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REFLECTIONS ON THE PASSING OF THE COMMUNITY PLANNING SEMINARS

by Gene Moser
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FIND

These observations on land use planning and the training of public officials are based on my experiences as a citizen, planning commissioner, and Summit County Commissioner. My observations are also based on the Community Planner Seminars (aka Citizen Planner Seminar) in which I participated and the great people I met and worked with during those fourteen years.

First let me say that I believe land use planning is the most important function delegated to local governments. The thing about planning is that, if it's done right, the results will be enjoyed by future generations through the next century. If done wrong, it's a long term error. Land use decisions made by elected and appointed public officials often last a hundred years or more, sometimes with unintended consequences. Planning is a serious business filled with legal, technical, political and ethical complications. Consideration of private property rights is a critical concern while balancing the health, safety and welfare of the community.

It has been said that your judgment is no better than your knowledge. Unfortunately, many of those elected or appointed to determine the future of our communities are generally lacking in knowledge in land use matters and poorly prepared to take on these responsibilities. As Robert Louis Stevenson once said, "Politics is perhaps the only profession in which it is thought that no preparation is necessary." Because appropriate land use planning is critical, so is the education of those involved who are making the decisions.

The Community Planner Seminar was organized to help fill this gap in the education of the public official. I had been contracted as a land use consultant by the Utah Local Governments Trust in 1995 and partnered up with Gene Carr—then with the Center for Public Policy and Administration at the University of Utah. Gene had produced and managed videos and manuals

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LEAD

PRESIDENT'S MESSAGE

by John Janson, AICP

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TEAM

Just got back from our spring conference in St. George and really enjoyed the experience. I'd not been there for a few years and the town has changed a lot with the addition of a great open space/plaza and surrounding sandstone buildings just south of the Boulevard. I was impressed to see so much attention paid to a public open space in what some might consider a touristy town. It really was terrific and seemed to bring a lot of people to the plaza. The plaza includes fountains, a small red inch deep stream emerging from a pool/fountain, wading, shade, a tower that plays music, seating, a pop jet interactive fountain, art (public and private), a community garden, bathrooms, and people. Yes, lots of people enjoying the community space and the programmed activities. Below is a picture that helps to show you some of the features! What an impressive space! The St. Georgians have also created a water walk, which is a series of manmade linear springs and pools that cascade from a natural spring up hill from the Boulevard following the edge of the sidewalk. A considerable amount of art can be found along the street too. One would not expect a lot of water use like this in a desert environment but some of the water is non-potable spring water that really couldn't be used for much else. Cooling off is an important function during St. George summers and these projects meet that challenge head on.

Oh, and by the by, the conference was very good! We had many excellent presentations and good conversations about issues important to planners. In the ethics discussion, we even learned to "just say no" (small unethical behaviors seem to lead to bigger blunders for the ethically challenged)! Most of all it is important to me to thank conference chair Monty Thurber and his helpers for providing us another great conference in a superb setting. Facilities were fantastic and it was fun. We had about 125 registrants and I got to see a lot of planner buddies. Thank heaven for name tags! Thanks again St. George, and we will see you all in nearby Washington City next year.

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**Our Favorite Pair of Genes:
Gene Moser (left) and
Gene Carr, FAICP (right)**

on land use subjects for outreach training. These were The General Plan, Planning Commission, Zoning, The Board of Adjustment, Subdivisions, and Conduct of Public Meetings. The seminar was based on these topics with the addition of a session on land use law. Persons attending the two day session received a completion certificate. The first seminar was held January 13, 1996 in Park City and ultimately a total of 93 seminars were conducted and they were attended by more than 3,000 persons. The seminars became very popular and the evaluations received from the participants indicated that they found the training to be extremely valuable. Most of these were planning commissioners, mayors, city and town council members, county commissioners, and staff. Also in attendance were representatives of special service districts, the State Attorney General's office, the Legisla-

ture, the L.D.S. Church architect's office, students from various universities, and interested citizens. We welcomed all those who registered. Attendance at the seminar qualified for continuing education credits in several professional organizations.

