

Utah Planner



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American Planning Association, Utah Chapter

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Presidents Message

Chuck Klingenstein, AICP

It has been a busy couple of months for our new contractor manager, Mirinda Schiele, as she has tackled the organizing of some of our business affairs, trying to update the entire membership database so she can have a comprehensive list of emails for the newsletter distribution, entered all members into the list-serve, and begin the process of formatting the newsletter into a digital format. I am very excited at the progress she is making on the small budget we have given her to work.

In this issue you will see an advertisement for a brown bag luncheon on "Referenda for Planning & Land Use in Utah" to be held at the Salt Lake City Library on October 12. Panelists will be Wilf Sommerkorn, Davis County CED Director and Utah APA Legislative Chair; Neil Lindberg, consultant and Counsel to the Provo City Council, and vice-chair of the Utah APA Legislative Committee; George Shaw, Sandy City Planning Director. John Janson, Wilf Sommerkorn, Neil Lindberg, and Keith Bartholomew are organizing this brown bag. It will be a BYOL (Bring Your Own Lunch) though there are many take out opportunities around the Salt Lake City Library. It will begin promptly at 11:30 and end at 1:00. There is parking underground for those that drive and of course there is a light rail station right at the library. We continue to hear members asking for sessions on timely topics and yet our previous efforts have not always succeeded as measured by attendance. So we will be trying to institutionalize these so that they occur either monthly or every other month depending on some guidance from you. This format (BYOL) will allow the event to cost essentially nothing. All we have to do is arrange for a room. *All you have to do is show up and participate.* ... (Continued on page 6)



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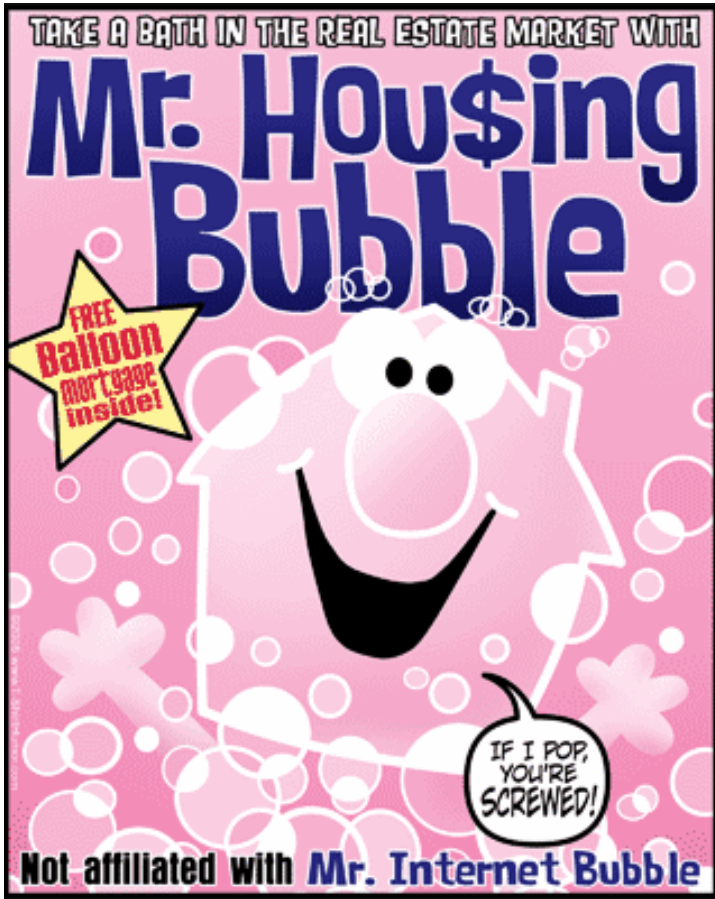
The Utah Chapter of the American Planning Association publishes the Utah Planner. Circulation is to APA members. The Utah Planner welcomes submission of original articles, editorial letters, and any other information of interest to both professional and citizen planners.

utah-apa@utah-apa.org

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

utah-apa@utah-apa.org

Funny of the Month



A Non - Traditional approach to Community Development: The Global Literacy Project

Denniston Bonadie MCRP

One of our board members recounts the story of growing up in a small town in South Africa called Stega. In the central district was a well-appointed library comparable to any you would find in any successful American medium sized city. However, while growing up he was never allowed into that library as there was a small sign at the entrance marked "whites only." For him then, the initial idea of a library was located at the edge of the town - a small trailer with shelving installed by

members of the community and containing books raised by donations from community members.

