

Utah Planner

Vol. 31 No. 06

American Planning Association, Utah Chapter
Visit us online at <http://utah-apa.org>

July ~ August 2005

FEATURED INSIDE THIS ISSUE

Page 2

APA Web Picks

Page 3

*The Growing Impact of
Homeowner's Associations*

Page 4

*U of U Announces New Master's
Degree in Urban Planning*

2005 Planetizen Top 10 Book List

Page 5

*Best Practices from the National
Charrette Institute*

Page 7

Planning Assistance Information

Water Conference Information

Page 8

*APA Western Conference
Information and Agenda*

President's Message

By: Chuck Klingenstein, AICP
Utah APA Chapter President

We just finished our annual elections lead by Kim Struthers of Lehi City Planning Department. The results are Sherrie Christensen (Morgan County Planning) continuing on as your secretary and Laura Hansen (CRS Architects) as your treasurer.

We just concluded our interviews for a contract administrator. We are very eager and excited to make our final selection and enter into contract negotiations. Here is a brief overview of what that person will do:

POSITION SUMMARY:

Provide administrative functions including maintaining records of membership, minutes of meetings, basic accounting, mailing, posting information to the web page. Additional duties include coordination of logistics for State APA Conferences, training sessions, and assisting with local events.

The primary objective of the Contractor Administrator is to provide excellent service to the Chapter and to grow membership allowing for an increase in revenues to continually (and expand when appropriate) fund services and to support this position. Membership tracking, recruitment and retention are a core responsibility of this position. The Chapter's flagship communication device is the monthly newsletter, Utah Planner. It must be published 10 to 12 times a year and made available on the website and sent to the membership digitally.

The Utah Chapter President will solely coordinate with the part-time Contractor Administrator, not the Board (except where noted below). All requests from the Board for the Contractor Administrator will be approved and conveyed by the President to the Contractor Administrator.

This will be an exciting time for us as we plan to take the Chapter to the next level. We need to clearly define that next level but one of the most important areas will be service to the membership. I define service to the membership as communication, education and advocacy.

Our key communications are through the newsletter, the website and the list serve. With the attention of the administrative assistant I fully expect to see all three forums vastly improve. The list-serve needs to become more used and its membership needs to be more robust. I like the list-serve since it is an opportunity



2005 Utah APA Executive Board

President: Chuck Klingenstein, AICP
Jones & Stokes
(435) 649-1057
cklingenstein@jsanet.com

Vice President/Membership: John Janson, Asst. CED Director
West Valley City (801) 963-3277

Secretary: Sherrie Christensen, AICP
Mountainland AOG (435) 783-6682

Treasurer: Laura Hanson
Cooper Roberts Simonsen (801) 355-5915

Past President/Legal Committee: Neil Lindberg, AICP
Lindberg & Company (801) 553-6416

Professional Development: John Nepstad, AICP
Fehr & Peers (801) 261-4700

Program Committee Chair: Alex Besis Carter Burgess
(801) 355-1112

Legislative Committee Chair: Wilf Sommerkorn
Davis County (801) 451-3278

Awards Committee Chair: Phillip Hill, AICP
Midvale City (801) 567-7204

Education Committee/Historian: Keith Bartholomew, JD
University of Utah (801) 585-0437

*Small Cities
Planning Official Development Officer*
Nicole Cline, AICP
Tooele County (435) 843-3160

Planning Official Development Officer
Soren Simonsen, AICP
Cooper Roberts Simonsen (801) 355-5915

Newsletter Co-Editors: Mirinda Gibbons (801) 840-5741
mirinda@mindspring.com and Peter Matson, Layton City
Planning (801) 336-3781 pmatson@laytoncity.org

Article Submissions, Editorials, Comments: Mirinda Gibbons
(801) 840-5741 mirinda@mindspring.com and Peter Matson,
Layton City Planning (801) 336-3781 pmatson@laytoncity.org

Professional Affiliations: Western Planner Liaison/Conference
Coordinator: George Ramjoue, AICP, gramjoue@wfrco.org
Wasatch Front Regional Council (WFRCC)
(801) 363-4250

Internet Webmaster: Aric Jensen
Bountiful City
Phone (801) 298-6190
E-mail: ajensen@bountifulutah.gov

Student Representative: Frank Lilly
Div. of Facilities Construction & Mgt.
(801) 538-3412

The Utah Chapter of the American Planning Association publishes the Utah Planner. Circulation is to APA members. The Utah Planner welcomes submission of original articles, editorial letters, and any other information of interest to both professional and citizen planners.

