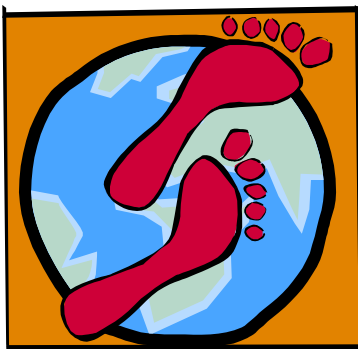


Utah Planner

APA

Vol. 31 No. 11 December 2005 American Planning Association, Utah Chapter www.utah-apa.org

Ten Toes to Transit Max Johnson, Planner Salt Lake County



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What can you put in a box that increases the chances for a long, healthy and invigorating life? How about ten toes? That's right - Ten Toes. The Ten Toes Express makes a healthy difference in people's lives in Portland, Oregon. But there is a warning: "Frequent use of the contents of this box may reduce driving for short trips and dramatically improve your health".

The Ten Toes Express was brought to light at the Rail-Volution conference in Salt Lake City in September. Rail-Volution brings community leaders, public officials, transit professionals, planners and citizens together to engage in problem solving and idea sharing exercises; to learn of new development strategies and innovations within the transit industry and its sphere of influence.

As a partnership between transportation and health, the Ten Toes Express plays on the benefits of combining a walking program and its affects on transportation while utilizing a walking kit as its main attraction. Developed by the Portland Department of Transportation (Options Division), the Ten Toes Express is another strategy cities are using to educate citizens about the benefits of walking. The purpose of Ten Toes is to promote the transportation and health benefits of a more active lifestyle. With the cooperation and partnership of Kaiser Permanente, the nation's largest nonprofit health plan, headquartered in Oakland, California, the Ten Toes Express is running, walking and biking throughout the greater Portland area.

Thanks to the cooperative efforts of Kaiser Permanente, the Portland Department of Transportation and the Portland business community, Portland area communities are reaping the benefits of walking aboard the Ten Toes Express. As if good health isn't enough, Ten Toes provides a bonus to the community in the form of the walking kit. The kit is full of information, useful accessories and valuable resources promoting not only healthy communities, but the fact that communities becomes more educated about health in general, local businesses, transit routes and bike trails, for example. The assistance and involvement of the business community helps to bond an interconnected network with participants that guide this paradigm shift and help to highlight the importance of the business community and their role as an integral asset to the community.

Walking Map

The walking kit comes with a 26" x 36" map loaded with information and resources. The fully illustrated walking map naturally identifies pedestrian and bicycle routes, but offers much more so that the user can locate all facilities accessory to these activities. For example, the map indicates transportation features such as the MAX transit stations and routes, bus routes (regular and express), walking and biking routes and paths identified as shared or dedicated options and locations where obstacles are present. Trip related features illustrated on the map include drinking fountains, points of interest, bike shops, restrooms and viewpoints.

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

In addition to the main walking map and several inset maps showing specific walking tours, other information is available in three categories: 1) Walking Tips; 2) Walking Resources; and 3) Walking for Wellness.

Walking Tips incorporates advice on safety both in neighborhoods and when walking to work or school. There is also advice for wheelchair users.

Walking Resources provides a wealth of informative phone numbers for maps, organized walks, health information, government and community advocates, and walking publications that focus on Portland. There is also preventative phone numbers should anyone need to report needed sidewalk maintenance, report clear-view visibility issues near intersections, or to request a curb ramp.

Walking for Wellness is described in the walking map as:

Whether you are considering walking for your health or the health of the environment, walking is the no-gear sport and an easy way to squeeze exercise into your day. According to the Center for Disease Control, just thirty minutes a day can dramatically improve and extend your life. The latest research shows that when you incorporate short bouts of activity into your routine - walk instead of drive short distances - it has significant long-term health benefits.

Walking Kit Components

Pedometer

A pedometer is a counting device which measures physical activity in steps as you walk throughout the day. The pedometers are valued at \$8.00 each and sport the Kaiser Permanente logo; belt clip model.

Figure 1. Weekly Walk Log. The program helps track progress and goals.

WEEKLY WALK LOG		WEEK NO. (check one)							
		1	2	3	4	5	6	7	8
Your Name									
Address									
ZIP									
Average Daily Steps from last week									
Daily Goal Average for this week									
Day	MON	TUE	WED	THU	FRI	SAT	SUN		
Steps Today									
Add Steps for All 7 Days									
Divide by 7 = Average Daily Steps									
Multiply by 1.2 (your daily goal for next week)									

Weekly Walk Log Figures 1 and 2 are postage prepaid reply cards to help promote Ten Toes. The weekly walk log in Figure 1 helps participants track their activity and progress. Raffles are held for walking shoes and other prizes as an extra incentive to participate.

Track Your Fitness

The postage prepaid reply card shown in Figure 2 offers free testing to track progress throughout the program more in depth than the weekly walk logs. Testing is done prior to beginning the program and at the end with the following five tests: Body Fat Test, Body Mass Index, Blood Pressure, Aerobic Step Test and Resting Metabolic Rate.

