing Stores
817	Feb 06 2018 10:05 PM	Nice restaurant
818	Feb 06 2018 03:20 PM	Restaurant
819	Feb 06 2018 02:15 PM	Clothing
820	Feb 06 2018 12:56 PM	Community Rec Center
821	Feb 06 2018 12:42 PM	Locally owned computer store.
822	Feb 06 2018 12:04 PM	Sporting goods
823	Feb 06 2018 11:49 AM	Little Caesars Pizza
824	Feb 06 2018 11:29 AM	Clothing shoe store with a wide range of sizing.
825	Feb 06 2018 11:23 AM	General merchandise with electronics -not cheap dollar store
826	Feb 06 2018 10:57 AM	more sit-down places to eat
827	Feb 06 2018 10:57 AM	Restaurant
828	Feb 06 2018 10:55 AM	Men's clothing store
829	Feb 06 2018 10:46 AM	Restaurant
830	Feb 06 2018 10:43 AM	Bigger department store i.e. Shopko (small and not a lot of items to choose from)
831	Feb 06 2018 10:38 AM	Sit down restaurant
832	Feb 06 2018 07:59 AM	more clothing
833	Feb 06 2018 12:36 AM	Movies!
834	Feb 05 2018 10:16 PM	restaurant
835	Feb 05 2018 06:32 PM	Sporting Goods
836	Feb 05 2018 03:28 PM	Liquor
837	Feb 05 2018 03:20 PM	Target
838	Feb 05 2018 03:02 PM	Movie theater
839	Feb 05 2018 02:54 PM	Nicer Sit-down Restaurant
840	Feb 05 2018 02:47 PM	Restaurant
841	Feb 05 2018 02:35 PM	Wal-Mart
842	Feb 05 2018 02:33 PM	Walmart!!
843	Feb 05 2018 02:32 PM	Movie Theater
844	Feb 05 2018 01:40 PM	Non-fast food eats.

What are the greatest economic and/or retail strengths of Tremonton?

Answered	723
Skipped	217



Respondents	Response Date	Responses
1	Feb 28 2018 03:20 AM	Supportive community
2	Feb 26 2018 06:45 PM	Grocery stores
3	Feb 26 2018 05:36 PM	A Main Street
4	Feb 26 2018 03:17 PM	Kent's
5	Feb 26 2018 03:00 PM	small town atmosphere
6	Feb 26 2018 02:06 PM	Cute small-town feel, unique boutiques and different restaurants would cause more people to come here from out of town
7	Feb 26 2018 01:22 PM	The best improvement was putting Greer's, ShopKo and Dollar Tree within walking distance of each other with good parking available.
8	Feb 26 2018 01:21 PM	Farming
9	Feb 26 2018 12:39 PM	Located on two freeways. Low tax rate for businesses
10	Feb 25 2018 07:54 PM	Not sure
11	Feb 25 2018 06:18 PM	good bakery at Kent's
12	Feb 25 2018 05:32 PM	slow steady growth
13	Feb 24 2018 09:02 PM	The grille
14	Feb 24 2018 03:38 PM	Grocery Store
15	Feb 24 2018 02:43 PM	Variety
16	Feb 23 2018 09:15 PM	Restrains
17	Feb 23 2018 12:09 PM	Community atmosphere
18	Feb 23 2018 08:41 AM	We have a lot of small businesses!
19	Feb 22 2018 07:15 PM	Tax benefits and service

Respondents	Response Date	Responses
20	Feb 22 2018 04:27 PM	Low congestion, friendly people
21	Feb 22 2018 02:05 PM	plenty of dollar stores
22	Feb 22 2018 01:45 PM	We have great downtown area that can easily be developed and is already growing back into an area that offers a variety
23	Feb 22 2018 11:28 AM	Ease of walking
24	Feb 22 2018 10:37 AM	Low paying job opportunity
25	Feb 22 2018 10:08 AM	Grocery stores
26	Feb 22 2018 09:51 AM	Convenience
27	Feb 22 2018 09:44 AM	Good prices on groceries
28	Feb 21 2018 10:58 PM	decent variety for a small town
29	Feb 21 2018 09:56 PM	The people
30	Feb 21 2018 09:29 PM	Community Support.
31	Feb 21 2018 08:21 PM	All the factory work
32	Feb 21 2018 12:58 PM	convenience
33	Feb 21 2018 12:48 PM	Great service
34	Feb 21 2018 12:24 PM	dollar store
35	Feb 21 2018 11:10 AM	good car dealerships
36	Feb 21 2018 10:46 AM	Grocery store
37	Feb 21 2018 10:05 AM	Locally owned shops, grocery, fast food
38	Feb 21 2018 09:56 AM	farming
39	Feb 21 2018 09:38 AM	Quality
40	Feb 21 2018 09:35 AM	None
41	Feb 21 2018 08:53 AM	I still appreciate the small-town feeling. I don't really see too many strengths as far as economy.
42	Feb 21 2018 08:35 AM	Too many hardware stores
43	Feb 21 2018 07:53 AM	Affordable housing
44	Feb 21 2018 07:17 AM	Locality
45	Feb 21 2018 06:55 AM	Room to grow, as long as it's done right, with the future in mind.
46	Feb 21 2018 06:00 AM	Room to grow
47	Feb 21 2018 05:28 AM	close to travel
48	Feb 21 2018 02:11 AM	None
49	Feb 21 2018 01:41 AM	Proximity
50	Feb 21 2018 01:14 AM	Kent's great prices
51	Feb 21 2018 12:18 AM	Grocery
52	Feb 20 2018 11:39 PM	Fast food and gas stations
53	Feb 20 2018 10:18 PM	Everybody comes through Tremonton! You can get almost anything here, you just have to know where to find it & that can be tough!
54	Feb 20 2018 10:17 PM	Stop it now we are fine
55	Feb 20 2018 10:17 PM	Kent's is great.
56	Feb 20 2018 09:19 PM	Grocery
57	Feb 20 2018 09:14 PM	Affordable housing. Has good grocery
58	Feb 20 2018 09:13 PM	Small town atmosphere
59	Feb 20 2018 08:59 PM	Greatest strength is room for growth. When it comes to shopping the stores either aren't there or poor quality.
60	Feb 20 2018 08:33 PM	small town
61	Feb 20 2018 08:01 PM	We have the best taco time ever.
62	Feb 20 2018 08:01 PM	Our grocery stores are great. And there is a lot of production here.
63	Feb 20 2018 07:48 PM	Local owners with great customer relationships
64	Feb 20 2018 07:34 PM	Friendly
65	Feb 20 2018 07:26 PM	Good amount of jobs
66	Feb 20 2018 07:11 PM	The two grocery stores and Maverick
67	Feb 20 2018 07:01 PM	Supermarkets
68	Feb 20 2018 06:54 PM	Have many production facilities
69	Feb 20 2018 06:53 PM	Small cute stores. Fun to look in compared to other stores that you know what's in them.

Respondents	Response Date	Responses
70	Feb 20 2018 06:50 PM	Groceries, banking, vehicle/heavy equipment services
71	Feb 20 2018 06:42 PM	Friendly, good customer satisfaction
72	Feb 20 2018 06:31 PM	It's a beautiful place! I love it
73	Feb 20 2018 06:25 PM	Tremonton is a beautiful small town easy to walk around and enjoy the town and the people.
74	Feb 20 2018 06:16 PM	Kent's, automobiles
75	Feb 20 2018 06:01 PM	Taxes for large business
76	Feb 20 2018 05:53 PM	Warmth and helpfulness of the employees.
77	Feb 20 2018 05:49 PM	Small town feel
78	Feb 20 2018 05:49 PM	Gas stations, fast food
79	Feb 20 2018 05:40 PM	Community is the strengths. But we need more entertainment for families in our town.
80	Feb 20 2018 05:32 PM	Amount of fast food restaurants
81	Feb 20 2018 05:30 PM	There are plenty of hardware/farming stores
82	Feb 20 2018 05:29 PM	Everything that is here is in one place
83	Feb 20 2018 05:26 PM	We have a ton of gyms, Auto parts stores, car dealers, clothing stores, the food places are ok.
84	Feb 20 2018 05:21 PM	The people
85	Feb 20 2018 05:19 PM	Local family owned and operated businesses.
86	Feb 20 2018 05:19 PM	Closer to home
87	Feb 20 2018 05:13 PM	General Merchandise
88	Feb 20 2018 05:13 PM	Auto stores
89	Feb 20 2018 05:11 PM	Groceries/Cars
90	Feb 20 2018 12:40 PM	Industrial jobs
91	Feb 20 2018 09:12 AM	Accessible from two major freeways
92	Feb 20 2018 05:59 AM	Auto parts groceries
93	Feb 19 2018 08:45 PM	Customer Service and friendliness
94	Feb 19 2018 05:28 PM	Big business
95	Feb 19 2018 11:30 AM	recently added more variety of stores
96	Feb 19 2018 08:44 AM	grocery stores
97	Feb 19 2018 07:51 AM	Automotive
98	Feb 18 2018 06:29 PM	Friendly, customer service
99	Feb 18 2018 02:53 PM	Fast food places
100	Feb 18 2018 09:13 AM	Grocery Store
101	Feb 18 2018 07:33 AM	Convenience
102	Feb 17 2018 11:58 PM	grocery stores and probably the dollar stores
103	Feb 17 2018 10:32 PM	Great people
104	Feb 17 2018 05:50 PM	Groceries, our location could be a strength with attractions to bring g people in.
105	Feb 17 2018 01:35 PM	Large industry employment opportunities
106	Feb 17 2018 12:09 PM	Local grocery
107	Feb 17 2018 11:16 AM	Friendly people/customer service
108	Feb 17 2018 11:12 AM	Variety of fast food
109	Feb 17 2018 10:31 AM	Close to home.
110	Feb 17 2018 07:40 AM	Small business
111	Feb 17 2018 06:38 AM	Groceries, farm supply, restaurants, general merchandise, automotive
112	Feb 16 2018 11:47 PM	Freeway access
113	Feb 16 2018 11:39 PM	Location with two major interstates.
114	Feb 16 2018 11:25 PM	Hospital
115	Feb 16 2018 09:52 PM	Grocery store
116	Feb 16 2018 09:33 PM	Local Businesses/ friendly service
117	Feb 16 2018 08:08 PM	?
118	Feb 16 2018 07:46 PM	Rural, uncrowded atmosphere and affordable real estate
119	Feb 16 2018 07:29 PM	?
120	Feb 16 2018 07:25 PM	Hardware and vehicle maintenance stores

Respondents	Response Date	Responses
121	Feb 16 2018 07:13 PM	Traffic is great and everything is easily accessible
122	Feb 16 2018 06:56 PM	Tremont center and the new development so that other larger stores will have a place to come.
123	Feb 16 2018 06:51 PM	Fast food
124	Feb 16 2018 06:43 PM	Close to home
125	Feb 16 2018 05:38 PM	Friendly customer service. People care and we love it!
126	Feb 16 2018 05:24 PM	Auto repair is everywhere
127	Feb 16 2018 04:46 PM	The new smaller shops in the old king's store
128	Feb 16 2018 04:39 PM	Customer Service
129	Feb 16 2018 04:25 PM	friendliness
130	Feb 16 2018 04:16 PM	quality of people and work ethic
131	Feb 16 2018 04:04 PM	Dollar Store- love it!
132	Feb 16 2018 03:45 PM	None
133	Feb 16 2018 03:39 PM	Tremonton has a good selection of furniture.
134	Feb 16 2018 03:39 PM	Kent's
135	Feb 16 2018 03:38 PM	Groceries, most hardware needs
136	Feb 16 2018 03:17 PM	It's closer then Ogden or Logan
137	Feb 16 2018 03:13 PM	Geared towards "good old boy" crowd. However, that is not conducive with development
138	Feb 16 2018 02:52 PM	Hometown feel
139	Feb 16 2018 02:44 PM	Grocery Stores have a good selection
140	Feb 16 2018 02:31 PM	Tremonton is a nice "bedroom" community, I've been here almost all my life and I hate to see it change to try and be bigger and grow more. More industry yes, but I don't think we need nor can support more retail.
141	Feb 16 2018 02:31 PM	Friendly staff
142	Feb 16 2018 02:17 PM	farming
143	Feb 16 2018 02:17 PM	Banks, auto part stores, and gas stations
144	Feb 16 2018 02:16 PM	Not over populated, safe, and anything is almost available.
145	Feb 16 2018 02:15 PM	At least one store in every area, but not diverse in product except car care
146	Feb 16 2018 02:11 PM	We have a ton of fast food options, oreilly and AutoZone have kept me from going to Logan many times. I think a lot is available in town if you have to have the convenience. However, it seems to come at price.
147	Feb 16 2018 02:11 PM	Groceries are great. Auto repair is good, Police excellent
148	Feb 16 2018 02:09 PM	Hardware stores
149	Feb 16 2018 02:05 PM	Kent's and ShopKo
150	Feb 16 2018 09:39 AM	No answer
151	Feb 15 2018 06:15 AM	Dollar store
152	Feb 14 2018 11:14 PM	The local business owners. I like spending my money with locally/family owned business. We don't need more ShopKo's.
153	Feb 14 2018 12:21 PM	Grocery
154	Feb 14 2018 12:07 PM	Groceries
155	Feb 13 2018 11:04 PM	.
156	Feb 13 2018 09:07 PM	Pie dump low prices great fresh home cook meal
157	Feb 13 2018 08:09 PM	Location convenience
158	Feb 13 2018 06:03 PM	We are a growing community and we need more selection
159	Feb 13 2018 10:01 AM	Kent's, Ridley's, ShopKo, Greer's, and results gym.
160	Feb 13 2018 05:26 AM	Grocery stores
161	Feb 13 2018 12:06 AM	No comment
162	Feb 12 2018 09:04 PM	Fast food business
163	Feb 12 2018 09:02 PM	Banks
164	Feb 12 2018 08:58 PM	locally owned businesses
165	Feb 12 2018 07:05 PM	Not sure
166	Feb 12 2018 05:30 PM	Fast food.
167	Feb 12 2018 04:26 PM	Plenty of car washes and auto parts stores
168	Feb 12 2018 02:38 PM	Groceries

Respondents	Response Date	Responses
169	Feb 12 2018 02:28 PM	Family dollar or Dollar tree
170	Feb 12 2018 01:22 PM	Home town
171	Feb 12 2018 11:54 AM	It is just a great town
172	Feb 12 2018 11:33 AM	Grocery stores, auto sales, auto parts, banks.
173	Feb 12 2018 07:39 AM	Small town vibe
174	Feb 12 2018 07:20 AM	Grocery Store
175	Feb 12 2018 06:40 AM	Auto part stores
176	Feb 12 2018 06:32 AM	None
177	Feb 12 2018 05:54 AM	Unknown
178	Feb 12 2018 05:03 AM	Gas stations and fast food
179	Feb 12 2018 02:52 AM	None really everything is expensive with the exception of family dollar and there limited
180	Feb 12 2018 01:49 AM	Grocery
181	Feb 12 2018 01:19 AM	Anything by the interstate
182	Feb 12 2018 12:17 AM	Unique finds= appeal and friendly service
183	Feb 11 2018 11:27 PM	Kent's. It offers great prices
184	Feb 11 2018 10:57 PM	Quality grocery & hardware stores
185	Feb 11 2018 10:48 PM	Proximity to people. We shop here because it's close to our kids' schools and activities.
186	Feb 11 2018 10:32 PM	People
187	Feb 11 2018 10:03 PM	Convenience
188	Feb 11 2018 09:19 PM	Gas station
189	Feb 11 2018 09:14 PM	Fast food
190	Feb 11 2018 08:25 PM	I honestly don't know
191	Feb 11 2018 08:22 PM	There are quite a few factories that employ workers. Grocery section is pretty good
192	Feb 11 2018 05:36 PM	Shopko
193	Feb 11 2018 05:30 PM	Agriculture
194	Feb 11 2018 05:05 PM	Enough hardware stores to supply the whole state of Utah
195	Feb 11 2018 04:56 PM	Few overpriced stores
196	Feb 11 2018 02:52 PM	We get a lot of drive thru traffic
197	Feb 11 2018 11:12 AM	Manufacturing
198	Feb 11 2018 10:27 AM	Not sure
199	Feb 11 2018 10:18 AM	Manufacturing and Grocery
200	Feb 11 2018 10:00 AM	Gas
201	Feb 11 2018 09:44 AM	idk
202	Feb 11 2018 09:25 AM	Customer service
203	Feb 11 2018 08:57 AM	Grocery stores
204	Feb 11 2018 07:29 AM	Variety
205	Feb 11 2018 07:24 AM	Auto parts and new stores
206	Feb 11 2018 06:48 AM	Small town great community
207	Feb 11 2018 03:59 AM	All the local businesses
208	Feb 10 2018 11:21 PM	Hair Salons, Automotive repair,
209	Feb 10 2018 11:04 PM	Car part stores
210	Feb 10 2018 10:44 PM	Potential
211	Feb 10 2018 10:40 PM	The amount of grocery stores
212	Feb 10 2018 10:27 PM	Great grocery stores and now have ShopKo
213	Feb 10 2018 10:20 PM	Kent's
214	Feb 10 2018 09:09 PM	Groceries
215	Feb 10 2018 08:44 PM	Kent's has good quality products
216	Feb 10 2018 08:42 PM	Local stores
217	Feb 10 2018 08:32 PM	I don't know
218	Feb 10 2018 07:58 PM	Lots of hardware right at your fingertips
219	Feb 10 2018 07:57 PM	Tremonton has a lot of manufacturing/warehousing jobs available.
220	Feb 10 2018 07:51 PM	Kent's Market