Please submit address changes to:
American Planning Association
122 S. Michigan Ave.
Chicago, IL 60603-6107
Tel: (312) 431-9100
Fax: (312) 431-9985

for all of us to get help on vexing problems. It can also be a way to quickly send out legislative alerts and other timely information.

A primary goal of mine and the Board is and has been education. We have room for significant improvement in the distribution of training and knowledge. I was proud of our recent efforts concerning SB-60 but it took an inordinate amount of time to orchestrate by volunteers. We are all knowledge workers and we all need to be aware of the latest planning techniques, communication tools, laws and theories. In order to educate our communities, elected and appointed officials, we need to have the best skills to present information. These skills are honed in every meeting we attend and lead, but all of us must continually seek out forums to push our minds and knowledge to their fullest capabilities.

Advocacy has been a core activity of the Chapter for many years lead by Wil Sommerkorn and Neil Lindberg in cooperation with Gary Uresk plus the Utah League of Cities and Towns. Since we are a 501c3 organization, we must be very carefully about lobbying. We in fact do not do lobbying but instead use our tools of communication to educate legislators, lobbyists and others. We have actively participated on committees (recent example SB-60) to help shape legislation. All of these take time and effort on the part of volunteers and will not likely change with a contract administrator.

So to sum it all up, we are at an exciting juncture! The September issue of this newsletter will officially announce our new contract administrator and the attempts we will be making to take our efforts to the next level. PLEASE GO TO THE NATIONAL APA WEBSITE AND UPDATE YOUR EMAIL ADDRESSES! We will be communicating the newsletter digitally plus placing it on the website in order to partially fund this contract position. And please note that this is the combined July/August issue of your newsletter. Happy summer to you all!

WEB PICKS

Check out APA's Special Division Websites & Publications

APA has many special divisions covering a wide range of subtopics and specialties in the wide world of planning. Listed below are a few you might try, some of them quite new. The full list of APA Divisions is posted on the APA website at <http://www.planning.org/divisions/>

Many of these groups have their own websites and publications. Have you checked them out lately?

Environmental, Natural Resources and Energy:

<http://www.planning.org/divisions/intro/environmental.htm>

Indigenous Planning Division:

<http://www.planning.org/indigenous/>

Transportation Planning:

www.apa-tpd.org

Small Town and Rural Planning:

www.starplanning.org

New Urbanism:

<http://www.planning.org/newurbanism/>

The Growing Impact of Homeowners Associations

by Wayne Senville
Editor, Planning Commissioners Journal

Both the spring issue of our publication, the Planning Commissioners Journal, and the April issue of the American Planning Association's planning magazine, feature articles about homeowners associations. While this timing is coincidental, it does say something about the increasing impact homeowners associations are having -- on homeowners and on local planning.

In 1965 there were only 500 such associations. The latest information from the Community Associations Institute, the trade group for homeowners associations, indicates there are more than 250,000 associations in the United States. Approximately 50 million people now live in developments governed by homeowners associations. This growth is accelerating, with an estimated four out of every five housing starts included in a homeowners association.

In many places, it's virtually impossible to find new housing that's not developed with a homeowners association. For more and more residents these days, what their associations' rules say is of more importance than what is in the zoning ordinance.

According to Alan Weinstein, author of the article on homeowners associations published in the Spring issue of the Planning Commissioners Journal, several factors are driving this phenomenal growth. One is the "changing housing preferences of older adults who often leave the homes where they raised their children to move to no-maintenance developments." Another factor cited by Weinstein is that "developers have found that they enjoy a competitive advantage by constructing new subdivisions with common recreational amenities and provision of some services." Once you start to provide common amenities and services, a homeowners association becomes a virtual necessity.

In addition, homeowner's association developments often benefit local governments, by picking up infrastructure, service, and amenity costs the locality might otherwise have to bear. Moreover, by providing certain amenities (such as swimming pools); these developments may reduce the pressure on local governments to provide them.

But Jim Goodno, writing in the April issue of Planning magazine, cautions that "over the long haul, local governments may have to face the fact that poorly capitalized or managed associations cannot maintain aging developments."

Both Weinstein and Goodno point out that homeowners associations have come to increasingly function as "private" governments, setting rules and policies that govern many of the same concerns as zoning.

As Weinstein notes, association rules will normally apply to a variety of issues often covered by local zoning: parking and storage of vehicles; home occupations; accessory uses; fences; building additions; solar energy and telecommunications devices; and many other items. "Indeed, in the absence of state legislation to the contrary, an association's rules will take precedence over less restrictive land use regulations because the residents of the association have agreed contractually to be bound by those rules. Thus, a homeowners association is able to restrict, or even prohibit, uses of property that would be allowed under local land use regulations."

