

UTAH PLANNER



American Planning Association
Utah Chapter

Making Great Communities Happen

A Publication of the Utah Chapter of the American Planning Association

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VOLUME 37 NUMBER 9

2010 FALL CONFERENCE

PLANNING AT THE PLANETARIUM

by Max Johnson, AICP and Randy Jepperson

In case you haven't heard, we will be "Planning at the Planetarium" on September 30th and October 1st. Send in your registration form now to secure your position as we explore the galaxy of planning together. Eight things you must do at this year's conference include:

1. Sign-up for a mobile workshop
2. Visit the Internet café
3. See posters of this year's APA-Utah Chapter award recipients
4. Visit our gracious sponsor tables
5. Plan on attending this year's social on September 30th, at Tony Caputo's Market
6. Explore the Gateway venue and downtown Salt Lake City
7. Tour fascinating exhibits and see a show at the Planetarium
8. Take time out to visit with long-time friends and make new acquaintances

Most of us don't have a chance to delve deep into a subject like affordable housing. We discuss the need but rarely learn the intricacies. To help alleviate this type of concern, a mobile tour scheduled on UTA's MAX BRT to Magna will give everyone an up-close look at the affordable housing process, and a Salt Lake County version of the finished product, known as an "Idea House." What is an Idea House? Here is a little more detail on the concept, as written by one of our tour guides for this mobile workshop, Randy Jepperson from Salt Lake County.

Concept and Neighborhood Revitalization Program

The goal is to make a difference in the neighborhood by substantially improving each home that receives some form of funding from Salt Lake County through

(Continued on page 3)

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President's Message

by Aric Jensen

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Making Our Voice Heard

Since all of you have already signed up for the Fall Conference, I won't talk about it any further except to say—it's going to be great! And if by some extraordinary circumstance you haven't signed up yet, do it now!

That said, I would like to focus on one of the key platforms of my presidency, which is to make the Chapter and its members influential participants in the discussion of planning related issues. Or to put it more directly, when important planning issues are being discussed, I want APA Utah to be at the table.

At our annual Executive Board roundtable this Fall we will be brainstorming the different ways we can accomplish this objective. One of the tactics we have already identified is to write and circulate "educational briefs" whenever significant planning related issues arise. These briefs are not meant to be highly controversial, polarizing documents; rather their purpose is to provide a third party perspective and to present information that might have been overlooked and/or underrepresented. Furthermore, these will not be a soapbox for my personal agenda; rather the briefs will be well reasoned, circumspect documents that could be submitted to professional journals and other media.

Obviously we will not be able to address every issue that arises, nor can one document encompass the opinion of every Chapter member. However, we can elevate the level of discussion to a higher plain, and we can make a significant contribution to that discussion.

As Chapter members, it is our responsibility to participate in and positively influence the decision making process wherever we are. Furthermore, we should be informing one another of potential issues before they become irrevocably divisive barriers.

Bottom line, if we are going to have a seat at the "big table" and be counted among the decision makers, we have to be well informed and ready to make a meaningful contribution.





The "Idea House"

nonprofit organizations. The Idea Book is an education tool on the best ideas that could be used by anyone on making their homes better. One of the objectives is to identify the best housing improvement ideas of the neighborhood and list the best elements of each area. There has to be a substantial investment into each property: new porch, siding, landscaping, etc. as we preserve what's worth saving.

The Idea House and Idea Book have the following components:

1. Energy efficiency. Each home will be made as energy efficient as is practical and will serve as an example and a resource for the neighborhood on what can be done and what resources are available.
2. Accessibility. Each home will be made as accessible as is practical and will serve as an example and resource on what can be done.
3. Waterwise. The landscaping of each Idea House will use the latest and best ideas on landscaping, on the use of water wise plants, and low water usage toilets and showers.
4. Each neighborhood will be surveyed to identify needs, best practices, share ideas, and gain a connection with the neighborhood.
5. The condition of the housing in the neighborhood will be assessed and best ideas on porches and other components will be used on the next Idea House.
6. Open house and neighborhood party is a concept to attract people to visit the Idea House, and while visiting they receive information on ThermWise rebates, Rocky Mountain Power cash incentives, the Heat Program, Assist Inc., emergency home repair program, the weatherization program, housing rehabilitation program, down payment assistance, foreclosure prevention and other program information.
7. It is a key to partner and cooperate with nonprofit organizations such as: ThermWise, Rocky Mountain Power, Salt Lake Community Development Corporation, Assist Inc., Housing Services, Utah Housing Coalition, and Salt Lake County Community Resources and Development.
8. Sufficient funding ensures a successful project. The cost to make the house livable for twenty years will likely exceed its value, so part of the cost has to be forgiven.
9. Sufficient funding for "soft seconds" and down payment assistance to allow a household at 80% of Median income to buy the home and not carry too much debt.

