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Brownfield Redevelopment: A new paradigm to tackle growth

**By: Shaunna K. Burbidge
Project Planner, Envision
Utah**

Over the next 35 years, the population along the Wasatch Front (Weber, Davis, Salt Lake, and Utah Counties) is expected to double. Not only will planners be required to plan for the large increase in population, but they must also learn to accommodate the amenities that large populations require. These needs will include everything from new employment centers, transportation infrastructure, and housing, to creature comforts like Starbucks, golf courses, and shopping malls. Before blaming those darn Californians for taking over our fair state, it is important to note that the majority of the growth is coming from within. Our children and grandchildren will comprise the majority of the population increase that is coming. Future planning will require creativity and intellect on the part of our local professionals to ensure that this growth becomes a positive thing in our communities rather than a problem. So where will we put all these people? We have learned through past experience that Utah has natural geographic urban growth boundaries in the forms of mountains and lakes that create a very narrow corridor for development. We must also keep in mind that the majority of this land is already developed. Rather than building cookie cutter McMansions up the side of our foothills, I would propose another alternative-redevelopment.

Redevelopment is the concept of utilizing properties that have previously been developed for other purposes, and re-using the land for a new purpose. We have all seen an old building torn down, and a new hotel/office building/etc. built in its place. Redevelopment allows new development, or infill, to occur in areas where infrastructure already exists. One offshoot of redevelopment that has largely been ignored is brownfield redevelopment. A brownfield is a site with real or perceived environmental contamination. These sites include anything from an old gas station with a leaking storage tank, to a dry cleaner that may have deposited chemicals into the ground of the property. Before these sites can be redeveloped they must be cleaned up so they no longer pose a threat to public health or the environment. There are multiple advantages to reusing previously contaminated properties. These benefits can be physical and structural, as well as economical. One of the primary advantages to reuse is the obviously the protection of public health and the environment. By investing in the cleanup of contaminated properties, pollutants are removed to an approved level eliminating the health threat to residents of neighboring properties as well as a threat to the natural environment. I would argue that brownfield redevelopment is the key to planning for future growth that Utah will experience in the coming decades. Evidence indicates that redevelopment is in fact increasing substantially across the nation, and most states have documented the benefits that these redevelopments have brought to their communities.

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Increase in Property Value

Redeveloping brownfield properties, immediately affects the value of the brownfield property as well as neighboring property values. By redeveloping a previously contaminated area, it becomes more attractive and a healthier environment. This in turn contributes to its value. When a property rises in value, the surrounding properties generally increase in value as well. For example, Wisconsin's brownfields program has resulted in an increase of over \$607,000,000 in taxable property values. Another example is Rhode Island, which has seen more than \$80,000,000 in new property value generated from the 97 businesses that have located on former brownfield sites. This is a prime example of how a municipal investment in brownfield areas benefits the entire community. The increase in revenue that the city will experience from property taxes, will also allow the city to reinvest in the public sphere creating more livable communities.

Infrastructure Advantages

Redevelopment of brownfield properties proves to be an efficient use of infrastructure. The projects that are created through redevelopment contribute to the overall functionality of the city. Redevelopment generally occurs in built up areas located within existing development patterns. With this development, no new roads, water, sewer or other infrastructure is required as it is already in place in most cases. In addition, necessary public safety infrastructure can be incorporated on former brownfield sites. For example, a municipality in Vermont remediated a manufacturing plant for use as a fire station. A local example is the new hospital that is currently under construction where the Murray smelters once stood. This is creating valuable and necessary infrastructure on a formerly contaminated site, the location of which is both practical and functional.

Another infrastructure benefit contrived from brownfield redevelopment is that of historic preservation. Previously contaminated historic sites can be remediated to an acceptable level and preserved for alternative uses. The Rhode Island Historic Preservation and Heritage Commission, administers both federal and state tax credit programs for the rehabilitation of historic commercial structures. Utilizing existing infrastructure and creating new necessary infrastructure on infill sites is very beneficial to the community and can revitalize areas that were previously out of commission.

Economic/Tax Base Development

Tax base development is a strong motivation for municipalities to encourage brownfield redevelopment. When a brownfield site sits vacant or abandoned, no revenue is created. By redeveloping these sites, businesses not only bring vitality into previously void and sometimes austere environments, but they create tax revenue for the city in which they are located. Minnesota has increased their tax base by \$3,000,000 through brownfield redevelopments. In addition, Connecticut has developed an Urban Site Investment Project which adds significant new economic activity, increases employment in a new facility, and generates significant additional tax revenues to the municipality and the state. These types of programs are highly beneficial for cities that are built out and have little or no developable land. They bring additional economic development into the area. One of the most well known brownfield redevelopments in Utah is the Boyer Company's Gateway which placed a mixed use commercial, office and housing development where a rail yard once stood.