Interestingly, many planners and planning commissioners hear complaints about local zoning being too restrictive, and dictating too many aspects of what someone can do with their property. Yet restrictions which would cause an uproar, or be unlawful, if suggested for local zoning -- such as telling homeowners what colors they can or cannot use in painting their house, or if they're even allowed to display the flag or a political sign -- are common in many homeowners association covenants and rules.

While individuals are free (at least theoretically) to not live in a homeowners association development, or to choose to live in one having rules they agree with, the fact is that in many places this kind of freedom of choice is almost nonexistent. Most new housing entails mandatory membership in a homeowners association. And most associations employ fairly similar sets of rules.

Another concern, according to Weinstein, "is the potential for confusion as to who is responsible for enforcing what rules." As he points out, "it is not unusual, for example, for residents to notify the local planning or zoning office about a neighbor's supposed 'zoning' violation which, in fact, proves to be a violation of the association's rules, not the zoning code."

There is also an increasing recognition that homeowners association rules can work against local planning policies. To cite one example, a number of cities and towns in recent years have modified their zoning to make it easier for homeowners to have home businesses or offices. This reflects changing demographics and employment needs. Yet, standard language in almost all homeowners association rules bar use of the home for any business purpose. Another example: local efforts to promote energy efficiency being undercut by prohibitions against installing solar collectors or clotheslines.

Despite some of the problems just noted, most people who belong to a homeowners association are happy with their association. [insert footnote: According to polling done in 1999 by the Gallup Organization for the Community Associations Institute, 75 percent of homeowners were very (or extremely) satisfied with their association]. This shouldn't come as a surprise, as one of the key goals of associations (and association rules) is to maintain and

enhance property values by ensuring a development's stability and its well-kept appearance.

So is there a role for planners and other public officials to play? One approach, increasingly taken, is for state legislatures to specify areas in which homeowners association powers are limited. Just a few examples: Several states have limited associations' ability to prohibit energy savings devices, such as solar collectors or clotheslines. Maryland has made it harder for associations to preclude "low-impact" home businesses. In the wake of September 11th, several states have also restricted association rules which limit the display of the American flag.

And to deal with increasing homeowner problems in dealing with their association, Nevada has established a "state ombudsman's office" to provide assistance.

On the local level, while planning boards or commissions usually don't have a say in reviewing specific homeowners association covenants, conditions, and restrictions (the "CC&Rs"), it is certainly within a board or commission's ambit to sponsor a broader, community-wide dialogue -- involving residents and developers -- about association rules and their impacts.

That kind of open discussion could serve to point out areas in which association rules are overly restrictive on residents, or are undercutting broader community planning goals. It could also encourage developers (and their attorneys) to more carefully tailor future developments' CC&Rs, and develop provisions that are less restrictive, and more consistent with local planning policies.

References:

Homeowners Associations, by Alan Weinstein, Esq., in the Spring 2005 issue of the Planning Commissioners Journal. For information go to: <http://www.plannersweb.com>

Housing's 800-Pound Gorilla, by Jim Goodno, in the April 2005 issue of Planning magazine. For information go to: <http://www.planning.org>

Wayne Senville is Editor of the Planning Commissioners Journal, a national quarterly received by more than 7,500 planning commissioners (and professional planners) across the U.S. and Canada: <http://www.plannersweb.com>. Wayne has worked both as a citizen and a professional planner, having served as a member of the Burlington, Vermont, Planning Commission for nine years, and as former Director of Local & Regional Planning Assistance in the Vermont Department of Housing & Community Affairs.

U of U Announces New Master's Degree in Urban Planning

The University of Utah College of Architecture + Planning is pleased to announce approval by the Board of Regent's of two new program in urban planning. The first program offers a 41 – 43 credit hour curriculum leading to a Masters of Urban Planning degree. Candidates with a bachelor's degree in Urban Planning may apply for up to 11 credit hours of advanced standing and can with diligence graduate in two semesters. The second program is a 15 credit-hour curriculum leading to a Graduate Certificate in Planning. The Certificate Program is likely to appeal to mid-career professionals who want to tone up their training and skills.

With 15 graduate students currently enrolled, the master's program is off to a fast start. Eight students receive financial support with either scholarships or research and teaching assistantships. The undergraduate degree program remains solid with 20 undergraduates expected to complete the program during the current academic year. Nine adjunct professors, four full time planning professors and three architecture professors staff a curriculum of 9 to 14 courses per term. A job announcement for a visiting professor with a one-to-two-year appointment has just been posted. An active Planning Student Organization and an up-to-the moment lecture series round out the academic experience. Those who know the planning program's history will recognize a very substantial leap forward.