Manuals and hand-out materials were distributed on each topic so the participants had a reference piece when they returned home. It has been said that the secret of presenting a successful meeting is detail-detail-detail. We worked hard on the preparation of the venue and sessions. The seminar always started and ended on time.

Many people contributed to the success of the seminars. First of all, our sincere gratitude to the attendees who took two days of their busy lives to learn how to do their job better. Staff from local governments and A.O.G.s provided invaluable help in arranging for and setting up the venues. The professional planners and law specialists who volunteered their time to teach the sessions were the key to the value of seminars. The sponsorship of the Utah Local Governments Trust was critical. The support of the American Planning Association-Utah Chapter, the Governor's Office of Planning and Budget and our relationship with the Center for Public Policy and Administration at the University of Utah was very much appreciated. And last but not least, Prof. Gene Carr FAICP who wrote and kept our manuals up to date, produced training videos, presented in all the seminars around the state until his retirement, and worked tirelessly whenever needed. His role in the traveling show spawned our stage name as "The Pair of Old Genes."

Personally, it's been a most rewarding time for me. When asked, "Doesn't preparing, moderating and instructing in all those seminars get boring?" I can respond honestly with an emphatic, "No, it does not." Having the opportunity to meet and be with people for two days who were excited about learning how to improve their communities made the work all worthwhile and I will always treasure the experiences.



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OBSERVATIONS ON THE 2009 UTAH LEGISLATURE

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“There once was a time when land use laws did not change much, if at all, but that is a far distant time. The increasing attention in recent years to issues of development, the rapid rise in real estate values and government’s role in the private economy, and the rapid growth of our communities have all served to sharpen interest in land use regulation.”

Another legislative session has come and gone in the state of Utah, and as usual there were some good, and some not so good, results. There once was a time when land use laws did not change much, if at all, but that is a far distant time. The increasing attention in recent years to issues of development, the rapid rise in real estate values and government’s role in the private economy, and the rapid growth of our communities have all served to sharpen interest in land use regulation. Add to that the fact that more serving legislators are involved professionally in real estate and development than any other single area, and the desire to modify the land use codes every year is overwhelming.

Many of you may recall when, a few years ago, a major assault was launched on the Land Use Development and Management Act (LUDMA) by a few developers, with the support of some legislators. It was an interesting time, and not a particularly pleasant one for cities and counties and their planners (and citizens!). The assault eventually failed, but some good lessons were learned. One was that local governments may be their own worst enemy when a few fail to follow established state law governing how planning and land use regulation are to be done. Whether done out of ignorance or deliberate disregard, the frequent result is having to fight rearguard actions at the legislature to prevent draconian limitations on the powers of local government to assure development is in the public interest.

One of the good results from that fight was the establishment of a working group of city (and some county) representatives along with developer interests who call themselves the Property Rights Coalition (PRC). This working group meets regularly throughout the year to discuss issues that arise regarding development and land use regulation. The meeting allows people to understand things from the other guy’s point of view. We hear directly from developers about city and county actions that cause problems for them. By explaining the reasons behind a land use requirement, we can sometimes talk the PRC members “off the ledge” before they jump into attempting to change the land use and development sections of the state code. Where there are legitimate issues and problems, we work together to craft new language. It is a process that works well, and has come to be recognized by legislative leadership; to the point that most land use bills do not get much traction unless they have been vetted by this group.

The 2009 legislative session saw the introduction of several bills that were the product of discussion by this working group, such as bills on impact fees, water rights exactions and subdivision regulations. Impact fee legislation however, seemed to be particularly touchy this year, with several bills filed that had not been addressed by the working group. Consequently, a lot of fast dancing had to take place during the “hurly burly” of the session to pull all these bills together and try to deal with them in a comprehensive way. Lots of kudos to the primary lobbyists on the local government side, Jodi Hoffman of the League of Cities and Towns, and Gary Crane of Layton City for their diligent work on impact fees during the session! The primary issue was how impact fees and exactions are assessed on other government entities building new facilities in our communities, such as school districts and state agencies. Given the tight budgetary times now upon us, this became quite a political issue between these entities and the cities and counties that would need to provide local services to these new facilities.