This little library contained rich memories however. He remembers his father, a man who had received only up to a fifth grade education, walking him to this trailer every week to borrow books. What was striking about his father was the fact that, realizing that he wanted a better future for his son but also realizing that he himself did not know what his son should be reading, he asked a teacher what were the "important" books and made sure that his son thereby read through the "classics."

How does this lead to a strategy for international development? Well, the above story is one that resonated with myself and the co-founder of the Global Literacy Project, my friend Olubayi because, at the beginning of the 21st Century, there are many places worldwide that don't even have the facilities of that small trailer. This was a recurring conversation in our close group of friends (about 8 of us) who all received our initial education in the "developing world" during the 1970s and early 1980's. We all experienced growing up in rural areas and are all now persons with university degrees and well defined career goals. Throughout this we maintained a commitment to giving back and continually wrestled with the question of how to create opportunities for upcoming generations as part of a wider project to create more egalitarian societies.

The problem for us in many ways was rooted in our very success in academia. How, we wondered, do you go about translating theoretical insights from theorists into praxis? In fact, for a decade, our discussions became more and more nuanced as we engaged in a rich panoply of ideas but we were stymied as to what mechanism would

SMITH | HARTVIGSEN PLLC

ATTORNEYS AT LAW

Vaughn R. Pickell, MCP, Esq.
215 S. State Street, Suite 650
Salt Lake City, Utah 84111
Phone: (801) 413-1600
Fax: (801) 413-1620
vaughn@smithlawonline.com
www.smithlawonline.com

recreate the same range of opportunities for future generations,

As we questioned ourselves as to how to go about this it became apparent to us that access to educational opportunity had to be central pillar of any strategy we supported. The majority of the core group, through that interesting convergence that happens in close friendships, had become academically involved in planning or aspects of community development. During the period of the 1990s we were particularly incensed by the World Bank's neglect of education as a priority for spending in developing countries. Even though the Bank had ostensibly shifted some of its strategy we saw it as still being very instrumentalist, where, instead of seeing education as a basic right, increasing choices and contributing to the empowerment of individuals to the communities, education was couched in terms of something to be evaluated with respect to economic return. As such, educational investment in many countries becomes prioritized for those (usually urban) areas that strategically located to foster industrial linkages.

During this time members of our group had been involved for the past decade in individual efforts to ship books and other resource materials to Africa and the Caribbean. But in 1999 Olubayi and myself decided to advertise for book donations at the end of Rutgers fall semester. One of those interested students was Sivan Yosef. We had anticipated collecting some 200- 3000 books for shipment but Sivan contacted a chapter of the American Association of University Women who put together some 4,000 books for us! Then, Diana Dade, a resident of North Jersey heard about us and sourced out several thousand more books. Finally, Thelma Tate, a Rutgers Librarian put us in touch with a number of libraries and book stores who had books

consolidated out of their collections that were available. All of this led to a shipment of 17,000 books, through the participation of over 50 individuals and organizations, in summer 2000 to Africa (Kenya.) This initial shipment was sponsored by a Kenyan businessman and minister of government, the Hon. A.A.A. Ekirappa and went to a district in Western Kenya where we created libraries in 15 high schools. Before our donations there were no such libraries active.

After this shipment, Sivan, Diana and Thelma approached us and asked what was next. Literally, they put us on the spot and suddenly we realized that we had a vehicle that

incorporated the practical application of much of the rhetoric that had informed so many of our conceptions for over a decade. We had a mechanism that allowed people to directly touch others many thousands of miles away. We were reaching places that no one else had even considered and communities

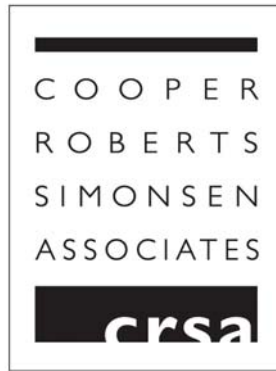
were willing to become actively involved to assist in this process.