For more information visit the CA+P web site <<http://www.arch.utah.edu>>, call 581-8254 or email <emmi@arch.utah.edu>.

2005 Planetizen Top 10 Book List

The following list of top 10 books published in 2004 was compiled by the Planetizen editorial staff based on a number of criteria, including editorial reviews, sales rankings, popularity, Planetizen reader nominations, number of references, recommendations from experts and the book's potential impact on the urban planning, development and design professions.

- *Field Guide to Sprawl*
- *Better Places, Better Lives: A Biography of James Rouse*
- *Dark Age Ahead*
- *Encyclopedia of 20th-Century Architecture*
- *The Natural Step for Communities: How Cities and Towns can Change to Sustainable Practices*
- *The Resilient City: How Modern Cities Recover From Disaster.*
- *Root Shock: How Tearing Up City Neighborhoods Hurts America, and What We Can Do About It*

- *Shadow Cities: A Billion Squatters, A New Urban World*
- *Squares: A Public Places Design Guide for Urbanists*
- *Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy Communities*

New Book...

NIMBYism: Navigating the Politics of Local Opposition

Opposed to development in their communities, NIMBY (NOT IN MY BACK YARD) groups delay projects, add expense, alter your project's content and scope, and in some cases even shut down your proposal completely. NIMBYism delivers the insights and field-tested steps necessary for to battle local opposition, build community support, successfully manage confrontation during hearings and court battles, and how to use effective communication to avoid a confrontational NIMBY movement entirely. You will even learn how to appreciate opposing points of view and how to convert opponents into partners. Filled with examples of neighborhood battles from across the country, NIMBYism offers simple steps to avoid confrontation and helps readers learn how to work with the community to get their projects approved. NIMBYism: Navigating the Politics of Local Opposition is available from the publisher CenterLine Media for \$24.95 at www.centerlinemedia.com.

Best Practices from the National Charrette Institute

In 2001, an exciting change began to take place in the community surrounding the Pleasant Hill BART station in Contra Costa County, California. The Contra Costa County Board of Supervisors, the Contra Costa County Redevelopment Agency, BART, local residents, business leaders, activist groups, and area employees, along with developers and consultants got together to decide the fate of their community. They created a shared vision and developed detailed plans and codes to implement it. With a history of failed planning attempts and contentious debates, how did over 500 people get together and come to an agreement about how to develop the Pleasant Hill BART Station Area?

How did they do this?

Over the course of six days in spring of 2001, dozens of possible ideas were discussed and synthesized into a community plan that addressed participants' concerns using a collaborative, holistic public planning process called a charrette. Following the charrette the design team prepared codes to ensure that the designs created during the charrette would actually be implemented. In late 2002, the Board of Supervisors unanimously adopted the plan. Construction is scheduled to begin in late 2005.

What's a charrette?

The term "charrette" has developed a certain cachet and is used with increasing frequency to refer to any type of community planning meeting that involves brainstorming or

drawing. However, it is not a merely a day-long, flip-chart-type meeting to haggle over design issues or traffic calming devices that are then taken back to planning departments where decisions are made.

A charrette is distinguished from other meetings by its intense, collaborative nature. It is an accelerated planning process that brings all parties together in one place for four or more consecutive days to create feasible development plans. It gets all parties to the design tables and uses facilitated discussions to draw out the salient priority issues and gut-level desires of all constituents.



BART Charrette Plan
Courtesy Lennertz, Coyle
and Associates/Seth Harry



BART Final Development Plan
Courtesy MVE & Partners

Charrettes don't deal with single development issues in isolation. They move all design and development issues along the same track to allow each issue to inform the decision-making for related issues. For instance, transit issues are

considered in light of economic and market feasibility issues along with zoning plans and building codes. The charrette is also a democratic process in that all voices and viewpoints are aired and considered. It involves all disciplines from the start in an orchestrated series of "feedback loops" that chronicle decisions and opinions made along the way and provide a constant track record.

It is important to note that the charrette does not occur in isolation, but is part of a larger process called Dynamic Planning, which includes project set-up and plan implementation. The charrette takes place between these two phases and acts as a catalyst to produce buildable designs. The Dynamic Planning process is guided by the ten following strategies:

1. Work Collaboratively

True collaboration is based on value for each individual's unique contribution. This means that all interested parties must be involved from the beginning. Anyone who might build, use, sell, approve or attempt to block the project provides feedback to the design team throughout the charrette to create a plan that incorporates their ideas and concerns. The charrette process gives the plan mutual authorship and a vision shared by all participants. This approach is initially more work, but in the long run, it will

save time in rework and most certainly produce a higher quality product with a greater chance of implementation.