Another interesting thing about this session was the plethora of groups who succeeded in carving out their own “exclusions” from some portion of land use regula-



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tion. Billboard owners (as they do every year) and schools got exclusions, but so did groups like duck clubs, mining, the military, and agriculture. If taken to the extreme, the state could have land use regulations riddled with exceptions that make little sense from a broader policy perspective.

Finally, in contrast, it is interesting to see the press' take on what happened on land use issues in the legislative session. A story in the Salt Lake Tribune published shortly after the end of the session ran with a headline that said, in part, "Property rights lost ground in legislative session."

"This was not a good session for personal property rights," the March 17th 2009 story quoted House Speaker Dave Clark as saying and which cited a variety of bills to this end, including some land use bills. The story's author, Sheena McFarland, further summarized:

Another successful measure, SB68, would broaden the rights of mining companies to prospect and explore not only on their own properties but also – if they acquire the mineral rights – beneath the surface of someone else's. Howard Mitchell, who is executor of his brother's 500-acre estate next to Kennecott's Bingham Canyon mine, worries the bill would allow the mine to dig on his land without compensation. "The state is giving the advantage to the mining people," the West Jordan resident said. "The state is inserting itself between the landowner and the federal government."

The Trib story goes on to quote Brent Bateman, the state's property rights ombudsman, saying "a few bills did help property owners. Several measures dealing with impact fees helped landowners, as did SB83, shielding property owners from the threat of condemnation, and SB41, making the process for placing power poles more public. 'Overall, I wouldn't call it a huge session for property rights,' [Bateman] said. 'There weren't a lot of great steps forward in property rights, but there were some positives.'"

And so it goes....



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HOW THE RECESSION WILL CHANGE LAND PLANNING AND HOUSING IN UTAH

by Stephen G. McCutchan, AICP

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Everything you knew about the economies of land planning and housing two years ago is now worthless. Well maybe not worthless, but pretty close to it. The current financial and housing crisis has changed all of the rules of lending, developing land and neighborhoods, and home buying. To successfully move forward from the recession, planners need to understand how and why the recession has changed land planning and housing to be players in the vibrant, new development and housing economy coming soon. In the near future, new ideas for community development need to be devised, articulated and implemented. Amazingly, most of those new ideas are going to be based upon principles of years past.

What Was Wrong with the Pre-Recession Way of Doing Things

In the recent past, almost anything that was planned and built – no matter how big or how ugly – could be sold in the pre-recession economy. A big part of why the recession has hit so hard on the housing sector is simply because of that fact. Loose lending practices that didn't require real income, a credit record or a down payment, sold a lot of housing that should have never been built in the first place. It was designed for a marketplace that didn't really exist, but the market believed it did because lenders said it did. People who really couldn't afford to buy a home and should have been renting, could buy an entry-level home and pay the same as their monthly rent—at least for a few years—without sufficient income, without a credit history and without a down payment. On a different level, people who owned a modest home, now could afford a big, luxury home for almost the same monthly amount—at least for a few years – because they didn't need the income to qualify, didn't need the credit score and didn't need a 20% down payment. A very elaborate system where everyone—lenders, developers, home builders, home buyers and the public at large—apparently prospered well beyond their means by violating the basic principle that you cannot—in the real world—live beyond your means.

How Lending is Changing in Post-Recession Times

Everyone agrees that lending practices associated with land development and housing will need to change in post-recession times. The changes actually won't be anything new, they will be a return to lending practices of several years ago when real income, higher credit scores and a down payment was required to get a loan to develop land or buy a home.

Some of the baselines of post-recession lending practices will be in three criteria— income, credit scores and down payments. These are examples of what many authorities believe will be the minimum basis for buying a home in post-recession times.

