

Utah Planner



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Presidents Message
John Janson, AICP

Last month I went to my first National APA Leadership meeting in Fort Worth, Texas. It is pretty exciting to meet chapter presidents from all over the country and to say hello to the elected leaders of APA. Our president, Dave Siegel, has quite the sense of humor. He entertained the “troops” with another skit based on the adventures of Dave Siegel, “urbanista”. This is an on-going series that he has created since being elected and generally he lampoons current political characters and conditions. Obviously these days, there is always a lot of fresh material to pull from. I went to school with Dave at Ohio State and have kept in touch over the years. His “Secret Agent Man” intro in San Antonio, last spring, which I thought was one of the funniest “serious” starts to a speech that I have ever heard, *may* possibly be upstaged by his “urbanista” skits.

The main issues discussed at these meetings centered around continuing education requirements for AICP members, a bit about the National Community Planning Month, and branding for APA. The requirement for continuing education is finally coming to a head with a formal proposal which is anticipated before the end of the year. Tentative discussions are to require at least 24 hours of continuing education that can be achieved through up to 15% personal reading, at least 50% APA sponsored events, and 25% from other organization’s educational programs. This topic has been discussed for years and years. Matter of fact when I was the “Prez” 15 years ago, it was a “hot” topic. Let’s hope we can reach some consensus this time and provide for better credibility, similar to what most other organizations require of their members.

Branding will become another very important issue over this next year. The idea here is to attempt through various means to more tightly associate members with the National organization. Branding suggests that we consistently promote our association in a visually recognizable manner. Already over the past few years we have seen significant improvements in services to chapters and individual members. National APA’s web page, publications, web-based training sessions, CD’s, etc. are constantly expanding to meet our needs. Branding should filter down from National to the Chapters and to each member so that we feel a strong connection with the organization. Branding could be the glue that brings us more together and informs the public about who we are.

Fort Worth has a beautiful, nicely streetscaped, historic downtown. It is a lively place surrounded by high rise office towers. It is famous for many things (all of them big since it is Texas!) and then there is Billy Bob’s. Home to the largest bar/casino in Texas that has an indoor bull riding event every Thursday through Saturday night. This is the place if you have always wanted to ride a bull, enjoy a “Lone Star”, and dance to some country western honky tonk music. It is over 100,000 square feet so next time one of those big boxes in your town closes up and you are wondering what to do with that building, Texas has an idea.

Happy holidays and see you next year!

December 2006 Utah Planner Page 1 of 12

In this Issue:

Page 2- Eagle Mountain, Utah: A Model Ordinance for Traditional Neighborhood Development
Page 6- Novembers Luncheon
Page 7- AICP Corner
Page 9- Funny of the Month
Page 10- A Glimpse of South Korea
Page 12- Plan on it; Executive Board

Eagle Mountain, Utah: A Model Ordinance for Traditional Neighborhood Development

Darren Janes
Wasatch County

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.
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Ever wonder why Americans are sick of development? Look at what they've been given! Ever since the inception of Euclidean zoning, we've abandoned our traditional development pattern and sprinted for suburbia. Unfortunately, we've discovered only a placeless wasteland. It could be argued that we, as planners, have sacrificed common sense and civic pride at the altar of suburbia.

In the eighty years since the Euclid decision (*Euclid v. Ambler Realty 1926*) legitimized zoning as an effective method of protecting public safety and welfare, the practice has shaped and influenced development across the United States. Planners utilize zoning regulations to separate noxious uses and promote sound development of land. While zoning delivers observable benefits, many critics of current development practices consider zoning an outdated, stationary tool that has not evolved with changes in demographics or land use desires. Euclid may have made zoning constitutional, but it did not wed zoning irrevocably to a rational planning process.