2. Design Cross-Functionally

Dynamic Planning is a holistic approach that utilizes cross-functional teamwork throughout – especially at points of key decision making. Architects, planners, engineers, economists, market experts, and public agency staff are a few of the disciplines represented most commonly. Detailed designs are undertaken individually or in small groups. At other times, larger caucuses occur, and often, simultaneous meetings take place. Periodically, everyone gets together for a public briefing, discussion or presentation. The collaboration of representatives of these disciplines helps to produce a set of finished documents that addresses all aspects and phases of a project.

3. Compress Work Sessions

The charrette itself, usually lasting four to seven days, is a series of meetings and design sessions that would traditionally occur over the course of several months. This time compression facilitates creative problem solving by accelerating decision making and reducing unconstructive negotiation tactics. It also encourages people to abandon their usual working patterns and “think outside of the box.”

4. Communicate in Short Feedback Loops

Regular stakeholder input and reviews quickly build trust in the process and foster true understanding and support of the product. A feedback loop happens when a design is proposed, reviewed, changed, and re-presented for further review. The shorter this cycle, the greater the level of influence and buy-in by the reviewing parties. In conventional planning processes, the design team presents plans to the community and input is gathered through various methods such as surveys, or small discussion groups. Designers’ then retreat to their office and return to the public weeks later with a revised plan. Often during these weeks, some degree of misunderstanding and changes in perceptions occurs in the community. People who attended the meeting come away with different understandings. In a charrette, participants are invited to come back the next evening to review the changes. Any misunderstandings are resolved quickly before they have had a chance to crystallize. In conventional planning processes a design and feedback cycle can last up to four to six weeks. The charrette shortens it to 24 hours. During the day, and often late into the night, the charrette studio is a forum for ideas with the unique advantage of this immediate feedback. At the same time that someone is designing a street, another is locating a tree, and an engineer is determining the effects on drainage. Questions about design problems are answered on the spot. Most importantly, simultaneous brainstorming and negotiation during a charrette can change minds and encourage unique solutions to problems. The number and variety of solutions and ideas generated and considered is far greater than those under conventional planning methods. A better product results from this creative effort.

5. Study the Details and the Whole

Lasting agreement is based on a fully informed dialogue. True buy-in can only be achieved by designing in detail; this way, critical issues are brought to the surface and addressed. This can only be accomplished by looking at the details (building types, block sizes, and public space) and the big picture (site circulation, transit, land use, and major public amenities), concurrently. Studies at these two scales inform each other and reduce the likelihood that a fatal flaw will be overlooked in the plan.

6. Confirm Progress by Measuring Outcomes

By measuring progress through agreed-upon desired outcomes, the transparency of the decision making process is assured and people can see that the project is being implemented as planned.

7. Produce a Feasible Plan

The charrette differs from other workshops in its expressed goal to create a feasible plan. This means that every decision point must be fully informed, especially by the legal, financial and engineering disciplines. The success of a community’s work to plan and build together hinges on the implementation tools such as codes and regulating plans. Plans that sit on the shelf contribute only to citizen apathy.

8. Use Design to Achieve a Shared Vision and Create Holistic Solutions

Design is a powerful tool for establishing a shared vision. Drawings help illustrate the complexity of the problem and can be used to resolve conflict by proposing previously unexplored solutions that represent win/win outcomes. The charrette design team specializes in capturing ideas quickly in drawings that help educate and focus the discussion. One of the most important ground rules used throughout the charrette is “talk with your pen.” This applies not only to designers but to all charrette participants.

9. Include a Multiple-Day Charrette

Most charrettes require between four and seven days, allowing for three feedback loops. The more difficult the problem, the longer the charrette. Three loops are the minimum required to facilitate a change in participants’ perceptions and positions. Only simple projects with little controversy should be attempted in four days. More complicated projects typically take seven days.

10. Hold the Charrette on or Near the Site

Working on site fosters participant understanding of local values and traditions, and provides the necessary easy access to stakeholders and information. The design team sets up a charrette studio either in the neighborhood or on or near the project site. The studio is a temporary office and community meeting space that serves as the headquarters for the process. Close proximity to the site is important to make it easy for people to participate and for the design team to have quick access to the site. Charrette studios have been located in empty main street storefronts, community centers, high schools, and armories.