But we didn't want to be an organization hat simply collected books and shipped them. We wanted a model that would transform the life chances of recipients while simultaneously connecting individuals and groups in more developed countries with these recipients in such a way that it served an educational purpose for donors. In order to accomplish this, Olubayi and I turned to our friends, Edward Ramsamy, originally from South Africa, Kavitha Ramachandran an Indian American, Wendal Thomas, from St. Coix and Dominica in the Caribbean and Eeka Akaezuwa from Nigeria. We sat down and come up with a model where, through literacy, we would help individuals gain access to their own rich cultural, literary, and historical traditions, as well as those of others.



We used a definition of literacy where, seen as the ability to read, write, and evaluate ideas, it is a skill that has become a necessity for survival in this age of science, information technologies, urbanization, and survival even in rural environments. To us, literacy opens doors to such fields of specialized knowledge, such as sciences, public health, engineering, and technology. By removing certain barriers to representation, literacy can assist in the development of a genuine civil society. To this end, our organization, the Global Literacy Project, Inc., would:

- Collect, sort, ship, and distribute books, journals, computers, and other educational materials to communities in Africa, the Caribbean, and other developing nations.
- We would then work with local community representatives to develop and sponsor structured literacy and educational programs that could be sustained and expanded independently.
- We would develop math, science and humanities initiatives: organizing activities such as competitions, workshops and other forums in which donated books and computers are used to promote excellence and achievement in math, science and the humanities. At present, GLP is the only organization of its kind in our pilot areas that offers these initiatives to stimulate use of donated literary materials.
- We committed to fostering public education programs aimed at improving knowledge, enhancing global awareness in the USA.
- Providing services education opportunities for American and overseas students.
- We also committed to outreach literacy and educational programs for populations at risk (such as incarcerated youth.)



- To make this process sustainable in receiving countries we also transfer scientific journals and computers to universities in recipient countries and foster their collaborating with USA universities and other institutions in promoting international initiatives and knowledge sharing.
- In return, we asked universities in developing countries to provide opportunities for deserving students from rural parts of their own countries in exchange.

By connecting donors with literacy projects around the world, The Global Literacy Project also benefits the USA environment and in fact our motto, "**Brainfills, Not Landfills!**" recognizes the fact that although the materials that we ship to the developing world are of great value and use to the recipients, they are considered as surplus, unwanted and destined for landfill disposal in the United States.

The need for books and literacy programs in developing countries is huge. One of the best sources for data on literacy and illiteracy rates for various countries is UNESCO. According to UNESCO, illiteracy is concentrated in countries of Africa and South Asia. Regional adult literacy in Sub-Saharan Africa and in South Asia is less than 60%. Four out of ten adults in targeted recipient countries cannot read or write in any language: www.uis.unesco.org/en/stats/statistics/literacy2000.htm. Conversely, in donor countries like the USA, on average less than two out of ten adults are illiterate.

From the UNESCO statistics, it is obvious that there is a great need for literacy programs and materials in Africa and South Asia. From our own experience we know that developed regions of the world produce huge quantities of books, journals and computers and upgrade them frequently. Editions of books are changed

approximately every four years. Publishers and school districts have told us that they have to pay landfills to bury surplus books. They are often overjoyed to save these materials (from the landfill destination) and to deliver them to non-profit organizations like GLP for transfer to libraries in the developing world. GLOP has the ability to collect an average of 20,000 books and journals per month, and several placed in the developing world have written to us to request these books and journals.

Since our formal inception, GLP has shipped out more than 540,000 volumes of books and journals and established several multi-media (computer) Learning Centers. Volumes shipped have included complete sets of extremely valuable scientific journals (such as nature, Science, Journal of Chromatography; Chemical Abstracts; Lance: journal of Biochemistry: Cell; etc.) In 2002 the Jomo Kenyatta University of Agriculture and Technology in Kenya (www.jkaut.ac.ke) agreed to provide 10 full scholarships to 10 economically underprivileged rural students in exchange for five years of GLP library support programs.

Along with direct donations of books we have also inspired technological and information transfers in very direct ways. For example, we coordinated a mission of Agricultural and Economic professors from Cook College, Rutgers University to visit several Kenyan university sites in the summer of 2002. We eventually helped two of the universities establish science research libraries.

Back in the USA, we've been connecting USA elementary and high schools with schools in our Africa and Caribbean locations in a sister-school model. In the summer of 2003 a team of Rutgers students went to one of our rural pilot districts and created a community library.

Tools for Planners

Did you know that APA offers divisions- special subgroups that you may find fit your interests or needs?