Also included in the walking kits are the following items:

- o Coupon Book from area merchants
- o Walking Brochure
- o Cycle Brochure
- o Schedule of escorted walks
- o Clip magnet
- o "Count Your Steps to the Store" magnetized shopping lists (2)
- o "Ten Toes Express" sticker

TRACK YOUR FITNESS IMPROVEMENTS

Would you like 5 FREE different tests to track your improvements?

The City of Portland has teamed up with Kaiser Permanente to offer 5 types of evaluation tests to 100 individuals participating in the Ten Toe Express.

- **Body Fat Test**
- **Body Mass Index**
- **Blood pressure/resting heart rate**
- **Aerobic Step Test**
- **Resting Metabolic Rate**

If you'd like these FREE tests two times in the next year (beginning & end) at the Kaiser Permanente facility, complete and return this card. 100 people will be selected and notified of the two scheduled weeks when tests will be offered.

Name _____ Age _____ Sex: M F

Address _____ Portland, OR ZIP _____

Note: This is not a research project and any data collected as part of this project will be handled confidentially.

Figure 2. Tracking Improvements. Five free tests available from Kaiser Permanente - Courtesy of a postage paid reply card.

The kits are distributed for free throughout the community thanks to the support from Kaiser Permanente and the local business community. The kits are valued at approximately \$18.00 each including an \$8.00 pedometer.

Conclusion

Ten Toes promotes not only walking for exercise to promote a healthy community, but walking for interest, for enjoyment and to complete and augment alternative modes of transportation such as light rail, bus, bus rapid transit, and bicycling. This campaign instills a mindset that keeps us as walkers always thinking about walking. Sure, there is the weekly scheduled walking tour, but soon our mindset contemplates "how easy it would be to catch the bus to the mall after a short walk," or "walk to the MAX station to catch a ride downtown," for instance.

Not only does Ten Toes promote from the health side, but it utilizes sustainable growth principles that permeate throughout the program with references to walking vs. driving, and providing information on alternative modes of transit within the kit. Not only do we benefit directly from additional walking or biking, but numerous side benefits exist as well. When we walk, we don't drive. We burn fewer fossil fuels, we promote walkable communities and we strive for an interconnected and efficient transit system. Hopefully, the program developed by Portland will spur other communities to create or enhance related programs that educate their communities while improving overall health. There's nothing healthier than the Ten Toes Express; ALL ABOARD!

Resources

- 1- Ten Toes Express Walking Campaign. Portland Department of Transportation - Options Division. [Http://www.portlandonline.com/transportation](http://www.portlandonline.com/transportation)
- 2- Walking Kit courtesy of the City of Portland - Office of Transportation.
- 3- Kaiser Permanente. <http://www.kaiserpermanente.org>
- 4- Rail-Volution. www.railvolution.com



www.planning.org

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THE 2005/2006 PROGRAM CALENDAR



Programs? Monthly luncheons? What's going on here? The Executive Committee has decided to provide more opportunities for member education and for the members to simply get together. To expand on that initiative, a full year calendar has been developed with the help of about 17 chapter members. Each organizer has taken a month, designated a topic and will find speakers and a place to gather. AND you can plan ahead! The luncheons will always be held on the second Monday of each month at noon. Some will be brown bags and others will be at restaurants. The executive committee will be meeting the hour before and you are welcome to come early and learn about the issues we are working on. Because we are all busy and have stretched schedules, we will do our best to start on time, so please plan to be in your seat, with your lunch ready to go at noon. Our first program will be a brown bag on December 12 at the Envision Utah offices 254 South 600 E, Suite 201 in Salt Lake City.

December 12th - Economic Development as a Quality Growth Tool - speaker Gabe Epperson - organizer Shaunna Burbidge

January 9th- Economic Development versus Planning - organizers Jan Yeckes and Paul Glauser

February 13th- Homeless Strategies that Work - organizer Pauline Zvonkovic

March 13th- Legislative update - organizer Wilf Sommerkorn

April 10th- Design Review Boards versus Standards - organizer Janice Jardine

May 8th- Redevelopment Lessons in Ogden City - organizers Alan Franke with help from Bill Wright and Greg Montgomery

June 12th- BRT versus LRT - organizer Alana Spendlove

July 10th- Ordinance Writing tips - speaker Neil Lindberg - organizer John Janson

August 14th- Chambers, BIDs and Planning - organizer Robert Farrington

September - no meeting, annual conference in Provo (September 27-29)

October 9th- Monster Homes, Trophy Homes and your neighborhood - organizer Keith Bartholomew

November 13th- Creating Community Identity - organizer George Shaw

December 11- Customer Service - organizer Aric Jensen

In addition, Jay Nielson has committed a session on Access Management in Logan in the spring. Then in southern Utah, Ken Sizemore (with help from Brian Maxfield in Cedar City) will hold quarterly luncheons on the topics of Interlocal Agreements/Development Agreements, Work Force Housing, Funding Resorts in Unincorporated areas, and one not yet determined.

Wasatch Front APA Lunch Meeting

Coming Soon to a Location
Near You!

Economic Development and Planning... *Why Can't We Be Friends?*

Monday, January 9, 2005
12:00 NOON to 1:30 P.M.
Utah County Area*

Do you ever feel as if the goals of your economic development program and the regulatory ordinances of your planning program are at conflict with each other?

Do sign ordinances, landscaping requirements and architectural design review come across as anti-business?