Income Requirements: Income lending requirements come in two forms – making a minimum amount and having a favorable debt to income ratio. People will need to have a stable salary and have few debts. People who make less than the median income for an area will find it very difficult to buy a new home without a substantial down payment and generally, people who make less than the median income don't have savings for a down payment. People who only make the median income or slightly above it will find their choices in home buying highly limited to the extreme edges of the suburbs or to older neighborhoods that haven't experienced revitalization.

Regarding the debt to income ratio, in the pre-recession economy people could have

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RECESSION (continued from previous page)

	Pre-Recession	Post-Recession
Best Credit Score	680 and up	720 and up
Down Payment on a House	0 – 10 percent	10 – 20 percent
Documentation	Minimal	Maximum
Total Debt-Income Ratio	55 – 60 Percent	Less than 41 percent

Source: HSH Associates, hsh.com and USAA.com

a debt to income ratio of 55 to 60%, meaning you could have up to 60% of your monthly income already committed to existing debts and still get a home loan leaving only 40% for housing, food and other non-debt living needs. In post-recession times, debt to lending ratios is expected to be the opposite. Maximum debt to income ratios will be about 40%. People with debts that add up to more than 40% of their monthly income will not be eligible for home loans.

Credit Scores: Credit scores have generally been used in pre-recession times to upwardly adjust interest rates rather than deny loans. A low credit score didn't necessarily mean you wouldn't get a loan, it meant that you would be paying a much higher interest rate. A good credit score in pre-

recession times was around 680. In post-recession times, a good credit score is going to need to be above 720. Generally, a person needs to have a very good credit history with very little open debt accounts to have a credit score above 700 and, particularly, above 720. Young people or young families will find it very difficult to have a credit score of 720 or more either because of a lack of credit history to warrant a high score or because of even a few late payments in the past.

Down Payments: In pre-recession times, no down payment on home loans was common. Much of the reason for people getting "upside down" on their home—where the market value of the home is less than the loan amount—is because many people were buying homes with no down payments and any reduction in value would make them upside down. Conventional loans got approved with no more than ten (10) percent down. In post-recession times it is anticipated that conventional loans will revert back to twenty (20) percent down payments which was traditional in years past. People with exceptional credit—basically people whose credit is so good that they don't really need a loan and can probably pay cash—will be able to pay down a minimum of ten (10) percent.

The only alternative to higher down payments is to get an FHA loan. FHA loans require a minimum down payment of 3.5% as of January 1, 2009. This may not seem like a lot when compared to conventional loan minimum requirements of 20%, but even on a \$250,000 loan, 3.5% is \$8,750. This doesn't include the closing costs which can be \$2,000 to \$3,000 more particularly on an FHA loan that requires "points," fees and similar costs. With closing costs, the down payment to get an FHA mortgage for a \$250,000 mortgage would be between \$11,000 and \$12,000.

The other requirement that will change in post-recession times is the amount of documentation required for a home loan. One of the most blatant abuses of the subprime loans was the forging of necessary documentation to qualify people who didn't really qualify. This avenue of deceit has gone away completely.

To summarize, people buying homes in the post-recession Wasatch Front are going to (1) need at least a median income and be able to prove that they have that income, (2) have a credit score of at least 720 which is very high and (3) need to come up with a substantial down payment. This is the new reality and it makes buying a new home much more difficult than it was prior to the recession.

So, What Does All This Mean to Land Planning and Housing in Utah?

You may be asking yourself this question right now. Why are the changes in lending practices going to change land planning and housing in Utah? Are lending practices and land planning tied together that much that the changes will make a difference? Well, to simply answer your question, yes they are and yes the changes will make a big difference.

Here are some reasons why:

1. For the past five (5) or so years, the hot housing economy in Utah has had a dramatic effect on what land developers and home builders would propose to be

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“Housing affordability ceased to be an issue between 2003 and 2008 because virtually everyone who was gainfully employed could afford to buy a home with the lending practices available. Obviously, in the post-recession economy this is not going to be the case. It is anticipated that housing affordability is going to be the number one issue facing land planning and housing over the next decade if nothing is changed in the way land developments are designed and approved in the future.”