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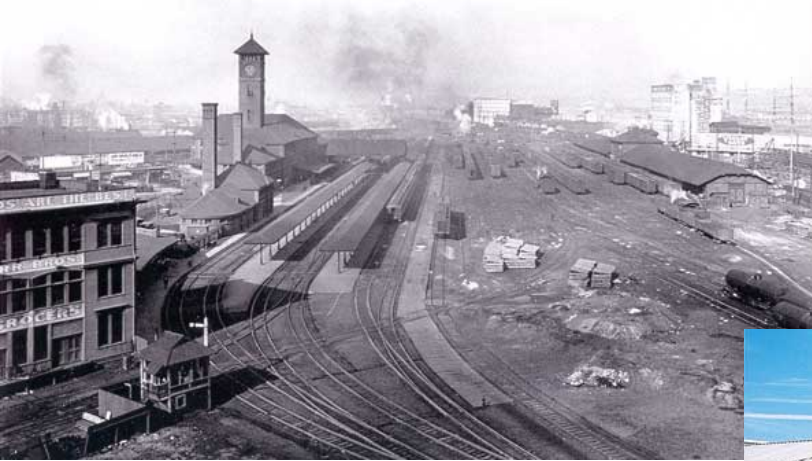
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Leveraged Investments

Leveraged investments are a benefit of brownfield redevelopment. Minnesota estimates that its brownfield Voluntary Cleanup Program has leveraged almost \$1,000,000,000 in private investment, including construction of nearly 5,700 housing units. Additionally New Hampshire has leveraged an excess of \$50,000,000 in new capital investments in brownfields sites. Brownfield redevelopment allows municipalities to reap the benefits of private investment and development in some of the ways previously listed. Florida has experienced \$172,000,000 in new investment in its designated brownfields areas. Again a major benefit of brownfield redevelopment is that it provides areas that have reached their build-out capacity the ability to bring private investment to their communities.

Portland Rail Yard Brownfield Site

Before



After



Job Creation

An additional benefit that comes to pass due to the previously listed benefits is job creation. When private developers invest in previously contaminated areas and revitalize the area through new business, it creates new jobs in the local municipality. Some examples of job creation through brownfield redevelopment include; Wisconsin, which has attributed more than 4,000 new jobs to 88 brownfields projects; and Florida which has experienced a cumulative creation of more than 3,200 direct jobs, and 2,100 indirect jobs through the end of 2003. In Maryland an estimated 100 businesses and more than 5,700 jobs have been located on remediated brownfield sites. Also, Minnesota has created over 3,000 jobs on former brownfield properties. Remediated brownfield sites allow business opportunities in unique areas that often lead to an increase in available jobs for local citizens.



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Sprawl Deterrent

Brownfield redevelopment encourages infill and development in existing communities, which eliminates the spread of new development to suburban areas. Every acre of reclaimed brownfield land saves 4.5 acres of green space, and maintained green spaces on average double the value of surrounding properties. Brownfield redevelopment not only increases the value of the redeveloped site as previously mentioned, but it also limits suburban sprawl by encouraging developers to reinvest in existing built up areas. Additionally, by preserving green space on the outskirts of urban areas the value of the existing built environment increases, leading to higher property values in current built up areas. If brownfield redevelopment is encouraged, less development is likely to take place on the outer edges of current development. This will alleviate suburban sprawl and may encourage people to locate themselves closer to the new investment in downtown areas.

Available Tools

Often times, the brownfield redevelopment process is both tedious and uncertain for all those involved, and represents risks that in turn require a higher return on investment to justify development proposals. This can cause major problems for municipalities who are hoping to have sites within their cities redeveloped. Envision Utah has received Environmental Protection Agency (EPA) funding and is currently completing a toolbox that seeks to expedite and synchronize the multi-disciplinary development process for private redevelopment projects. This toolbox will improve coordination among local, state and federal governmental entities, developers, and other stakeholders, as well as assist these different interests in navigating through the process. The toolbox will be complete after the first of the year. At that time, an educational forum will be held which will give each of you the opportunity to learn the ins and outs of brownfield redevelopment first hand from professionals in the field.

By redirected our focus from traditional greenfield development to brownfield redevelopment, not only can we revitalize existing built out areas, but we can also preserve what that is great about this state. Brownfield redevelopment allows the opportunity to redo areas that may be in grave need of attention. I encourage you to look at what is already in your towns, and think of what it can become as you plan for the future by redeveloping existing sites.

Additional Sources

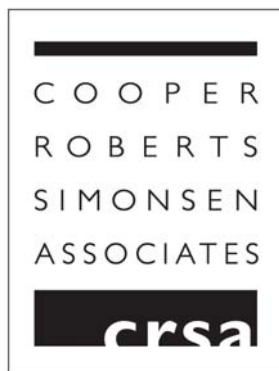
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Virginia Brownfield Redevelopment Homepage. <http://www.brownfielddevelopmentva.com/>

**For additional information on the Envision Utah "Brownfield Redevelopment Solutions Toolbox", please contact the Envision Utah Project Manager at 801-303-1456



Knocking on Habitat's Door: Utah's Big Opportunity

By Dana Dolsen, DWR
Planning Manager



An opportunity to help Utah's most sensitive wildlife and the areas in which they live is knocking at the door through two programs that have come together at just the right time.

Two Programs, One Target

Responding to declines in wildlife populations across the state and concerns about the health of the state's watersheds, the Division of Wildlife Resources launched an aggressive new program—the Watershed Restoration Initiative—to restore critical wildlife habitats in Utah. At virtually the same time, the federal government required states to draft and implement plans, called Wildlife Action Plans that spell out the threats to wildlife in each state, and what state wildlife agencies are going to do about it. With these two new programs in place, wildlife across the state will benefit.