How can we work together to create a win-win situation for both economic development and city planning?

Come prepared for a lively discussion...we need to share ideas, successes and challenges!

*Watch the Utah APA List Serve
for more information on location and speakers/facilitators for this meeting.

For more information, contact
Paul Glauser 852-6167 or Jan Yeckes 852-6402.



Fall 2005 Award of Merit,
 Plan Development;
 Tooele Valley Regional
 Plan
 Tooele County
 CRSA
 Thomas Consultants

New Vision for Tooele Valley.

By J. Kelly Gillman,
 ASLA, APA

Sponsored by Envision Utah, the Tooele Valley Regional Plan is an effort by the municipalities of the Tooele Valley to settle on a common vision for the future. Over the next 20 years, the influx of new residents and employees is expected to severely stress the existing resources and infrastructure of the Valley. Transportation corridors, open lands, wildlife habitat, and recreational opportunities all are considered within the plan. Recognizing that a tremendous amount of planning would be necessary, a comprehensive public process was undertaken, and innovative techniques utilized, to produce the recommendations included in the Tooele Valley Regional Plan. The Tooele Valley Regional Plan has been awarded an Envision Utah Governor’s Quality Growth Award This honor is given annually to projects that demonstrate an effort to enhance the quality of life of Utah’s communities. More recently this project has received a Utah Chapter APA Achievement Award.

Tooele County, in conjunction with the communities of the Tooele Valley, worked closely with a team of local consultants throughout the duration of the project. This working relationship developed a number of unique strategies that contributed to the success of the plan. One notable strategy included visiting the classrooms of fifth grade students in an effort to reach out to the youth of the community. While of course adults were asked to



participate in other forums as part of an extensive public participation process, it was realized that youth have a very different view of the world. As an example, in planning transportation infrastructure, youth are more likely to suggest ways to walk or bike to destinations, while adults are more likely to suggest ways to drive to destinations. The strategy of working with 5th graders was so successful that National Energy Foundation has utilized ideas from the program to teach students around the state the importance of community planning. This program, called “Envision your Future” also recently received the Utah APA Merit Award.

Another unique aspect of this project was a unique GIS data analysis method developed and implemented that allowed detailed analysis of growth patterns in the valley. The resulting depiction of full build out was graphically presented for review. This mapping, based on current zoning and growth patterns, was altered to show build-out based on the alternative growth patterns (developing around existing infrastructure, walk able destinations, etc) developed by the residents of the Valley. This unique approach resulted in the development of useful data that has been included in the final Tooele Valley Regional Plan.