Respondents	Response Date	Responses
221	Feb 10 2018 07:48 PM	parks/road access
222	Feb 10 2018 07:44 PM	Locally supported
223	Feb 10 2018 07:40 PM	Wanting to improve and help Tremonton grow and make it better for all of us
224	Feb 10 2018 07:34 PM	Autoliv
225	Feb 10 2018 07:15 PM	Fast food, agriculture-based businesses
226	Feb 10 2018 07:07 PM	The small-town atmosphere
227	Feb 10 2018 06:57 PM	Grocery and hardware stores
228	Feb 10 2018 06:47 PM	The 3 Good restaurants
229	Feb 10 2018 06:40 PM	No Wal-Mart lol
230	Feb 10 2018 06:31 PM	Local hospital and grocery store, opportunities for local answers to most needs for a small town
231	Feb 10 2018 06:27 PM	Nucor
232	Feb 10 2018 06:10 PM	Kent's
233	Feb 10 2018 06:01 PM	small town feel
234	Feb 10 2018 05:33 PM	Nothing
235	Feb 10 2018 05:14 PM	Grocery stores
236	Feb 10 2018 05:13 PM	Hardware stores
237	Feb 10 2018 05:09 PM	Grocery store
238	Feb 10 2018 04:57 PM	Grocery stores
239	Feb 10 2018 04:40 PM	Convince
240	Feb 10 2018 04:39 PM	Good question???
241	Feb 10 2018 04:13 PM	Cost of living is minimal
242	Feb 10 2018 04:10 PM	Hardware
243	Feb 10 2018 03:34 PM	Small town that I live in
244	Feb 10 2018 03:27 PM	Gas station 📱
245	Feb 10 2018 02:30 PM	Can't think of any
246	Feb 10 2018 02:21 PM	Grocery stores
247	Feb 10 2018 01:30 PM	None
248	Feb 10 2018 01:29 PM	Close to home
249	Feb 10 2018 12:53 PM	Shook / Family Dollar
250	Feb 10 2018 12:48 PM	Groceries
251	Feb 10 2018 12:32 PM	Fair
252	Feb 10 2018 11:13 AM	Production factories
253	Feb 10 2018 11:08 AM	Plenty of "bargain" and auto repair stores
254	Feb 10 2018 11:00 AM	Grocery stores are great
255	Feb 10 2018 11:00 AM	Grocery stores and credit unions
256	Feb 10 2018 10:39 AM	Friendly
257	Feb 10 2018 10:28 AM	Autoliv
258	Feb 10 2018 10:09 AM	small town / easy access
259	Feb 10 2018 09:38 AM	Buying and shopping local. i.e. Groceries, fuel, medical.
260	Feb 10 2018 09:16 AM	Unknown
261	Feb 10 2018 09:15 AM	None
262	Feb 10 2018 08:41 AM	First real city coming from Idaho
263	Feb 10 2018 08:30 AM	Location
264	Feb 10 2018 07:24 AM	Genuinely caring salespeople
265	Feb 10 2018 06:43 AM	Kent's, ShopKo
266	Feb 10 2018 05:24 AM	All the small business owner. local people
267	Feb 10 2018 04:38 AM	Grocery stores
268	Feb 10 2018 02:05 AM	Got plenty of auto parts store lol
269	Feb 10 2018 12:42 AM	Low paying jobs
270	Feb 10 2018 12:29 AM	Clean
271	Feb 10 2018 12:13 AM	Small, local, unique shops
272	Feb 09 2018 11:58 PM	Great people and customer service running the businesses in town.
273	Feb 09 2018 11:14 PM	Small town community
274	Feb 09 2018 11:14 PM	Friendly people

Respondents	Response Date	Responses
275	Feb 09 2018 11:09 PM	Readily available; everything Logan has
276	Feb 09 2018 11:03 PM	Kent's grocery store
277	Feb 09 2018 10:54 PM	Small town feel
278	Feb 09 2018 10:27 PM	grocery stores
279	Feb 09 2018 10:11 PM	Kent's
280	Feb 09 2018 09:56 PM	Agriculture
281	Feb 09 2018 09:51 PM	Well, there are plenty of hardware stores and auto supply stores.
282	Feb 09 2018 09:33 PM	Trucking
283	Feb 09 2018 09:21 PM	2 decent grocery stores
284	Feb 09 2018 09:12 PM	Part stores
285	Feb 09 2018 09:05 PM	Gas stations. Banks
286	Feb 09 2018 08:39 PM	X
287	Feb 09 2018 08:33 PM	Less congestion, traffic etc.
288	Feb 09 2018 08:06 PM	Local owned
289	Feb 09 2018 07:55 PM	Bank or Car parts store on every corner
290	Feb 09 2018 07:33 PM	Large business bringing in employees that spend money while in town.
291	Feb 09 2018 07:10 PM	Small town customer service
292	Feb 09 2018 06:29 PM	Shopko
293	Feb 09 2018 06:22 PM	Parts store
294	Feb 09 2018 06:00 PM	24-hour stores and grocery stores
295	Feb 09 2018 05:54 PM	Loyalty in community
296	Feb 09 2018 05:51 PM	Kent's and Maverick
297	Feb 09 2018 05:46 PM	Local like to support small business
298	Feb 09 2018 05:36 PM	Farming/agriculture
299	Feb 09 2018 05:25 PM	Good people
300	Feb 09 2018 05:22 PM	Proximity of different companies you can work at
301	Feb 09 2018 05:02 PM	Hospital provides a clinic.
302	Feb 09 2018 04:49 PM	Variety
303	Feb 09 2018 04:46 PM	Lots of decent paying manufacturing jobs.
304	Feb 09 2018 04:34 PM	Fast food
305	Feb 09 2018 03:18 PM	None
306	Feb 09 2018 03:18 PM	Grocery
307	Feb 09 2018 02:55 PM	Customer service
308	Feb 09 2018 02:27 PM	Gas stations and Kent's
309	Feb 09 2018 02:13 PM	The community supports local businesses.
310	Feb 09 2018 02:02 PM	IDK
311	Feb 09 2018 01:50 PM	People and lower sales tax
312	Feb 09 2018 01:46 PM	I think we've done great at staying a small-town city, and I take pride in that.
313	Feb 09 2018 01:23 PM	Friendly happy people
314	Feb 09 2018 01:13 PM	none
315	Feb 09 2018 01:13 PM	Its unique. It shows the true image of Tremonton.
316	Feb 09 2018 01:13 PM	Good people
317	Feb 09 2018 01:10 PM	small town
318	Feb 09 2018 12:19 PM	Good medical and car part stores
319	Feb 09 2018 12:15 PM	Independent businesses
320	Feb 09 2018 12:12 PM	Location. Two major arterial highways.
321	Feb 09 2018 11:36 AM	Feeling of community
322	Feb 09 2018 11:32 AM	close knit community
323	Feb 09 2018 11:12 AM	Boutiques
324	Feb 09 2018 11:06 AM	Farm
325	Feb 09 2018 11:04 AM	Nice industrial manufacturing areas providing good jobs.
326	Feb 09 2018 11:01 AM	Manufacturing
327	Feb 09 2018 10:56 AM	Industrial business
328	Feb 09 2018 10:41 AM	Banks
329	Feb 09 2018 10:40 AM	several industries to work at

Respondents	Response Date	Responses
330	Feb 09 2018 10:31 AM	Auto sales and parts stores are plentiful
331	Feb 09 2018 10:29 AM	Kent's.
332	Feb 09 2018 10:28 AM	For a community the size of Tremonton there are a lot of options for a variety of things. Grocery, auto, hardware, and fast food are plentiful. General merch stores are lacking. The Shopko is a good start, but it's so limited in what it offers that even if I want to stay local, I'm forced to look online or elsewhere.
333	Feb 09 2018 10:25 AM	Up and coming
334	Feb 09 2018 10:15 AM	Fast food
335	Feb 09 2018 09:56 AM	West liberty?
336	Feb 09 2018 09:56 AM	Most are local owned so we want to support local when we can
337	Feb 09 2018 09:53 AM	Low rent
338	Feb 09 2018 09:48 AM	veterans park & store awnings create inviting atmosphere
339	Feb 09 2018 09:45 AM	Friendly staff and decent prices
340	Feb 09 2018 09:44 AM	I don't know
341	Feb 09 2018 09:42 AM	Malt o Meal, West Liberty
342	Feb 09 2018 09:40 AM	Grocery
343	Feb 09 2018 09:40 AM	Car dealership
344	Feb 09 2018 09:34 AM	None
345	Feb 09 2018 09:33 AM	We have many large businesses
346	Feb 09 2018 09:31 AM	Necessities such as groceries and gasoline are readily available.
347	Feb 09 2018 09:27 AM	Convenience
348	Feb 09 2018 09:25 AM	?
349	Feb 09 2018 09:17 AM	You can get personalized assistance because it is a small town and people know you and remember you.
350	Feb 09 2018 09:17 AM	Friendly owners
351	Feb 09 2018 09:14 AM	Everything is fairly close together in Tremonton/Garland
352	Feb 09 2018 09:02 AM	Hardware stores
353	Feb 09 2018 08:57 AM	None
354	Feb 09 2018 08:57 AM	Lots of Hardware Stores, usually prices are lower here too. Most of the time I find what I need for a repair right here.
355	Feb 09 2018 08:54 AM	Supporting local business!
356	Feb 09 2018 08:50 AM	Restaurants if we had more
357	Feb 09 2018 08:45 AM	ShopKo
358	Feb 09 2018 08:44 AM	Jobs
359	Feb 09 2018 08:42 AM	We have room to grow
360	Feb 09 2018 08:40 AM	Small town shopping
361	Feb 09 2018 08:36 AM	grocery stores
362	Feb 09 2018 08:34 AM	Close
363	Feb 09 2018 08:29 AM	People
364	Feb 09 2018 08:21 AM	auto parts stores
365	Feb 09 2018 08:20 AM	?
366	Feb 09 2018 08:14 AM	Grocery stores
367	Feb 09 2018 08:12 AM	The local produce
368	Feb 09 2018 08:10 AM	Factories
369	Feb 09 2018 08:02 AM	People
370	Feb 09 2018 07:59 AM	?
371	Feb 09 2018 07:51 AM	The people
372	Feb 09 2018 07:46 AM	I love most everything about Tremonton just wish there were more reasonably price big box store and more restaurant and entertainment options and better priced clothing stores.
373	Feb 09 2018 07:45 AM	Better paying jobs
374	Feb 09 2018 07:25 AM	Great owners/people
375	Feb 09 2018 07:23 AM	It is nice to have a store like Shopko and Kent's Thriftway.
376	Feb 09 2018 07:17 AM	Grocery and auto
377	Feb 09 2018 07:11 AM	Auto parts stores

Respondents	Response Date	Responses
378	Feb 09 2018 06:43 AM	Grocery stores
379	Feb 09 2018 06:43 AM	Auto parts and hardware stores
380	Feb 09 2018 06:37 AM	Kent's
381	Feb 09 2018 06:31 AM	Grocery and auto repair stores
382	Feb 09 2018 06:30 AM	Local people
383	Feb 09 2018 06:29 AM	Grocery stores and auto parts stores
384	Feb 09 2018 06:27 AM	They are local.
385	Feb 09 2018 06:24 AM	Gas stations
386	Feb 09 2018 06:09 AM	Large companies to have competitive pay
387	Feb 09 2018 06:06 AM	Small town
388	Feb 09 2018 06:00 AM	Grocery, craft boutique, fast food
389	Feb 09 2018 05:56 AM	Not really sure, we tend to have a lot of the same business
390	Feb 09 2018 05:48 AM	Shook area
391	Feb 09 2018 05:39 AM	Having things close and available
392	Feb 09 2018 05:24 AM	People use the retail shops
393	Feb 09 2018 05:20 AM	Community
394	Feb 09 2018 05:15 AM	A lot to offer in a remote area
395	Feb 09 2018 04:18 AM	The desire to stay local
396	Feb 09 2018 04:16 AM	don't know
397	Feb 09 2018 04:07 AM	I don't believe there is one.
398	Feb 09 2018 03:55 AM	Small town not crowded to shop
399	Feb 09 2018 03:21 AM	We have plenty of banks, auto parts stores and gas stations
400	Feb 09 2018 03:17 AM	Shopko
401	Feb 09 2018 03:16 AM	Restaurants, grocery stores
402	Feb 09 2018 03:06 AM	Small town feel
403	Feb 09 2018 01:53 AM	Small businesses
404	Feb 09 2018 01:49 AM	Local owned business
405	Feb 09 2018 01:26 AM	Local pharmacy that knows you personally
406	Feb 09 2018 12:46 AM	New Kings Building outlet as a whole
407	Feb 09 2018 12:32 AM	Lower county sales tax
408	Feb 09 2018 12:25 AM	Local shops
409	Feb 09 2018 12:12 AM	Variety in every store
410	Feb 09 2018 12:00 AM	Small town feel
411	Feb 08 2018 11:17 PM	Local owned
412	Feb 08 2018 11:14 PM	The loyalty of the baby boomers and up in age that want our town to succeed and improve
413	Feb 08 2018 11:12 PM	Auto parts, dollar stores, and car washes
414	Feb 08 2018 11:05 PM	Plenty of room to put new places
415	Feb 08 2018 11:04 PM	Hardware stores
416	Feb 08 2018 11:02 PM	It's starting to get better but we used to not have any selection to eat or movies or anything
417	Feb 08 2018 11:00 PM	Restaurant
418	Feb 08 2018 10:50 PM	Grocery stores
419	Feb 08 2018 10:33 PM	Grocery stores
420	Feb 08 2018 10:27 PM	Great customer service
421	Feb 08 2018 10:26 PM	Auto parts & hardware stores, trucking industry
422	Feb 08 2018 10:24 PM	Small town feel
423	Feb 08 2018 10:22 PM	It's people
424	Feb 08 2018 10:16 PM	Friendly neighborhood stores
425	Feb 08 2018 10:14 PM	We have tons of auto and hardware supply stores
426	Feb 08 2018 10:14 PM	Production jobs
427	Feb 08 2018 10:14 PM	Good owners, managers of stores
428	Feb 08 2018 10:12 PM	None really
429	Feb 08 2018 10:11 PM	Plenty of vehicle part stores and general stores
430	Feb 08 2018 10:06 PM	Grocery stores are good quality, basic services are available

Respondents	Response Date	Responses
431	Feb 08 2018 10:03 PM	Kent's grocery store
432	Feb 08 2018 09:58 PM	Strong community support
433	Feb 08 2018 09:54 PM	Post cereal. Jobs and product sold at the local grocery stores
434	Feb 08 2018 09:53 PM	Motor vehicle
435	Feb 08 2018 09:52 PM	Customer service
436	Feb 08 2018 09:43 PM	Local Support
437	Feb 08 2018 09:43 PM	Automotive shops
438	Feb 08 2018 09:42 PM	Honesty
439	Feb 08 2018 09:41 PM	?
440	Feb 08 2018 09:37 PM	You have at least one thing you will need for everyday life.
441	Feb 08 2018 09:35 PM	Salons
442	Feb 08 2018 09:33 PM	The best economic strength right now is that it takes at least 25 minutes to go anywhere better.
443	Feb 08 2018 09:33 PM	Opportunity for growth
444	Feb 08 2018 09:31 PM	Presence of large companies such as Procter & Gamble and ATK
445	Feb 08 2018 09:29 PM	Buying local stays local.
446	Feb 08 2018 09:27 PM	Access
447	Feb 08 2018 09:22 PM	Hard ware stores
448	Feb 08 2018 09:19 PM	Tons of Grocery Stores and Gas Stations
449	Feb 08 2018 09:19 PM	People
450	Feb 08 2018 09:11 PM	Grocery
451	Feb 08 2018 09:10 PM	Gas Stations
452	Feb 08 2018 09:03 PM	Kent's
453	Feb 08 2018 08:58 PM	Kent's
454	Feb 08 2018 08:58 PM	Grocery Stores
455	Feb 08 2018 08:57 PM	Fast food
456	Feb 08 2018 08:55 PM	Personal business
457	Feb 08 2018 08:52 PM	Good police and fire response
458	Feb 08 2018 08:50 PM	Friendly
459	Feb 08 2018 08:46 PM	Many fast food restaurants
460	Feb 08 2018 08:43 PM	Agriculture
461	Feb 08 2018 08:42 PM	A variety of job opportunities.
462	Feb 08 2018 08:36 PM	Great parks, fun little shops on main street
463	Feb 08 2018 08:30 PM	Agricultural support
464	Feb 08 2018 08:29 PM	Kent's, soda fix, indulge boutique
465	Feb 08 2018 08:27 PM	Location, competition, small town feel
466	Feb 08 2018 08:26 PM	I don't know
467	Feb 08 2018 08:24 PM	car dealerships, gas stations and hair salons
468	Feb 08 2018 08:09 PM	Right. Hope you get an answer
469	Feb 08 2018 08:07 PM	small town atmosphere
470	Feb 08 2018 08:06 PM	Nothing
471	Feb 08 2018 08:05 PM	Na
472	Feb 08 2018 07:52 PM	Production Companies
473	Feb 08 2018 07:51 PM	Not sure
474	Feb 08 2018 07:48 PM	Not much
475	Feb 08 2018 07:48 PM	Love the new stores in town. Indulge, mo's, etc.
476	Feb 08 2018 07:46 PM	Hard working people
477	Feb 08 2018 07:35 PM	There really aren't any inside of Tremonton
478	Feb 08 2018 07:34 PM	none
479	Feb 08 2018 07:33 PM	Groceries
480	Feb 08 2018 07:25 PM	Groceries
481	Feb 08 2018 07:23 PM	Kent's
482	Feb 08 2018 07:15 PM	Rodeo and other special events.... groceries.
483	Feb 08 2018 07:05 PM	Fast food restaurants
484	Feb 08 2018 06:59 PM	There really isn't any.