But sensitive wildlife species in two habitats already have begun to reap the benefits of these programs. Pygmy rabbits, sage-grouse, mule deer and other wildlife that live in shrubsteppe habitats are already benefiting from restoration programs, while lowland areas with rivers, streams and riparian (streamside) habitats, which are home to spotted frogs, least chub, Bonneville cutthroat trout and other sensitive species, are also being targeted.

Hatching the Plans

In the early part of this decade, it became clear that mule deer populations were in decline, and those declines were driven by declines in the deer's shrubsteppe habitat. With fewer mule deer came fewer opportunities for hunters, which meant less money being spent on hunting equipment and fewer dollars for motels, restaurants and other tourism services. In addition, wildlife diseases such as whirling disease in fishes began to impact other recreational users of wildlife, which also affected the state's tourism industry. All of this had an especially big impact on Utah's small-town and rural economies.

At the same time, concern was building across the state that our watersheds were not as healthy as they once were, which represented a threat not just to wildlife, but also to our way of life in the state. Because wildlife and watersheds are closely linked, the DWR understood that statewide efforts to help protect wildlife where habitats were in decline would also help keep our watersheds healthy. The DWR launched the Watershed Restoration Initiative to help reverse the ecological and economic downturn, but with its limited staff and budget, the agency couldn't do it on its own. At about this time (around 2000) a new source of federal funding, called State Wildlife Grants, was made available to state fish and wildlife agencies. The new funding arose from a directive by the U.S. Congress to cooperatively conserve wildlife species and habitats through long-term management that focuses on partnerships.

But to get the funding, states would have to spell out their plans in a strategy. Formerly called the Comprehensive Wildlife Conservation Strategy (CWCS), this effort is now known as the State Wildlife Action Plan. The intent of this effort is to prevent the further federal listing of species as "threatened" or "endangered" under the Endangered Species Act (ESA). By working collaboratively with private, public, non-profit, corporate and industry sectors, the DWR has outlined a progressive agenda for wildlife conservation in Utah over the next 10 years.

Together, Utah's Watershed Restoration Initiative and the State Wildlife Action Plan will focus conservation efforts on habitats that are essential to many of the sensitive wildlife species in the state. A group that includes both federal and state natural resources agencies, called the Utah Partners for Conservation and Development



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The DWR Habitat Project database is an example of a tool that captures information for the use of landowners and managers in the field.

(UPCD), has spearheaded the effort to restore habitats across Utah. UPCD leaders recognize that by working together they have a greater ability to positively affect shrubsteppe and riparian habitats, two of Utah's 10 most critical landscapes. Through coordinated planning, the UPCD is conducting habitat restoration projects that will enhance these two habitats. That work, in turn, will benefit wildlife and people across the state.

The DWR and its partners also are preparing to help the top 10 habitat types in Utah that support fish and wildlife populations that are most likely to be petitioned for federal ESA listing. The State Wildlife Action Plan identifies six watershed and three rangeland habitats for priority actions. Aspen forests round out the list of the top habitat priorities.

You can learn more about these habitats by visiting the DWR's Web site at wildlife.utah.gov/cwcs. At the site you'll find documents that provide the location and condition of each of these habitats and a brief synopsis of the problems the habitat and its sensitive wildlife are facing. The documents also describe the potential actions and the possible partnerships needed to restore the habitats.

Cooperative Conservation

Another aim of Utah's Wildlife Action Plan is to bring people together to pursue solutions to the problems wildlife are facing in areas both people and wildlife share. Private landowners, who own much of the land in lower-elevation watersheds, are actively seeking out cooperative agreements with governmental and nongovernmental groups to ensure the sustainability of their properties when sensitive species are present. Properly planned developments in these areas will ensure that long-term use by people can occur while sensitive wildlife species are conserved.

The DWR and its partners also want to reach out to organized groups and individual citizens, including landowners, to foster good management of land, air and water through the use of best practices (activities that have been proven to work). These stewardship communities, where people across the state come together to help wildlife and the environment, can become models of landcare and eventually a way of life in Utah.

The DWR is actively supporting these conservation cooperators, and local groups and private landowners are being recruited to the effort. In addition, other groups, such as Envision Utah and the Rich County Coordinated Resource Management Group, are voluntarily stepping up to create and lead new ways to achieve conservation results at local and regional levels.



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Two Databases Help Coordinate the Work

The DWR is well on its way to organizing a full tool box of strategies to help its partners and citizens across Utah implement the State Wildlife Action Plan. Some of these tools can be applied at the regional level to restore shrubsteppe or lowland riparian areas, while others can be directly applied to the enhancement of fish and wildlife populations in need of conservation.

The DWR Habitat Project database is an example of a tool that captures information for the use of landowners and managers in the field. Once a habitat project has been entered in the database, a tracking and monitoring system helps cooperators track the progress toward achieving habitat restoration goals for every project within a region.

The CWCS database is another example of a tool that will store information regarding the habitats and species of greatest conservation need in Utah. The database will allow biologists, land managers and landowners to access data about wildlife populations, including their distribution and abundance. It will also allow them access to information about the landscapes in which this wildlife live, including the location and condition of these landscapes. This tool also provides descriptions of threats to any species or habitat and priorities for their conservation. The CWCS database also will provide a way to retrieve information about possible actions to respond to these problems and partnerships and funding that might be available to deal with them. Used in tandem, these two databases will provide a powerful set of information that will guide cooperative wildlife conservation into a new era in Utah.