Divisions include:

- City Planning and Management (sign up your city manager today)
- Economic Development
- Environment, Natural Recourse and Energy
- Federal Planning
- Gays and Lesbians in Planning (yes, even in Utah)
- Housing and Community Development (How is your affordable housing plan?)
- Indigenous Planning
- Information Technology
- International
- New Urbanism Development
- Planning and the Black Community
- Planning and Law (keep your boss out of court)
- Planning and Women (we are not alone ladies)
- Private Practice
- Regional and Interregional Planning
- Resort and Tourism
- Small town/rural development (circuit riders

and one man shows you are not alone)

- Transportation Planning
 - Urban Design and Preservation
- Find out more and get signed up at <http://www.planning.org/divisions/>



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Presidents message cont....

John Janson has decided to add Programs Committee to his portfolio and we are seeking others to join him on that committee so please volunteer. We also want these brown bags to be timely and useful to you. So please share your ideas and needs with John so that these sessions can be productive and informative.

Next month I will hopefully have some information regarding the national leadership meetings. I know that the new budget is being looked at for approval and the Chapters continue to ask for more resources (dollars or programming). Unfortunately, many feel that the programming created by National is too generic because it needs to meet the needs of the entire membership? Perhaps it is time for National to conduct an educational programming needs assessment based on the Regions instead of the entire organization. I will ask our leadership this question and hopefully report to you next month. I will also ask Pat Comarell to assess our educational needs when she begins her Chapter needs assessment and visioning process later this fall.



Fall 2005 Utah APA Award Winners

Award of Merit, Plan Development;
Tooele Valley Regional Plan
Tooele County
CRSA
Thomas Consultants

Award of Merit, Plan Development;
Alternative Future for the Bear River Watershed

Utah State University Bioregional Planning Program

Award of Merit, Unique Contribution;
Sensitive Lands Overlay District
Ivins City
Planning & Development Services

Award of Merit, Unique Contribution;
"The Growth Challenge"
City of Logan

Gene Moser Citizen Planner Award
Sharon Grgich
For Outstanding Planning Commission Service

Outstanding Achievement Award, Plan Development;
The Cottonwoods at Mountain Green
Morgan County Planning
Blake McCutchan Design

Outstanding Achievement Award, Plan Development;
Building the Foundation for the General Plan
City of Logan

Outstanding Achievement Award, Plan Implementation;
Provo Wells Fargo Center
Provo City RDA
Provo University Plaza, LLC
Ken Harris, Architect



13th Annual Conference

October 27-28, 2005

http://www.cle.com/upcoming/PDFs/SLCWA_T05.pdf

Planner Spotlight

**Matthew D.
Idema, P.E.**
CLC Associates,
Inc.



Matthew has been working as a planning consultant and engineer in the land development consulting industry for the last sixteen years. For the past 2-1/2 years, he has been working with CLC Associates, Inc., in Salt Lake City, a firm whose projects focus on retail, commercial and hospitality development throughout the ten western states. Matthew received his degree in engineering from Boston University and has completed coursework at Harvard University in Cambridge, Massachusetts in design management. He was a member of the Draper City Board of Adjustment from 2002 to 2004, the last year of which he served as its chairman. Being involved in a quasi-judicial process gave him exposure to a city's risk management issues, recognizing that the Board contributes a critical piece to a project's entitlement - the potential appeal or variance of a city's ordinance. It had long been a goal of his to become directly involved in the actual process of planning and entitlements for the projects on which he works, in addition to overseeing the construction documentation preparation. For the last seven years, he has been the primary contact to his clients on dozens of retail and commercial projects all over the western U.S., including Arizona, Idaho, Utah and Colorado.

Matthew most admires the unique nature of site planning - the raw creative aspect of transforming nothing into something, and making it beneficial for the community. His planning approach is a juxtaposition of preservation and enhancement of a site. The ability to give a large-scale project a pedestrian feel, and to provide a smaller project the focal points needed to attract attention to the

site are some of the every day challenges facing Matthew and the staff at CLC. Also, the variation in services CLC offers to their clients (planning, entitlements, architecture, civil engineering, landscape architecture and surveying) provide something fresh and new to experience almost every day. Whether it is a smaller 2-acre retail project, a 100-acre master-planned development or a high-profile client like Cabela's or Wal-Mart, project diversity is one of the more enjoyable components of Matthew's job description.