- built. The pre-recession economy made it possible to sell virtually anything you could build. Also, in many cases, larger homes on larger lots sold better and normally made a much larger profit margin. The lending practices discussed above made luxury homes that were never available to average income families in the past suddenly accessible and, as a result, a feeding frenzy of large homes on large lots took off. To put it plainly, if large lot homes sold fast, provided a larger profit margin and were easier to get approved for development by municipalities, you would have to be a fool to do anything else.
2. One of the end results of the feeding frenzy discussed above is the glut of large lot homes that have preliminary plat approval, final map approval, developed or even built that now exists along the Wasatch Front. In the past it was well known in real estate circles that the marketplace for 3,500+ square foot homes on 10,000+ square foot lots were way over built. In reality, it has been over built for many years, particularly in outlying communities on the development fringe. However, the hot housing economy and the lending practices brought new buyers into this high end market segment that couldn't afford it in the past and it kept it from looking as over built as it really was. When the recession hit, this segment of the marketplace was the first to collapse, particularly in those outlying communities, and when the subprime mortgages used to buy these homes came (or will come) due, the foreclosures started racking up. This has brought the value of many of these homes down significantly, but down to a reasonable level rather than the heavily inflated levels they were originally selling at. Not a consolation to the person that lost their home. Simply put, because of all this the last segment of the local housing economy that will come out of the recession will be the large lot homes, even later in outlying communities.
 3. There is another end result of the feeding frenzy of large lot homes discussed above. It is that there was very little affordable housing built over the past five (5) years. The hot housing economy created a marriage of mutual disintegration between much of the land development community and municipalities who both enjoyed the luxury of a marketplace where large lot homes worked for everyone. There was some affordable housing built during the last five (5) years, but it is a small percentage of the number of lots and homes that were built overall. Much of the affordable housing built was in urban projects around downtown Salt Lake City or transit-oriented developments along the Salt Lake County TRAX line. Outside of Kennecott Land's Daybreak community, there has been very little affordable housing built in the suburbs. Interestingly, Daybreak is the only community that has continued to sell homes during the recession on a measurable scale.
 4. Housing affordability has been a growing issue in Utah since the mid-1990's when personal incomes finally started to rise as Utah's economy started to grow and, more important, diversify into the tech sectors and higher paying white-collar service sector jobs. Unfortunately, housing prices always rise faster than income and a significant housing affordability imbalance started to become critical in the late 1990's and early years of 2000. After the minor housing slowdown following the 2002 Salt Lake City Winter Olympics, the lending practices discussed earlier started to chop away at the imbalance between rising incomes and much faster rising housing prices. We now know that this only appeared as though it was the case. Housing affordability ceased to be an issue between 2003 and 2008 because virtually everyone who was gainfully employed could afford to buy a home with the lending practices available. Obviously, in the post-recession economy this is not going to be the case. It is anticipated that housing affordability is going to be the number one issue facing land planning and housing over the next decade if nothing is changed in the way land developments are designed and approved in the future.

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So, What Can Planners Do?

I'm glad you asked. Here is a list of recommendations to consider.

1. First, acknowledge that things are much different now and the rules of the game have substantially changed. If you are a public sector planner, let your Planning Commission and City Council know that land planning and housing is going to change dramatically as we come out of the recession and that housing affordability is going to be a big issue over the next decade.

If you are a private sector planner, start looking for creative design solutions to housing affordability issues. Where are neighborhood designs like planned developments, mixed use, traditional neighborhood design (TND) and transit-oriented design (TOD) more appropriate than an one-size fits all standard subdivisions of single family detached lots and homes?

2. Get an inventory of what developments you have, or you have approved, that are likely no longer viable in the post-recession economy. Work with developers and municipalities to propose alternative development plans that are affordable and will particularly fill the need for homes for housing affordability risk groups like young families, single parent families, empty-nester adults and single adults that are no longer going to be able to afford the type of housing that has been designed and built in the past.

