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PLEASANT GROVE R/UDAT – PAST, PLEASANT AND FUTURE

By Søren Simonsen, AIA,
AICP

Pleasant Grove was recently both the host to, and the subject of, a Regional/Urban Design Assistance Team, or R/UDAT. The R/UDAT Team spent four days – from January 27 through January 31 – studying the community, meeting with city officials, stakeholders and residents, and formulating a design and public policy framework to help the community address pressing needs. The Pleasant Grove R/UDAT is the first such effort nationally in nearly four years, and the fifth program in Utah (Ogden R/UDAT, 1987; Salt Lake R/UDAT, 1988; West Valley City R/UDAT, 1997; West Jordan DAT, 1999).

Since 1967, the American Institute of Architects (AIA) has sponsored the R/UDAT program, which is a results-driven community design program based on the principles of interdisciplinary solutions, objectivity, and public participation. It combines local resources with the expertise of a multidisciplinary team of professionals, usually from the fields of urban design, architecture, landscape architecture, planning, and economic development, who volunteer their time to identify ways to bring about desirable change in a community. Using the energy and momentum of a “charette” style community visioning process, they address social, economic, and political issues as well as develop potential urban design strategies. This comprehensive approach offers communities a tool that mobilizes local support and fosters new levels of cooperation.

Pleasant Grove, with a population of population 28,500, lies about 30 miles south of Salt Lake City, and about 10 miles north of Provo. Like most other cities in the Utah Valley, Pleasant Grove is sandwiched between the towering Wasatch Mountains and the shores of nearby Utah Lake. Pleasant Grove is a traditional Utah city, with roots back to the mid-19th Century when settlers first spread out across the territory.

In the 1950’s, city leaders decided to let Interstate-15 bypass the community in favor of preserving their agricultural economic and cultural base. Changes in the statewide sales tax distribution system – strongly favoring a point-of-sale distribution structure – have resulted in enormous retail development pressure on communities over the past three decades. The 2002 opening of a new I-15 freeway interchange in Pleasant Grove has created an opportunity to expand its sales tax base through the development of former agricultural lands. It has also generated incredible pressure on the city for new, higher-density housing to accommodate affordable options for first-time home-buyers and a burgeoning senior population. Many large, new developments are currently under way or recently completed, mostly in an uncoordinated and disjointed development pattern.

Pleasant Grove approached AIA Salt Lake in July 2004 to request assistance with community planning and design issues. Over an 18-month period leading, a task force prepared the R/UDAT application, following which a Steering Committee was organized to prepare for the Team visit. Deanne Taylor, a community activist,

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utah-apa@utah-apa.org

provided excellent leadership as the Chair of the Steering Committee. Paul Blanchard, Pleasant Grove's Economic Development Advisor, and Gary Fry, City Planner, along with local architects Curtis Miner, AIA, and Nancy Evenson, AIA, also served on the Steering Committee and played major roles in the success of the event.

The R/UDAT team identified the recent opening of the I-15 interchange, not as an error of judgment by past city leaders, but as an opportunity to have learned important lessons from some mistakes made by other cities in the region, many of whom have suffered greatly from loss of community identity, degradation of environment, and detrimental impacts to livability in the region. The Team focused on creating a framework for development of the I-15 "Gateway Area," revitalizing historic downtown, and capitalizing on future light rail transit access along the State Street (U.S. Highway 89) transportation corridor.

The "Framework Plan" identifies planning and design strategies at the regional, community, and block scale:

The Region

- Development contiguous to urban areas should be structured in the historic city pattern of blocks and streets.
- Natural and green corridors should be used to define and connect urbanized areas.
- The region should include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The Community

- Ordinary activities of daily living such as school, shopping, and recreation, should occur within walking distance of most dwellings, allowing freedom and independence to those who do not drive.
- Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse households, ages and incomes.
- A range of open space including parks, squares, and playgrounds should be distributed within neighborhoods and districts.