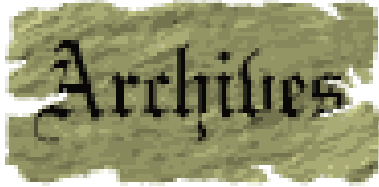
What often is frustrating as a planning consultant is the lack of ability to convey the intended purpose of a controversial project during a public hearing or town meeting. Often, the benefit of a project to a community gets lost in the translation of the overall scope. When presenting a proposed retail power center or life style center to a city, the challenge is to attempt to relate the project to local concerns and issues and define how the site could best be used to the betterment of the community.



APA has been a useful tool in networking with the city municipal representatives on the latest changes to code and outlooks for growth in certain areas. The APA Fall Conference is an event CLC targets every year as an important relationship builder with the city officials CLC interacts with most. Matthew and other representatives from CLC have met with representatives of APA in the past to brainstorm on the proper approach to a design solution or to discuss networking with certain individuals to achieve a mutual goal on a project. APA has been

a valuable resource for Matthew and CLC in their research and discovery process on a potential site.

Matthew Idema works as a senior project manager for CLC Associates, Inc., a full-service retail and commercial land development consultant in Salt Lake City. He lives in Draper with his wife Staci and their three daughters. In his free time, he enjoys boating, reading and travel.



From the Archival Library

From the November 1975 Newsletter:

The Utah County Planning Commission has just completed the revision of the zoning ordinance and map and has recommended their adoption by the Board of County Commissioners. Public Hearings will likely be set for the immediate future. In connection with this revision, the Planning Commission has developed regulations pertaining to large-scale utility lines, such as power, gas, etc. These regulations provide a means for review and approval of proposed transmission lines through the County. Up to this time, the county has not had an opportunity for input about the location of these major utility lines.

The remaining series of road maps for Utah County which constitutes the completion of the first phase of the official county map have been finished and recommended to the Board of Commissioners for adoption. A public hearing has been set for December 3, at which time these maps will likely be adopted to complete the first phase of the official map (several maps of this series were adopted in May of this year.)

The preliminary draft of the Functional Open Space Plan has been submitted to Mountainland

Association of Governments by Despain and Associates. The draft is in the process of being reviewed prior to final publication. The firm is engaged in the preparation of development codes for Grand County and for Wasatch County integrating the zoning regulations and subdivision regulations into a single document in an effort to comply with the readout from the recent court action with respect to land use control.

They are involved in outlining a program designed to adopt economic incentives in the place of regulation as the primary tool for implementing land use plans.

Work is moving ahead in the Southeast Region. The Despains are outlining a program for the obtaining of revenues with which to provide facilities and services for the increasing population which is taking place in the area as a result of energy production.

What's your "HOT" topic?



In an effort to promote more

educational opportunities for Chapter members, the Program Committee is soliciting your input for upcoming lunch and half day get togethers. Many great topics were covered in our summer conference, but now is the time to begin a regular offering of programs based on your educational needs or topics that you think would be beneficial for us to discuss. Last year we had 2 APA sponsored sessions including the new LUDMA bill and a "Placemaking" lunch. This year the Executive Committee's intent is to hold more lunches and seminars than in previous years. So far several topics have been suggested including: ordinance writing tips, round table topics with

expert, and "Placemaking II". Lunches will be held all over the State so that everyone can attend. Consider this as an opportunity to find out what is going on in other communities, what issues need to be addressed, and just a chance of catching up with your fellow planners! Please send your suggestions to John Janson at jjanson@wvc-ut.gov

Speaking of opportunities, to make this kind of commitment by the Chapter, we will need to have some help. Please volunteer to be on the program committee or as a speaker for a session.

Referenda for Planning & Land Use in Utah

Speakers: Wilf Sommerkorn, Davis County CED Director and Utah APA Legislative Chair; Neil Lindberg, consultant and Counsel to the Provo City Council, and vice-chair of the Utah APA Legislative Committee; George Shaw, Sandy City Planning Director

Where: Salt Lake City Library

When: October 12, 2005; 11:30 to 1:00

Bring your own lunch

15th Annual Land Use Conference

[Click Here for More Information](#)

March 9 & 10, 2006

The University of Denver

Sturm College of Law

The Rocky Mountain Land Use Institute puts on the largest land use law conference in the United States. The upcoming conference will bring together a diverse group of professionals from across the Rocky Mountain West and the country for discussion and debate of critical regulatory, environmental, and land development issues.