Respondents	Response Date	Responses
485	Feb 08 2018 06:59 PM	Grocery Stores
486	Feb 08 2018 06:53 PM	Customer service
487	Feb 08 2018 06:39 PM	Indulge boutique
488	Feb 08 2018 06:38 PM	Shopko
489	Feb 08 2018 06:36 PM	Hardware
490	Feb 08 2018 06:36 PM	Diversity in stores.
491	Feb 08 2018 06:33 PM	We have a great hospital, we have new stores that have opened up a time year ago, so there is room to grow in Tremonton.
492	Feb 08 2018 06:28 PM	Mom and pop stores
493	Feb 08 2018 06:28 PM	Auto parts stores
494	Feb 08 2018 06:24 PM	Grocery stores pharmacies
495	Feb 08 2018 06:21 PM	Grocery Stores and Banks
496	Feb 08 2018 06:19 PM	Good auto dealership, lots of jobs, but not high paying,
497	Feb 08 2018 06:10 PM	Hardware
498	Feb 08 2018 06:08 PM	Big companies that provide jobs
499	Feb 08 2018 06:07 PM	Torey's trends
500	Feb 08 2018 06:07 PM	Gas stations
501	Feb 08 2018 06:06 PM	Manufacturing
502	Feb 08 2018 06:04 PM	the people who live here are wonderful
503	Feb 08 2018 06:01 PM	Numerous hardware stores
504	Feb 08 2018 06:01 PM	Groceries
505	Feb 08 2018 05:47 PM	None
506	Feb 08 2018 05:41 PM	Low taxes
507	Feb 08 2018 05:40 PM	Industry
508	Feb 08 2018 05:39 PM	Grocery stores
509	Feb 08 2018 05:39 PM	Nice looking town good people.
510	Feb 08 2018 05:36 PM	Recent additions of stores like Shopko
511	Feb 08 2018 05:30 PM	The water pad at the park
512	Feb 08 2018 05:26 PM	Post Cereal, Autoliv
513	Feb 08 2018 05:24 PM	Auto part stores
514	Feb 08 2018 05:20 PM	Motel
515	Feb 08 2018 05:19 PM	Friendly service
516	Feb 08 2018 05:14 PM	Grocery and hardware
517	Feb 08 2018 05:11 PM	Customers/clients are loyal when services/retail is available.
518	Feb 08 2018 05:06 PM	?
519	Feb 08 2018 04:58 PM	plenty of auto parts
520	Feb 08 2018 04:56 PM	Great customer service
521	Feb 08 2018 04:54 PM	Customer Service
522	Feb 08 2018 04:41 PM	Customer service
523	Feb 08 2018 04:39 PM	Small town businesses
524	Feb 08 2018 04:36 PM	we have a great diversity of employment in the area
525	Feb 08 2018 04:36 PM	Starting to move in the right direction to grow the town.
526	Feb 08 2018 04:33 PM	Shopko
527	Feb 08 2018 04:33 PM	Grocery stores
528	Feb 08 2018 04:32 PM	Small town feel
529	Feb 08 2018 04:25 PM	None
530	Feb 08 2018 04:24 PM	Kent's has the best donuts
531	Feb 08 2018 04:22 PM	Many great people
532	Feb 08 2018 04:16 PM	I don't know
533	Feb 08 2018 04:15 PM	Local business
534	Feb 08 2018 04:14 PM	grocery stores
535	Feb 08 2018 04:14 PM	Local store owners
536	Feb 08 2018 04:08 PM	None
537	Feb 08 2018 04:04 PM	Auto parts

Respondents	Response Date	Responses
538	Feb 08 2018 04:00 PM	New strip mall where King's used to be. Indulge boutique etc... also results gym area
539	Feb 08 2018 03:59 PM	West liberty
540	Feb 08 2018 03:59 PM	Super nice employees
541	Feb 08 2018 03:59 PM	Manufacturing jobs
542	Feb 08 2018 03:59 PM	Kent's
543	Feb 08 2018 03:59 PM	Hardware stores
544	Feb 08 2018 03:57 PM	Grocery stores
545	Feb 08 2018 03:56 PM	home town feel
546	Feb 08 2018 03:55 PM	Nothing
547	Feb 08 2018 03:54 PM	Grocery stores and hardware cause that's what is here
548	Feb 08 2018 03:53 PM	Two competing grocery stores to keep low prices
549	Feb 08 2018 03:53 PM	Small business and groceries
550	Feb 08 2018 03:53 PM	Not much.
551	Feb 08 2018 03:52 PM	Small town atmosphere
552	Feb 08 2018 03:52 PM	Results Gym, Tremont Center Development
553	Feb 08 2018 03:50 PM	A lot of things are within walking distance from home
554	Feb 08 2018 03:48 PM	Maverik
555	Feb 08 2018 03:47 PM	Factory jobs
556	Feb 08 2018 03:46 PM	Na
557	Feb 08 2018 03:45 PM	None
558	Feb 08 2018 03:44 PM	Small business owners
559	Feb 08 2018 03:43 PM	Fair
560	Feb 08 2018 03:42 PM	Fast food
561	Feb 08 2018 03:40 PM	Taxes
562	Feb 08 2018 03:40 PM	Lots of land
563	Feb 08 2018 03:40 PM	Grocery store
564	Feb 08 2018 03:39 PM	The hometowns of the people
565	Feb 08 2018 03:39 PM	Isolation
566	Feb 08 2018 03:38 PM	There isn't one Letting money get out of the city it's time to grow the area is perfect and ready to grow
567	Feb 08 2018 03:36 PM	Industrial park growth
568	Feb 08 2018 03:35 PM	None
569	Feb 08 2018 03:32 PM	Hardware Stores
570	Feb 08 2018 03:30 PM	Grocery
571	Feb 08 2018 03:28 PM	Being able to shop local
572	Feb 08 2018 03:24 PM	local owners
573	Feb 08 2018 03:23 PM	Grocery
574	Feb 08 2018 03:20 PM	Restaurants, grocery
575	Feb 08 2018 03:17 PM	Car part stores
576	Feb 08 2018 03:16 PM	Great employment options
577	Feb 08 2018 03:13 PM	Price is competitive
578	Feb 08 2018 03:11 PM	Small town feel, friendly people
579	Feb 08 2018 03:10 PM	Small business start ups
580	Feb 08 2018 03:07 PM	Groceries, automotive,
581	Feb 08 2018 03:03 PM	Small town
582	Feb 08 2018 02:58 PM	Room for growth
583	Feb 08 2018 02:57 PM	Kent's
584	Feb 08 2018 02:55 PM	Lots of gas
585	Feb 08 2018 02:55 PM	Kent's
586	Feb 08 2018 02:54 PM	Nothing, it's a last resort
587	Feb 08 2018 02:54 PM	Auto parts stores
588	Feb 08 2018 02:52 PM	Unsure, I just moved here
589	Feb 08 2018 02:51 PM	Grocery
590	Feb 08 2018 02:46 PM	the jobs like maltomeal, plastics, meat plant

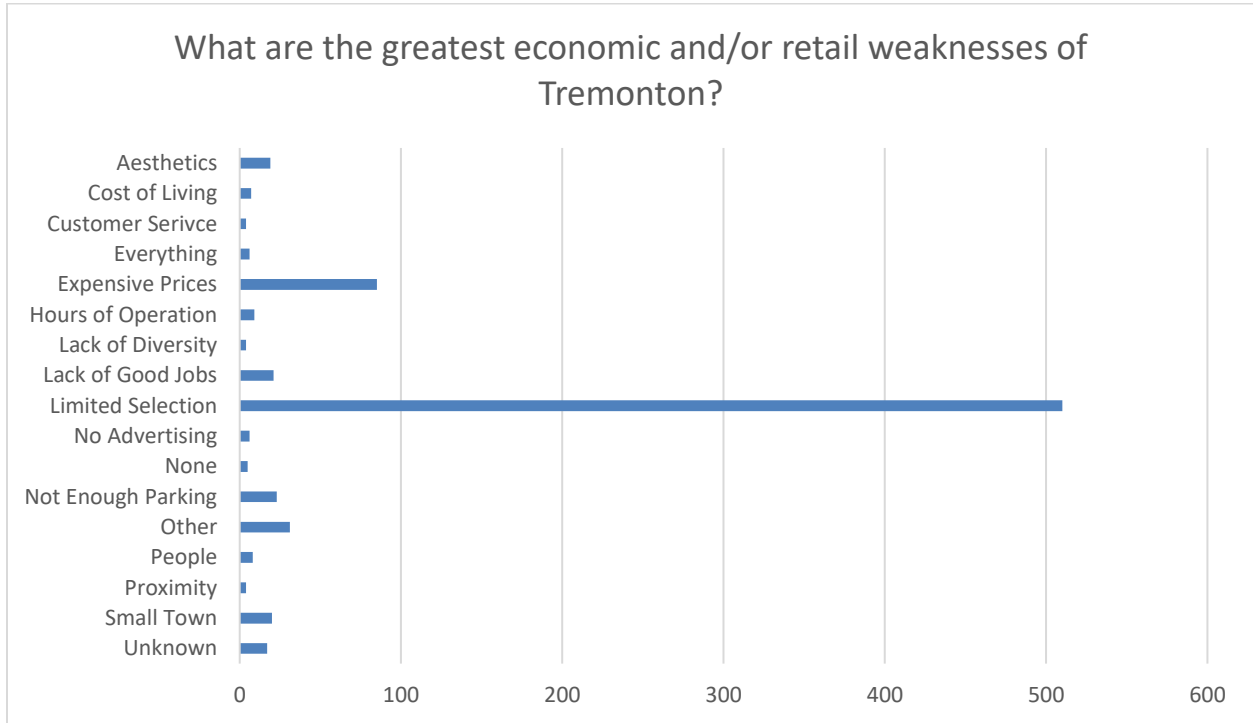
Respondents	Response Date	Responses
591	Feb 08 2018 02:46 PM	Grocery
592	Feb 08 2018 02:41 PM	Hair
593	Feb 08 2018 02:40 PM	None
594	Feb 08 2018 02:40 PM	Hardware. Too many in fact
595	Feb 08 2018 02:37 PM	The people
596	Feb 08 2018 02:36 PM	People
597	Feb 08 2018 02:36 PM	Hometown shops
598	Feb 08 2018 02:34 PM	Customer service/people who know you when you come in
599	Feb 08 2018 02:30 PM	Probably Kent's.
600	Feb 08 2018 02:30 PM	Grocery
601	Feb 08 2018 02:29 PM	local grocery stores with local fruit and veggies
602	Feb 08 2018 02:28 PM	Customer service
603	Feb 08 2018 02:27 PM	We have a lot of hardware stores
604	Feb 08 2018 02:26 PM	Way too many automotive stores
605	Feb 08 2018 02:24 PM	none
606	Feb 08 2018 02:24 PM	Variety in once place
607	Feb 08 2018 02:24 PM	Automotive industry
608	Feb 08 2018 02:22 PM	Kent's
609	Feb 08 2018 02:21 PM	Farming
610	Feb 08 2018 02:16 PM	Big companies that pay well (ATK, Malt o' Meal, Liberty Foods). Retail we have 2 decent grocery stores with comparable prices on the food (not comparable non-food item prices though).
611	Feb 08 2018 02:15 PM	Grocery stores
612	Feb 08 2018 02:14 PM	Grocery
613	Feb 08 2018 02:13 PM	Small town feel is a special thing. Small, local-owned stores.
614	Feb 08 2018 02:13 PM	Small business
615	Feb 08 2018 02:12 PM	?
616	Feb 08 2018 02:11 PM	Industry and some discount
617	Feb 08 2018 02:09 PM	Unique Family-owned stores
618	Feb 08 2018 02:06 PM	Small town values
619	Feb 08 2018 02:06 PM	Hardware store/Car repair stores
620	Feb 08 2018 02:05 PM	Car parts
621	Feb 08 2018 02:04 PM	The stores that are there are close together
622	Feb 08 2018 02:03 PM	It truly is a freeway town.
623	Feb 08 2018 02:02 PM	Low prices
624	Feb 08 2018 02:01 PM	Family owned
625	Feb 08 2018 02:01 PM	Everyone knows everyone and tries to support the community. Need a better variety of stores and entertainment so the community stays and spends money here.
626	Feb 08 2018 02:01 PM	Beauty salons and auto repair
627	Feb 08 2018 02:00 PM	Lots of small businesses
628	Feb 08 2018 01:59 PM	Shopko is the only one!! Not very strong
629	Feb 08 2018 01:59 PM	??????????
630	Feb 08 2018 01:58 PM	Idk
631	Feb 08 2018 01:56 PM	Grocery/medical/fast food
632	Feb 08 2018 01:56 PM	Close to home
633	Feb 08 2018 01:55 PM	Grocery
634	Feb 08 2018 01:52 PM	Soda Fix, El Parral, Bowling Alley
635	Feb 08 2018 01:51 PM	plenty of auto parts stores
636	Feb 08 2018 01:51 PM	Grocery And hardware stores
637	Feb 08 2018 01:49 PM	Friendly
638	Feb 08 2018 01:47 PM	Na
639	Feb 08 2018 01:47 PM	Auto and gas stations
640	Feb 08 2018 01:46 PM	Pretty good variety of businesses for a small town
641	Feb 08 2018 01:45 PM	Plenty of gas stations available

Respondents	Response Date	Responses
642	Feb 08 2018 01:43 PM	small town feel
643	Feb 08 2018 01:42 PM	New developments
644	Feb 08 2018 01:41 PM	Not much
645	Feb 08 2018 01:40 PM	Hardware
646	Feb 08 2018 01:40 PM	Grocery stores
647	Feb 08 2018 01:38 PM	Hair salons
648	Feb 08 2018 01:37 PM	hardware stores
649	Feb 08 2018 01:36 PM	Fast food
650	Feb 08 2018 01:34 PM	I love the prices at Ridley's
651	Feb 08 2018 01:33 PM	Grocery stores
652	Feb 08 2018 01:32 PM	None
653	Feb 08 2018 01:32 PM	I am glad that we have a Shopko, dollar tree, Kent's and Ridley's.
654	Feb 08 2018 01:31 PM	Shopko
655	Feb 08 2018 01:31 PM	Hardware stores
656	Feb 08 2018 01:31 PM	Fair Grounds
657	Feb 08 2018 01:28 PM	Small business owners
658	Feb 08 2018 01:27 PM	None
659	Feb 08 2018 01:26 PM	The hometown feel and customer service
660	Feb 08 2018 01:23 PM	Hardware stores
661	Feb 08 2018 01:22 PM	Small town
662	Feb 08 2018 01:22 PM	Crumps
663	Feb 08 2018 01:21 PM	There is none
664	Feb 08 2018 01:21 PM	There are a lot of boutiques
665	Feb 08 2018 01:21 PM	Small town hospitality
666	Feb 08 2018 01:21 PM	Location
667	Feb 08 2018 01:20 PM	Small town style still
668	Feb 08 2018 01:19 PM	Unique stores
669	Feb 08 2018 01:19 PM	Local following
670	Feb 08 2018 01:16 PM	The great strength is the downtown is very up and coming and people want to support local.
671	Feb 08 2018 01:12 PM	Ace, Kent's Ridley
672	Feb 08 2018 01:11 PM	Grocery store
673	Feb 08 2018 01:05 PM	Hair salons, auto parts stores, dentist offices, car lots
674	Feb 08 2018 01:05 PM	Everything is close to Main Street
675	Feb 08 2018 01:03 PM	Don't know
676	Feb 08 2018 01:02 PM	Hair salons
677	Feb 08 2018 12:58 PM	Low prices
678	Feb 08 2018 12:58 PM	Constant Growth
679	Feb 08 2018 12:56 PM	Small town loyalty
680	Feb 08 2018 12:56 PM	Local convenience
681	Feb 08 2018 12:54 PM	We have plenty of hair salons
682	Feb 08 2018 12:53 PM	food
683	Feb 08 2018 12:51 PM	Car dealerships
684	Feb 08 2018 12:45 PM	Grocery stores
685	Feb 08 2018 11:46 AM	Large commercial companies
686	Feb 08 2018 11:41 AM	Locktion
687	Feb 08 2018 11:26 AM	Great Selection of most items
688	Feb 08 2018 10:12 AM	none
689	Feb 08 2018 10:08 AM	Kent's
690	Feb 08 2018 10:00 AM	There is enough commercial presence to keep it viable.
691	Feb 08 2018 09:55 AM	Lots of options, but of the same kinds of stores
692	Feb 08 2018 09:49 AM	groceries stores are good, good variety of fast food, women's clothing options are good now.
693	Feb 08 2018 09:47 AM	--
694	Feb 07 2018 11:59 AM	Small town feel

Respondents	Response Date	Responses
695	Feb 07 2018 11:57 AM	clothing stores
696	Feb 07 2018 11:26 AM	Not sure
697	Feb 07 2018 09:27 AM	Personal relationships with customers
698	Feb 07 2018 04:31 AM	Good people
699	Feb 06 2018 10:05 PM	Customer service, prices, and community cleanliness
700	Feb 06 2018 03:20 PM	Work in Progress
701	Feb 06 2018 02:15 PM	Everything is close
702	Feb 06 2018 12:56 PM	Walkable Downtown
703	Feb 06 2018 12:42 PM	Local business owners who contribute to the community.
704	Feb 06 2018 12:04 PM	?
705	Feb 06 2018 11:49 AM	Kent's
706	Feb 06 2018 11:29 AM	The small businesses
707	Feb 06 2018 11:23 AM	Adequate grocery stores
708	Feb 06 2018 10:57 AM	small town, small government.
709	Feb 06 2018 10:55 AM	Local ownerships
710	Feb 06 2018 10:46 AM	Motor Vehicles
711	Feb 06 2018 10:43 AM	Low housing costs. Lots of space for large manufacturing companies to look at for putting a facility here. Retail strengths are limited where we don't have the 'big' stores such as Wal-Mart, etc.
712	Feb 06 2018 10:38 AM	Low cost of living
713	Feb 06 2018 07:59 AM	Not sure
714	Feb 06 2018 12:36 AM	Grocery!! Also, car repair and hardware
715	Feb 05 2018 10:16 PM	local businesses support community functions and fundraisers.
716	Feb 05 2018 06:32 PM	We have a lot of storage units
717	Feb 05 2018 03:28 PM	Close to Logan
718	Feb 05 2018 03:20 PM	The Western Billiard
719	Feb 05 2018 03:02 PM	Fast food
720	Feb 05 2018 02:54 PM	I love the hometown feel to it.
721	Feb 05 2018 02:33 PM	There are no strengths
722	Feb 05 2018 02:32 PM	I don't know
723	Feb 05 2018 01:40 PM	The heart of the Bear River Valley, Major Interstate Junction

What are the greatest economic and/or retail weaknesses of Tremonton?

Answered	779
Skipped	161



Respondents	Response Date	Responses
1	Mar 01 2018 06:28 PM	small businesses with no advertising
2	Feb 28 2018 08:07 AM	Low end quality, (Dollar Tree, Family Dollar) and honestly, lack of selection. I start looking here in town and end up in Logan, Brigham or Ogden to find what I need. Or, I just buy it online because I know I won't be able to find it in town.
3	Feb 28 2018 03:20 AM	People shopping out of town
4	Feb 26 2018 06:45 PM	Not enough restaurants
5	Feb 26 2018 05:36 PM	Lack of Store Selection
6	Feb 26 2018 03:17 PM	Lack of movie theaters.
7	Feb 26 2018 03:00 PM	limited selection
8	Feb 26 2018 02:06 PM	Lack of options- we do not need another car dealership or auto parts store. All the current stores are just moving next to Shopko and leaving abandoned buildings closer to Tremont Street
9	Feb 26 2018 01:22 PM	Kent's parking lot is a nightmare - need way more parking spaces there. Main street also lacks parking availability. We need to get businesses to come in and fill in the empty stores. But - we will never get them unless we can provide more parking spaces for them.
10	Feb 26 2018 01:21 PM	Clothing
11	Feb 26 2018 12:39 PM	Perceived as a bedroom community for Logan and Ogden, need people to stay home to shop
12	Feb 26 2018 03:13 AM	Selection and pricing
13	Feb 25 2018 07:54 PM	Not enough
14	Feb 25 2018 06:18 PM	Larger cities within an easy drive