3. Take a close look at your General Plan and, particularly, your Moderate Housing Plan, to see if it proposes a pattern of land use, development, transportation, housing and open space that is consistent with the post-recession economy. General Plans that rely heavily on a housing economy of large lot, single family detached communities will find themselves failing financially over time—if they aren't failing financially already—because an economy built on one market sector will not provide enough income in the future. General Plans need to promote a diversity of market segments including housing diversity, commercial diversity and particularly, land uses that create jobs closer to affordable housing. The trend that the Wasatch Front has been on for the past decade to expect that light rail and commuter rail to solve our transportation and economic woes is a dangerous gamble. Much more effort needs to be placed on master planning that places jobs and housing in close proximity.

4. Start looking at housing alternatives that are both affordable and desirable. In recent years, the Utah housing market has heavily depended upon a narrow range of townhome products as for sale affordable housing. If you look at affordable housing options in other western states—California, Arizona, Washington, Oregon and Nevada—they tend to be more oriented toward small lot single family detached housing that is alley-loaded or uses a courtyard concept. These are often referred to as "patio homes." Lot sizes from 2,500 to a maximum of 4,000 square feet are relatively common. As a comparison, even Daybreak, which comes closest to this concept of any community in northern Utah, has lots that generally start at 5,500 square feet and increase from there.

Two problems have apparently kept the small lot patio home from becoming popular in Utah. One, municipalities have found more comfort with townhomes than patio homes even though patio homes are often a slightly lower density. Maybe this can be simply attributed to the adage that "the devil you know is better than the devil you don't." Two, the Utah housing market is deeply in love with the single-story rambler. Stairs are evil if they go up to a second floor, but, alternatively, are fine if they go down to a basement. Small lot patio homes are almost always two-story designs. Many local builders are looking at main floor master bedrooms as an acceptable design.

5. Stop looking at rental housing as, at best, an evil necessity or likely even something worse. The post-recession economy is going to leave more people in

(Continued on next page)

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rental housing that the Wasatch Front has seen historically. In the past, housing was affordable and people stayed in rental housing for only short terms if at all. During the recent past, pre-recession lending practices we have discussed allowed a lot of people to move from rental housing to home ownership. Many of them will be going back to rental housing as part of the recession. In the future, even more people will need to rent housing much longer than in the past because of new lending requirements or will always be renters because they fall below median income levels.

New rental housing communities need to be developed that are not just apartment complexes. Planners and developers should look for options and incentives to develop rental communities that are not seen as crime-ridden nuisances that are to be avoided at all costs.

Are you ready for the post-recession housing economy? It is highly likely that you are tired of the recession economy we are currently in. Stop being tired and do something positive that will make the post-recession land planning and housing economy more rewarding than the frenzy economy that got us into this mess in the first place.

Read Anything Good Lately?



Have you read a planning book lately? Perhaps you have a favorite planning classic you would like to share with others? If so, why not submit a book review for publication in the *Utah Planner*? If not, why not find a planning classic today to read and then share with others what you have learned?

With regard to classic literature Mark Twain once wrote, "A classic is something that everybody wants to have read and nobody wants to read."

Although Twain's comment is both humorous and insightful, the *Utah Planner* recommends the following ideal, which has been attributed to Jane Evershed, a contemporary artist and activist:

To read is to empower
To empower is to write
To write is to influence
To influence is to change
To change is to live.

Decide now to read a good planning book, submit a review and inspire your peers to do the same! To request a reading list or submit a book review, please contact Michael Maloy at michael.maloy@slcgov.com or call (801) 535-7118.





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Agricultural Preservation

Dr. Tom Daniels—Professor of City and Regional Planning, University of Pennsylvania
Bob Wagner—Sr. Director for Farmland Protection Programs, American Farmland Trusts

April 3, 2009 11:00 am – 12:30 pm MST

Agriculture is a vital industry across the U.S., but suburban and rural development is consuming agricultural lands at a pace of two acres every minute. Over the past 30 years the rate of development has been increasing, with our most fertile lands being lost the fastest. Planners at every level need a better understanding of land preservation, agricultural economics, and land use planning to be effective in preserving farming as a land use, an industry, and a way of life. Various approaches and examples to agricultural preservation will be explored.