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Please submit address changes to:
Utah APA
P.O. Box 701443
W.V.C., UT 84170
utah-apa@utah-apa.org
And/Or
American Planning Association
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Chicago, IL 60603-6107
Tel: (312) 431-9100
Fax: (312) 431-9985

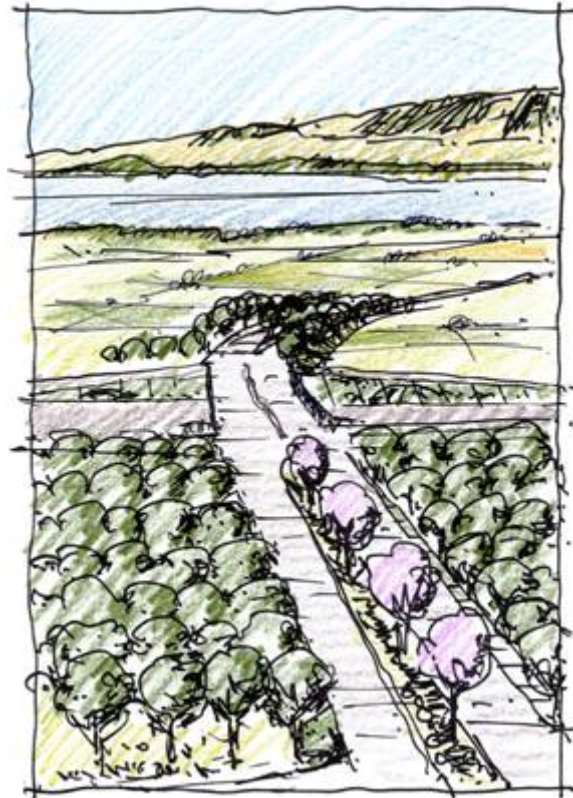
The Block and the Building

- Buildings and landscaping should contribute to the physical definition of public places such as streets, parks and plazas, and should grow from the climate, topography, history, and building practice of Pleasant Grove and Utah County.
- Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- The preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.

The final presentation by the R/UDAT Team culminated in a standing ovation by an audience of over 300 persons. The community is now organizing an Implementation Committee to work with City officials and other stakeholders to insure that outcomes from the R/UDAT effort are incorporated into policies, procedures, and ongoing development activity. Ongoing support from planners, designer, and other professionals will be necessary to help insure that the community vision is carried forward into practical and useful public policies.

The R/UDAT Team was led by Jerome Ernst, Architect and Urban Designer, Seattle, Washington, and also included James Abell, Urban Designer, Tempe, Arizona; Jeff Benesi, Urban Designer, Seattle,

Washington; Lakey Broderius, Economic Development Strategist, Atlanta, Georgia; John Hooker, Architect and Former Mayor, Los Ranchos de Albuquerque, New Mexico; Michael Read, Graphic Communications Specialist, Seattle, Washington; Thomas Rounds, Planner, Denver, Colorado; Philip Walker, Downtown Revitalization Consultant, Nashville, Tennessee; and Erin Simmons, Historic Preservationist and AIA Center for Communities by Design Program Manager, Washington, D.C.



SMITH | HARTVIGSEN PLLC

ATTORNEYS AT LAW

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



Presidents Message
Chuck Klingenstein, AICP

I am sitting in a hotel in Walnut Creek California (May 19, 2006) working so I can enjoy the rest of the weekend that includes my son's graduation from college and a gathering of my family. And then an email arrives from Peter Matson (Layton City) reminding me that I need to get my president's message to him and Mirinda. What a blessing to have people who are dedicated and devoted to our organization. It is great to have Peter back on the staff of our newsletter. And it is even greater to watch the great work that Mirinda has been doing on our newsletter and the rest of our organizations duties and services. I think it is the devotion and great work by our members, the Board and Mirinda that our membership is 523 (as of May). And our election response to date (I just checked with Kim Struthers at Lehi City) is fantastic. WAY TO GO ON ALL COUNTS!