These ten strategies are discussed in greater detail in NCI's Charrette Planner™ Certification trainings. It is NCI's goal to help communities get plans like the Pleasant Hill BART Station approved. We are developing new methods to improve the Dynamic Planning process as well as seeking out and developing other public involvement techniques.

Who are we?

The National Charrette Institute (NCI) is an IRS 501(c) (3) nonprofit educational institution. NCI is the resource for Dynamic Planning, a holistic, collaborative planning process that harness the talents and energies of all interested parties to create and support a buildable plan.

What do we do?

We teach professionals and community leaders the art and science of Dynamic Planning and we advance the fields of community planning and public involvement through research and publications on best practices. We also offer a certification program and provide on-the-job training and project-based technical assistance. To learn more about the Dynamic Planning and charrette processes, and to view a schedule of upcoming public trainings, please visit NCI's website at www.charretteinstitute.org. The next certification trainings are scheduled for October 19-25, 2005 in Portland, Oregon.

A resource of interest:

Free scripted PowerPoint presentation on public involvement and the charrette process created by the National Charrette Institute. Available from the National Association of REALTORS® Smart Growth website at: <<http://www.realtor.org/sg3.nsf/pages/Charrettes?OpenDocument>>.

Planning Assistance Information

The State and Local Planning Section of the Governor's Office of Planning and Budget is excited to announce the availability of local government planning assistance and incentives. With assistance from the Utah Quality Growth Commission, the Planning Section has developed a package of toolkits to support local planning efforts. GOPB and the Quality Growth Commission are offering these tools, staff technical expertise, and financial assistance to communities for county resource management planning, critical lands planning, or other important local planning needs. For more information, please visit <http://www.planning.utah.gov/> or contact Planning Section staff at (801) 538-1027.

SAVE THIS DATE!

**Water Conference
October 6-7, 2005
Zion Park Inn
Springdale, Utah**



3.5 Million People in Utah by 2020 **Dwindling Water Resources** **How Will it Work?**

Watering today's new crop.... Subdivisions & Water in Utah

Do you really have enough water for that new subdivision? Are you sure?

This conference will include hands-on training for Planning Commissioners and staff on water issues.

This conference is sponsored by the Utah League of Cities & Towns and the State Department of Environmental Quality. The Utah Chapter APA is a supporting partner.

Financial assistance for registration is available!

For more information call 801-328-1601 or look for additional information in the mail.

LEADERSHIP IN PLANNING

August 3 – 5, 2005

What?

The annual Western Planner Conference in conjunction with Utah APA. The theme of this year's conference is LEADERSHIP. The program is designed to involve planners and citizen planners from all over the west to discuss urban and rural topics related to leadership.

When?

August 3rd through August 5th, 2005. Conference sessions will start on Wednesday morning and will continue through lunch on Friday.

Where?

The beautiful HOMESTEAD RESORT in Midway, Utah. The Homestead is less than 1 hour from the Salt Lake City International Airport and about 15 minutes from Park City. It is located on the back side of the Wasatch Mountains, in rapidly growing and stunningly beautiful Wasatch County.

Fun Stuff

The conference program will include the annual Wyoming vs. the World softball game and barbecue on Wednesday night. On Thursday night, join your fellow planners and take a trip to Park City for dinner, visit Soldier Hollow (the site of the 2002 Olympic Cross Country events) or take a ride on the historic Heber Valley Railroad. Your local host committee will provide a variety of fun activities to choose from.

The Homestead Resort offers a variety of fun activities. There is an 18-hole championship golf course on site and an activity center that offers croquet, volleyball, basketball, tether ball, horseshoes and shuffleboard. There are indoor and outdoor pools, and even a 90 degree mineral pool inside a limestone crater that you can swim, or even scuba dive in. Finally, the Homestead Day Spa offers a full menu of spa treatments.

Check out the Homestead Resort at www.homesteadresort.com.

Logistics

Lodging Reservations: A group rate of \$99 per room or \$154 per suite has been arranged. Room reservations must be made by Thursday, June 30, 2005 by calling the Homestead Resort at 800-327-7220. Mention *The Western Planner* for the group rate.