The Opportunity Is Here

The DWR is determined to optimize the return on investment in managing both habitat restoration and sensitive species. With its partners, and a cooperative and engaged citizenry, the agency is poised to launch the most significant undertaking in cooperative conservation Utah has ever seen.

Opportunity is knocking – are you ready?

For Utah's Planners
Side bar by Dana
Dolsen, DWR Planning
Manager

The American Planning Association (APA) has two policy guides that are particularly relevant for Utah land use planners to apply regarding the convergence of the sensitive species and habitat opportunities in Utah. The APA Policy Guide on Endangered Species and Habitat Protection

< <http://www.planning.org/policyguides/endanger.htm> > The APA states:

“Protecting natural system functions (e.g., water and air purification, flood attenuation, speciation, and nutrient recycling) is critical to the support of human, animal and plant populations.” The International Association of Fish and Wildlife Agencies (IAFWA), likewise has issued a statement in concert with the Teaming With Wildlife (TWW) coalition about the State Wildlife Action Plans acknowledging that “The State Wildlife Action Plan conserves wildlife and natural places by protecting clean water and air – making both wildlife and people healthier. [...] The health of wildlife is often an early indicator of disease and pollution that affect us all.”

Then, the APA policy further asserts that: “As a result, it is critical that efforts are made to incorporate natural resource protection at all levels of government in order to protect natural communities prior to species or their habitats becoming endangered or extinct.” (Ibid) IAFWA and TWW underscore the future benefits: “Each state has developed a proactive Wildlife Action Plan to conserve wildlife before they become more rare and more costly to protect. [It] shows us how to conserve the wildlife and natural places ...”.

As far as on-the-ground protection and restoration and the on-going sustainable management practices necessary for the Utah Wildlife Action Plan, the APA policy urges that: “This concept of natural community planning should be an integral and required element of local government comprehensive plans. As local units of government and state and federal agencies voluntarily work to protect habitats using

their authorities in their areas of jurisdiction, there is reduced need for a regulatory approach.” The TWW coalition ties this concept in as well: “As our communities grow, the Utah Wildlife Action Plan can help us fulfill our responsibility to conserve wildlife and the places they live for future generations. [It] outlines specific steps developed by scientists, sportsmen, conservationists AND members of the community working together.”

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...it is critical that efforts are made to incorporate natural resource protection at all levels of government in order to protect natural communities prior to species or their habitats becoming endangered or extinct.

Both views above are firmly in step with the APA's view that: "Equally important are reasonable incentives for private landowners to participate in land stewardship that would not only protect natural communities from further degradation but restore and enhance these communities as well." It is this cooperative conservation community building in Utah that will ultimately make the real difference to the quality of life for not only us but for our families, grandchildren and Utah's wildlife.

Several indicators of Global Indications of Unsustainability can be found in The Planning for Sustainability APA Policy Guide < <http://www.planning.org/policyguides/sustainability.htm> >, two of which include a) Loss of Agriculture Land and Open Space and b) Species Extinction. APA and its chapters support: 1) "... planning policies and legislation that result in compact and mixed-use development that minimizes the need to drive, re-uses existing, infill, and brownfields sites that have been thoroughly reclaimed and remediated before using open land, and that avoids the extension of sprawl. ("Sprawl" refers to low-density, land-consumptive, center-less, auto-oriented development typically located on the outer suburban fringes). APA's "Growing Smart" Initiative is consistent with this Policy Position."; 2) "... planning, development, and preservation policies and legislation that conserve undeveloped land, open space, agricultural land, protect water and soil quality, consciously restore ecosystems, and that minimize or eliminate the disruption of existing natural ecosystems and floodplains. Such policies and legislation include Growing Smart and other innovative planning approaches."; and finally, 3) "planning policies and legislation that encourage forms of development, business, and agriculture that reduce the use of water, re-using wastewater on-site, and that employ innovative wastewater treatment that minimizes or eliminates the use of chemicals (example: using plants for sewage treatment)."

For a specific example, I turn to this last indicator and examine Utah's predicament. APA states that "Groundwater over-pumping is occurring in many of the nation's regions. Reducing use of and re-using water using alternatives to chemical treatment, can use this resource more efficiently, allowing for its renewal through groundwater recharge, and minimizing or eliminating increased concentrations of chemicals in natural systems." For us westerners, especially Utahns who have an evident and ever-increasing number of mouths that will thirst, see an article by Patrick O'Driscoll, USA TODAY, entitled, *Dry West sends out for water: Tapped communities set up far-reaching pipelines.* <http://www.usatoday.com/usatoday/20040728/6402717s.htm>

Here are relevant excerpts that directly apply to why local land use planners need to be aware of the Utah Wildlife Action Plan and the potential benefits of cooperative conservation efforts.

"Federal authorities say more pipelines are inevitable as the fastest-growing part of the country shifts more of its water from farms to cities. "It's not surprising that pipelines are being looked at to meet the emerging demands," says Bennett Raley, the Department of Interior's assistant secretary for water and science. Raley oversees Interior's Bureau of Reclamation, which has built more than 600 dams and reservoirs for irrigation, drinking water and hydroelectric power in 17 Western states.