I will have one more President's Message for the July issue of your newsletter since we will be welcoming a new president at that time. I will of course wax and be melancholy at that time and I might as well crow a little too. But why wait, I might as well start right now. You and I have a lot to be proud of. For example:

- on January 1, 2001, the Chapter had 361 members - today 523.
- on January 1, 2001, the Chapter's budget was \$28,310 - today \$37,375
- on January 1, 2001, the Chapter had \$24,921.86 in reserves - today \$40,095.39

What we have done over the past 5 or 6 years is grow the Chapter membership, deliver more services, add sponsorships, expand the website, add a list serve, improve the newsletters and take it digital, manage and grow the budget, and increase our reserves (a one year budget reserve is an industry standard). These are all incredible metrics that I am proud of.

Just so you know that I am not forgetting, I am not happy with my performance on the delivery of educational services. Perhaps I shouldn't beat myself up over this, but I do. Now that I get to be the past president for the next two years, perhaps this is an area that I can solely focus on. That of course will be up to your new president.

So for now, I am saying enjoy the spring and I will say goodbye as your president in my final message next month.

A Creative Planning Collaborative for Sustainable Communities
October 19-21,
2006 Adam's Mark
Hotel Denver, Colorado

On October 19-21, 2006, PLACEMATTERS06 will touch down in Denver, Colorado, heart of the Rocky Mountain region, bringing a variety of the best tools, processes and people to bear on some of the most critical land use challenges of our times.

Program highlights include:

Keynote presentations from inspiring national leaders and thinkers.
"Connect Up" Tool/Method Expo for providers to interface with each other and with national and regional practitioners;
Featuring GIS, scenario planning, decision-support, transportation and many other tools.

What is PLACEMATTERS?
PLACEMATTERS is a living laboratory where a national network of practitioners come together to learn, share, inspire and seed innovation in place, collectively elevating the art and science of planning for vibrant and sustainable communities.



www-ldi-ut.com
markv@ldi-ut.com

"What Works" sessions focused on sharing exemplary case studies from within and outside of the Rocky Mountain West.

Collaborative problem solving of "live" planning challenges in dynamic, participant-driven "open space" format.

Use of eParticipation technologies throughout to gather and assemble feedback, lessons learned and collective outputs of the convening.

Awarding of the inaugural PLACEMATTERS Award for Innovation in Place.
New PLACEMATTERS website (to launch in April, 2006), a virtual convening space for ongoing collaboration.

Who should attend PLACEMATTERS06?

You should come to Denver in October if you want to:

Learn how to effectively integrate planning tools with public process to improve decision-making in your community.

Hear about the successes (or failures) of others working on the front lines of land use planning, and join an expanding learning network of innovative peers.
Showcase and receive quality feedback on innovative planning tools, applications and techniques.

Discuss and develop solutions to the land use challenges facing one of the fastest growing regions in the country, and how they might apply to your town, city or region.

Why PLACEMATTERS in the Rocky Mountain West?

Consistent with the sponsoring organizations' commitment to putting "innovation in place," each PLACEMATTERS convening will have a regional focus, touching down in a real place and directing the event's collective energies and creative output toward planning issues and case studies particular, but not unique, to that place. For 2006, we've chosen the Rocky Mountain West, a region of iconic landscapes, equally monumental land use battles and home to some of the fastest growing communities in America. Over the course of three stimulating days, we will look to advance the state of the art and science in planning innovation while building new alliances across sectors and communities to help address this region's ongoing planning challenges.

How can I learn more about and register for PLACEMATTERS06?

We are now completing design on a new PLACEMATTERS website, which will launch in April, 2006. The new site will provide one-stop-shopping for all event information - program, speakers, registration, accommodations and sponsorship

opportunities - as well as links to a host of resources, databases, wikis and other opportunities for learning and connecting up to the PLACEMATTERS network.

So ink October 19-21, 2006 into your calendars and watch your inbox in April for an email announcement about the new PLACEMATTERS website. Email any questions you have in the meantime to conference@placematters.org and we will do our best to answer them.

We look forward to seeing you in Denver in October!