[2005 14th Annual Land Use Conference Information](#)

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utah-apa@utah-apa.org

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P.O. Box 701443
W.V.C., UT 84170

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presents a

CERTIFIED COMMUNITY PLANNER SEMINAR

in partnership with the Association of Governments

The workshop takes place over a two-day period and includes:

*The Planning Process and the General Plan • Liability of the Elected and Appointed Official
The Planning Commission • The Public Meeting and Assuring Due Process • Zoning and the Zoning Ordinance
Special Zoning Methods • The Board of Adjustment • Subdivisions • Development and Regulations
Property Owner Rights • Responsibilities and Liability of Planning and Zoning Officials*

All Classes Taught by Experienced Professionals in Community Planning and Land Use Law

*Participants Who Complete the Training
Receive a Citizen Planner Certificate from the University of Utah*

WHO SHOULD ATTEND? ELECTED OFFICIALS, PLANNING COMMISSIONERS,
BOARD OF ADJUSTMENT MEMBERS, OFFICE STAFF, ETC.

**Register early!
Classes are limited!**

This Training Is from 8:00am to 4:00pm

*Thursday and Friday,
October 27-28, 2005*
Moab City Building
217 E. Center Street
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*Thursday and Friday,
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Utah Local Governments Trust
Training Room
55 South Highway 89
North Salt Lake, Utah

This training is available to all governmental entities in the State of Utah. The charge is **\$40.00** for all Trust members and **\$65.00** for non-Trust members. The training includes: supplies, manuals, continental breakfast, and lunch. **PRE-REGISTRATION AND PAYMENT IS REQUIRED.** Register by: (a) mail; (b) fax (801)936-0300; (c) email [mbeesley@ulgt.org]; or, (d) phone (801)936-6400 or (800)748-4440, Ext. 1302. Thank you!

You are a Trust member if your agency carries any insurance through the Trust.

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Name(s) of Participant(s) _____

Workshop Attending (Dates / Location) _____

Trust Member Yes___ (\$40/ea) No___ (\$65/ea) Amount Enclosed \$ _____

The Certified Citizen Planner Seminar Providing an education in community planning and development for elected and appointed public officials

The seminar consists of eight subjects presented over a two-day period; all classes are taught by volunteer professionals in community planning and law. The students receive manuals and handout materials designed to be used for future reference.

Classes begin with an Introduction to Community Planning followed by a discussion of land use law and property owner rights. Following sessions describe the role of the planning commission and the board of adjustment. The seminar also includes sessions on land use regulation, zoning, and subdivision development. The responsibilities and liability of planning and zoning officials and the necessity of assuring due process in public meetings are discussed.

Comments and evaluations about past workshops have been consistently favorable. Some typical comments: "Covers the basics very well. I've been able to understand and correlate the information." ---- "Wonderful instructors. They knew their subjects. Good, informal setting with two-way communications." ---- "Your staff has been more than helpful. They answered all my questions." ---- "Training was excellent – the topics well-chosen, the pace of presentations excellent." ---- "A lot of issues were presented that I was completely unaware of. I would grade the training with very positive marks." ---- "Helpful in sensing the responsibility of serving on planning commission."

All participants completing the two-day training receive a Certified Citizen Planner certificate from the University of Utah. Seventy-one seminars have been held throughout the state since January 1996, and more than 2,000 public officials have successfully completed the two-day training course necessary to receive their Citizen Planner certification.

TYPICAL CERTIFIED CITIZEN PLANNER SEMINAR AGENDA

(changes in agenda may occur in order to accommodate the schedules of our instructors)

Day One

8:00amRegistration & Continental Breakfast
8:30Welcome
9:15Community Planning (and SB60)
10:15Break
10:30The Planning Commission
12:00pmGroup Lunch (provided)
12:45The General Plan
2:15Break
2:30Assuring Due Process in Land Use Planning
4:15End Day One

Day Two

8:00am.....Continental Breakfast
8:30Welcome to Day Two
8:45Land Use Regulation
10:00Break
10:15Subdivisions
11:45Group Lunch (provided)
12:30pmGuest Speaker
1:00Subdivisions
2:30Present Citizen Planner Certificates

For information contact: **Gene Moser, Director**
(435)649-1400; fax (435)647-5740
gmoser@parkcityus.com

To register contact: Marilyn Beesley
at Utah Local Governments Trust
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