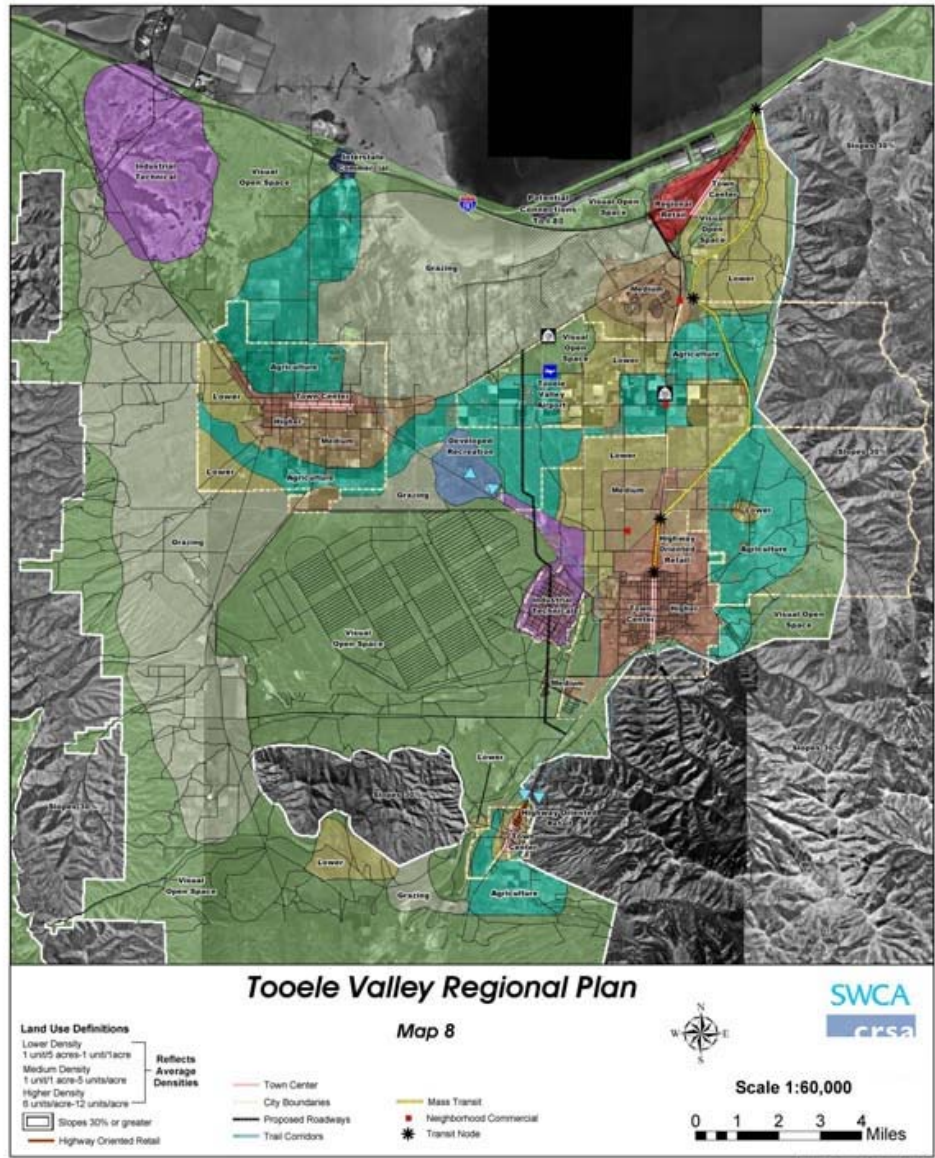


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The implementation of this plan will be many years in the making. However, progress is already being made. Despite the fact that the plan has only been completed for a few years, a number of communities are moving forward with implementing new land use tools. These will allow communities to work with developers, landowners, and residents to develop creative solutions to growth issues. One tool that has been explored by the County to assist with the implementation of the plan is transfer of development rights (TDR).

This tool would give landowners the option to sell the development rights to their property to another landowner.



Although growth will continue in the Tooele Valley for many years, the implementation of this plan will ensure that steps are taken to preserve the quality of life that makes the area so appealing. As growth continues in the coming years, this plan will be the foundation for new tools, such as TDR, for accommodating the varied goals and objectives for the valley. New residents, new jobs, and new recreational opportunities can be a positive addition to the valley if the appropriate framework is followed. It is the goal of this plan to ensure a strong quality of life when the 5th graders who participated in this study are looking for housing and employment in the future.

Consultants for the project were: SWCA, Salt Lake City; with Cooper Roberts Simonsen Associates, Salt Lake City, and Thomas Consultants, Vancouver, B.C.

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 Salt Lake City, UT 84111
 ph: 801.531.7668 fx: 801.531.7669
 Contact: Chuck Klingenstein
www.jonesandstokes.com



Planner Spotlight Vern Keeslar, AICP InterPlan

About Vern: During Vern's 13-year career, he has worked for six different governmental jurisdictions in Utah as a city manager, long range planner, development coordinator, planner 3, 2, and 1, and as a planning intern. Vern has an M.P.A. from the University of Utah and B.S. in Geography, Planning and Resource Management, from Brigham Young University. Vern now works in the private sector as a senior planner with InterPlan.

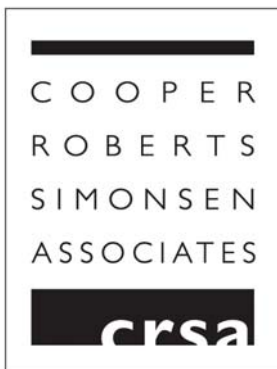
Current Employer: InterPlan Co., a transportation and land use planning firm specializing in travel modeling, traffic engineering, air quality planning, land use planning, alternative mode studies, corridor studies and NEPA analysis, public involvement, traffic studies, GIS services, and other planning related services.

What did you set out to be and how did you come to be a planner? When I first started college at the University of Colorado, I wasn't sure what field to focus my studies on. Then I took a geography class from Brock Brown, Ph.D. (now at Texas State University) that led me toward the path of planning. Brock inspired students with his creative lectures and treated students with dignity and respect.

What do I love most about planning? What I like about planning is the multi-disciplinary approach that embraces the social sciences and how it positively affects people and their living environment. I also like the satisfaction of completing a good project and the citizens or clients feeling the same way.

What have you done professionally that you are most proud of? Provo's General Plan was done in 1977 and the decision was made, in 1993, to write a new plan in-house. A task force had been formed to write a new general plan, but after two years not one word was written. People were getting very frustrated. I was hired by Provo City in 1995 as their long range planner and to complete the general plan. The Community Development Department and I were able to write a very good document and adopt a new general plan in August 1997. It was very rewarding being the project leader for Provo's first new general plan in 20 years. It now has had its five year update and is still the guiding policy for land use in Provo.

The other project that I very much enjoyed working on was the planning and construction of Provo's new Amtrak Station. The original train depot was started in 1909 and finished in 1912 as Provo's first Union Station. However, due to disrepair and lack of oversight, the historic station was demolished in 1986. Since that time, Amtrak passengers of the California Zephyr would wait in what most people called "Amshak," a plexiglas structure with metal framing, no lighting, and a gravel parking lot. Provo was able to form a partnership with Amtrak and Union Pacific Railroad to construct a modern waiting facility that provides shelter, heat, period lighting, paved parking, and attractive landscaping. The new facility was completed in February 2002, just in time for use during the 2002 Olympic Winter Games, and was dedicated in May 2002.



What advice do you have to offer those following in your footsteps? I once applied for a planning job in Longmont, Colorado and I was one of two finalists for the position. The department director called to inform me that the two finalists for the position were equal in every way, except one. The other candidate had a master's degree and I did not. I was determined never to let that be a deciding factor again. While working full-time for Provo City, I obtained my M.P.A. from the University of Utah. Get your education and your AICP certification! More opportunities will arise with it than without it!