Jones & Stokes

9 Exchange Place, Suite 401

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ph: 801.531.7668 fx: 801.531.7669

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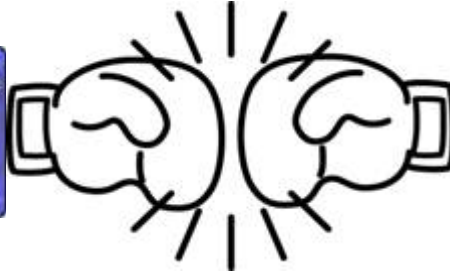
June's Luncheon



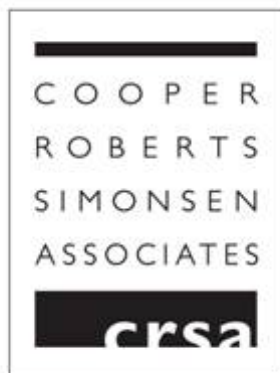
June 12th 11:30
LRT vs. BRT

Utah Chapter June Luncheon
June 12, 2006, 11:30 to 1:00 P.M.
Salt Lake City Main Library, Conference Room B - Level 1
Fight to the Finish, LRT vs. BRT

Light Rail "Main Man" Transit and Bus Rapid "Moving up Fast" Transit set to meet in "Fight to the Finish" on June 12 at the SLC Main Library, live and in person.



When transit patrons look back at the date of June 12, 2006, one of two results will be crystal clear - it will be the day that current spot lighter LRT cements its credentials as the legendary king of transit, or it will be the day when newcomer, BRT triumphs over one of the top heavyweights in transit. However, one thing is certain. When Light Rail "Main Man" Transit and Bus Rapid "Moving up Fast" Transit meet on Monday, June 12th at 11:30 am it will definitely be a "Fight to the Finish". The two transit superstars will meet at the Salt Lake City Main Library, hosted by the Utah Chapter of the APA. Moderator for this clash of the titans will be the leading expert in transit benefits, Hal Johnson of the Utah Transit Authority.



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'Cities' Author Jane Jacobs Dies at 89

NEW YORK (AP) - Jane Jacobs, an author and community activist of singular influence whose classic "The Death and Life of Great American Cities" transformed ideas about urban planning, died Tuesday, her publisher said. Jacobs, a longtime resident of Toronto, was 89.

Jacobs died in her sleep Tuesday morning at a Toronto hospital, which she entered a few days ago, according to Random House publicist Sally Marvin. Jacobs' son, James, was with her at the time. The author, who would have turned 90 on May 4, had been in poor health.

A native of Scranton, Pa., Jacobs lived for many years in New York before moving to Toronto in the late 1960s. She and her husband, architect Robert Jacobs Jr., were unhappy that their taxes supported the Vietnam War and turned to Canada as their permanent home. Robert Jacobs died in 1996.

Jacobs, who based her findings on deep, eclectic reading and firsthand observation, challenged assumptions she believed damaged modern cities _ that neighborhoods should be isolated from each other, that an empty street was safer than a crowded one, that the car represented progress over the pedestrian.

Her priorities were for integrated, manageable communities, for diversity of people, transportation, architecture and commerce. She also believed that economies need to be self-sustaining and self-renewing, relying on local initiative instead of centralized bureaucracies.

"She inspired a kind of quiet revolution," her longtime editor, Jacob Epstein, said Tuesday. "Every time you see people rise up and oppose a developer, you think of Jane Jacobs."

"Death and Life," published in 1961, evolved from opposing the standards of the time to becoming a standard itself. It was taught in urban studies classes throughout North America and sold more than half a million copies. City planners in New York and Toronto were among those who cited its importance and her book became an essential text for "New Urban" communities such as Hercules, Calif., and Civano, Ariz.

Jacobs also received a number of prizes, including a lifetime achievement award in 2000 from the National Building Foundation in Washington, D.C.

With her bangs and owlish glasses, and her look of cheerful curiosity, it was easy to mistake Jacobs for an idle eccentric, the kind of woman to be found late at night in the research room of the public library.

But Jacobs was a dedicated, even iconic activist. In the 1950s, her loyalty was questioned by the U.S. government, and in the 1960s, she was arrested for protesting Vietnam. She successfully opposed a Toronto highway project not long after moving there and was a distinctive presence at public hearings.

"You sort of fell in love with Jane when you met her," Epstein said. "She was exuberant, original, strong-minded and a very kind woman."