Those projects supply more than 31 million people and 15,600 square miles of farmland. But environmental resistance, few new buildable locations and huge construction costs make more big dams unlikely. So a number of cities are considering new pipelines. Among them:

* Salt Lake City. The Utah capital and its suburbs would get



33.2 billion gallons of water a year in a proposed pipeline from Strawberry Reservoir, a storage lake in the mountains east of Provo. The pipeline could accommodate two decades of future growth.

- St. George, Utah. Booming with retirees, this southern Utah town wants a 120-mile pipeline to Lake Powell, a vast Colorado River reservoir on the Utah-Arizona border. “

Buck Rose, AICP, Retires from Utah County

Buck Rose, Utah County Assistant Planning Director, retired August 12, 2005, after thirty-four years of planning service. Buck was hired as a Planner by Utah County in 1971 and was instrumental from his first day on the job implementing the planning policies and ordinances to provide the development direction of unincorporated Utah County.

Buck was active in the 1970's in the major amendments to the Utah County Master Plan and Zoning Ordinance that emphasized the policy of exclusive agriculture use, open space and protection of watershed lands for the unincorporated county area which allowed the urban development and infrastructure growth from the incorporated cities and towns. This is still the policy of Utah County today and Buck worked to continue those goals and policies which maintained agriculture while providing for the uncluttered expansion incorporated jurisdictions.

Buck kept up-to-date with the state and federal planning laws and continued to keep county ordinances in step with mandated changes. He was an expert witness for those county planning and zoning court cases and was always a fair but tough defender of the adopted codes and ordinances. Some might have found his enforcement too strict, but the majority of those individuals who worked with Buck found him only too willing to find information that would lead to a solution.

An avid outdoorsman, Buck loved to be in the mountains for recreation or investigating a planning application or zoning complaint. He spent many hours beyond those required by his position finishing projects or staying late to help an applicant or to find requested documents. His knowledge of planning history of Utah County will be sorely missed as he could often go directly to some past file or minute book to find the desired information.

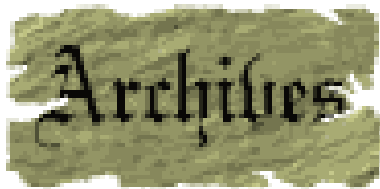
Utah County elected officials and employees and the members Utah Chapter of APA who knew Buck recognize his dedication and professionalism to Land Use Planning in the state. We wish him well in his new endeavors.



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From the Archival Library

From the November 1977
Newsletter:

Emigration Canyon Seeks
Annexation
Bill Ligety

Salt Lake City has recently received two petitions for the annexation over 1700 acres of land in Emigration Canyon. Undeveloped hillsides and side canyons comprise the majority of the parcel, however, the area is bordered by couple dozen homes. Canyon residents have widely differing and often emotional views toward the annexation. Many residents fear that the installation of water and sewer lines will open the door to large scale development. They prefer the option of living with marginally functional wells and septic tanks, and a paucity of community services, rather than permitting development which could change the character of their canyon. Presently, development is shackled by the limited availability of water and also the inconvenience of installing septic tanks and sewerage storage vaults.

The planners' challenge is to create an overall plan that will allow a reasonable amount of development while at the same time protecting Emigration Canyon's Aesthetic appeal and ecological systems. The canyon's visual and geographic separation from present urbanization affords the opportunity to introduce zoning measures that might not be accepted in close proximity to existing development. The Salt Lake City Planning Department is formulating an ordinance which would tie residential density to the slope of the hillsides. Only sparse development would be permitted on steeper slopes.

An integral part of the plan would allow an increased density for planned unit development as an incentive to concentrate dwellings on the most usable portions of the site while allocation to open space and recreation uses those areas not well suited to development. The ordinance also enunciates precise standards designed to safeguard the natural environment; the stream is given a protection buffer, runoff in excess of the rate which the site would yield in its natural state must be detained, and cuts and fills are limited and coordinated with vegetation plans and a bond. While the ordinance will not restore the canyon to the pristine character which the early pioneers saw, it should prevent the type of inappropriate subdivision which the associated cut and fill lots leveled to accommodate flat land tract houses, which conscientious guardians of the land loath.

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Tools for Planners

www.factfinder.census.gov/

Need numbers from the census bureau for your community? The fact finder website has a lot of information planners use regularly nicely packaged. You will find information on people including age, income and race. You will find information on housing including home values, ownership and mortgage values.

Be the sharp one at your next Planning Commission Meeting. There are fact sheets available for your city, town or county. For example, the site shows that in 1999 in Salt Lake County, 28.5 % of renters paid 35% or more of their income to rent while 16.8% of owners paid 35% or more of their income to housing costs.

New to the site, the census bureau offers estimates on daytime populations. From the site:

“If it seems a little crowded on weekdays in cities like Washington, D.C.; Irvine, Calif.; Salt Lake City, Utah; or Orlando, Fla.; it’s not your imagination. Among cities with 100,000 or more people, these four show the highest percentage increases in population during the day as opposed to their resident population.”

The concept of the daytime population refers to the number of people, including workers, who are present in an area during normal business hours, in contrast to the resident population present during the evening and nighttime hours.”