Respondents	Response Date	Responses
15	Feb 25 2018 05:32 PM	?
16	Feb 24 2018 03:38 PM	Restaurants
17	Feb 24 2018 02:43 PM	Prices
18	Feb 23 2018 09:15 PM	Something comparable to Walmart.
19	Feb 23 2018 12:09 PM	variety
20	Feb 23 2018 10:45 AM	Non-fast food dining
21	Feb 23 2018 08:41 AM	Passing by on the highway all you see is gas and hotels.
22	Feb 22 2018 07:15 PM	Selection
23	Feb 22 2018 04:27 PM	All places carry the same products so no real variety. Don't have anything else if you need something besides the one or two products. Grocery prices are too high. Only buy necessities in town and all other out of town.
24	Feb 22 2018 02:05 PM	sit down eating
25	Feb 22 2018 01:45 PM	The greatest weakness is that we lack things to do for children every day and we lack restaurants that allow variety or serve alcohol
26	Feb 22 2018 11:28 AM	Entertainment and general stores that are not over priced
27	Feb 22 2018 10:37 AM	Can't compete with online
28	Feb 22 2018 10:08 AM	Pay, contributing to more rental housing, not home ownership.
29	Feb 22 2018 09:51 AM	Expensive prices
30	Feb 22 2018 09:44 AM	Aesthetics
31	Feb 21 2018 11:30 PM	I don't know
32	Feb 21 2018 10:58 PM	Online shopping is a lot cheaper
33	Feb 21 2018 09:56 PM	Selection
34	Feb 21 2018 09:29 PM	Small town
35	Feb 21 2018 08:21 PM	Nothing to bring people from out of town. No movie theater. Small selection of restaurants
36	Feb 21 2018 12:58 PM	cost of goods
37	Feb 21 2018 12:48 PM	Pricing and selection
38	Feb 21 2018 12:24 PM	too many car repair stores, expensive
39	Feb 21 2018 11:10 AM	Shopko should have been a normal size one. It doesn't carry the selection a regular one does.
40	Feb 21 2018 10:05 AM	Not very many restaurants, not a big variety of stores
41	Feb 21 2018 09:56 AM	selection of stores
42	Feb 21 2018 09:38 AM	Parking on Main Street.
43	Feb 21 2018 09:35 AM	Lack of Community including stores and restaurants
44	Feb 21 2018 08:53 AM	I think the weakness is just the high cost of almost everything. Gas, groceries, general merchandise, is always cheaper 20 miles south.
45	Feb 21 2018 08:35 AM	Lack of entertainment
46	Feb 21 2018 07:53 AM	Lack of inexpensive groceries
47	Feb 21 2018 07:17 AM	I don't know
48	Feb 21 2018 06:55 AM	We don't have quality products and too much of the same store, 4 auto parts stores, 2 Dollar stores
49	Feb 21 2018 06:00 AM	Taxing and spending - people are losing their homes due to high taxes
50	Feb 21 2018 05:28 AM	hours of operation
51	Feb 21 2018 02:11 AM	Need more selection
52	Feb 21 2018 01:41 AM	Expensive
53	Feb 21 2018 01:14 AM	Parking in downtown
54	Feb 21 2018 12:18 AM	Entertainment
55	Feb 20 2018 11:39 PM	Restaurants and expensive
56	Feb 20 2018 11:39 PM	Not allowing growth. Keeping out larger stores and businesses that would promote growth, jobs, and shopping locally.
57	Feb 20 2018 10:18 PM	Even though lots of people come through Tremonton, I wonder if visitors even know there is more than the freeway exit businesses. There is no big welcome or even a sign to identify where Tremonton proper is or what is available. I also have observed that the businesses in downtown

Respondents	Response Date	Responses
		look old & cluttered. (I do recognize the stores that stand out are the ones that have invested into their store fronts. Tremonton could be cute & charming but the stores downtown are small. I think that it is unrealistic to expect anything other than boutiques, insurance offices, & small specialty shops to survive here. Let downtown be small & quaint but it needs to look good, otherwise it looks like it is struggling. As bigger stores come into Tremonton, let new areas be developed. This worked well for the new area with Shopko & Dollar Tree.
58	Feb 20 2018 10:17 PM	Things are more expensive and harder to find in town
59	Feb 20 2018 10:17 PM	Please see 13
60	Feb 20 2018 09:19 PM	Restaurant
61	Feb 20 2018 09:14 PM	No entertainment options. Few restaurants.
62	Feb 20 2018 09:13 PM	None
63	Feb 20 2018 08:59 PM	Current stores are subpar as well as selection. I love living in Tremonton, but when it's time to shop we leave the city
64	Feb 20 2018 08:33 PM	small town
65	Feb 20 2018 08:01 PM	Lack of entertainment and things to do.
66	Feb 20 2018 08:01 PM	A bunch of people keep moving here.
67	Feb 20 2018 07:48 PM	A high-priced grocer that had discouraged competition in the past.
68	Feb 20 2018 07:34 PM	No variety
69	Feb 20 2018 07:26 PM	Not a lot to do in the winter month for entertainment
70	Feb 20 2018 07:11 PM	Need more entertainment options, restaurants, not so many stores that all sell the same dang things. Too many auto parts stores, too many hardware stores. Not fond of shoplifting they are too high priced, so I don't even shop there.
71	Feb 20 2018 07:10 PM	home improvement
72	Feb 20 2018 07:01 PM	Restaurants
73	Feb 20 2018 06:54 PM	Lack of other businesses to bring in jobs, business type setting
74	Feb 20 2018 06:53 PM	Small selections and higher prices than bulk stores
75	Feb 20 2018 06:50 PM	We need a bookstore, a coffee shop, a lumber yard, a good plant nursery, craft & hobby store, we need all these!
76	Feb 20 2018 06:42 PM	High prices. Cheaper to drive out of town for gas and do shopping there. Can save up to 30 cents a gallon to get it out of town.
77	Feb 20 2018 06:31 PM	Bringing in dirty scummy people.
78	Feb 20 2018 06:25 PM	Retail prices are too high so I shop other cities or online to get better deals.
79	Feb 20 2018 06:16 PM	no entertainment, high prices, lack of selection, limited restaurants
80	Feb 20 2018 06:01 PM	?
81	Feb 20 2018 05:53 PM	Welcome to Tremonton signs desperately need replacement. Properties need to be cleaned up. Too many eyesores.
82	Feb 20 2018 05:49 PM	Need bigger chain grocery store, better restaurants
83	Feb 20 2018 05:49 PM	Lack of variety
84	Feb 20 2018 05:40 PM	To many businesses repeat as in 3 or auto part stores. And etc.
85	Feb 20 2018 05:32 PM	Lack of selection of grocery foods
86	Feb 20 2018 05:30 PM	Not enough general merchandise stores.
87	Feb 20 2018 05:29 PM	Lack of stores and small roads
88	Feb 20 2018 05:26 PM	We don't have a big variety of restaurants, places to hang out have fun other than bars, bowling alley and Natatorium.
89	Feb 20 2018 05:21 PM	Not enough places to shop
90	Feb 20 2018 05:19 PM	Lack of restaurants and entertainment.
91	Feb 20 2018 05:19 PM	Cost and availability
92	Feb 20 2018 05:13 PM	Entertainment
93	Feb 20 2018 05:13 PM	Clothing and Entertainment
94	Feb 20 2018 05:11 PM	Not enough parking.
95	Feb 20 2018 05:08 PM	High prices

Respondents	Response Date	Responses
96	Feb 20 2018 12:40 PM	Shopping/restaurant variety
97	Feb 20 2018 09:12 AM	relatively close to other major metro areas (Logan, Ogden)
98	Feb 20 2018 05:59 AM	Entertainment
99	Feb 19 2018 08:45 PM	Few store and entertainment selections
100	Feb 19 2018 05:28 PM	No competition
101	Feb 19 2018 11:53 AM	Downtown needs to be fixed up and cleaned up. Landscaping, flowers, and way more planters, decorative street lights, etc. need to be added. Look at downtown Brigham city and Logan, they have gorgeous flowers and planters, lights on trees, street lights, cute store fronts, benches etc. they look inviting and make you
102	Feb 19 2018 11:30 AM	prices in stores are higher than Brigham/Logan
103	Feb 19 2018 08:44 AM	Not enough store choices & Entertainment
104	Feb 19 2018 07:51 AM	Coffee shops
105	Feb 18 2018 06:29 PM	Entertainment, a lot money being spent in other towns because of this.
106	Feb 18 2018 02:53 PM	Good clothing stores for all ages
107	Feb 18 2018 09:13 AM	Entertainment and Restaurants
108	Feb 18 2018 08:29 AM	lack of diversity
109	Feb 18 2018 07:33 AM	Not enough selection
110	Feb 17 2018 11:58 PM	lack of variety of businesses
111	Feb 17 2018 10:32 PM	More option
112	Feb 17 2018 06:13 PM	No selection... I have to go outside of the are to get what I need.
113	Feb 17 2018 05:50 PM	Low income jobs and housing
114	Feb 17 2018 01:35 PM	Affordable Housing
115	Feb 17 2018 12:09 PM	Grocery parking, not good.... higher prices
116	Feb 17 2018 11:16 AM	Lack of variety
117	Feb 17 2018 11:12 AM	Entertainment options
118	Feb 17 2018 10:31 AM	Very few restaurants, no movie theaters.
119	Feb 17 2018 07:40 AM	Lack of options
120	Feb 17 2018 06:38 AM	General mechanize, automotive repair, parking, better paying jobs.
121	Feb 16 2018 11:47 PM	Not enough room in town
122	Feb 16 2018 11:39 PM	Not very many choices for food or entertainment
123	Feb 16 2018 11:25 PM	No entertainment
124	Feb 16 2018 09:52 PM	Clothing
125	Feb 16 2018 09:33 PM	Lack of selection of goods available: clothing, craft supplies, etc.
126	Feb 16 2018 08:08 PM	With Kings gone there is nowhere to get toys for gifts. Shopko doesn't carry enough variety in toys. I really miss Kings.
127	Feb 16 2018 07:46 PM	Too many services duplicated--e.g.--hardware, auto-parts
128	Feb 16 2018 07:29 PM	?
129	Feb 16 2018 07:25 PM	No craft stores / entertainment options
130	Feb 16 2018 07:13 PM	Need more variety
131	Feb 16 2018 06:56 PM	Lack of parking
132	Feb 16 2018 06:51 PM	Entertainment
133	Feb 16 2018 06:43 PM	Sit down restaurant and sporting goods
134	Feb 16 2018 05:38 PM	? No opinion
135	Feb 16 2018 05:24 PM	Selection of restaurants
136	Feb 16 2018 04:46 PM	High costs at most stores
137	Feb 16 2018 04:39 PM	High prices, not enough selection of products.
138	Feb 16 2018 04:25 PM	we don't want to lose our small town
139	Feb 16 2018 04:16 PM	too much production work, not enough skilled labor jobs
140	Feb 16 2018 04:04 PM	No Walmart and No peaceful outdoor walking trail.
141	Feb 16 2018 03:45 PM	No good stores
142	Feb 16 2018 03:39 PM	No movie theaters and few nice sit-down places
143	Feb 16 2018 03:39 PM	Affordable groceries, and restaurant selection.
144	Feb 16 2018 03:38 PM	Clothing and shoes
145	Feb 16 2018 03:17 PM	Bad customer service. Captive audience. prices

Respondents	Response Date	Responses
146	Feb 16 2018 03:13 PM	Same as above.
147	Feb 16 2018 02:52 PM	Lack of variety
148	Feb 16 2018 02:44 PM	Store do not have a variety of other good and if they do they are too expensive. We also need more things to do and more restaurant selections.
149	Feb 16 2018 02:31 PM	We're trying to be a "bigger city" where the attraction to Tremonton is we are a "small town". The biggest failure the city could do would be to change that "small town" feel.
150	Feb 16 2018 02:31 PM	Overpriced
151	Feb 16 2018 02:17 PM	entertainment
152	Feb 16 2018 02:17 PM	General merchandise, clothing stores, and restaurants
153	Feb 16 2018 02:16 PM	Lack of franchise restaurants (Panda Express), and things to do.
154	Feb 16 2018 02:15 PM	There is an abundance of auto stores
155	Feb 16 2018 02:11 PM	would love to see more sit-down restaurants. Preferable with a beer license. I don't want a Walmart to come to town but I wish our local stores could compete a little better. Although small business is much different than big business. So, I get it.
156	Feb 16 2018 02:11 PM	No movie theater, coffee shop, full craft store or lumber
157	Feb 16 2018 02:09 PM	Children's store
158	Feb 16 2018 02:07 PM	Not enough things for kids to go
159	Feb 16 2018 02:05 PM	Lack of average paying jobs
160	Feb 16 2018 09:39 AM	High prices and limited selection
161	Feb 15 2018 06:15 AM	Limited selection of goods. Gas too expensive!
162	Feb 14 2018 11:14 PM	Lack of marketing strength. I would love to hear more from local business and what they offer.
163	Feb 14 2018 12:21 PM	over pricing
164	Feb 14 2018 12:07 PM	Clothing, movie theater, indoor sports complex
165	Feb 13 2018 11:04 PM	Too many hardware and auto parts stores!!
166	Feb 13 2018 09:07 PM	There's nothing to do and are biggest store is a Kent's or expensive ShopKo
167	Feb 13 2018 08:09 PM	Limited store and overpriced/customer service
168	Feb 13 2018 06:03 PM	We don't have enough options so we go elsewhere instead of keeping it local
169	Feb 13 2018 03:28 PM	small town - not a lot of options
170	Feb 13 2018 10:01 AM	Not more high paying jobs and more do it all stores.
171	Feb 13 2018 05:26 AM	Variety of family style places, like skating rink, theater,
172	Feb 13 2018 12:06 AM	No comment
173	Feb 12 2018 09:04 PM	The lack of retail stores
174	Feb 12 2018 09:02 PM	Entertainment
175	Feb 12 2018 08:58 PM	costs more than bigger towns
176	Feb 12 2018 07:05 PM	Selection and availability
177	Feb 12 2018 05:30 PM	Customer service.
178	Feb 12 2018 04:26 PM	Entrainment
179	Feb 12 2018 02:38 PM	Household merchandise
180	Feb 12 2018 02:28 PM	children's clothing that is not expensive
181	Feb 12 2018 01:22 PM	Small town
182	Feb 12 2018 11:54 AM	Lack of stores
183	Feb 12 2018 11:33 AM	Selection and variety of stores
184	Feb 12 2018 07:39 AM	Parking
185	Feb 12 2018 07:20 AM	Needs more higher paying jobs
186	Feb 12 2018 06:40 AM	Restaurant and entertainment
187	Feb 12 2018 06:32 AM	Prices are higher. I save money shopping on my way home from work. Doesn't give me incentive to shop locally.
188	Feb 12 2018 05:54 AM	Parking
189	Feb 12 2018 05:03 AM	Entertainment and shopping choices

Respondents	Response Date	Responses
190	Feb 12 2018 02:52 AM	Need better selection better value
191	Feb 12 2018 01:49 AM	Clothing
192	Feb 12 2018 01:19 AM	Downtown stores look like they aren't even open.
193	Feb 12 2018 12:17 AM	Small population makes it difficult to carry large quantities, which make it difficult to compete with big box stores/ one stop shopping
194	Feb 11 2018 11:27 PM	There's not much options for family restaurants
195	Feb 11 2018 10:57 PM	No entertainment options, very limited clothing/shoe options
196	Feb 11 2018 10:48 PM	Parking is terrible. Stores downtown are junky except for Old Kings building.
197	Feb 11 2018 10:32 PM	Selection
198	Feb 11 2018 10:03 PM	Price
199	Feb 11 2018 09:19 PM	Restaurant
200	Feb 11 2018 09:14 PM	Entertainment
201	Feb 11 2018 08:25 PM	There is not enough to do or places to go for entertainment and eating out
202	Feb 11 2018 08:22 PM	There is a lack of selection of craft, sporting goods and clothing
203	Feb 11 2018 08:13 PM	Selection
204	Feb 11 2018 05:36 PM	Liquor or gun sales. Don't need them.
205	Feb 11 2018 05:30 PM	The Realtors with the city council in their pockets. The lack planning and a growth at any cost attitude of local leaders.
206	Feb 11 2018 05:05 PM	Virtually no entertainment/nice dining opportunities
207	Feb 11 2018 04:57 PM	Selection
208	Feb 11 2018 04:56 PM	Poor appearance to visitors as they get off of the freeways
209	Feb 11 2018 02:52 PM	But a lot of selections
210	Feb 11 2018 11:12 AM	Child care
211	Feb 11 2018 10:27 AM	Not having places to go
212	Feb 11 2018 10:18 AM	Options
213	Feb 11 2018 10:00 AM	Selection
214	Feb 11 2018 09:44 AM	idk
215	Feb 11 2018 09:25 AM	Lack of variety and quality
216	Feb 11 2018 08:57 AM	Some materials not available
217	Feb 11 2018 07:29 AM	Distribution
218	Feb 11 2018 07:24 AM	Gyms
219	Feb 11 2018 06:48 AM	Not enough retail to keep people in town for shopping and entertainment
220	Feb 11 2018 03:59 AM	Terrible roads
221	Feb 11 2018 12:38 AM	Not much of a selection
222	Feb 10 2018 11:46 PM	Price
223	Feb 10 2018 11:43 PM	Some things are more expensive than other places
224	Feb 10 2018 11:21 PM	Lack of selection in stores and restaurants
225	Feb 10 2018 11:04 PM	Not enough places to buy basic things
226	Feb 10 2018 10:44 PM	Stubbornness
227	Feb 10 2018 10:40 PM	Lack of variety in stores/restaurants
228	Feb 10 2018 10:30 PM	We finally get a real store--Shopko--only to have it lacking anything affordable, it's worthless. Even the pharmacy never ha's what I need.
229	Feb 10 2018 10:27 PM	Prices of goods aren't always competitive
230	Feb 10 2018 10:20 PM	Old looking
231	Feb 10 2018 09:09 PM	Entertainment
232	Feb 10 2018 08:44 PM	No good restaurants and expensive stores
233	Feb 10 2018 08:42 PM	Not enough variety
234	Feb 10 2018 08:32 PM	Entertainment
235	Feb 10 2018 08:06 PM	Tons of stores that sell the same stuff
236	Feb 10 2018 07:58 PM	Lots of hardware right at your fingertips
237	Feb 10 2018 07:57 PM	Tremonton has a lack of retail stores that are reasonable priced. Shopko, Kings are too expensive!