Each housing unit that is visited is assessed for critical needs, lead based paint hazards and energy efficiency.

Home Performance-Critical Needs

Most common items of need are:

- Replacement of water lines, sewer lines
- Electrical problems
- Plumbing
- Accessibility, damaged sidewalks and driveways, steps and back porches
- Mold, radon gas, and other health hazards
- Liveability

Home Performance-Lead Safe Housing

Salt Lake County has received an allocation of Lead Hazard Control Grant funds. This funding covers the cost of controlling hazards in single family homes and rental housing throughout Salt Lake County. It is estimated that by the end of 2011, 280 housing units will have been inspected and lead hazard control com-

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FALL CONFERENCE (continued from page three)

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pleted on 260 housing units.

Home Performance with ENERGY STAR

Each project that receives funding must have an estimated savings of at least 20% from the current level of usage. The primary focus of this program is the Kearns, Millcreek, White City, and Magna neighborhoods. The goal is to establish a loan program that would be available County wide.

See You Soon

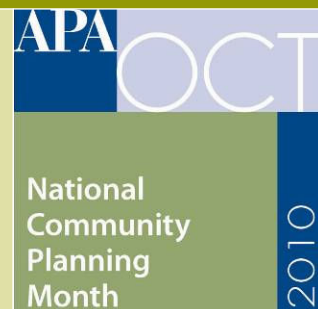
We hope you are looking forward to this event as much as the conference committee is. We have all worked extremely hard to help advance overall planning in Utah and most specifically, our very own, Utah Fall Chapter Conference. So please, clear your calendars for September 30th and October 1st, and we promise you'll be well rewarded with the quality, quantity, and diversity of sessions that will be at your fingertips and the several networking opportunities available.

The Idea House is just one example of the in-depth information this conference will provide through many of the sessions and mobile workshops. See you soon!



Sustaining Places National Community Planning Month 2010

By Michael Maloy AICP
michael.maloy@slc.gov.com



October 2010 will be the fifth annual celebration of National Community Planning Month (NCPM). The American Planning Association (APA) established NCPM to raise the public profile of APA as the leading organization and resource for good planning in the United States. NCPM is celebrated in local communities throughout the country and is becoming more prevalent each year.

During each of the past four celebrations, APA-Utah has encouraged its membership to participate in NCPM—and this year is no different. To assist local planning agencies promote NCPM, APA has provided various suggestions and online resources at <http://www.planning.org/ncpm/index.htm>.

Each year, APA identifies a theme for the annual celebration. The theme for NCPM 2010 is "Sustaining Places." The theme is intended to be broad—so feel free to interpret and apply the theme to your celebratory event anyway you feel is best for your community.

APA-Utah will once again promote NCPM through a state wide public service announcement (PSA) campaign. The PSA recordings have been professionally produced by APA and can be heard and downloaded from the above web address. This year, APA has produced six new PSAs in both 30 second and 60 second formats. The topics discussed within the PSAs vary but most relate to sustainability and the importance of planning. Although the PSAs are intended for radio broadcast, last year Salt Lake City used one of the PSA recordings as an audio track for video images that was broadcast on television via SLCTV Channel 17. Personally, I thought the unique collaborative effort worked pretty well, so feel free to use the PSAs anyway you can—and I especially encourage you to contact your favorite local radio station and ask them to download and broadcast the PSAs.

Good luck with planning and executing your NCPM 2010 celebration! If you are planning a NCPM event, or need additional assistance, please e-mail me at the above address or call (801) 535-7118.





The Future of Planning “Utah Style”

by David Boyd
citiwire.net

The following article, which was originally published August 20, 2010, has been reprinted with permission from citiwire.net.

In the current economic climate it is not unusual to find local governments “tightening the belt” by curtailing activities not considered essential services. All too often this can mean the slashing of planning projects and departmental staff.

There is a certain amount of logic to cuts: after all if a community isn’t growing, if there are no new developments to be reviewed, what is the point?

But — what we are seeing is that smart communities, like smart businesses, are using the laggard pace of the present economic downturn to lay the foundation for a high functioning and successful future. By engaging in highly participatory and increasingly regional-scale planning initiatives, these communities are developing the civic infrastructure necessary to succeed in the 21st century.