Her most famous confrontation came in the early '60s, when she helped defeat a plan by New York City park commissioner Robert Moses to build an expressway through Washington Square. During a 2000 interview with The Associated Press, Jacobs

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recalled the city hearing where she first laid eyes on the mighty Moses.

"He was one of the first speakers," she said. "He was furious and he stood up there, inside the railed enclosure, and not where most speakers spoke _ outside where the public microphone was. He was privileged.

"He gripped this railing and he said, in dismissing scornfully our plan to have no more than the existing road and better not even that, he said, "These protests are just by a bunch of ... a bunch of mothers!"

Robert Caro, whose classic biography of Moses, "The Power Broker," was often taught alongside "Death and Life," said Tuesday that Jacobs was a "far-sighted genius who guided cities in new directions." He called her battle with Moses "one of the truly heroic sagas in the history of New York."

Jacobs, born in 1916, was a doctor's daughter with a compulsion to question authority and find answers for herself. During the Depression, on days when job hunts went nowhere, she would invest a nickel in the subway and explore a neighborhood: the diamond district, the garment district, the meatpacking district. Soon, she made money out of her passion, writing articles for various magazines.

"Death and Life" emerged from her reporting. Not only did it attack canonical beliefs in city planning, it attacked such canonical figures as Moses, for his dogmatic attachment to the automobile, and historian Lewis Mumford, author of "The Culture of Cities," for his misguided attachment to the anti-city philosophy.

Jacobs thought cities suffered from an anti-city bias among planners, the romanticization of a more rural way of life. Because of this, she wrote, vital communities were being torn down simply because they were "crowded," other neighborhoods were fatally isolated and parks were being constructed without regard to their surrounding environment.

In later works, she examined the ideas outlined in "Death and Life" from other perspectives: "Cities and the Wealth of Nations," the economy; "Systems of Survival," morals; "The Nature of Economies," science and ecology. Her final book was "Dark Age Ahead" in 2004.

Jacobs is survived by three children, James, Edward and Mary.



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Planner Spotlight
Jennifer Jastremsky
University of Utah
Student



Name: Jennifer Jastremsky

Education: Graduated from the University of Utah with a Bachelors of Science in Urban Planning in the spring of 2005. I am currently working on my Masters of Urban Planning from the University of Utah with an emphasis in urban design, and expect to graduate in December 2006.

Current Employer: I just finished up an internship with West Jordan City, working under the direction of Richard Lewis. While there, I did various research projects and wrote recommendations to the Planning Commission on new developments. Before that I worked with Blaine Gehring in Bluffdale City, helping specifically with the rewriting of the Moderate Income Housing Plan and the City's General Plan. Right now the only "employer" I have are my professors in the Master of Urban Planning program at the University of Utah. I will however be looking for a new internship starting this summer.

What did you set out to be and how did you come to be a planner? I originally set out to be an architect. I have always loved buildings, exploring them and seeing how they are put together and how different designs shape their character and feel. I would design houses when I was in elementary and middle school. I took drafting and CAD classes in high school, the whole time planning on becoming an architect. In the fall of 2001 I entered the University of Utah as a pre-architecture student. In two of my pre-architecture classes, I learned about Urban Planning and found myself captivated. In these classes we learned about architectural history and city design and read Jane Jacob's [The Death and Life of Great American Cities](#) and James Howard Kunstler's [The Geography of Nowhere](#). While buildings have always stirred me, I found that Cities themselves had more to teach me. Thinking of not just a building but the connections of many buildings and what goes between them as a way to create a community and a city is even more inspiring and intriguing.

What do you love most about planning? I think what first attracted me was that I found the topic of planning fascinating. I had never really considered town planning before, and had only known about architecture. Planning covers various areas of development, the physical, social, and mental. I am able to learn about society and its people, and the general ecology of cities.

What do you dislike about planning? Politics so far, but other than that, I'm still learning what I like and dislike.

What have you done professionally that you are most proud of? While I have worked on some great projects in my internships, I don't think I have seen my best and proudest moment. So, I would have to say, graduate from college with a BS in urban planning.