Respondents	Response Date	Responses
238	Feb 10 2018 07:51 PM	To many pizza places
239	Feb 10 2018 07:48 PM	restaurants/variety of stores
240	Feb 10 2018 07:44 PM	Not enough variety
241	Feb 10 2018 07:40 PM	Not enough business to meet people needs least a lone want
242	Feb 10 2018 07:34 PM	No stores
243	Feb 10 2018 07:15 PM	No entertainment venues
244	Feb 10 2018 07:07 PM	Mom and pop stores are going away.
245	Feb 10 2018 06:57 PM	Clothing and general merchandise
246	Feb 10 2018 06:47 PM	There's only like 3 Restaurants
247	Feb 10 2018 06:40 PM	No Wal-Mart lol
248	Feb 10 2018 06:31 PM	I think most people know that if they save their shopping needs for other cities, they can generally save quite a bit of money (with the exception of the local dollar store). It's also difficult not to have a warehouse store (like Costco) in the area. Lack of parking is also becoming more problematic as the population grows.
249	Feb 10 2018 06:27 PM	Clothing stores
250	Feb 10 2018 06:10 PM	No entertainment
251	Feb 10 2018 06:01 PM	selection and prices
252	Feb 10 2018 05:53 PM	Not enough selection
253	Feb 10 2018 05:33 PM	Not very many choices
254	Feb 10 2018 05:14 PM	There is no variety or diversity in goods
255	Feb 10 2018 05:13 PM	Splash pad could be more kid friendly and parks toddler friendly. Family entertainment
256	Feb 10 2018 05:09 PM	Restaurants
257	Feb 10 2018 04:57 PM	High price and Limited hours of operation
258	Feb 10 2018 04:40 PM	No Stores or restaurants or theater
259	Feb 10 2018 04:39 PM	High prices on everyday good and gas. Lack of variety of stores.
260	Feb 10 2018 04:13 PM	Wages are low
261	Feb 10 2018 04:10 PM	Variety
262	Feb 10 2018 03:34 PM	Dinner places
263	Feb 10 2018 03:27 PM	Entertaining
264	Feb 10 2018 03:16 PM	Lack of diversity.
265	Feb 10 2018 02:30 PM	Not having movie/entertainment/recreation in our community. We have to go to other counties. When we go to the movies we also go to dinner. That's not just one but 2 places that gain more from us then they should. We should keep it local
266	Feb 10 2018 02:21 PM	Entertainment
267	Feb 10 2018 01:59 PM	Not that many options
268	Feb 10 2018 01:30 PM	No stores
269	Feb 10 2018 01:29 PM	Higher Prices
270	Feb 10 2018 12:53 PM	Not enough restaurants and entertainment
271	Feb 10 2018 12:48 PM	entertainment
272	Feb 10 2018 12:32 PM	Grocery and entertainment
273	Feb 10 2018 11:13 AM	Lack of dining options
274	Feb 10 2018 11:08 AM	Not enough options. Everyone leaves town
275	Feb 10 2018 11:00 AM	Not much choice in retail stores
276	Feb 10 2018 11:00 AM	No movie theatre or Walmart
277	Feb 10 2018 10:39 AM	Downtown parking
278	Feb 10 2018 10:28 AM	Not enough restaurants/shopping/entertainment
279	Feb 10 2018 10:09 AM	small town (LOL)
280	Feb 10 2018 10:04 AM	No clothing or shoe stores
281	Feb 10 2018 09:38 AM	There is a weakness in my opinion
282	Feb 10 2018 09:16 AM	Not many stores to choose from
283	Feb 10 2018 09:15 AM	None
284	Feb 10 2018 08:51 AM	There's not a huge selection of stores

Respondents	Response Date	Responses
285	Feb 10 2018 08:41 AM	Lack of major retail sales
286	Feb 10 2018 08:30 AM	Not spread out, all on main street
287	Feb 10 2018 07:29 AM	To many of one type of store i.e.: auto parts
288	Feb 10 2018 07:24 AM	Lack of variety
289	Feb 10 2018 06:43 AM	Too many hardware stores
290	Feb 10 2018 05:52 AM	I think it is a weakness of all of Box Elder county to not have a Lumber store in the county. Also, no mall, for everyone to travel outside for entertainment and shopping is not economically sound.
291	Feb 10 2018 05:24 AM	Lack of cheaper price goods
292	Feb 10 2018 04:38 AM	Clothing
293	Feb 10 2018 02:05 AM	Got too many auto part stores lol
294	Feb 10 2018 12:47 AM	Not enough variety
295	Feb 10 2018 12:42 AM	High paying jobs
296	Feb 10 2018 12:29 AM	Bad hours
297	Feb 10 2018 12:13 AM	Not enough selection
298	Feb 10 2018 12:08 AM	Nothing for entertainment
299	Feb 09 2018 11:58 PM	Selection of products.
300	Feb 09 2018 11:14 PM	Small town community
301	Feb 09 2018 11:14 PM	Looks run down
302	Feb 09 2018 11:09 PM	Closed Sunday's
303	Feb 09 2018 11:03 PM	Selection
304	Feb 09 2018 10:54 PM	Selection and prices
305	Feb 09 2018 10:27 PM	not to many entertainment places
306	Feb 09 2018 10:11 PM	Donation place
307	Feb 09 2018 09:56 PM	Consumer demographic
308	Feb 09 2018 09:51 PM	There is nowhere to purchase clothing, shoes, or crafts.
309	Feb 09 2018 09:47 PM	High turnover on lower paying jobs
310	Feb 09 2018 09:33 PM	Lack of inventory
311	Feb 09 2018 09:21 PM	No discount shopping
312	Feb 09 2018 09:12 PM	General stores
313	Feb 09 2018 09:05 PM	Banks Gas stations
314	Feb 09 2018 08:39 PM	X
315	Feb 09 2018 08:33 PM	Poor selection of stores
316	Feb 09 2018 08:06 PM	Not enough choices
317	Feb 09 2018 07:55 PM	Lack of composition
318	Feb 09 2018 07:33 PM	Size of community and the nearness of larger markets.
319	Feb 09 2018 07:10 PM	Not enough entertainment (i.e. movie theater)
320	Feb 09 2018 06:29 PM	Stores
321	Feb 09 2018 06:22 PM	Restaurant
322	Feb 09 2018 06:00 PM	Nothing open past 10 with graveyard shift working everywhere
323	Feb 09 2018 05:54 PM	Lack of choices for entertainment, family restaurants, and aesthetically pleasing down town
324	Feb 09 2018 05:51 PM	all the auto stores
325	Feb 09 2018 05:46 PM	Nowhere to park on Main Street to get to shops
326	Feb 09 2018 05:36 PM	No selection of anything when it comes to shopping, food, entertainment...etc.
327	Feb 09 2018 05:25 PM	Lack of variation
328	Feb 09 2018 05:22 PM	Everything closes early
329	Feb 09 2018 05:02 PM	Too many hardware stores. High prices on groceries/other basic needs.
330	Feb 09 2018 04:49 PM	Entertainment
331	Feb 09 2018 04:46 PM	Not enough decent paying jobs outside of production.
332	Feb 09 2018 04:34 PM	Lack of selection
333	Feb 09 2018 03:18 PM	Not a lot of variety/ high costs
334	Feb 09 2018 03:18 PM	General Merchandise store (like Walmart or kings)
335	Feb 09 2018 02:55 PM	Selection

Respondents	Response Date	Responses
336	Feb 09 2018 02:27 PM	Restaurants
337	Feb 09 2018 02:13 PM	Limited space and parking downtown.
338	Feb 09 2018 02:02 PM	Entertainment
339	Feb 09 2018 01:50 PM	selection
340	Feb 09 2018 01:46 PM	We build too many new buildings for new businesses that don't make it. Let's give new life to old buildings and get some better general or clothing stores.
341	Feb 09 2018 01:31 PM	All fast food jobs available
342	Feb 09 2018 01:23 PM	Lack of clothing stores and restaurants
343	Feb 09 2018 01:13 PM	Unsafe due to lack of signs or lights for pedestrians and how early store closes. Everything closes at 5 or 6 pm and Sunday all day. Not cool.
344	Feb 09 2018 01:13 PM	To many empty buildings / nothing to do here
345	Feb 09 2018 01:13 PM	Lack of quality businesses.
346	Feb 09 2018 01:10 PM	small town
347	Feb 09 2018 12:19 PM	Restaurants and entertainment
348	Feb 09 2018 12:15 PM	Lack of decent paying jobs/ growth
349	Feb 09 2018 12:12 PM	Local roads and not enough room on main roads.
350	Feb 09 2018 11:36 AM	Lack of available options to compete with surrounding cities.
351	Feb 09 2018 11:32 AM	small selection
352	Feb 09 2018 11:12 AM	Pricing
353	Feb 09 2018 11:06 AM	Gas prices
354	Feb 09 2018 11:04 AM	Downtown building facades are unattractive or buildings are vacant
355	Feb 09 2018 11:01 AM	Retail
356	Feb 09 2018 10:56 AM	Lack of general retail
357	Feb 09 2018 10:41 AM	Grocery
358	Feb 09 2018 10:40 AM	entertainment
359	Feb 09 2018 10:31 AM	Nice restaurants.
360	Feb 09 2018 10:29 AM	Hardware stores.
361	Feb 09 2018 10:28 AM	Plentiful high-paying jobs, food and clothing options, walkability, public transportation
362	Feb 09 2018 10:25 AM	Selection
363	Feb 09 2018 10:15 AM	Clothing
364	Feb 09 2018 09:56 AM	No many thing and are available and you never er know the hours
365	Feb 09 2018 09:56 AM	Denny's
366	Feb 09 2018 09:53 AM	High prices. Lack of entertainment
367	Feb 09 2018 09:48 AM	poor parking
368	Feb 09 2018 09:45 AM	Very limited stuff that most likely everyone will have.
369	Feb 09 2018 09:44 AM	No restaurants
370	Feb 09 2018 09:42 AM	empty stores/run down stores
371	Feb 09 2018 09:40 AM	Retail
372	Feb 09 2018 09:40 AM	Restaurant/entertainment
373	Feb 09 2018 09:34 AM	Everything
374	Feb 09 2018 09:33 AM	Not enough entertainment
375	Feb 09 2018 09:31 AM	Only general merchandise store is ShopKo
376	Feb 09 2018 09:27 AM	Variety and price
377	Feb 09 2018 09:25 AM	?
378	Feb 09 2018 09:17 AM	Not enough variety
379	Feb 09 2018 09:17 AM	Not a lot of stores, entertainment, or restaurants to choose from.
380	Feb 09 2018 09:14 AM	Nothing to help sports here. Nothing indoor except for gyms and nothing outdoor is kept up. No business there. Also, people don't know what different businesses do. Like where to shop for boys or where to shop for girls, etc.
381	Feb 09 2018 09:02 AM	Taxes
382	Feb 09 2018 08:57 AM	The recently vacated buildings all turned into Gyms.
383	Feb 09 2018 08:57 AM	Not enough

Respondents	Response Date	Responses
384	Feb 09 2018 08:54 AM	Need more entertainment, like a sports complex or movie theater
385	Feb 09 2018 08:50 AM	Lack of options
386	Feb 09 2018 08:45 AM	Lack of selection
387	Feb 09 2018 08:42 AM	Limited choices for shopping and entertainment
388	Feb 09 2018 08:40 AM	Stores not well advertised
389	Feb 09 2018 08:36 AM	restaurants
390	Feb 09 2018 08:34 AM	No options for food
391	Feb 09 2018 08:29 AM	Size
392	Feb 09 2018 08:21 AM	NICE clothing and shoe stores
393	Feb 09 2018 08:20 AM	There is nothing to do in Tremonton
394	Feb 09 2018 08:15 AM	Entertainment
395	Feb 09 2018 08:14 AM	Clothing/shoes
396	Feb 09 2018 08:12 AM	too many manufacturing jobs making workers lazy and job hoppers
397	Feb 09 2018 08:12 AM	Higher prices.
398	Feb 09 2018 08:10 AM	Restaurants
399	Feb 09 2018 08:02 AM	Variety
400	Feb 09 2018 07:59 AM	everything costs a lot
401	Feb 09 2018 07:51 AM	Too many is the same thing
402	Feb 09 2018 07:46 AM	I don't think the hometown ShopKo is the best. The prices are too high.
403	Feb 09 2018 07:45 AM	Price of goods
404	Feb 09 2018 07:25 AM	No variety
405	Feb 09 2018 07:23 AM	All the same type of stores.
406	Feb 09 2018 07:17 AM	Entertainment
407	Feb 09 2018 07:11 AM	Restaurants
408	Feb 09 2018 06:43 AM	Lack of food, entertainment and shopping options
409	Feb 09 2018 06:43 AM	Clothing
410	Feb 09 2018 06:37 AM	Clothing. Misc.
411	Feb 09 2018 06:31 AM	General merchandise and entertainment
412	Feb 09 2018 06:30 AM	Selection
413	Feb 09 2018 06:29 AM	Entertainment and restaurants
414	Feb 09 2018 06:27 AM	They are local
415	Feb 09 2018 06:24 AM	Not a lot of kid friendly activities
416	Feb 09 2018 06:09 AM	Selection
417	Feb 09 2018 06:06 AM	Small town
418	Feb 09 2018 06:00 AM	Clothing (shoes), variety of nice restaurants
419	Feb 09 2018 05:56 AM	Same
420	Feb 09 2018 05:48 AM	Lack of parking and clothing stores
421	Feb 09 2018 05:39 AM	Higher prices and lack of selection / other items not available in town
422	Feb 09 2018 05:24 AM	People want more variety
423	Feb 09 2018 05:20 AM	Not enough family places to take kids
424	Feb 09 2018 05:15 AM	Not very many entertainment places
425	Feb 09 2018 04:18 AM	Variety
426	Feb 09 2018 04:16 AM	Don't know
427	Feb 09 2018 04:07 AM	pretty much all of them.
428	Feb 09 2018 03:55 AM	Needs more parking spaces off of main street
429	Feb 09 2018 03:21 AM	Lacking general merchandise, restaurants other than fast food, entertainment, reasonably priced groceries
430	Feb 09 2018 03:17 AM	Not enough selection
431	Feb 09 2018 03:16 AM	Entertainment
432	Feb 09 2018 03:06 AM	Small town prices... mainly groceries are expensive.
433	Feb 09 2018 02:02 AM	High prices
434	Feb 09 2018 01:53 AM	Advertising
435	Feb 09 2018 01:26 AM	Not enough variety in restaurants, department stores and entertainment
436	Feb 09 2018 12:46 AM	Everything is a great contribution
437	Feb 09 2018 12:32 AM	Too traditional small-town mentality

Respondents	Response Date	Responses
438	Feb 09 2018 12:25 AM	Never open.
439	Feb 09 2018 12:12 AM	Store locations
440	Feb 09 2018 12:00 AM	Competitive pricing
441	Feb 08 2018 11:52 PM	Nowhere for people to stay that want to explore the area they all go to Brigham
442	Feb 08 2018 11:17 PM	Expensive and none for kids
443	Feb 08 2018 11:14 PM	Poor customer service mostly people under 30
444	Feb 08 2018 11:12 PM	Restaurant's, entertainment, and competitive prices
445	Feb 08 2018 11:05 PM	Too many people on the planning committee own the businesses in town and won't let others come in.
446	Feb 08 2018 11:04 PM	Clothing
447	Feb 08 2018 11:02 PM	No theater, only 2 delivery food places (both pizza)
448	Feb 08 2018 11:00 PM	Movie theater
449	Feb 08 2018 10:50 PM	Lack of shopping for general needs
450	Feb 08 2018 10:27 PM	Not a variety of stores. Too many auto parts stores
451	Feb 08 2018 10:26 PM	Entertainment, variety of restaurants
452	Feb 08 2018 10:24 PM	Finding what you need
453	Feb 08 2018 10:22 PM	It's people
454	Feb 08 2018 10:16 PM	Selection
455	Feb 08 2018 10:14 PM	Struggling small businesses
456	Feb 08 2018 10:14 PM	Quality of management of restaurant waitresses
457	Feb 08 2018 10:14 PM	Lack of restaurants (although this has gotten better recently) and general merchandise stores
458	Feb 08 2018 10:12 PM	Restaurants
459	Feb 08 2018 10:11 PM	No family entertainment/restaurants
460	Feb 08 2018 10:06 PM	Not enough choices to keep me in town on a weekend for dinner
461	Feb 08 2018 10:03 PM	Restaurants/ entertainment
462	Feb 08 2018 09:58 PM	No options
463	Feb 08 2018 09:54 PM	There isn't anything to bring out of town people to Tremonton and there isn't enough to keep locals shopping in town
464	Feb 08 2018 09:53 PM	Not enough general merchandise. Always having to frequent Walmart for daily items, and better electronics. Also, No entertainment.
465	Feb 08 2018 09:52 PM	No real clothing stores
466	Feb 08 2018 09:44 PM	Not enough stores for variety and entertainment
467	Feb 08 2018 09:43 PM	Selection
468	Feb 08 2018 09:43 PM	Lack of options
469	Feb 08 2018 09:41 PM	Lack of entertainment
470	Feb 08 2018 09:37 PM	You don't have much to choose from
471	Feb 08 2018 09:35 PM	Retail Stores
472	Feb 08 2018 09:33 PM	Prices. I swear the stores go to Logan or Brigham City to buy their items, drive them back here and then mark them up to double the price.
473	Feb 08 2018 09:33 PM	Lack of entertainment
474	Feb 08 2018 09:31 PM	Lack of restaurants and entertainment.
475	Feb 08 2018 09:29 PM	High prices and low selection.
476	Feb 08 2018 09:27 PM	access
477	Feb 08 2018 09:22 PM	No movies or entertainment
478	Feb 08 2018 09:19 PM	No entertainment, poor choice of sit-down restaurants
479	Feb 08 2018 09:19 PM	Everything is closed on Sunday
480	Feb 08 2018 09:17 PM	Parking sucks everywhere you go. Small store with less things
481	Feb 08 2018 09:11 PM	Retail
482	Feb 08 2018 09:10 PM	Not enough types of stores
483	Feb 08 2018 09:03 PM	Too many hardware stores
484	Feb 08 2018 08:58 PM	Variety
485	Feb 08 2018 08:58 PM	Not enough restaurants
486	Feb 08 2018 08:57 PM	Parking

Respondents	Response Date	Responses
487	Feb 08 2018 08:55 PM	No parking
488	Feb 08 2018 08:52 PM	Very little entertainment or dine in options
489	Feb 08 2018 08:50 PM	Lack of quality restaurants
490	Feb 08 2018 08:46 PM	No entertainment
491	Feb 08 2018 08:43 PM	Low wages
492	Feb 08 2018 08:42 PM	Ugly trees on main street and ugly store fronts.
493	Feb 08 2018 08:36 PM	The gyms here cost too much. Shopko section isn't great.
494	Feb 08 2018 08:34 PM	Not enough good restaurants
495	Feb 08 2018 08:30 PM	Entertainment
496	Feb 08 2018 08:29 PM	Lack of entertainment/restaurants
497	Feb 08 2018 08:27 PM	Proximity to Logan and Brigham city
498	Feb 08 2018 08:26 PM	I don't know
499	Feb 08 2018 08:24 PM	grocery stores and retail stores
500	Feb 08 2018 08:14 PM	Lack of variety
501	Feb 08 2018 08:09 PM	Too much of the same thing. 4 auto parts, 4 hardware, soon to be 5 plus banks plus credit unions. 3 fitness. Come on
502	Feb 08 2018 08:07 PM	prices are high
503	Feb 08 2018 08:06 PM	Nothing
504	Feb 08 2018 08:05 PM	Na
505	Feb 08 2018 07:52 PM	Lack of Big Box Retailers
506	Feb 08 2018 07:51 PM	High prices
507	Feb 08 2018 07:51 PM	General merchandise
508	Feb 08 2018 07:48 PM	Nothing to do other than bowling need movie theatre
509	Feb 08 2018 07:48 PM	No entertainment
510	Feb 08 2018 07:46 PM	Limited options
511	Feb 08 2018 07:35 PM	Lack of Restaurants
512	Feb 08 2018 07:34 PM	lack of restaurants, clothing stores, hardware/lumber
513	Feb 08 2018 07:33 PM	Restaurants, clothing
514	Feb 08 2018 07:25 PM	Quality
515	Feb 08 2018 07:23 PM	Really picky about what business they let in
516	Feb 08 2018 07:15 PM	Main Street looks and feels run down. Doesn't draw people in.
517	Feb 08 2018 07:05 PM	No selection/competition
518	Feb 08 2018 06:59 PM	Need more big business for employment.
519	Feb 08 2018 06:59 PM	Lack of entertainment venues
520	Feb 08 2018 06:53 PM	low Selection and high prices
521	Feb 08 2018 06:39 PM	Restaurants
522	Feb 08 2018 06:38 PM	Theaters
523	Feb 08 2018 06:36 PM	Non-stores on main street. Makes it less attractive to walk and shop.
524	Feb 08 2018 06:36 PM	Fancy restaurant
525	Feb 08 2018 06:34 PM	We have a well-educated work force, but not enough good paying jobs to keep people here.
526	Feb 08 2018 06:33 PM	Not a lot of variety of stores, I love to shop local but it's not really worth it.
527	Feb 08 2018 06:28 PM	Lack of selection
528	Feb 08 2018 06:28 PM	Clothing
529	Feb 08 2018 06:24 PM	No good restaurants
530	Feb 08 2018 06:21 PM	Competitive Gas Prices, Lumber Store
531	Feb 08 2018 06:19 PM	Low paying jobs, lack of entertainment movies
532	Feb 08 2018 06:10 PM	Furniture
533	Feb 08 2018 06:08 PM	Not much variety
534	Feb 08 2018 06:07 PM	To many part stores
535	Feb 08 2018 06:07 PM	Jobs
536	Feb 08 2018 06:07 PM	High prices
537	Feb 08 2018 06:06 PM	Retail
538	Feb 08 2018 06:04 PM	the availability of retail growth in small business areas