We as planners should be dedicated to our field - loyal to those who came before us and committed to helping those that are just getting started.



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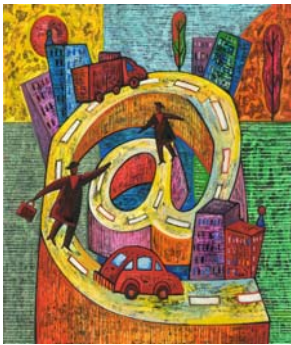
I had some great opportunities as a planning intern for Orem and South Jordan. Because of some personnel changes, I was given responsibilities as an intern that many planners don't get until they have been planners for a few years. I learned to become a "resource," not a know-it-all, but a person that could find the answer even if I did not know it. The other thing that I learned from those two experiences is the value of an internship program. I have hired dozens of interns in my career and have given them work that is meaningful. Teach them to write staff reports and then let them research, write, and present them at public meetings. I am indebted to those planners (like Buck Rose that retired from Utah County after 33 years) that taught me and I am proud of the many planners that are now successful full-time planners that once worked with me as interns.

How could I become a better planner? I could become a better planner if I associated more with other planners and read more planning publications.

What do you get from the APA? The APA is the place for resources. They have access to such great information that can be of benefit to us as planners, but also to the communities and clients that we work for. One example is the AICP certification and the study preparation for that exam. Study classes were offered for exam preparation three months in advance of the exam date.

What is the last planning related book you have read? The last planning related book that I read was *Getting There: The Epic Struggle between Road and Rail in the American Century* by Stephen B. Goddard. It provides a historical look at how America's transportation system developed. It gave me insight on how city trolley systems across America were developed and what led to their demise. I very much enjoyed the book and would recommend it to anyone interested in history, transportation, and land use.

What do you like to do when you are not planning? My wife and our five children have an unusual hobby. We own an old railroad Fairmont Motor Car that was used by track inspectors and section gangs for track work. We get permission and ride old railroad tracks of various excursion railroads across the Western States.



Tools for Planners
www.pedbikeimages.org

Need images? The Pedestrian Bike Information Center (www.pedbikeinfo.org) teamed with Walkable Communities, Inc. (www.walkable.org) and the Institute of Transportation Engineers Pedestrian and Bicycle Council (www.ite.org) to bring you the Image Library, a searchable collection of over 2,500 categorized images. The images in the Image Library generally are not copyrighted, so please feel free to use these images in any noncommercial projects including web pages, presentations, and reports. There are no per-image costs, royalties, or extra payments for the images but you must adhere to the following Usage Guidelines: the images are incorporated for viewing purposes only, the images you use are for **noncommercial informational or educational reasons** only, and when used on web pages, your web pages do not give permission to download and save the images for any reason. Please read the usage guidelines for further information. (www.pedbikeimages.org/usageGuidelines.cfm)

Categories include walking, bicycling, people and behavior, design and engineering, traffic calming and management, and compact development. These are further broken down into subcategories such as one way street, paving treatments, sharing the road, and winter scenes. There is also a search feature to help save time.



Presidents Message
Chuck Klingenstein, AICP

For a change, I have been asked to cut down the size of my message. I see this as great news because it is another example that we are succeeding in receiving more information and articles for the newsletter. We still need a newsletter committee to develop a yearly schedule of articles. Please volunteer!

When I became your President 5 plus years ago, my goal was to lead this Chapter into becoming a sustainable organization that served the needs of the membership. It has been process but I feel we are well on that road and I am confident that we have achieved some significant milestones as 2005 closes out.

- We have engaged a part time contractor for administrative and newsletter services;
- Our membership crested 500 members for the first time in our history;
- Membership now includes more students and planning board members then ever (and this is where we have had phenomenal growth);
- Our newsletter has gone digital saving us money for other services and allowing us to deliver a quality newsletter with no real size limitation;
- Utah APA has become a recognized partner at the legislature through educational efforts and has partnered with other organizations to shape and influence legislation;
- National APA has heard and listened to our concerns and has begun to provide more services to our membership;
- Sponsorships have increased for the newsletter, website and conferences;
- Spring Conference has become a solid yearly conference and the revenues generated but it go directly into educational efforts for small town and rural areas;
- Fall Conference has also become very reliable as our conference committees and sponsoring jurisdictions have raised the bar;

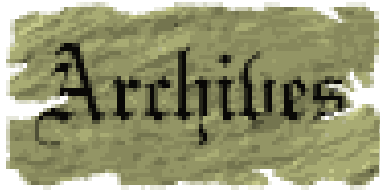
There are many other accolades I can mention but I think you already know many of them. Is the job over? Not by a long shot. An area that continues to challenge the Board and me is a consistent and comprehensive educational program. We have many providers including the League, UAC, ULGT, APA, Envision Utah, OPB and the Utah Land Use Institute. There may be others but the important message here is that we are all spending valuable resources (money and human capital) but the end product is fragmented and does not achieve a higher level of training that many of you desire. I hope in the last 8 months of my final term that we can see a coalescing of all of these efforts into some semblance of a comprehensive training program. We all deserve it and we all need it.

Happy Holidays to you, your families and those who you work with.