Also New to the site is information on the growth of entrepreneurs. The number of businesses with no paid employees grew at a rate of 5.7 percent nationally, a huge jump compared with previous increases, the biggest seen in 5 years. The majority of the growth was seen in real estate appraisers, nail salons, landscape architectural services, software publishers, clothing accessories stores, bed and breakfast inns, carpet and upholstery cleaning services, and confectionery and nut stores.

The site is a wealth of information intended to help citizens and government. It is free and available to all. Whether you are a public, private, or citizen planner, there is something that can help you.

Note from the Chapter Administrator

What we do with your
email address
Mirinda Schiele

There has been some confusion about the services the chapter offers and how your email addresses are used.

Chapter correspondence is now sent by email when possible. This saves us thousands of dollars over the year in postage, paper and time which can be better used to improve other services. This means that if we don’t have your email address you will not receive the newsletter, notice and registration for conferences, announcements of lunch and other meetings, ballots for chapter elections or election information, chapter surveys etc.

The Chapter also offers a list serve which is a separate service. It is not necessary to be a member of the list serve to receive chapter communication. The list serve is intended as an extra means of communication to place questions, comments, or just thoughts. You may join or leave the list serve at will. Only the list serve master and I have access to the addresses of those on the list serve. We will not sell, trade, give away or in anyway compromise the privacy of your email addresses.

All addresses are also shared with National APA, unless otherwise requested. Both National and Utah Chapter APA have privacy policies to protect your information. If you have questions or would like more information, please contact me at utah-apa@utah-apa.org



Planner Spotlight
Chad Eccles, AICP
Mountainland
Association of
Governments



I am a transportation planner with Mountainland MPO. We are responsible for the regional transportation planning for Utah County or the Provo/ Orem Urbanized area. Our primary responsibility is to represent local government and coordinate with agencies like UDOT, UTA, Federal Highway Administration (FHWA) and Federal Transit Administration (FTA). I am particularly involved with transit long range planning and working with FTA, mostly due to my previous employment of five years with the Utah Transit Authority as a long range strategic planner. I've been with Mountainland for the past four and a half years

I initially went to college with the intention of obtaining a degree in business or finance, but soon realized that I was simply doing this because I really didn't know how to define my interests. Eventually, I came to realize that I enjoyed being able to address quality of life issues. I mean, I learned that certain infrastructure and development will drastically affect the lives of people within a certain vicinity of those projects. I wanted to contribute in some way to making areas better. I know that sounds altruistic, but I really wanted to plan infrastructure that would make an area more economically viable and enjoyable to live near.

Originally I thought that I wanted to become a developer. During college I had worked for a combined property management and construction company. They had some commercial downtown office high rise property and lots of suburban apartment property that was the core of their business. I saw the immediate impacts of good development but I wanted to be involved in a community for a longer term to really influence impacts and quality of life and thus realized that planning was for me.

In my job I don't have issues that come to most planners. I don't need to worry about development standards and set back requirements. I do get calls from developer and citizens who are interested in what will happen to I-15 through Utah County, or asking when is commuter rail and bus rapid transit (BRT) going to be built in Utah County. The difficulty with these questions is that while we do have planning estimates in our long range plan, often the answer to these questions are based in the political realm. Transit is particularly difficult in political term as Utah County tries to grapple with what type of transit service will meet the need for expansive population growth and come to a consensus on how to pay for it. I find it odd that dealing with the political aspect to my job is the most frustrating and at the same time most rewarding part of it.

My philosophy is that good planning is good communicating. I am always asking in my projects; what is our message with this presentation? What is this map trying to say? Is it clear and easy to understand and interesting enough to look at? I think it is too easy to get deeply technical and lose the ability to build understanding, dialog, and agreement. I enjoy times when I have been invited to make a presentation about a particular project or issue and someone comes up afterwards and tells me that this was the first time this issue made sense to them. I also really enjoy meeting one on one with people in the community to listen to what they have to say. Everyone wants and needs to be heard in the planning process.

On my own time I love spending time with my family, I have four great kids and a wonderful wife we like to travel quite a bit. Our big trip this last year was going to Maui, Hawaii. Also, I have started to get involved with geocaching, which is taking a handheld GPS unit and looking for hidden caches that other people have placed all over the area. It is a great way to get out and see places you never would have gone to otherwise. I also really like doing home "improvement" projects, it seems like I always have something being ripped apart and being rebuilt. I think it is just some sort of self punishment ritual, who knows?



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

I was appointed to the Tooele County Planning and Zoning Commission 4 years ago. If someone would have asked me 10 years ago what I would be doing now; this would have not been on the list.

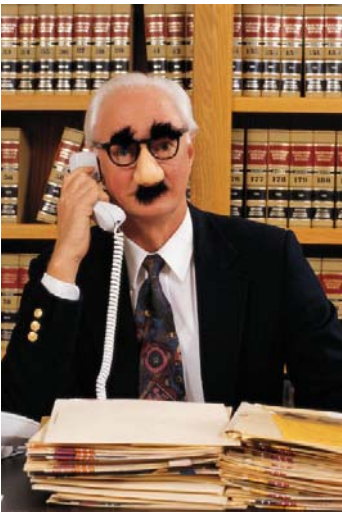
I love "the job" for the following reasons: I love to meet people from all over our county. I am a people person. I like to have a voice in the development and growth issues that will face my county now and in the future. I love the Engineering Department and staff that I get to work with. They are fantastic. They are available whenever I have a question or need clarification on an issue. They are generally open to suggestions from the commissioners and really make our job easy. Some people will think I am crazy, but I love the opportunity to attend conference and training that is offered. It gives me the opportunity to meet with other commissioners and become better at what I do. Learning can be a lot of fun and is never boring to me.