A prime example is the Greater Wasatch Area of Utah. It includes 10 counties and over 90 cities and towns, sandwiched between the Wasatch Mountain Range and the Great Salt Lake — a 100-plus mile linear oasis bordered by rugged mountain terrain and desert, home to over 80 percent of Utah’s residents. It was settled in the early 1840’s by Mormons led by Joseph Smith, who conceived a plan for the area composed of one-mile square blocks with wide streets and interconnected villages limited to no more than 20,000 residents. These ideas were later implemented by Brigham Young, creating the pattern of development that today dominates Salt Lake City and its environs.

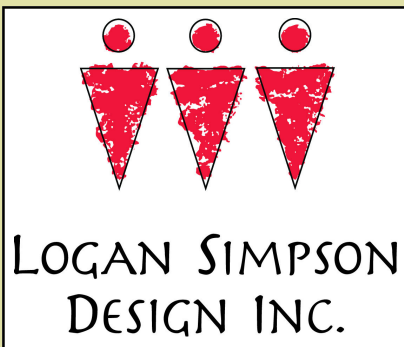
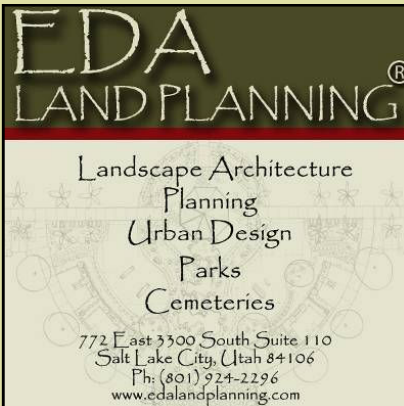
In the late 1980s, a group of concerned civic leaders coalesced around the issues of environmental protection, economic development, and maintenance of quality of life. This group, the Coalition for Utah’s Future, would later forge the foundation for the organization known today as Envision Utah. Created in 1997, it brought together key public and private stakeholders to help to overcome the jurisdictional fragmentation and “bunker mentality” held among units of local government. A key element: giving local residents, by the power of scenarios and choice, the ability to shape planning and growth management issues within the region.

Envision Utah’s first chairman was Robert Grow, a local business leader with strong collaborative leader skills. He explains:

“The Envision Utah Approach has become a way of life in Utah with its special blend of discovering and seeking to satisfy community values in all our planning and visioning, using scenarios of the future to show the public and officials the consequences of our collective choices, and leading change with diverse and trusted stakeholders and champions. This approach to problem solving and focusing precious civic and financial resources on highly leveraged strategies to preserve and enhance Utah’s quality of life is finding great acceptance as the best way to meet the challenges of tomorrow.”

Indeed, with regional population projected to grow from 1.7 million to roughly 2.7 million by 2020 and to 5 million by 2050, there will be plenty of challenges in the years ahead.

(Continued on next page)



UTAH STYLE (continued from previous page)

Today, Envision Utah continues its work to forge regional agreement over projects such as *Blueprint Jordan River*, a corridor plan spanning three counties and 15 cities. It has been instrumental in working with the Utah Transit Authority, the region's two metropolitan planning organizations, and numerous cities to plan and develop an extensive system of light rail and bus rapid transit including incentives for transit oriented development efforts along the routes.

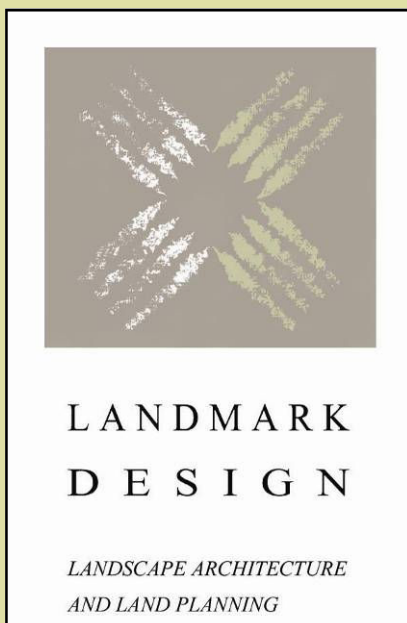
Most critically, the now tried and true Envision Utah "model" of fostering stakeholder involvement around scenario development and evaluation has helped to build a capacity for civic engagement that enables further community planning initiatives. "Envision Utah struck a chord when they recognized that many people cared about what they were leaving behind for their children", says Brenda Scheer, Dean of the College of Architecture & Planning at the University of Utah. "The magic of Envision Utah is that everybody collaborates for common good, even though we may disagree on methods."

But having a 13-year history with a unique organization such as Envision Utah is just part of the story. Today in the region, there is a palpable buzz in the air when it comes to planning.