What advice do you have to offer those following in your footsteps? Networking is really important. Get out there and meet people in the planning profession. I attended the Utah APA Fall Conference a few years ago and the Western Planners Conference last fall. While there I had the opportunity to talk with planners from around the state and the west, each with a variety of experiences. Just being able to talk with people in the profession gives you a better insight into the jobs available, and the connections you make may be helpful in the future.

If you had to choose another profession, what would it be? Good question. I always planned on being an architect, but can no longer see myself in that specific role. I guess I would be involved with the environment in some way, either through protecting it or helping others to enjoy its beauty. I always thought being a park ranger would be fun.

What inspires you? Knowing that my family is with me all the way, regardless of what happens. The possibility of a better future and that I can make a difference in that future.

Describe your planning philosophy? Design can promote almost anything, from sustainability and environmental integrity, to crime. It is important we design our communities to represent what we want and need to get out of them.

What makes you a good planner? I am still in the fresh-eyed, idealistic phase of my career, bringing with me new ideas and insights. I also have a desire to learn and I'm good with the public.

How could you become a better planner? I think more experience will obviously help me to become better. I also feel I need to assert myself more in everything I do.

What do you get from APA? I get a reference on planning issues as well as a forum to meet professionals and network.

What is the last planning related book you have read? Would you recommend it and why? Shall I count them? I am currently reading several books for school right now. Most have to do with urban design. The best one I would say is Design of Cities by Edmund Bacon. I really like it because it goes over basic design principals that can be utilized today, by looking at various cities in the past. It is also a planning history book, in the since it goes over various planning philosophies over time and countries.

What do you like to do when you are not planning? Honestly, between school and work I don't generally have much free time. But the time I do have, I spend it with my family and friends, hiking, camping, cooking, shopping, eating out, and going to music concerts.



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WESTERN PLANNER CONFERENCE REMINDER



Make Plans to Attend the Western Planner Conference, Aug 2-4, 2006

Jon Cecil, AICP, Boise ID

The Idaho Planning Association and Western Planning Resources (WPR) are proud to co-host the 2006 *Shaping Change in the New West* Western Planner Conference that will be held at the Centre on the Grove, Boise's convention center, August 2-4, 2006. Planners and their families will experience an enjoyable blend of traditional and non-traditional sights and attractions in the City of Trees.

Plans include three conference tracks on Growth, Planning, and Implementation and several mobile workshops. Scheduled keynote speakers are **Larry Swanson**, Center for the Rock Mountain West; **Dave Siegel**, APA President; and **Timothy Egan**, a Pulitzer Prize winning reporter from the *New York Times*.

The Boise area offers a potpourri of recreational activities. Nearby mountain ranges, crystal clear streams, and white water offer fly-fishing, river rafting, boating, kayaking, and swimming. Golf courses, public parks, and the acclaimed 30-mile urban trail system, the Boise River Greenbelt, offer extensive walking, hiking, and biking opportunities.

Among some of the many exceptional sites to visit are the Basque Museum and Cultural Center, M-K Nature Center, the World Center for Birds of Prey, several museums, and much more. The Grove, Boise's Town Plaza, located in the heart of downtown is central to hotels, restaurants, shops, and night spots. Downtown is a blend of contemporary and historical architecture, including a renovated district and a Basque district, which celebrates the second largest gathering of Basques in North America.

The Grove Hotel's Web site is <<http://www.grovehotelboise.com/>>. The Web site for the Boise Convention and Visitor's Bureau is <<http://www.boise.org>>. The Visitors Guide to Boise is <www.visitidaho.org>.

IPA and WPR, Inc., invite you to experience Boise – a perfect city for a memorable visit and conference. Watch for more information in the April/May and June issues of *The Western Planner* and check our Web site at <www.westernplanner.org> for conference information.

Please call or e-mail **Jon Cecil** at 208-384-4264 or <jcecil@ccdboise.com> with questions.



Plan on it!

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

October 19-21~ Place Matters; Denver Colorado

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

December 11, 2006, 1:00~ The Public- Friend or Foe?

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utah-apa@utah-apa.org

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P.O. Box 701443

W.V.C., UT 84170

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