I don't like turning people down. It is a bummer. Sometimes you wish you could just make that "one" exception, but you know that one can come back and bite you in the future. I don't like dissention or commission members with "agendas". I stated when I accepted this appointment that my vote was not for sale and it has never been. Voting my conscience is what I feel most comfortable doing. I love to sleep well after a commission meeting.

Planners should try to remember that not all commission members are college graduates, engineers, developers, builders, etc. We come from all areas and backgrounds. In my opinion; I would rather deal with someone who has hands on experience than an individual who never leaves a desk or is "book smart". Common sense makes a much better product.

Developers, please take note. Do not come to a planning and zoning meeting and tell the commission you are appearing before and hoping to get an approval or favorable recommendation from that they don't know anything and probably shouldn't be hearing the agenda item that is before them. We live in the area. We know the land. We know what the seasons and cycles that happen during the year. If we tell you that there is high water there; listen to us. If we ask for a traffic study because it might affect some activity that has gone on in the area for years; smile and listen to the reasoning behind our statements. You just might learn something.

I would highly recommend this experience to anyone who wants a voice in how their community or county should develop and grow. It gives you a whole new prospective and respect on the planning community. It is easy to be critical on decisions made; it is harder to be accountable for the decision made if you are not willing to be part of the process. Community service is one of the most rewarding things I do. I do volunteer work for natural resources and agriculture endeavors in our county. The planning and zoning commission gives me a voice to make sure that agriculture and open space are given consideration when developments are presented. This is something that I appreciate.



Funny of the Month

I need your help- I am fresh out of funnies. We all need a little laugh to get us through the day so please send your photo, story, joke, pun, or whatever piece of humor you can share. Planning related preferred, clean required.

If you make the funny of the month, you win a Utah Planner pin! Don't go to your next PC meeting without one!

Opportunity Knocking



Be a part of the Newsletter Committee

New opportunities to be a part of the chapter have opened up. The Newsletter Chair/Editor position has been revamped and a newsletter board will be put together. Volunteers are being sought for all positions. If you would like to help guide the content of the newsletter, this is your opportunity.

The responsibility of this group would be to obtain articles of interest to Utah Planners for publication in the newsletter. The Chair and the board would have discretion as to content with oversight of the Executive Committee. The chapter administrator will organize, proof read, put into electronic format, and distribute the newsletter.

The newsletter Chair/Editor is an Executive Committee position of the Utah chapter APA. The committee meets once a month prior to the monthly program (11 am the second Monday of the month.) You would be encouraged, but not required to attend these meetings and allowed a vote.

The newsletter is distributed to all Utah APA members, as well as other newsletter editors, and APA leaders throughout the country (about 800 people) 12 times a year. Distribution is by e-mail and is sent about the 5th of the month. Deadlines for submittals are the 20th of the prior month. Electronic format allows us color, links to websites and e-mail and flexible lengths.

If you are interested in either the Chair position or a committee position, or if you would like further information, please contact utah-apa@utah-apa.org



Presidents Message Chuck Klingenstein, AICP

Merry Christmas and a Happy New Year!!!!

Editors Note: An error was made in formatting last month's student's pages- The photo marked 56 units per acre should have been marked as 15 units per acre.



In December the Utah Planning Student Organization hosted a book sale and swap. Thanks to the generous donations from the Utah APA, Chuck Klingenstein, Gene Carr, and the Geography Department at the University of

**UPSO BOOK SALE
AND SWAP A
SUCCESS!**

Elisa Hamblin

Utah, the UPSO was able to obtain some great planning books. The UPSO sold the donated books for \$1 to students and faculty and also hosted a forum for exchange of textbooks. This was a great fundraiser for the organization and the funds will help students in future activities and aspirations. Thanks to all those so generously donated the books to The University of Utah and the Urban Planning Students!

For information about the College of Architecture and Planning please visit:

www.arch.utah.edu.

For information about the Utah Planning Student Organization and any upcoming events please visit: www.arch.utah.edu/upso

**PLANNING
STUDENTS
PROPOSE NEW
HOUSING OPTIONS**

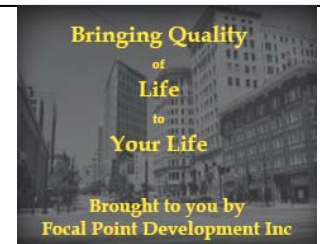
Elisa Hamblin

Recently students in the Housing and Community Development Course completed their final projects. The course focuses on housing identity and culture, housing policy in the US, housing typology and design, and community development. The final project for this course was a collaborative project with four students on each that was meant to synthesize ideas from the entire semester. The assignment was to find a target demographic and to create a vision for drawing members of this group into a higher density housing type.