The Homestead is located 55 minutes from the Salt Lake City International Airport. From Salt Lake City, take I-80 east 32 miles to US Highway 40. Travel south on US 40 about 14 miles to the Midway and Wasatch Mountain State Park turnoff. Turn right at the stop light onto River Road. Follow the green directional signs for about 5 miles to the Homestead. Shuttle service from the airport is available through Aspen Transportation 435-657-1223



2005 WESTERN PLANNER / UTAH APA CONFERENCE

Tuesday, August 2nd				
6:00 PM	RECEPTION			
Wednesday, August 3rd				
	Tracks			
	Leadership	Urban	Small Cities / Regional Issues	Mobile Workshops
8:00 ~ 9:30 AM	<i>Registration</i>			
8:30 ~ 9:30 AM	<i>Breakfast</i>			
9:40 ~ 10:40 AM	<i>Welcome-Larry Weil / Chuck Klingenstein</i> <i>Keynote Speaker-Myles Rademan</i>			
10:50 ~ 11:50 AM	<i>Decision Making, Boards vs. Staff</i> Joanne Garnett Pat Comarell	<i>Ordinance Writing with Legal Tips</i> Neil Lindberg Laura Mason	<i>Public Involvement Techniques</i> Rulon Dutson	
12:00 ~ 1:30 PM	<i>Lunch, Awards and Presentation: National Perspectives</i> Mary Kay Peck, APA past President			
1:30 ~ 2:30 PM	<i>Leadership Q &A</i> Joanne Garnett Pat Comarell	<i>Flood Plains and Drought: the St. George Nightmare</i> Bob Nicholson Don Madson Ray Quay	<i>Updating Your General Plan and Getting More Specific</i> Ursula Montano	<i>Flood Plains and Drought: the St. George Nightmare</i> Bob Nicholson Don Madson Ray Quay
2:40 ~ 3:40 PM	<i>Better Decisions Through Strategic Planning</i> Melanee Shurter	<i>Open Space Preservation Techniques: PUD's TDR, Conservation Easements- Perspectives from the West</i> Don Matson	<i>RDA and Zoning Clinic</i> Bill Wright George Shaw	
3:50 ~ 4:50 PM	<i>Consensus Building</i> Melanee Shurter Jim Strozier		<i>Ecological Principles in Subdivision Design</i> Randy Carpenter	
5:30 ~ 9:00 PM	<i>Softball-Wyoming vs. the World</i> <i>BBQ</i>			

Thursday, August 4th

Tracks				
	Leadership	Urban	Small Cities / Regional Issues	Mobile Workshops
8:30 ~ 9:30 AM	<i>Communication (technical, internal, external) Fostering an Open Door Policy</i> Randy Watt	<i>Successful Redevelopment Projects</i> Richard Roland Charles Dotson Christine	<i>Public Meetings / Hearings</i> Gene Carr	<i>Wasatch County: Rapid Development of Jordanelle Reservoir and Cabins</i> Doug Smith Bob Mathis
9:40 ~ 10:40 AM				
10:50 ~ 11:50 AM	<i>Skills You Will Need to be a Leader 5 Years from Now</i> Joseph Moore Joanne Garnett	<i>Changing Demographics in the West</i> Pamela Perlick Richard Roland	<i>Vested Rights, Could Oregon's Measure 37 be in Our Future?</i> Dee Caputo Richard Roland	
12:00 ~ 1:30 PM	<i>Lunch: Plenary Session: Political Leadership</i> Dana Williams, Park City Mayor and Ralph Becker, State Representative			
1:30 ~ 2:30 PM	<i>Regional Plans and Local Implementation</i> George Ramjoue	<i>TOD/Mixed Use Projects</i> Cameron Gunter Bonnie Richardson	<i>Agricultural/ Community Character Preservation</i> Dave Allen	<i>Soldier Hollow, Olympic Venues 3 Years Later</i> Doug Smith Bab Mathis
2:40 ~ 3:40 PM	<i>Customer Service</i> Mary Kay Peck Mike Coulam	<i>Design Guidelines / Design Review Boards</i> Sarah More(ariz) Jody Sanford Soren Simonsen		
3:50 ~ 4:50 PM	<i>Press Relations</i> Heather May Jennifer Napier Pierce	<i>Rural / Cabin Development Issues</i> Al Mickelson		
5:00 ~ 6:00 PM	<i>Break</i>			
6:15 ~ 9:00 PM	<i>Dinner On Your Own</i>			

Friday, August 5th

Tracks				
	Leadership	Urban	Small Cities / Regional Issues	Mobile Workshops
8:30 ~ 9:30 AM	<i>Cultivating Citizen Leaders</i> Maria Garciaz Don Matson Dan Pacheco	<i>Dealing with Illegal Apartments and Nuisance Rentals</i> Neil Lindberg	<i>Subdivision Design, Traditional vs. New Urbanism</i> Steve McCutcheon Jody Sanford	<i>Provo/Orem, Downtown and Innovative Mixed Use Projects</i> Paul Glauser