For registration information visit <http://www.utah-apa.org>

1.5 CM credits. No charge—but long distance charges may apply.

Sponsored by the Pennsylvania Chapter of the American Planning Association



University of Utah College of Architecture + Planning Lecture Series

Haxon Vigsnaes

Brixon Memorial Lecture

April 6, 2009 5:30 pm

University of Utah College of Architecture + Planning, Art and Architecture Center Room 127; approximately 375 South 1530 East, Salt Lake City, Utah.



Salt Lake Sustainable Building Conference

Utah Heritage Foundation

April 7, 2009 Salt Palace Convention Center

Downtown Salt Lake City

For more information: www.saltlakesbc.com



University of Utah College of Architecture + Planning Lecture Series

Terunobo Fujimori

April 13, 2009 5:30 pm

University of Utah College of Architecture + Planning, Art and Architecture Center Room 127; approximately 375 South 1530 East, Salt Lake City, Utah.



APA Audio Conference (see page 13 for more information)

Zoning for Transit Oriented Development

April 15, 2009 2:00 - 3:30 pm MST

Broadcast received at two locations but space is limited—RSVP is required.

1.5 CM Credits. No charge.



2009 National Planning Conference

American Planning Association

April 24-29, 2009 Minneapolis, Minnesota

APA's National Planning Conference is the world's premier educational event for planners. It offers hundreds of sessions, workshops and networking opportunities—and you can earn CM credits for most of them. It's the best opportunity to build the knowledge and skills you need to tackle the projects on your desk today and prepare yourself for whatever comes your way tomorrow. And it's the only way to earn all 32 CM credits you need in one place.

For more information: www.planning.org/national-conference

(Continued on next page)



EVENTS (continued from previous page)



2009 Utah ASLA Annual Meeting and Trade Show

April 24th and 25th, 2009

Yarrow Resort, Park City, Utah

The 2009 Conference Theme is Designing for Life and will include classes on Lifestyle Center Design, Security Design, Neo-traditional Design, Historical Site Preservation and The Sustainable Sites Initiative.

For more information contact Alicia Smith at executivedirector@aslautah.org or at (801) 390-6038.



2009 Utah Preservation Conference

Utah Heritage Foundation

April 30 - May 2, 2009 Fort Douglas, University of Utah

For more information: www.utahheritagefoundation.org



CNU 17

Congress for the New Urbanism

June 10 - 14, 2009 Denver, Colorado

For more information: www.cnu17.org

Mark your calendars now...



Fall Conference

American Planning Association **Utah Chapter**

Planning Nuts and Bolts

October 22-23, 2009 Ogden, Utah

Questions may be sent to utah-apa@utah-apa.org



2009 Western Planner Conference

Hosted by the South Dakota Planners Association

September 9-11, 2009 Spearfish, South Dakota

For more information: www.westernplanner.org



LEARN

APA Audio Conference

ZONING FOR TRANSIT ORIENTED DEVELOPMENT



April 15, 2009

2:00 - 3:30 p.m. MST

Broadcast to two Utah locations:

West Valley City Hall

3600 South Constitution Blvd. (2700 W.)

West Valley City, Utah

RSVP to: pglauser@provo.utah.gov

Five County Association of Governments

1070 West 1600 South Building B

St. George, Utah

RSVP to: dcd@infowest.com



**CM APPROVED
1.5 CM CREDITS**

Brought to you courtesy of the Utah Chapter of APA at no charge.

Transit-oriented development (TOD) results from deliberate planning and code provisions drafted to produce a mix of uses in close proximity and accessible to transit. Learn how to create active walkable streets, to regulate the intensity of development to support transit, and to properly integrate transit into the landscape and within surrounding projects. Speakers will present illustrated case studies of successful TOD and review the principles that led to their success.

Everyone is invited, **but please email to reserve your spot.**

Also, mark your calendar for the next Chapter-sponsored audio conference: June 24, 2009 at 2:00 pm MST—Planning Law Review (locations to be announced).