For example, the University of Utah has recently attracted two of the planning profession's "rock stars", Reid Ewing and Arthur "Chris" Nelson, helping to build the reputation and influence of the university's Department of City & Metropolitan Planning. As noted authors, researchers, and advisors to numerous governmental agencies, Ewing and Nelson present formidable intellectual and academic horsepower. "The university has a strong capacity for interdisciplinary work — energy, environmental, water — and we are building this in an environment of holistic thinking," says Michael K. Young, President of the University. "We're really knee deep into it now," he adds.

Planning has also become part of Salt Lake City's way of life. Ralph Becker, elected mayor in 2007, is a trained city planner. He and his staff have taken an aggressive approach to aligning public policy with sustainability. As evidence Becker cites a multi-modal transportation system, mixed and denser land-use policies, and a recognition that shifting times require strong government-business-neighborhood partnerships. The city has taken on such issues as zoning codes that accommodate solar and wind energy devices, and creating incentives for compact and mixed-use development.

The net result: a vibrancy that is lacking in so many other regions of our nation today. As a practicing professional planner, I've found it refreshing to visit a region that is so intently focused on moving forward with high value placed on the quality of civic engagement, and with leaders so committed to the value of place — and collaborative decision making. In the words of Alan Matheson, executive director of Envision Utah: "There is a growing willingness to collaborate — among agencies, jurisdictions, organizations. Broad participation and collaboration are now the default mode for making significant regional decisions."



David Boyd is a professional planner with a strong interest in regional economic development.

Citiwire.net is an online publication with a mission to reflect a new narrative for 21st century cities and regions.

Read more at citiwire.net

REGISTER NOW



2010 APA-Utah Fall Conference **September 30th – October 1st, 2010** **Salt Lake County Clark Planetarium**

And Don't Forget:

Conference Social and Awards Event

Thursday Evening, September 30th – 6:00 PM

Tony Caputo's Market & Deli (314 W 300 S Salt Lake City, Utah)

Event Activities Include:

- Sponsor message
- Honoring our newest FAICP Member – Pat Comarell
- Celebrating the University of Utah's PAB Accreditation
- Announcing this year's Planning Award recipients
- Networking with friends and colleagues



Evolving to Guide the Future

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Upcoming Events for Planners



Are you aware of an event of interest to Utah planners?

Please submit ideas to utah-apa@utah-apa.org or call Judi Pickell, Chapter Administrator, at (801) 450-2659.

Contact APA-Utah:
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Law Division—APA Monthly Webcast
September 3, 2010 from 11:00 AM to 12:30 PM MDT
Registration information: www.utah-apa.org
No charge for registration.
1.5 CM credits.



Economic Development—APA Monthly Webcast
September 10, 2010 from 11:00 AM to 12:30 PM MDT
Registration information: www.utah-apa.org
No charge for registration.
1.5 CM credits.



2010 Annual Convention—Old Solutions in New Times—Utah League of Cities and Towns
September 15-17, 2010
Sheraton Salt Lake City, 150 W 500 South, Salt Lake City, Utah
For more information: www.ulct.org



Monumental Core Framework Plan: Connecting New Destinations with the National Mall—APA Monthly Webcast
September 17, 2010 from 11:00 AM to 12:30 PM MDT
Registration information: www.utah-apa.org
No charge for registration.
1.5 CM credits.



Utah Land Use Institute Fall Conference—Utah Land Use Institute
September 29, 2010
Realtors Building Auditorium, 230 W Towne Center Parkway (9670 South), Sandy, Utah
Registration information: www.utahlanduse.org



Evolving to Guide the Future—Utah Chapter Fall Conference 2010
Keynotes: Mayor Ralph Becker FAICP, Salt Lake City, Attorney Craig Galli, Holland & Hart LLP, and Dr. Arthur C. Nelson, University of Utah
September 30—October 1, 2010, Clark Planetarium, 110 S 400 West, Salt Lake City, Utah
For more information: e-mail Judi Pickell at utah-apa@utah-apa.org or call (801) 450-2659
CM credits available.

Mark your calendars now...



Law—APA Monthly Webcast
October 1, 2010 from 11:00 AM to 12:30 PM MDT
Registration information: www.utah-apa.org
No charge for registration.
1.5 CM credits.



Topic To Be Announced—APA Monthly Webcast
October 8, 2010 from 11:00 AM to 12:30 PM MDT
Registration information: www.utah-apa.org
No charge for registration.
1.5 CM credits.



2011 National Planning Conference
April 9-12, 2010, Hynes Convention Center, Boston, MA
For more information: www.planning.org/conference/index.htm



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