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From the Archival Library

From the August 1977 Newsletter:

Salt Lake County 208 Report

The Salt Lake County COG, on August 5, approved the creation of an area-wide Water Quality Management Agency, to be governed by an Advisory Board answering to the County Commission. The Agency will be funded and derive its jurisdiction through existing County Flood Control Legalization.

The 208 Project is now working out the details relative to setting up the Agency, whose task will primarily be coordination to insure that the provisions of a certified water quality plan are implemented. Agreement from various coordinating agencies (Flood Control, Health, Planning, Soil Conservation, Corps of Engineers, Forest Service etc.) will be made so as to define roles and expectations to be carried out in the implementation of Section 208.

The existing 208 staff will be retained to provide continuity for the program after the initial grant expires December 31, 1977. The Salt Lake County 208 Plan is now being drafted – submission deadline to EPA is August 31st.

Although Utah has received some released funding that had been impounded, the major implementation share--\$137 million— has yet to be authorized release by the Office of Management and Budget.

The County 208 Plan will highlight regional Wastewater Treatment, Storm water Detention – both on-site and community-wide basis, and Application of Best Management Practices in areas of critical watershed, construction and agriculture.



Planners on the Move

Buck Rose, Assistant Planning Director for Utah County, retired on August 12, 2005, after thirty-four years of dedication to the planning profession in Utah County. Thanks for your years of work.

Bryce Armstrong is now the Assistant Planning Director for Utah County. Congratulations!

Peggy Kelsey has been promoted to Planner I in Utah County. Way to move Peggy!

A note from **Steven G. McRann**

I am currently taking a new position as a Planning Technician for the City of Gillette, Wyoming. I would like to thank the City of Syracuse, UT Community Development Director Rodger Worthen (AICP) for a great internship experience and Weber State University Geography Department professor Dr. Brian Dorsey (APA member) for the relevant classroom environment.



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- Intelligent Transportation Systems
- Bicycle & Pedestrian Planning
- Transportation Impact Analysis

Editors Note: In the November 2005 issue of the Utah Planner Newsletter, the article "Where the Sidewalk Ends" was based on a talk by Shaunna Burbidge, project planner with Coalition for Utah's Future. She can be reached at : sburbidge@cuf-envision.org; 254 South 600 East, Suite 201; Salt Lake City, UT 84102; Phone: (801) 303-1456; Fax: (801) 983-0040



What is the Significance of the Village of Wellington's Equestrian Overlay District

Reprinted with permission from Florida Planning, April 2005

The Village of Wellington's Equestrian Overlay Zoning District ("EOZD") is an area of the Village designated on the Village's Future Land Use Map of the Comprehensive Plan. The EOZD comprises of various equestrian type neighborhoods, rural neighborhoods, and areas of the equestrian industry. The EOZD is over 4,400 + acres mostly concentrated in the southern half of the Village, south and immediately north of Pierson Road and west of the Acme Improvement District Canal C-8 canal. Additionally, the EOZD includes Palm Beach Little Ranches, in the northeast corner of Wellington.

The Village's EOZD was adopted by Ordinance in August 2002. The EOZD was created as a direct mandate of the Village's Charter. The Village's Charter states that the purpose and intent of incorporation was to preserve and protect the individual characteristics of the neighborhoods that comprise the Village."

When the Village began the process of creating its Comprehensive Plan, the preservation of the equestrian community, as it existed and the impact on its future development was not overlooked. So important was the goal of preserving the vast equestrian community that the Village officials and the Planning & Zoning Division prepared an optional element to the Comprehensive Plan. The Optional Element was the Equestrian Preserve Element. The Equestrian Preserve Element would be the blueprint, which would provide a history, overview and assessment of the equestrian industry within the Village of Wellington. The Equestrian Element would provide an assessment of potential threats and opportunities, which affect the industry. And, would also provide actions which may be taken to further the preservation and integration of the equestrian industry and rural lifestyle into the fabric of the community as the community has grown.

Additionally, so significant is the equestrian community to the Village of Wellington, that the Equestrian Preserve Area is defined in the Village's Future Land Use Map..

You ask - Why is the equestrian community so important to Wellington, that it merits its own Village of Wellington Comprehensive Plan Element? Let me give you a brief history of Wellington and start by saying that when the village incorporated, the equestrian community encompassed approximately 7,000 + acres, mainly concentrated in the southern half of the Village. In the mid 70's, the equestrian community began when the president and CEO of Gould, Inc. saw the potential for equestrian development in what is now Palm Beach Polo and Country Club (2,200 acres). His vision was to create a world class polo and equestrian center. The international polo teams came to the area and Palm Beach Polo became the center for international polo. Additionally, to the south of Palm Beach Polo, large tracts of land were purchased by polo players and being developed as private polo fields to be used during the polo season. Around the same time, Stadium Jumping, Inc conducted a two-day event which became the yearly Winter Equestrian Festival. The festival runs from January to April.

Currently, there are two international polo facilities - Palm Beach Polo and Country Club and the International Polo Facility (Isla Carroll). Both facilities attract international competitors and many fans. The Winter Equestrian Festival (Palm Beach Polo Equestrian Club) has become the premier hunter/jumper and dressage events in the country. The Winter Equestrian Festival is the largest and longest consecutively running sporting event in the world. It is also the largest equestrian event and major contributor to Palm Beach County's \$553+ million equestrian industry. (Courtesy of Palm Beach County Equestrian Commission, Inc.) Additionally, the Festival site has become the new home of the National Horse Show, which is a five day event at the end of November or beginning of December, which brings in fans, tourists, and locals to the show.