The proposals by students were very diverse in their demographic groups, locations, and design. The target groups included empty-nesters, recent college grads, young families, homeless individuals, and college students. Most of the proposals were in Salt Lake City, but their locations were diverse, as the City has varied characteristics by area. Locations included the Sugar House commercial district, the ZCMI and Crossroads blocks downtown, 9th Avenue and K Street, the West Capitol Hill area, 500 South and 1200 East, and the Rio Grande/Gateway area. The type of housing proposed was also varied and included town homes, single-family homes on small lots, apartments, breezeway homes, grow homes, and condominiums.



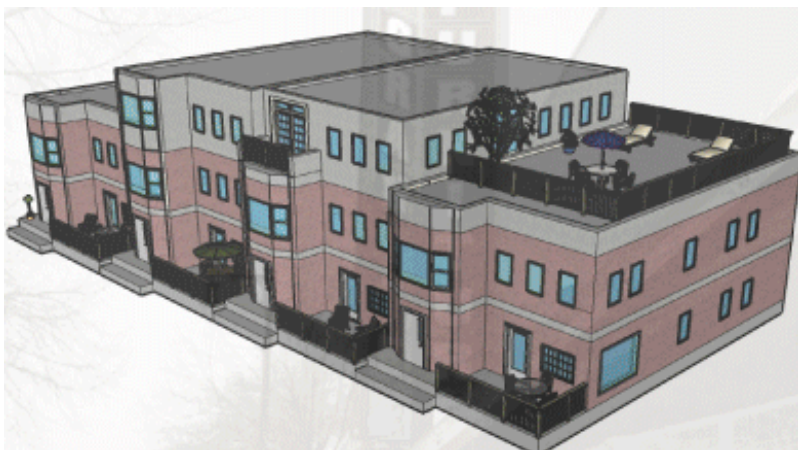
Location of downtown condominium project targeting young professionals. This area focuses on proximity to amenities, sustainability, transportation, and walkability. (Jennifer Jastremsky, Francisco Astorga, Tracy Tran, Craig Widmier)



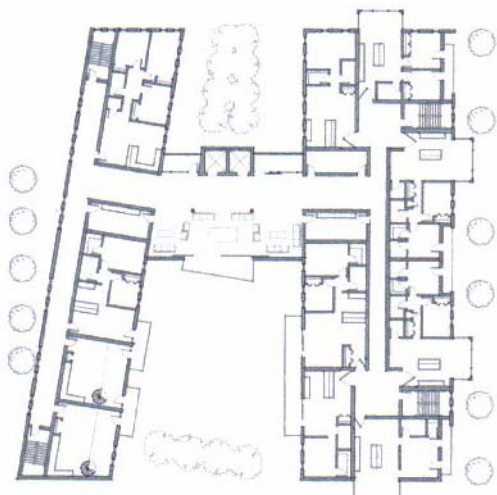
Following are images and information representing some of the projects.



Location of proposed Townhouse development targeting empty-nesters. Located at 9th Avenue and K Street, would be modeled after other infill projects in the Avenues and designed conducive to aging baby-boomers. This location would also serve for easy access to downtown amenities.
 (Robin Carbaugh, Mark Morris, Jen Turbak, Elisa Hamblin)



Proposed 'grow home' townhomes in the heart of Sugarhouse for young families. These homes are meant to be individualized, fit in with the existing neighborhood fabric, and have easy access to amenities. For more information visit: www.arch.utah.edu/smithsd.
 (Dyan Day, Shane Smith, Laura Hanson, Michael Wilcox)



Proposed multi-use mixed demographic housing. This would be located in the Gateway area is apartment style housing serving college students and those in homeless individuals in transition. This would be a very open, diverse, service-minded housing project.
 (John Oderda, Eric Jones, Travis Nay, Sheldon Doney)





Plan on it!

January 9, 12:00~ Economic Development versus Planning
Porters's Place- 24 W. Main St., Lehi

February 13, 12:00~ Homeless Strategies that Work

February 15-16~ Land Use Law After the four Supreme Court Decisions of 2005; Tax policies and techniques that support planning; Lincoln Institute of Land Policy; San Diego California

February 17-18~ Paying for Economic Development; Lincoln Institute of Land Policy; San Diego California

February 17-18~ Growing Green, Achieving Sustainability; AICP Sponsored workshop; San Diego California;

March 9-10~ Land Use Conference; Denver, Colorado

March 13, 12:00~ Legislative update

April 10, 12:00~ Design Review Boards versus Standards

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

May 8, 12:00~ Redevelopment Lessons in Ogden City

May 18-19~ Spring Conference; Vernal, Utah

June 12, 12:00~ BRT versus LRT

June 14-15~ Land Use Law After the four Supreme Court Decisions of 2005; AICP sponsored workshop; Chicago Illinois

June 14-15~ Paying for economic development; Lincoln institute of Land Policy; Chicago Illinois

June 16-17~ Growing Green, Achieving Sustainability; AICP sponsored workshop; Chicago Illinois

June 16-17~ Tax policies and techniques that support planning; Lincoln institute of Land Policy; Chicago Illinois

July 10, 12:00~ Ordinance Writing tips

August 14, 12:00 Chambers, BIDs and Planning

September 27-29~ Fall Conference Provo Utah

October 9, 12:00~ Monster Homes, Trophy Homes and your neighborhood

November 13, 2006, 12:00~ Creating Community Identity

December 11, 2006, 1:00~ Customer Service

2005 Utah APA Executive Board

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Utah APA

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