Respondents	Response Date	Responses
539	Feb 08 2018 06:03 PM	Poor parking not a good selection at 1 store
540	Feb 08 2018 06:01 PM	Limited and very few restaurants
541	Feb 08 2018 06:01 PM	Entertainment
542	Feb 08 2018 05:47 PM	To many of the same thing
543	Feb 08 2018 05:41 PM	Lack of restaurants
544	Feb 08 2018 05:40 PM	No diversity
545	Feb 08 2018 05:39 PM	No movie theater and restaurants
546	Feb 08 2018 05:39 PM	Bad parking. no space to sit and visit.
547	Feb 08 2018 05:36 PM	Entertainment choices are limited to bowling and occasional events at the fairgrounds.
548	Feb 08 2018 05:30 PM	Most places are closed Sunday's
549	Feb 08 2018 05:26 PM	Not having an affordable variety of businesses or offering more entertainment in town during all seasons, not just summer.
550	Feb 08 2018 05:24 PM	Restaurants
551	Feb 08 2018 05:23 PM	High prices
552	Feb 08 2018 05:20 PM	Affordable grocery
553	Feb 08 2018 05:19 PM	Lack of shopping opportunities
554	Feb 08 2018 05:14 PM	Entertainment
555	Feb 08 2018 05:11 PM	People are willing to shop at home but waste time looking for unavailable services/retail; therefore, go out of town.
556	Feb 08 2018 05:06 PM	Lack of selection
557	Feb 08 2018 04:58 PM	weak restaurants and clothing stores
558	Feb 08 2018 04:56 PM	Selection of goods
559	Feb 08 2018 04:54 PM	Price
560	Feb 08 2018 04:41 PM	Not much variety, few decent restaurants
561	Feb 08 2018 04:39 PM	Variety
562	Feb 08 2018 04:36 PM	lack of sit-down restaurants
563	Feb 08 2018 04:36 PM	Stores on Main Street that have been empty for years like the old dollar store.
564	Feb 08 2018 04:33 PM	High price, limited on what they have
565	Feb 08 2018 04:33 PM	It enough quality retail
566	Feb 08 2018 04:32 PM	Parking is awful
567	Feb 08 2018 04:29 PM	there is no retail to speak of
568	Feb 08 2018 04:29 PM	Lack of selection
569	Feb 08 2018 04:25 PM	Lack of restraints and family things
570	Feb 08 2018 04:25 PM	No food option
571	Feb 08 2018 04:24 PM	Prices are to high
572	Feb 08 2018 04:22 PM	Low paying jobs
573	Feb 08 2018 04:16 PM	Higher prices
574	Feb 08 2018 04:15 PM	Selection
575	Feb 08 2018 04:14 PM	general merchandise
576	Feb 08 2018 04:14 PM	Local store owners higher prices
577	Feb 08 2018 04:08 PM	Shops on main street are too expensive to go to
578	Feb 08 2018 04:04 PM	Entertainment/full-service restaurants
579	Feb 08 2018 04:00 PM	Groceries stores
580	Feb 08 2018 03:59 PM	Restaurants
581	Feb 08 2018 03:59 PM	Nice restaurant
582	Feb 08 2018 03:59 PM	Lack of choices- you seem to be able to get more at a better deal and better quality somewhere else.
583	Feb 08 2018 03:59 PM	Job diversity
584	Feb 08 2018 03:59 PM	Entertainment
585	Feb 08 2018 03:57 PM	Clothing. Fun stores for kids
586	Feb 08 2018 03:56 PM	rural
587	Feb 08 2018 03:55 PM	Too many salons. no tanning or spa... not enough variety in food/ restaurants need better pizza places and fast food too

Respondents	Response Date	Responses
588	Feb 08 2018 03:54 PM	No department store
589	Feb 08 2018 03:53 PM	Recreational choices for kids and families
590	Feb 08 2018 03:53 PM	No entertainment
591	Feb 08 2018 03:53 PM	Lack of Restaurants.
592	Feb 08 2018 03:53 PM	All non-chain stores cost and arm and a leg
593	Feb 08 2018 03:52 PM	No variety
594	Feb 08 2018 03:52 PM	Lack of restaurants
595	Feb 08 2018 03:50 PM	High prices and little selection
596	Feb 08 2018 03:48 PM	No movie theater
597	Feb 08 2018 03:47 PM	Too many auto part stores hardware stores banks and gyms
598	Feb 08 2018 03:46 PM	Na
599	Feb 08 2018 03:45 PM	Very few stores/no selection
600	Feb 08 2018 03:44 PM	Lack of businesses
601	Feb 08 2018 03:43 PM	No entertainment
602	Feb 08 2018 03:42 PM	General merch
603	Feb 08 2018 03:40 PM	Over priced
604	Feb 08 2018 03:40 PM	No clothing/general stores
605	Feb 08 2018 03:40 PM	Lack of choice and parking
606	Feb 08 2018 03:39 PM	The prices
607	Feb 08 2018 03:39 PM	High prices vs quality of goods
608	Feb 08 2018 03:38 PM	Doesn't allow people to spend money here. They offer very minimal services
609	Feb 08 2018 03:36 PM	Drawing in entertainment venues
610	Feb 08 2018 03:35 PM	Lack of variety
611	Feb 08 2018 03:35 PM	Entertainment
612	Feb 08 2018 03:32 PM	Clothing
613	Feb 08 2018 03:30 PM	Restaurants
614	Feb 08 2018 03:28 PM	Not enough selection/ higher prices
615	Feb 08 2018 03:24 PM	center of town becoming abandoned
616	Feb 08 2018 03:23 PM	Entertainment
617	Feb 08 2018 03:20 PM	Not enough options of restaurants, wish we had better grocery store, missing kings
618	Feb 08 2018 03:17 PM	Clothing and restaurants
619	Feb 08 2018 03:16 PM	More stores and restaurants
620	Feb 08 2018 03:13 PM	Lack of choices
621	Feb 08 2018 03:11 PM	Lack of selection, worn buildings
622	Feb 08 2018 03:10 PM	Small businesses shutting down
623	Feb 08 2018 03:08 PM	No restaurants
624	Feb 08 2018 03:07 PM	Restaurants, Hotels, Appliance and Electronic
625	Feb 08 2018 03:03 PM	Don't listen to what people want. Focused on LDS views and not community as a whole
626	Feb 08 2018 02:58 PM	Not many varieties of stores
627	Feb 08 2018 02:57 PM	A lot of the same type of stores, how many auto part stores can one city sustain?
628	Feb 08 2018 02:55 PM	No good place to buy shoes
629	Feb 08 2018 02:55 PM	Fast food
630	Feb 08 2018 02:54 PM	Their appearance
631	Feb 08 2018 02:54 PM	Restaurants
632	Feb 08 2018 02:54 PM	Not enough variety and higher prices
633	Feb 08 2018 02:52 PM	Lack of choices
634	Feb 08 2018 02:51 PM	Entertainment
635	Feb 08 2018 02:46 PM	not enough pay, not enough benefits, and not enough choices or parking
636	Feb 08 2018 02:46 PM	Restaurants
637	Feb 08 2018 02:44 PM	Too many apartments, not enough stores
638	Feb 08 2018 02:41 PM	Retail

Respondents	Response Date	Responses
639	Feb 08 2018 02:40 PM	Restaurants
640	Feb 08 2018 02:40 PM	No selection
641	Feb 08 2018 02:37 PM	Miss use of retail space, no parking
642	Feb 08 2018 02:37 PM	Lack of things to do
643	Feb 08 2018 02:36 PM	Not enough entertainment or restaurants
644	Feb 08 2018 02:36 PM	New buildings
645	Feb 08 2018 02:34 PM	Lack of higher education jobs which has created a poorer/ lower educated community
646	Feb 08 2018 02:31 PM	Lack of options
647	Feb 08 2018 02:30 PM	We have way too many auto repair stores. We need a grocery store like Smiths. Ridley's has really turned into a ghetto store.
648	Feb 08 2018 02:30 PM	General merch
649	Feb 08 2018 02:29 PM	Too many auto parts stores for our small town
650	Feb 08 2018 02:28 PM	Monopoly by real estate agent/developer
651	Feb 08 2018 02:27 PM	Those hardware stores are all the same and are out of the big things I need
652	Feb 08 2018 02:26 PM	Needs more sit-down restaurants
653	Feb 08 2018 02:24 PM	everything
654	Feb 08 2018 02:24 PM	Price
655	Feb 08 2018 02:24 PM	Entertainment
656	Feb 08 2018 02:22 PM	Store fronts, outdated Main Street, limited selection of shopping,
657	Feb 08 2018 02:21 PM	High prices
658	Feb 08 2018 02:19 PM	Poor selection
659	Feb 08 2018 02:16 PM	Prices at Walmart are much cheaper for non-food which makes it easier to just do all shopping there when you have little kids and Brigham/Logan just aren't that far to drive when you're saving a ton of money! This sends money out of town rather than keeping it locally, especially with Walmart offering very convenient pickup services that mean NO time spent in the store shopping with kids!! We don't have a store or even combination of stores that truly offer a complete variety of items. Even Shopko lacks a real selection and what they do have is ridiculously priced. I go out of Tremonton enough that I'll wait until my next trip out of town to get stuff I'm other cities to save the money, or I'll order it on Amazon Prime and have it in 2 days for cheaper than in town.
660	Feb 08 2018 02:15 PM	Too many hardware stores
661	Feb 08 2018 02:14 PM	Shopko
662	Feb 08 2018 02:13 PM	More entertainment and restaurants would keep more money in town
663	Feb 08 2018 02:13 PM	Expensive and limited
664	Feb 08 2018 02:12 PM	?
665	Feb 08 2018 02:11 PM	Industry and some discount
666	Feb 08 2018 02:09 PM	Variety of stores/selection
667	Feb 08 2018 02:07 PM	No restaurants
668	Feb 08 2018 02:06 PM	Lack of variety
669	Feb 08 2018 02:06 PM	Entertainment/restaurants
670	Feb 08 2018 02:05 PM	Entertainment
671	Feb 08 2018 02:04 PM	It's not worth the cost and limited selection to shop here
672	Feb 08 2018 02:03 PM	Not a lot of convenience for people without vehicles.
673	Feb 08 2018 02:02 PM	Not that many stores/restaurants
674	Feb 08 2018 02:01 PM	Too many of one kind
675	Feb 08 2018 02:01 PM	No variety, higher prices
676	Feb 08 2018 02:01 PM	Lack of diverse stores
677	Feb 08 2018 02:00 PM	To many small businesses of the same kind
678	Feb 08 2018 01:59 PM	We only have one, it sucks
679	Feb 08 2018 01:59 PM	Little town mentality I can charge whatever I want for my services
680	Feb 08 2018 01:58 PM	Not very many things to do here.

Respondents	Response Date	Responses
681	Feb 08 2018 01:56 PM	Too expensive
682	Feb 08 2018 01:56 PM	Clothing/general merchandise/fine dining/entertainment
683	Feb 08 2018 01:55 PM	Not a very big variety of businesses
684	Feb 08 2018 01:55 PM	Entertainment
685	Feb 08 2018 01:52 PM	Too expensive
686	Feb 08 2018 01:52 PM	Old main Street. Why do we allow people to live in the old buildings on Main Street. Need more parking on main Street. Need to get rid of the dance studios, gyms, and churches from main and let retail and restaurants come in
687	Feb 08 2018 01:51 PM	need more sit-down type restaurants
688	Feb 08 2018 01:51 PM	Product availability at reasonable prices
689	Feb 08 2018 01:49 PM	Not enough family-oriented places to eat or play indoors
690	Feb 08 2018 01:47 PM	Not a lot of entertainment places and really no clothing stores
691	Feb 08 2018 01:47 PM	No variety
692	Feb 08 2018 01:46 PM	Mostly low paying jobs
693	Feb 08 2018 01:45 PM	Good restaurants
694	Feb 08 2018 01:43 PM	pricing and selection
695	Feb 08 2018 01:42 PM	Old run-down businesses
696	Feb 08 2018 01:41 PM	Appearance
697	Feb 08 2018 01:40 PM	Quality health care- don't trust ER/ hospital
698	Feb 08 2018 01:40 PM	High grocery prices
699	Feb 08 2018 01:38 PM	Hair salons
700	Feb 08 2018 01:37 PM	restaurant, and entertainment
701	Feb 08 2018 01:36 PM	Not enough variety
702	Feb 08 2018 01:34 PM	Limited selection
703	Feb 08 2018 01:34 PM	Competitive prices
704	Feb 08 2018 01:33 PM	No entertainment
705	Feb 08 2018 01:32 PM	Monopolies
706	Feb 08 2018 01:32 PM	I wish we had a Walmart- it would be a good growth and employ a lot of people.
707	Feb 08 2018 01:31 PM	Storefronts
708	Feb 08 2018 01:31 PM	Not enough clothing stores
709	Feb 08 2018 01:31 PM	Electronics Automotive Sound-stern
710	Feb 08 2018 01:28 PM	Prices
711	Feb 08 2018 01:27 PM	Same stores
712	Feb 08 2018 01:26 PM	Lack of options
713	Feb 08 2018 01:23 PM	Clothing stores
714	Feb 08 2018 01:22 PM	Small selection
715	Feb 08 2018 01:22 PM	Lack of entertainment
716	Feb 08 2018 01:21 PM	The groceries stores are way too over priced
717	Feb 08 2018 01:21 PM	Lack of clothing and retail options
718	Feb 08 2018 01:21 PM	Jobs
719	Feb 08 2018 01:21 PM	High prices
720	Feb 08 2018 01:20 PM	Lack of good paying jobs
721	Feb 08 2018 01:19 PM	Prices of groceries
722	Feb 08 2018 01:19 PM	Lack of selection & most people work elsewhere
723	Feb 08 2018 01:16 PM	The greatest weakness is the resistance when trying to bring in a new market in the area. People seem to not like the idea of anything new.
724	Feb 08 2018 01:12 PM	McDonald's
725	Feb 08 2018 01:11 PM	Movie theatre
726	Feb 08 2018 01:05 PM	Lack of variety
727	Feb 08 2018 01:03 PM	Over price, little selection
728	Feb 08 2018 01:03 PM	Not enough options or availability
729	Feb 08 2018 01:02 PM	Too many salons, hardware stores, car parts stores, and 3 gyms!
730	Feb 08 2018 01:02 PM	Lack of options

Respondents	Response Date	Responses
731	Feb 08 2018 12:58 PM	Not much selection.
732	Feb 08 2018 12:58 PM	Not enough variety
733	Feb 08 2018 12:56 PM	Lack of diversity; four auto parts stores and three hardware stores
734	Feb 08 2018 12:56 PM	Clothing stores & entertainment
735	Feb 08 2018 12:54 PM	Everything is so expensive.
736	Feb 08 2018 12:53 PM	entertainment
737	Feb 08 2018 12:51 PM	Restaurants
738	Feb 08 2018 12:48 PM	To many car dealerships/farm equipment dealers/shops and to many gas stations
739	Feb 08 2018 12:45 PM	Lack of entertainment.
740	Feb 08 2018 11:46 AM	Nowhere to eat.
741	Feb 08 2018 11:41 AM	Lack of different stores
742	Feb 08 2018 11:26 AM	Low wages
743	Feb 08 2018 10:12 AM	all
744	Feb 08 2018 10:08 AM	Customer Service
745	Feb 08 2018 10:00 AM	Lack of competitive pricing and selection.
746	Feb 08 2018 09:55 AM	Entertainment
747	Feb 08 2018 09:49 AM	need more restaurants.
748	Feb 08 2018 09:47 AM	to keep shopping in Tremonton
749	Feb 07 2018 11:59 AM	Not much selection. Prices are slightly higher that other places
750	Feb 07 2018 11:57 AM	clothing stores
751	Feb 07 2018 11:26 AM	Not sure
752	Feb 07 2018 09:27 AM	People shopping out of town for lower prices and better selections.
753	Feb 07 2018 04:31 AM	Residents. Believe things are BETTER somewhere else. Don't give Tremonton a chance. Judgmental
754	Feb 06 2018 10:05 PM	Lack of entertainment and shopping after 6 pm
755	Feb 06 2018 03:20 PM	Variety
756	Feb 06 2018 02:15 PM	Not enough people to support all stores
757	Feb 06 2018 12:56 PM	Lack of variety of businesses in downtown
758	Feb 06 2018 12:42 PM	Need more diversity of boutique size businesses that require more diverse types of employees. Diversity will insulate us against market swings.
759	Feb 06 2018 12:04 PM	?
760	Feb 06 2018 11:49 AM	Not enough Restaurants
761	Feb 06 2018 11:29 AM	Not having the advertising ability to inform the public of small businesses presents
762	Feb 06 2018 11:23 AM	Too many hardware stores and too many auto parts stores for the population
763	Feb 06 2018 10:57 AM	?
764	Feb 06 2018 10:55 AM	Close proximity of other shopping markets
765	Feb 06 2018 10:46 AM	Small selection of Restaurants and entertainment
766	Feb 06 2018 10:43 AM	Not a lot of big chain restaurants, department stores, etc. Failing downtown.
767	Feb 06 2018 10:38 AM	No choices
768	Feb 06 2018 07:59 AM	lack of choices
769	Feb 06 2018 12:36 AM	Movies, coffee shop, restaurants, craft store
770	Feb 05 2018 10:16 PM	selection
771	Feb 05 2018 06:32 PM	No entertainment or restaurants
772	Feb 05 2018 03:28 PM	Not big enough to support decent stores
773	Feb 05 2018 03:20 PM	Price gouging by the gas stations
774	Feb 05 2018 03:02 PM	Entertainment
775	Feb 05 2018 02:54 PM	They need to upgrade some of their downtown area
776	Feb 05 2018 02:47 PM	Price
777	Feb 05 2018 02:33 PM	Lack of good paying jobs
778	Feb 05 2018 02:32 PM	I don't know

Respondents	Response Date	Responses
779	Feb 05 2018 01:40 PM	Lack of retail stores, restaurants for thriving downtown

Is there anything else you would like to tell us?