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Utah Land Use Law – Books and Seminars

Craig Call Utah’s Private Property Ombudsmen



The Equestrian community is distinct from the other suburban communities in Wellington. The equestrian community has equestrian trails, large stables, paddocks, dressage walls, and other equestrian amenities. The area has low density (0.1d/u per acre other areas are 1 d/u per 10 acres). Instead of kids riding their bicycles there are kids and adults riding their horses. You see a rider exercising 5 or 6 polo ponies on a horse trail. You see large horse trailers.

However, growth in Wellington does impact the equestrian community, specifically, the impact of increased traffic. Traffic and horses do not mix. This is a subject that the Village has worked along with the Equestrian Preserve Citizen Committee to address the needs of both the suburban and rural (equestrian) community's co-existence. In an effort to preserve and address the unique characteristics of the equestrian community, the Village has posted slower speed limits; have dedicated horse trails with horse crossing areas; created traffic calming devices; and there are identification signs in English and Spanish indicating to use caution when entering into the equestrian communities.

To summarize, the equestrian overlay is a tool that the Village possesses which will ensure the continued existence of the equestrian communities in Wellington.

As if being the centerfold in the October issue of *Planning* magazine were not enough (*A Budding Profession: Look around, Ombudsmen are cropping up everywhere*, p28-31), Craig Call reports that his book on Utah Land Use Regulation, which the Utah Department of Natural Resources has published, is selling well. Craig is the Property Rights Ombudsman for the State and helps resolve disputes related to land use regulation, eminent domain, and the relocation of those displaced by government projects.

As part of introducing the 270-page resource guide for citizens, planners, elected officials and property owners, Craig has been conducting free seminars around the state that have been very well attended and received. The three-hour discussion focuses about an hour on the recent case law related to administrative decisions, legislative decisions, and how local discretion in the land use arena has been defined by the courts and Senate Bill 60. Craig then covers the necessary findings to support administrative decisions, the wide latitude given by the courts on legislative issues, and uses actual cases to illustrate the law.

He also discusses details about conditional use permits, variances, subdivision approval, conditions and exactions on development, federal statutes, state statutes, appeals and dispute resolution. The course is designed to be informative to seasoned planners and attorneys but also to provide nuts-and-bolts guidelines for members of planning commissions, boards of adjustment, city councils, and county commissions as well. A major focus of the discussion includes highlights of the 2005 Senate Bill 60 amendments and some anticipated issues in the 2006 legislature.

Craig's seminar will be presented twice again in December, on the 21st (Wednesday) at 9 a.m. and then repeated again at 1:30 p.m. at the Department of Natural Resources auditorium, 1594 West North Temple, Salt Lake City. There is no charge to those attending.

Books will be available for sale during the seminar at \$15.00 each or \$198.00 for a case of 22. For \$30.00 those attending can also get continuing education credit as attorneys, real estate professionals, appraisers or title insurance officials. That continuing education fee also includes the book.

APA Division Changes Name, Begins Membership Drive

This would be an excellent opportunity for local citizen planners to receive instruction on the local land use regulation process. Craig also reminds us that the book is out just in time for Christmas giving (he smiled when he said that.) For more details or to preregister, call Kathy Campbell in Weber County at 801-731-5399. She can also handle book sales and other matters.

If email contact is easier, use craigcall@utah.gov. You may also contact Craig via email if you would like the seminar presented to community leaders in your area at a time that would be convenient to those who wish to attend.

The former Intergovernmental Affairs Division of the American Planning Association (APA) is now the Regional and Intergovernmental Planning Division. The name change was approved by the Board of Directors at the 2005 APA National Conference held in San Francisco, March 19-23, 2005. The new name better reflects the primary mission and work of the Division. Early in the Division's life, there was a major focus on tracking major federal programs that had implications for state and local planning. While there continue to be federal projects and efforts that involve state and local governments as partners, a major focus of interagency and interjurisdictional planning and coordination is now at the regional level – in rural as well as major urban areas.

This direction has been reflected in the increasing number of regionally themed presentations at national APA conferences. In recent years, the Division has sponsored sessions that showcased successful regional and metropolitan cooperative planning projects and strategies – including innovative planning efforts in regions surrounding San Diego, Denver, Salt Lake City, Boise, Seattle, Minneapolis, Tampa, Sacramento, and San Francisco. During the ending plenary at the 2005 conference it was noted that the “regional scale had returned to planning and was the next step beyond the now somewhat old, new urbanism.” Also, at this same conference, in addition to changing the Division’s name, the APA Board also directed the Division to lead the charge in developing an APA Policy Guide on Regional and Intergovernmental Planning.

As part of this renewed regional focus, the Division is taking steps to strengthen relationships with the other organizations and efforts, including the National Association of Regional Councils (NARC), the Association of Metropolitan Planning Organizations (AMPO), and the Brookings Institution. At the same time, the Division plans to take advantage of new initiatives that expand traditional thinking about regional and intergovernmental solutions, such as the Alliance for Regional Stewardship (ARS), the PolicyLink Regional Equity Movement, and Regional Community News.