9:40 ~ 10:40 AM	<i>How Collective Wisdom Can Help Plan Communities</i> Wilf Sommerkorn	<i>Sign Ordinances: Is Yours OK?</i> David Jones	<i>Place Making</i> John Janson
10:50 ~ 11:50 PM	<i>Wasatch Choices: Report on Envision Utah's New Process</i> Ted Knowlton	<i>Community Impact Assessments</i> Leslie Dornfield	<i>Assuming Multiple Roles</i> Bruce Talbot David Evertsen
1:30 ~ 9:00 PM	<i>Activities: Golf (Brian Maxfield @ 801.208.3127); Biking (contact the Homestead or bring your own bike); Hiking and / or backpacking in the Uintas (John Janson @ 801.963.3277); Horse Riding (Contact the Homestead); Scuba Diving (Contact the Homestead); Fishing (Val Jon Halford @ 801.363.4230); and / or concert at Deer Valley (contact Deer Valley).</i>		

Leadership in Planning

August 3-5, 2005

REGISTRATION

Name: _____ AICP: yes no (circle)

First Name for Badge _____ FAICP: yes no (circle)

Organization _____

Mailing Address _____

Phone _____ Fax _____ e-mail _____

Planning Official, Name or Board / Commission _____

Student, Name of University / Department _____

Early Registration Fee – by July 15 \$225 (after July 15th: \$250) \$ _____

Planning Official \$150 (after July 15th: \$175) \$ _____

Student \$150 (after July 15th: \$175) \$ _____

One Day Fee \$100 (after July 15th: \$125) \$ _____

(circle day) Wed; Aug 3rd Thursday; Aug 4th Friday, Aug 5th

** Registration Fee includes Wednesday's lunch and barbeque and Thursday's lunch.

Guest tickets for BBQ: \$22 adults; \$15 kids (#adults ____ # kids ____) \$ _____

Guest tickets for Awards Luncheon: \$15 (# tickets ____)

TOTAL REGISTRATION FEE \$ _____

Please make checks payable to UTAH APA-Mail registration forms to:

Laura Hanson
Cooper Roberts Simonsen
700 North 200 West
SLC, UT 84101

Questions? Call Nora Shepard 435.336.3127 or John Janson 801.963.3277

THANKS, TO OUR SPONSORS!!

PSOMAS

Information and Engineering Solutions

2825 E. Cottonwood Parkway
Suite 120
Salt Lake City, Utah 84121
801.270.5777

 FEHR & PEERS <small>TRANSPORTATION CONSULTANTS</small>	TRAFFIC ENGINEERING/ TRANSPORTATION PLANNING
SALT LAKE OFFICE 302 West 5400 South, Ste 100 Murray, UT 84123 T: 801-261-4700 F: 801-261-0763 www.fehrandpeers.com	<ul style="list-style-type: none"> • Multimodal Analysis & Micro-Simulation • Integrated Land Use & Transportation Planning • Travel Demand Forecasting • Smart Growth Planning • Transit Oriented Development • Traffic Calming • Intelligent Transportation Systems • Bicycle & Pedestrian Planning • Transportation Impact Analysis

	E N S I G N
e n g i n e e r i n g • p l a n n i n g • s u r v e y i n g	
90 E. Fort Union Blvd STE 100 Midvale UT 84047	Phone: (801) 255-0529 Fax: (801) 255-4449
www.ensignutah.com	



The Planning Group
Ken R. Young, AICP
240 West Center St.
#200
Orem, UT 84057
801.226.0393
kyoung@jub.com



BearWest
*Planning, Environmental &
Community Issues Consultants*

145 South 400 East
 Salt Lake City, Utah 84111
 Tel 801.355.8816
 Fax 801.355.2090



Jones & Stokes

Chuck Klingenstein, AICP
Jones & Stokes
 9 Exchange Place, Suite 401
 Salt Lake City, UT 84111-2758
 801-531-7668 office
 801-953-4925 cell
 cklingenstein@jsanet.com
 www.jonesandstokes.com

	LANDMARK DESIGN INCORPORATED	LANDSCAPE ARCHITECTURE AND LAND PLANNING 2834 HIGHLAND DRIVE SALT LAKE CITY UTAH 84106 PHONE (801) 474-3300 FAX (801) 474-3303
---	------------------------------------	--

Utah Planner

American Planning Association, Utah Chapter

Chuck Klingenstein, Utah APA President
JONES & STOKES
 PO Box 680097
 Park City, UT 84068

NONPROFIT ORG. U.S. POSTAGE PAID SALT LAKE CITY, UT PERMIT NO 7181