Answered	379
Skipped	561

Respondents	Response Date	Responses
1	Feb 28 2018 03:20 AM	No
2	Feb 26 2018 06:45 PM	I like Walmart
3	Feb 26 2018 03:17 PM	We need a Target.
4	Feb 26 2018 02:06 PM	I love this town and would love to be able to spend more of my money here- I'm willing to spend more to stay here in regards to entertainment, especially restaurants and a movie theater or other recreation.
5	Feb 26 2018 01:21 PM	Put more trees and flowers everywhere
6	Feb 26 2018 01:11 PM	I like the small-town feel of Tremonton. Yes, we are lacking some of the conveniences of Cache Valley and Ogden area, but bringing those corporate business/restaurants to Tremonton only hurts our local economy/business owners. Anyone who is going to leave town to go to a restaurant or shop at Walmart isn't worried about supporting the smaller/local businesses. So, by adding corporate stores here you are just taking the business away from the small stores. I think we have a good mix of everything. Maybe a little more entertainment for the kids (movies, swimming, etc.).
7	Feb 25 2018 07:54 PM	Nope
8	Feb 24 2018 03:38 PM	No
9	Feb 23 2018 09:15 PM	no
10	Feb 23 2018 10:45 AM	More entertainment options would be nice.
11	Feb 23 2018 08:41 AM	The ability to serve the needs of our residents is one thing... drawing outside people in is another.
12	Feb 22 2018 02:05 PM	No
13	Feb 22 2018 01:45 PM	I think Tremonton needs to focus on the recreational economic opportunity as well such as developing walking trails, making things to do more known, promoting things to do such as if there is hikes or fishing around here.
14	Feb 22 2018 11:28 AM	We just need more entertainment and stores like Walmart that prices are not so outrageous
15	Feb 22 2018 09:51 AM	Would love to see an IHC Instacare here
16	Feb 22 2018 09:44 AM	No
17	Feb 21 2018 09:56 PM	Nope
18	Feb 21 2018 09:56 AM	Great place to live
19	Feb 21 2018 09:38 AM	N/A
20	Feb 21 2018 08:53 AM	I have lived in Tremonton almost my whole life. I complain about it at times, but for the most part it is a good place to live. I think more focus needs to be put on our schools and how to get a handle on the drug problem that is in our valley.
21	Feb 21 2018 08:35 AM	Get more entertainment businesses and no more hardware stores

Respondents	Response Date	Responses
22	Feb 21 2018 07:53 AM	I do like the small-town atmosphere here
23	Feb 21 2018 06:00 AM	Please read "Economics in One Lesson" by Henry Hazlitt
24	Feb 21 2018 05:28 AM	love my community
25	Feb 21 2018 01:41 AM	Sidewalks near fairgrounds and on 1000west are needed
26	Feb 21 2018 12:18 AM	Quit trying to change our town. Leave it alone. We don't want to be Brigham or Logan or Park City. It's fine how it is
27	Feb 20 2018 11:39 PM	While understanding this is and has always been a farming community, bringing in businesses that would provide jobs, decent income and a chance for the younger generation to earn a decent income, teach them responsibility, and chance for growth personally, and financially. Keep families close.
28	Feb 20 2018 10:17 PM	Please don't turn is into Layton
29	Feb 20 2018 09:13 PM	No
30	Feb 20 2018 08:03 PM	It would be nice to have a movie theater and more fast food options ice cream shops etc.
31	Feb 20 2018 08:01 PM	The development of our town will lead to us being the next trashy Ogden. People move here, hate it, then leave then all the trashy people move in and make our neighborhoods suck. So, thank you, jack wagons, for ruining our town.
32	Feb 20 2018 08:01 PM	Restaurants, a movie theater, and more clothing and general merchandise will keep people in town.
33	Feb 20 2018 07:22 PM	NO
34	Feb 20 2018 07:11 PM	I would just love to see some new things built and brought to Tremonton. It's getting boring and too many of the same stores exist here, it's a waste of space and could be putting something new and exciting there instead.
35	Feb 20 2018 07:10 PM	improve main street form freeway through town with center turn lane. police not to have friends and to let them get away with violations
36	Feb 20 2018 06:50 PM	Tremonton has everything we NEED but only lacks a few things we WANT. Keep the small-town feel, but provide opportunity for slightly more commercial variety.
37	Feb 20 2018 06:31 PM	Make laws making people take care of their yards!
38	Feb 20 2018 06:25 PM	Keep the small-town feel. Places to park for people coming in to town to shop. No Walmart
39	Feb 20 2018 06:16 PM	how about a rec center
40	Feb 20 2018 05:49 PM	We need nicer sit-down restaurants and more shopping stores
41	Feb 20 2018 05:32 PM	N/A
42	Feb 20 2018 05:30 PM	I wish the sidewalks were better kept. Many of the rides are difficult to take a stroller down. I also dislike Kent's parking lot.
43	Feb 20 2018 05:26 PM	Please no more business just moving into a brand-new building or more stores that we already have allot of. We need diversity. Somewhere to hang out or have fun that gets bored teens and folks out of trouble because there is nothing to do in Tremonton, you have to drive 30+ minutes to do anything remotely fun.
44	Feb 20 2018 05:21 PM	Have the services we pay for being fulfilled
45	Feb 20 2018 05:19 PM	Amazon and the internet are killing all of you
46	Feb 20 2018 12:40 PM	No
47	Feb 19 2018 08:45 PM	I love Tremonton. I'm so glad we moved here. I would love to be able to do all my shopping here and not have to go to Brigham City or Logan.
48	Feb 19 2018 11:53 AM	Please get us an affordable store like kings ASAP and make downtown inviting and alive. Redo the store fronts, add large planters and tons of

Respondents	Response Date	Responses
		flowers. Kudo's to Lyle Holmgren for the planters he had put in. We love them and that's a start, just need more and on a larger scale.
49	Feb 19 2018 08:44 AM	I would knock down some of the older buildings around the main street park plaza to make room for an open-air amphitheater (similar to Ogden's). It would then make it possible to attract more restaurants as there would be more foot traffic from events in the area. Having a location for concerts, events, performances and would be able to redo down town parking.
50	Feb 18 2018 07:33 AM	No
51	Feb 17 2018 11:58 PM	question 15 should have the option of not a business owner if you are going to ask a question like that or it isn't a complete question.
52	Feb 17 2018 05:50 PM	Tremonton is a great place to live. Let's fix our problems but not make it a big city.
53	Feb 17 2018 01:35 PM	No
54	Feb 17 2018 12:09 PM	Theater would be nice to have locally. Also, high school needs to have a sky walk / overpass walkway for students to use as they cross the street to help the problem with traffic. Traffic can be stopped there waiting for kids for a while!
55	Feb 17 2018 11:16 AM	A rec center would be nice along with a movie theater
56	Feb 17 2018 10:31 AM	No
57	Feb 17 2018 06:38 AM	Tremonton is too compacted and does not have sufficient parking.
58	Feb 16 2018 11:47 PM	No
59	Feb 16 2018 11:39 PM	No
60	Feb 16 2018 09:52 PM	No
61	Feb 16 2018 08:08 PM	no
62	Feb 16 2018 07:29 PM	No
63	Feb 16 2018 07:13 PM	no
64	Feb 16 2018 06:56 PM	Growth is coming. Planning for it instead of trying to limit it will make the growth happen more smoothly. Be actively and intentionally preparing and planning for the growth. Be fair across the board to land owners who are trying to develop their land. Be honest and ethical to all who are promoting this growth
65	Feb 16 2018 05:38 PM	You're doing a great job!
66	Feb 16 2018 05:24 PM	No
67	Feb 16 2018 04:39 PM	No
68	Feb 16 2018 04:25 PM	Let's not get too big for our britches
69	Feb 16 2018 04:16 PM	main street is stagnant and not inviting
70	Feb 16 2018 04:04 PM	I think a walking trail around near river would be beautiful!
71	Feb 16 2018 03:45 PM	No
72	Feb 16 2018 03:39 PM	With how big athletics are in the Tremonton area, an affordable sporting goods store with a good selection would do well here. It would eliminate the need to go to Cache Valley or Ogden for these items.
73	Feb 16 2018 03:13 PM	This is a great community. Don't ruin it.
74	Feb 16 2018 02:31 PM	Keep Tremonton how it's always been, a small, attractive town. People come here for its uniqueness.
75	Feb 16 2018 02:17 PM	Need more entertaining things. a movie theater etc.
76	Feb 16 2018 02:17 PM	If we focus on infrastructure first then a lot of the other things will just naturally happen. We should not be wasting money on putting in walking and biking trails when we have store fronts that have looked the same for 50

Respondents	Response Date	Responses
		years. Also, it would help if we stopped being so small minded when big companies want to come here. I think that we have driven away opportunities that could have been very good for our economy because we don't look at the whole picture. I guess that it just depends on what the goal of Tremonton is. If we want to keep being a small town and not have growth than we have made the right choices. If growth is our goal then we need to do things differently. Sorry just an opinion. Take it how you want it.
77	Feb 16 2018 02:11 PM	Thanks for looking for input
78	Feb 16 2018 02:11 PM	A lot of roads need widened and improved. Especially the road north of the middle school out to the highway. Again, mentioning more "date night" options. Especially for Teens. My kids will be teenagers soon and I DON'T want them passing the time the same way I did.
79	Feb 16 2018 02:09 PM	The thing I love about Tremonton is that it has a small town feeling to it. Please don't let that go!!!
80	Feb 16 2018 02:05 PM	No
81	Feb 16 2018 09:05 AM	Would be so nice to have a pedestrian pass for students to walk over the main road in front of High School. OR Have a light to stop students for a few cars to go and then a light to stop traffic for a few students to walk. Would teach kids some respect for traffic as well as help traffic flow a little better.
82	Feb 15 2018 06:15 AM	Why is our gas 10 to 15 cents higher than Brigham?
83	Feb 14 2018 11:14 PM	The Chamber of Commerce really needs to polish the businesses that we already have. Show our community what there is to offer. Bring in more art. A gallery that could showcase our local talent. As a community we love seeing our neighborhood talent.
84	Feb 13 2018 08:09 PM	Nope
85	Feb 13 2018 06:03 PM	We will continue to grow and the turn needs to keep up with what the people need, no moor hardware sites or car stores, good restaurants, shopping is what we are looking for.
86	Feb 13 2018 10:01 AM	Nope
87	Feb 13 2018 05:26 AM	Love having a ShopKo in town! Ridley's is a great grocery store
88	Feb 13 2018 12:06 AM	No
89	Feb 12 2018 09:02 PM	No
90	Feb 12 2018 07:05 PM	No
91	Feb 12 2018 05:30 PM	Keep roads maintained. Pot holes etc...
92	Feb 12 2018 02:38 PM	Main Street traffic improvements, e.g. double lanes and controlled access
93	Feb 12 2018 11:54 AM	I would love to see Tremonton grow and include a movie theater
94	Feb 12 2018 07:20 AM	I like the small town feel of Tremonton.
95	Feb 12 2018 06:40 AM	Need a place to eat out and go to a movie
96	Feb 12 2018 05:03 AM	Theater please
97	Feb 12 2018 01:49 AM	Please leave Tremonton alone! Our little town has been ruined! Please DO NOT let Micah Capener develop one more ounce of land. We were once a proud farming community, now we are a sloppy, dumpy town of dollar stores, auto part stores and crime. Such a shame!!
98	Feb 12 2018 12:17 AM	Facebook advertising has been beneficial in letting me, the consumer, know about items and specials and events going on locally.
99	Feb 11 2018 10:57 PM	People are so used to driving 30 minutes to go shopping, it will take major effort to change it.
100	Feb 11 2018 09:19 PM	Better loans for Business owners
101	Feb 11 2018 05:30 PM	No

Respondents	Response Date	Responses
102	Feb 11 2018 05:05 PM	Seriously, no more hardware or auto related stores
103	Feb 11 2018 02:52 PM	Nope
104	Feb 11 2018 10:27 AM	No
105	Feb 11 2018 10:18 AM	We need more family friendly options
106	Feb 11 2018 10:00 AM	No
107	Feb 11 2018 09:44 AM	no
108	Feb 11 2018 09:25 AM	Better restaurants with better food and customer service always lure me out of town.
109	Feb 11 2018 07:24 AM	Tremonton needs an outdoor community pool
110	Feb 11 2018 12:38 AM	A better Police department that focuses on the citizens and helping people out. Not hangout my out at the hospital flirting or finding their next wife by giving someone a ticket.
111	Feb 10 2018 11:46 PM	Any help keeping people do activities in Tremonton
112	Feb 10 2018 10:44 PM	More restaurants please
113	Feb 10 2018 10:30 PM	Give us a Walmart on the west end neat the freeways. Sam's Club? Kent's should have spent the money relocating at the west end of town where they could have a decent parking lot rather than remodeling. I hear many, many complaints about parking at Kent's. There should be sidewalks that flank both sides of the street on 2300 West and 1000 North to keep the huge number of children and exercising adults in that area safe. No sidewalks connect the neighborhoods, so pedestrians are forced to share the road with 18 wheelers and cars going 40 mph. There should be sidewalks from 2300 W all the way to the Highschool as well. There should be a fueling station on 1000 north neat the freeway entrance.
114	Feb 10 2018 09:45 PM	Don't like how you let big business build in residential areas
115	Feb 10 2018 07:58 PM	More entertainment & sit-down cafes and restaurants
116	Feb 10 2018 07:57 PM	Huge lack of entertainment for students, teens to do.
117	Feb 10 2018 07:44 PM	Better activities/places for children
118	Feb 10 2018 07:40 PM	In order for people to stay in Tremonton a shop there needs to be business that are reasonable an affordable where people will want to shop at
119	Feb 10 2018 07:34 PM	Nope
120	Feb 10 2018 07:15 PM	We desperately need more entertainment venues like a movie theater, not another fast food place or dollar store.
121	Feb 10 2018 07:07 PM	Don't let in people from California
122	Feb 10 2018 06:57 PM	Tremonton could use a facelift around. And add new stores for general merchandise and clothing
123	Feb 10 2018 06:47 PM	Get a chic fil a
124	Feb 10 2018 06:40 PM	Movie theatre pls, the money ppl spend going to Brigham or Logan could be used here, especially clothing stores
125	Feb 10 2018 06:31 PM	We love Tremonton! It is hard to know how to approach economic growth without taking away from the small town feel that so many of us love. Thanks for your efforts! Also, our library needs serious help. It would be great to see an improved library.
126	Feb 10 2018 05:14 PM	Please, I understand religion plays a huge role in this town but we need a coffee shop. Not a Starbucks. Just somewhere anyone of any age can just sit and spend time with friends while enjoying a great cup of coffee.
127	Feb 10 2018 04:57 PM	Movie theater at night entertainment very needed to keep people in town
128	Feb 10 2018 04:39 PM	Bring in a public recreational center like Heber City, and more variety of stores and restaurants

Respondents	Response Date	Responses
129	Feb 10 2018 04:13 PM	Improve the post office! The parking there is a nightmare
130	Feb 10 2018 04:10 PM	No more hardware stores
131	Feb 10 2018 03:34 PM	Keep this town small as long as possible
132	Feb 10 2018 02:30 PM	We need better entertainment/ recreation choices. We need better fast food/restaurant choices. We need to keep our money local
133	Feb 10 2018 12:48 PM	no Walmart please
134	Feb 10 2018 12:32 PM	Movie theater
135	Feb 10 2018 11:13 AM	Please build an Ulta so I can work there and spend all of my money there!
136	Feb 10 2018 11:08 AM	Be more aggressive in bringing manufacturing and industry to town.
137	Feb 10 2018 11:00 AM	I love raising my family in this valley. Things could always be better, but we certainly LOVE this community!
138	Feb 10 2018 10:28 AM	No
139	Feb 10 2018 10:09 AM	I like Tremonton. Really miss Kings and Alco. Shopko just does not measure up.
140	Feb 10 2018 09:38 AM	Please do not over developed too quickly. I moved here because I love this rural area and the country life. I want to see it stay that way or I will move to Montana or Idaho. Thank-you for your consideration.
141	Feb 10 2018 09:16 AM	No
142	Feb 10 2018 09:15 AM	No
143	Feb 10 2018 07:29 AM	We need something for the kids to do.
144	Feb 10 2018 06:43 AM	A coffee shop would be nice to have
145	Feb 10 2018 05:52 AM	Pleas more entertainment facilities and lumber stores and I will be at peace.
146	Feb 10 2018 04:38 AM	All the gang activity in Tremonton makes it a little scary to shop in Tremonton.
147	Feb 10 2018 12:47 AM	We don't need another beauty salon, car wash or auto part store. Something like Alco again was perfect.
148	Feb 10 2018 12:42 AM	Draw tech jobs to the county.
149	Feb 10 2018 12:29 AM	No
150	Feb 09 2018 11:58 PM	A movie theatre would keep more of our young people in town who would like some entertainment. Mini golf. Bigger selection of "nice, sit down type" restaurants.
151	Feb 09 2018 11:03 PM	No
152	Feb 09 2018 10:54 PM	Prices at the local grocery stores are too high
153	Feb 09 2018 10:27 PM	nope
154	Feb 09 2018 10:11 PM	Add more restaurants, movie theaters, arcades, and a Walmart. People get bored of Tremonton and disgusted
155	Feb 09 2018 09:56 PM	Stop trying to make this little town something it does not want to be.
156	Feb 09 2018 09:33 PM	Lower taxes! Thanks for all you do, Tremonton is a great place.
157	Feb 09 2018 09:21 PM	Shopko needs competition
158	Feb 09 2018 09:12 PM	No
159	Feb 09 2018 09:05 PM	No
160	Feb 09 2018 08:33 PM	Plan ahead for a great economic future.
161	Feb 09 2018 07:55 PM	Build it and people will come - wheres Walmart
162	Feb 09 2018 07:33 PM	Keep doing events that attract visitors using our current infrastructure to stimulate spending in town. Like the ball tournaments, fairground events art style events to bring them into the downtown area.