The Division is sending out a loud call to those APA and AICP current members, as well as others who should belong to APA, to join and contribute their experience and energy to a 21st Century course of action for integrated regional planning among and between local, state, tribal and national governments, and the many multi-jurisdictional, interstate and international agencies and organizations that serve them.

For additional information on the Division and its program, visit its website at www.homestead.com/intergovernmental. To join the Division, visit the American Planning Association's membership website at www.planning.org/joinapa/index.htm or contact membership services at 312-431-9100 or e-mail JoinAPA@planning.org.

As a rapidly growing state we often hear of the need for more housing. The Governor’s Office of Planning and Budget projects that by 2030 our population will have jumped to 4 million inhabitants! How are we, as planners, to plan for this growth? The answer for some of us surely lies in higher density housing options.

STUDENT PAGES

Density and Design: Bridging the Gap between NIMBYism and Quality Growth By Elisa Hamblin

Density is often a word that scares or angers many people. The initial reaction may be “not in my backyard”. This may be because current forms of high density housing are not designed well. The careful treatment, facilitation, and design of high density housing will ensure its success. If we stop thinking in terms of sheer number of units per acre, and move towards well-designed multi-family housing that simply happen to be dense, we may solve many problems.



56 units / acre



26 units / acre

At the College of Architecture and Planning at the University of Utah we often have guest speakers. Recently, Joseph Minicozzi, a planning professional who has worked in West Palm Beach, Florida and Asheville, North Carolina came and spoke with our faculty and students. He showed us many images of housing options with density numbers you may not have guessed by their design and attractiveness. This inspired me to look at places around Salt Lake City that may be dense, but also attractive, well-designed, and integrated with traditional neighborhoods. Some of my findings were very surprising and I want to share my results with you. Hopefully, we can start to move away from just numbers, and more towards the facilitation of quality design and quality growth.



15 units / acre

Undergraduate Planning Internships

By providing an internship, you are investing in the continued excellence of our profession

The study of urban planning requires students to engage in a broad range of technical, policy, and theoretical academic explorations. Full comprehension of these subjects, however, depends on personal practical applications. To facilitate this important step in the learning process, the University of Utah College of Architecture + Planning (CA+P) requires all undergraduate urban planning students to complete a planning internship with a governmental, nonprofit, or private-sector planning agency or firm.

Why Hire an Intern?

By providing an internship, you are investing in the continued excellence of our profession, and you are providing a capstone learning experience that cannot be duplicated in any classroom. In exchange, CA+P urban planning students can provide your agency or firm with the technical capacity to undertake complex planning activities and improve the functioning of your organization.

Although the range of student experience varies, all students seeking an internship should have proficiency in the following skills:

- Basic processes and methods used to develop and update general plans;
- Computer-based graphic communications;
- Basic demographic and economic research;
- Planning and zoning law and administration;
- Fundamental planning theory; and
- Written and verbal communications.

To Post an Internship Position

Firms and agencies wishing to post internship positions can do so in three easy steps:

1. Go to <http://students.arch.utah.edu/upso/internships.htm>.
2. Click on "Wishing to post an internship or non-degree job" in the Employer Resources section. A web-based information form will appear.
3. Fill out the form. You may provide as much detail as you would like on content of the internship position, your expectations of student applicants, and the procedures you intend to follow in selecting an intern. When you have finished filling out the form, click "Submit" at the bottom of the page.

Within 24 hours, the position will be listed on a special internship bulletin board set up by University Career Services for urban planning students.

Completing an Internship

The CA+P requires students engaged in an internship to:

1. work with their employer/sponsor to draft a brief job description for the internship;
2. complete at least 144 hours of internship work (though many students work more than that);
3. write a five page report covering the tasks completed and lessons learned through the internship experience; and
4. submit a letter from the internship employer/sponsor outlining the nature and quality of the student's work.

If you have any questions about the CA+P internship program, please contact Keith Bartholomew at (801) 585-8944 or bartholomew@arch.utah.edu.

**2005 Utah APA Executive
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Plan on it!

December 12, 2005 1:00; Economic Development as a Quality Growth Tool.

Where: Envision Utah offices 254 South 600 E, Suite 201 in Salt Lake City.

January 9, 2006 1:00; Economic Development versus Planning

February 13, 2006 1:00; Homeless Strategies that Work

March 9-10, 2006 – Land Use Conference; Denver, Colorado

March 13, 2006 1:00 Legislative update

April 10, 2006 1:00; Design Review Boards versus Standards

April 22-26, 2006 APA National Conference; San Antonio, Texas

May 8, 2006 1:00; Redevelopment Lessons in Ogden City

May 18-19, 2006- Spring Conference; Vernal, Utah

June 12, 2006 1:00; BRT versus LRT

July 10, 2006 1:00; Ordinance Writing tips

August 14, 2006 1:00 Chambers, BIDs and Planning

September 27-29, 2006 – Fall Conference Provo Utah

October 9, 2006 1:00; Monster Homes, Trophy Homes and your neighborhood

November 13, 2006 1:00; Creating Community Identity

December 11, 2006 1:00; Customer Service