Respondents	Response Date	Responses
163	Feb 09 2018 06:29 PM	More stores
164	Feb 09 2018 06:00 PM	The security sucks break ins theft and bad snow conditions no one shovels the sidewalks no mainstream stores within 10 miles no pediatrics or after care. No growth opportunity
165	Feb 09 2018 05:51 PM	no
166	Feb 09 2018 05:03 PM	Legalize it!
167	Feb 09 2018 05:02 PM	We need lower prices and more stores.
168	Feb 09 2018 04:49 PM	No
169	Feb 09 2018 04:34 PM	Movie theater
170	Feb 09 2018 03:18 PM	no
171	Feb 09 2018 02:27 PM	Walmart would be awesome!
172	Feb 09 2018 02:13 PM	no
173	Feb 09 2018 01:50 PM	no
174	Feb 09 2018 01:46 PM	I'd love to be able to keep Tremonton a small-town feeling. No big box stores. And take care of our farmers who do some much for our agriculture life!
175	Feb 09 2018 01:23 PM	No
176	Feb 09 2018 01:13 PM	No
177	Feb 09 2018 01:13 PM	I think the city needs a different kind of attractions and business besides sports, dance and fashion. The same ideas get old.
178	Feb 09 2018 01:13 PM	Go after the drugs and gangs. Start there.
179	Feb 09 2018 01:10 PM	no
180	Feb 09 2018 11:36 AM	If Tremonton had more options, I'd stay local more often
181	Feb 09 2018 11:12 AM	A trail map for public access hiking and biking trails.
182	Feb 09 2018 11:06 AM	You can go any where's and find less gas prices
183	Feb 09 2018 11:01 AM	Help make Tremonton a better place to live and everything else will happen
184	Feb 09 2018 10:41 AM	Keep the federal government out.
185	Feb 09 2018 10:31 AM	We chose to move away from Ogden to Tremonton and commute because of the small-town charm and people. Please do not try to overdo it or push the family and small business out by bringing in big name retailers.
186	Feb 09 2018 10:20 AM	Treat all straws equal. Example....Snow removal and Street Sweeping. Some areas get that more often and are better served than others. Subdivisions services are not e
187	Feb 09 2018 09:45 AM	Less car part stores and hardware stores! Bring in more restaurants like panda express or KFC lol. We have enough auto part and hardware stores also more entertainment so we don't have to travel so far.
188	Feb 09 2018 09:44 AM	More restaurants
189	Feb 09 2018 09:40 AM	We have 2 interstates going through the area. I feel we could attract a lot of business from the travelers to help our economy.
190	Feb 09 2018 09:40 AM	No
191	Feb 09 2018 09:34 AM	You need to let others join in on the building issues not just loosleys
192	Feb 09 2018 09:31 AM	What happened to the grant to beautify downtown Tremonton?
193	Feb 09 2018 09:25 AM	Nope
194	Feb 09 2018 09:02 AM	No
195	Feb 09 2018 08:57 AM	No
196	Feb 09 2018 08:57 AM	No

Respondents	Response Date	Responses
197	Feb 09 2018 08:54 AM	Build us a sports complex!! It would be fun for the whole community!
198	Feb 09 2018 08:50 AM	I'd like to have a restaurant but I feel I don't have the resources to do so
199	Feb 09 2018 08:42 AM	Provide more entrainment options for adults and youth
200	Feb 09 2018 08:34 AM	Get more restaurants
201	Feb 09 2018 08:21 AM	more clothing and shoes stores
202	Feb 09 2018 08:20 AM	New Restaurants, Movie theatres would be good
203	Feb 09 2018 08:12 AM	Realistically if we got A Walmart in town it would seriously hurt some of the other small businesses in town. Unfortunately, they can offer prices that not people will pay.
204	Feb 09 2018 08:02 AM	Love Tremonton
205	Feb 09 2018 07:59 AM	No
206	Feb 09 2018 07:45 AM	It a great town so move slowly and keep it great
207	Feb 09 2018 07:25 AM	No
208	Feb 09 2018 07:23 AM	We need to develop the area with common sense. We have an abundant of auto parts store, dollar stores, hair/ nail salons, which are all good things, but what about something entertaining for the youth to do? A movie theatre would be wonderful!
209	Feb 09 2018 07:17 AM	No
210	Feb 09 2018 06:43 AM	Need more sit-down restaurants.
211	Feb 09 2018 06:43 AM	If Tremonton is to grow and be the "progressive" city that our welcome sign boasts, we need to bring in a variety of business' and not be afraid of change.
212	Feb 09 2018 06:24 AM	We need something kid friendly
213	Feb 09 2018 06:09 AM	Crack down harder on illegal drugs
214	Feb 09 2018 06:06 AM	No
215	Feb 09 2018 06:00 AM	We love the Tremonton lights show.
216	Feb 09 2018 05:56 AM	No
217	Feb 09 2018 05:48 AM	Cleanup lots and unsafe buildings
218	Feb 09 2018 04:18 AM	Na
219	Feb 09 2018 03:55 AM	No
220	Feb 09 2018 03:21 AM	No
221	Feb 09 2018 03:16 AM	Get er done. MAGA
222	Feb 09 2018 12:46 AM	More places to eat!!!
223	Feb 09 2018 12:32 AM	Thanks for the survey
224	Feb 09 2018 12:12 AM	Need more entertainment
225	Feb 08 2018 11:52 PM	The city needs to look at having full time fire and EMS coverage
226	Feb 08 2018 11:14 PM	leave your dogs at home, if they are a service animal, prove it. Comfort animals should be left at home! People should be ticketed for running yellow lights, NO idling engines - we need to work on air quality, no farmers burning fields for the same reason. Food pantry should be open more than 2 days. Need traffic lights set so you can pull out at Kent's, Riddleys, and the shop co road in impossible. Dogs should be on leashes, poop bags provided at the parks, ticketed if they don't comply. The service animal thing has gotten way out of hand, because people lie, can get vests online for their animal and this will get worse unless rules are set and enforced. People claim anything is a comfort animal, they don't care about allergies, fears of certain animals. Any animal should be required to be diapered when it is taken in any store.

Respondents	Response Date	Responses
227	Feb 08 2018 11:12 PM	Everything here is for lack of better words done half assly the best restaurant in town is in the bowling alley which is pretty sad and newest big store is that sad thing you call a Shopko
228	Feb 08 2018 11:05 PM	Please bring in more businesses.
229	Feb 08 2018 11:02 PM	Jimmy John's. Little Caesars pizza. More sit-down restaurants, movie theater,
230	Feb 08 2018 10:50 PM	No
231	Feb 08 2018 10:26 PM	Thank you for doing what you are doing to improve Tremonton!
232	Feb 08 2018 10:22 PM	Nope
233	Feb 08 2018 10:14 PM	I don't know how much adding more retail stores will help Tremonton. A lot of people want Tremonton to remain small with a niche set of small-town stores. I don't really want my tax dollars going to spruce up Main Street, and I don't think it is fair to ask existing businesses to provide revenue to do that either. I would like to have more restaurants and general stores, yes, but I even with those stores I would still probably do a majority of my shopping online or at a big box store due to more competitive pricing and it's easier
234	Feb 08 2018 10:12 PM	No
235	Feb 08 2018 10:11 PM	Love the values and small-town atmosphere Tremonton brings but would love to see job opportunities, restaurants and entertainment evolve. I'm sure the majority of residents are going elsewhere and spending their money in other nearby towns
236	Feb 08 2018 09:58 PM	Bring in some restaurants and better community recreation facilities
237	Feb 08 2018 09:52 PM	No
238	Feb 08 2018 09:43 PM	Nope
239	Feb 08 2018 09:37 PM	Need more entertainment/family friendly things/ restaurant
240	Feb 08 2018 09:33 PM	I'm not a business owner but had to answer something on the last question in order to move on.
241	Feb 08 2018 09:33 PM	Horrible city planning (roads, houses, sidewalks)
242	Feb 08 2018 09:31 PM	It would be nice if there were an Instant Care in Tremonton
243	Feb 08 2018 09:29 PM	no
244	Feb 08 2018 09:27 PM	The city needs somewhere for the children of all ages to go and play hangout have fun something that can keep them busy and off the streets
245	Feb 08 2018 09:11 PM	City should focus on police, EMS, clean healthy community. The rest will follow.
246	Feb 08 2018 09:03 PM	Chick-fil-a
247	Feb 08 2018 08:58 PM	No
248	Feb 08 2018 08:58 PM	More restaurants and retail store
249	Feb 08 2018 08:57 PM	I live here because it is a small town. I like the way it is. I move out of Salt Lake to get away from the city.
250	Feb 08 2018 08:52 PM	Thank you for taking the interest in making our city the best it can be.
251	Feb 08 2018 08:43 PM	No
252	Feb 08 2018 08:36 PM	If we had a Smiths, a hardware store that was open on Sunday and for longer hours, and a theatre I would never leave
253	Feb 08 2018 08:34 PM	No
254	Feb 08 2018 08:26 PM	Nope
255	Feb 08 2018 08:09 PM	We need controlled growth. We need to take care of our own not the big box. We soon will lose our local business
256	Feb 08 2018 08:05 PM	No

Respondents	Response Date	Responses
257	Feb 08 2018 07:52 PM	I hear rent for small stores is extremely expensive, I think lowering costs would encourage people to want to set up shop. Tremonton has many great small businesses that want to own a brick and mortar store, but don't have the funds that the city requires.
258	Feb 08 2018 07:48 PM	No
259	Feb 08 2018 07:35 PM	Entertainment with Restaurants would help greatly.
260	Feb 08 2018 07:34 PM	determine what is best for community, not developers
261	Feb 08 2018 06:59 PM	Tremonton needs to bring in more big businesses that have a higher level of pay. It's like we are living in the past 30 years ago.
262	Feb 08 2018 06:39 PM	Not another auto part store
263	Feb 08 2018 06:36 PM	No
264	Feb 08 2018 06:21 PM	No
265	Feb 08 2018 06:19 PM	Why does gas cost 20 cent more than Brigham City? Surely there isn't 20 cent more per gallon cost of transporting it another 20 miles?
266	Feb 08 2018 06:07 PM	We need more stuff for kids to do and more restaurants
267	Feb 08 2018 06:07 PM	It feels like we are held hostage with high gas prices. I will always fill up out of town because it is cheaper.
268	Feb 08 2018 06:06 PM	I love to shop local and little boutiques. Love the new improvements that have been made and I take advantage of them. Let's invest in our community
269	Feb 08 2018 06:01 PM	Clean up the store fronts on Main Street and bring in restaurants.
270	Feb 08 2018 06:01 PM	A strong police force, safe, clean and healthy community with strong EMS (emergency, healthcare, hospital etc.) good schools brings and keeps families.
271	Feb 08 2018 05:41 PM	Help the mom & pop places. And new small places
272	Feb 08 2018 05:39 PM	Movie theater!
273	Feb 08 2018 05:39 PM	You're doing a great job. Love the people.
274	Feb 08 2018 05:36 PM	I never shop at the stores in the downtown area because the parking is so limited. I do not like to park on the street as it is risky for both people and my car. I have no idea if the shops have good prices because I've never been to them.
275	Feb 08 2018 05:11 PM	Nothing you haven't heard before, but nothing changes. More people than Micah Capener need to be involved in planning and decision making.
276	Feb 08 2018 04:56 PM	Not at this time
277	Feb 08 2018 04:39 PM	Better activities for teens
278	Feb 08 2018 04:36 PM	Tremonton is growing please keep the city services up with the growth
279	Feb 08 2018 04:24 PM	No
280	Feb 08 2018 04:22 PM	No
281	Feb 08 2018 04:15 PM	No
282	Feb 08 2018 04:08 PM	More entertainment! Movie theatres, mini golf, anything!!!
283	Feb 08 2018 04:04 PM	We need something for kids to do and somewhere for them to hang out with friends. Bring dragging main back!
284	Feb 08 2018 03:59 PM	The reason our kids get into trouble is because they get bored and have nothing fun to do they have to go to Logan or Ogden to do anything and most can't drive
285	Feb 08 2018 03:59 PM	No
286	Feb 08 2018 03:59 PM	No
287	Feb 08 2018 03:59 PM	No

Respondents	Response Date	Responses
288	Feb 08 2018 03:55 PM	Bring a mini Target or something that has clothes and groceries
289	Feb 08 2018 03:53 PM	Tremonton needs more family fun and good places to eat at with family.
290	Feb 08 2018 03:53 PM	I Love living in Tremonton. I wish there were more things to do for family nights and for keeping teens out of trouble.
291	Feb 08 2018 03:52 PM	You're doing a great job! Thanks for your hard work:)
292	Feb 08 2018 03:52 PM	N-a
293	Feb 08 2018 03:50 PM	No
294	Feb 08 2018 03:47 PM	Help those business that care about our town and people who have always been here
295	Feb 08 2018 03:44 PM	No
296	Feb 08 2018 03:42 PM	NA
297	Feb 08 2018 03:40 PM	We just need to beautify the city and also create more options for entertainment dining and shopping
298	Feb 08 2018 03:40 PM	No
299	Feb 08 2018 03:40 PM	the city should be supporting the local businesses just as much as the citizens
300	Feb 08 2018 03:38 PM	Time to grow!!
301	Feb 08 2018 03:32 PM	2 struggles our family has with living in a small town is no pediatrician's in town and if a little one gets sick middle of the night we have to drive out of town to gain access to an open store for much needed items because our stores in town are closed.
302	Feb 08 2018 03:23 PM	No
303	Feb 08 2018 03:20 PM	I would love a movie theater
304	Feb 08 2018 03:16 PM	Keep the growth coming
305	Feb 08 2018 03:10 PM	Tremonton needs overhaul
306	Feb 08 2018 03:07 PM	Family Style restaurants and movie theater would go along way.
307	Feb 08 2018 02:55 PM	No
308	Feb 08 2018 02:54 PM	No
309	Feb 08 2018 02:54 PM	I'd like to see Tremonton do something about the old Crossroads restaurant. It's a complete eye sore now.
310	Feb 08 2018 02:46 PM	not really
311	Feb 08 2018 02:37 PM	Down town should be used for retail businesses, not storage spaces, or other uses that have no interaction with the public
312	Feb 08 2018 02:36 PM	No
313	Feb 08 2018 02:30 PM	We definitely need a better selection of stores who offer better prices to keep people at home to shop.
314	Feb 08 2018 02:27 PM	No
315	Feb 08 2018 02:26 PM	Getting a hold of the drug use in this town would not only benefit the community but would help improve children's well-being! Heather Campbell is a huge drug distributor.
316	Feb 08 2018 02:24 PM	Tremonton is neat
317	Feb 08 2018 02:22 PM	I think Tremonton needs a face lift!
318	Feb 08 2018 02:16 PM	NO MORE hardware stores unless it's a big one like Lowe's/Home Depot. NO MORE auto parts stores. No more fast food. A few NICE sit-down restaurants would be great. I know small towns resist big retail stores, but I think our economy would really benefit in keeping the business here in town. Then Main Street can have more of the small specialty stores or actual entertainment beyond just bowling since that's the ONLY entertainment in

Respondents	Response Date	Responses
		this town right now (and even that requires a reservation in the winter months because it's the only thing to do).
319	Feb 08 2018 02:13 PM	We need restaurants! We need incentives and support for locals to bring and keep businesses here.
320	Feb 08 2018 02:13 PM	No
321	Feb 08 2018 02:12 PM	Stop bringing in auto stores, hardware stores etc. that we already have too many of! Let the businesses we have thrive, and bring in a better variety instead of competition
322	Feb 08 2018 02:11 PM	More knowledge of day care for families
323	Feb 08 2018 02:09 PM	No
324	Feb 08 2018 02:05 PM	We need movie theater and dining
325	Feb 08 2018 02:03 PM	Make it easier on people who don't always have a form of transportation. Whether it's a bus system or a Wal-Mart or some sort of major restaurant, preferably a buffet.
326	Feb 08 2018 02:02 PM	I feel like Tremonton needs a movie theater!!!
327	Feb 08 2018 02:01 PM	Bring in a variety to keep our people in the community. Most of us hate having to travel distances to enjoy shopping and entertainment
328	Feb 08 2018 02:00 PM	Think big, plan for the future. Bring in the big stores.
329	Feb 08 2018 01:59 PM	We a bigger selection of entertainment (restaurants, theaters) and retail stores
330	Feb 08 2018 01:59 PM	Nope
331	Feb 08 2018 01:58 PM	Bring more restaurants or fun things you can go do as a family
332	Feb 08 2018 01:56 PM	Need a movie theater
333	Feb 08 2018 01:55 PM	No
334	Feb 08 2018 01:52 PM	We need new Mayor and city council that knows what the hell they are doing. The current administration are good ol' boys and are out of touch.
335	Feb 08 2018 01:51 PM	Sidewalk installation/improvement all over town would be greatly appreciated. It's frustrating to not feel safe walking places with my children because there are no sidewalks on busy roads.
336	Feb 08 2018 01:47 PM	Need more sidewalks in some areas to avoid dangerous pedestrian car situations
337	Feb 08 2018 01:47 PM	Focus on growth and small business
338	Feb 08 2018 01:45 PM	no
339	Feb 08 2018 01:41 PM	No
340	Feb 08 2018 01:40 PM	Semi-trucks cutting off school buses
341	Feb 08 2018 01:34 PM	No
342	Feb 08 2018 01:32 PM	no
343	Feb 08 2018 01:32 PM	I would really enjoy a Walmart here. The Home Depot would be great too. I would really like a movie theater as well- it would be good for teens and families.
344	Feb 08 2018 01:31 PM	No
345	Feb 08 2018 01:31 PM	A good Pet Shop and Pet Supply store also.
346	Feb 08 2018 01:26 PM	More food options is a must
347	Feb 08 2018 01:23 PM	Get a mall
348	Feb 08 2018 01:22 PM	No
349	Feb 08 2018 01:21 PM	We need a Walmart in Tremonton!
350	Feb 08 2018 01:21 PM	No

Respondents	Response Date	Responses
351	Feb 08 2018 01:20 PM	No
352	Feb 08 2018 01:16 PM	I believe Tremonton also needs to grow the recreational sector, developing parks, walking trails, and events with in the community and from other areas could help the economy grow.
353	Feb 08 2018 01:12 PM	I've lived here for a yr. and half not once have I seen a street sweeper
354	Feb 08 2018 01:11 PM	Places for families to do things would keep a lot of people here. Movie theater, a fishing pond, a rec center. In Heber they have a community rec center that is amazing. Families can go year-round to play racquet ball, tennis, basketball, soccer....the list goes on. I would much prefer to pay a monthly fee to be able to do that than pay a monthly fee that only my husband and I can use for a gym like Results.
355	Feb 08 2018 01:03 PM	More restaurants are needed and entertainment options should be available
356	Feb 08 2018 12:58 PM	Movie theater please.
357	Feb 08 2018 12:53 PM	Just keep doing what you do. It takes time to build.
358	Feb 08 2018 12:45 PM	Approve more stores that are different from what we have too many of. M
359	Feb 08 2018 11:46 AM	Need places to eat and entertain
360	Feb 08 2018 11:26 AM	Nope
361	Feb 08 2018 10:12 AM	no
362	Feb 08 2018 10:08 AM	Less low-income housing may attract better, more reliable workers.
363	Feb 08 2018 10:00 AM	We could really use a big box store and a destination store that people would come to from out of town, like a Cabela's
364	Feb 08 2018 09:47 AM	--
365	Feb 07 2018 11:26 AM	No
366	Feb 07 2018 09:27 AM	no
367	Feb 06 2018 10:05 PM	Overall, I think Tremonton is a beautiful town with a lot to offer.
368	Feb 06 2018 03:20 PM	Thanks for making an effort
369	Feb 06 2018 12:42 PM	As you pursue economic development, please think about the culture of the community. Big box stores and businesses owned by remote corporations often do not support the local community and cause us to lose our unique identity. I would rather see us help locally owned businesses develop than bring in large chains.
370	Feb 06 2018 12:04 PM	Nope
371	Feb 06 2018 11:29 AM	City officials need to become more involved with the businesses that serve the community. Get to know what is being made or sold in the community.
372	Feb 06 2018 11:23 AM	The city needs to focus revitalization on the Crossroads area and then west of the fair grounds
373	Feb 06 2018 10:57 AM	Great place - Love it here
374	Feb 06 2018 10:55 AM	none
375	Feb 06 2018 10:46 AM	.
376	Feb 06 2018 10:38 AM	Need for public transportation is a huge need.
377	Feb 06 2018 07:59 AM	Nope
378	Feb 06 2018 12:36 AM	Police and fire department are doing great, thank you!
379	Feb 05 2018 06:32 PM	We need to have movie theatre and other entertainment

APPENDIX F – Excerpt from Rhodes Conoco Subsurface Investigation Report