Euclidean zoning admittedly achieves its intended objectives – the separation of incompatible uses, increasing light and air, and reducing density. However, the entire regulatory structure tends to foster sprawl, exclude certain populations, prove inflexible over great periods of time, and inhibit the creation of livable communities of mixed use. Euclidean zoning's framework separates, for the most part, residential and commercial uses. Critics of zoning argue that the separation of these basic daily uses, albeit well intentioned, manifests itself as sprawl (Wilson, et al, 1998; Wickersham, 2001). The very ordinances designed to protect citizens from bad development, actually prevent the creation of good neighborhoods, towns, and cities (Ferrell & Madden, 2002).

However, there is something better; a *Traditional Neighborhood Development* or TND. Traditional neighborhood developments are modernized versions of the towns and villages built prior to conventional zoning that are now either off the beaten path or dying a slow death as their edges succumb to suburban development patterns.

Traditional Neighborhood Development (TND)

Traditional neighborhood developments are sprouting up all over the United States. According to the *TND Town Paper*, in the past three years, these neo-traditional towns have increased by more than 115 percent! While there is no single model for a traditional neighborhood development, certain principles define this type of development. A commonly held definition of traditional neighborhood development is: a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept that is based on traditional small town and city neighborhood development principles.

Traditional neighborhood development is, in part, a reaction to the often inefficient use of land and infrastructure and lack of a sense of community in many newer developments.

Inherently, the most significant barrier to implement this pattern of development is conventional zoning regulations. Based on the simple fact that conventional zoning has been in place for approximately 80 years, any deviation from the status quo would irrefutably incite opposition from public and private constituents alike. As such, the implementation of TND is often accomplished through development of specific plans or a new development code. In January 2006, the recently incorporated municipality of Eagle Mountain Utah adopted a development code which provides an innate opportunity for great planning and development.



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Eagle Mountain Utah

Since the inception of zoning, conventional codes have been built around the concept of separating uses. They seldom allow uses from a different category (i.e. commercial, single-family, multi-family, office, etc.), within the same zoning district. In contrast, the Eagle Mountain Development Code (Title 1) establishes a regulatory document which assumes a mix of uses, especially in neighborhood or town centers. A quick glance at the Eagle Mountain Land Use Map illustrates that roughly 50% of the land uses are classified as Mixed Use Residential. This land use classification is separated into Town Core Residential, Commercial Core Residential and Village Core Residential. The unique component of these individual classifications is that the developer (i.e. the market), is the determining factor as to what type and amount of development should be provided.

Residential density is calculated through utilization of a weighted scale. Residential density bonus entitlements are allocated based on the type and quantity of amenities which are provided. For example, if a developer wanted to achieve the maximum amount of density (22.7 d.u./acre) various amenities would need to be provided; including, funded or constructed community improvements/amenities, 10% improved open space as parks and trails, entryways and monuments, and professional land planning. In addition, depending upon the orientation of the proposed development within the scheme of the master plan community, the developer would be permitted a variety of commercial opportunities. Based upon the preceding information it becomes clear that the latitude accommodated through Mixed Use Residential land use, coupled with a developer's intention to deliver what the market will bear ultimately delivers a product which creates community. The following discussion will highlight several aspects of traditional neighborhood development found within the City of Eagle Mountain Utah.

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Compact Development- Based on the belief that daily services should be located within a reasonable walking distance; traditional neighborhood developments are inherently compact. Compact development patterns (for both residential and commercial uses), ultimately promote a more efficient use of land and lower the costs of providing public infrastructure and services. Through personal observation of various neighborhoods within Eagle Mountain, the most striking feature is undoubtedly the sense of community which exudes within each neighborhood. This is to say that, the proliferation of traditional neighborhood development components has enabled an increased opportunity for social interaction by including civic spaces such as parks and public buildings. It also means residential, commercial, and civic buildings are within close proximity of each other which

encourages a sense of community. These nodes and connecting points are precisely what is devoid in the vast majority of development.

Mixed Uses- Traditional neighborhood developments are designed to include a mixture of land uses.



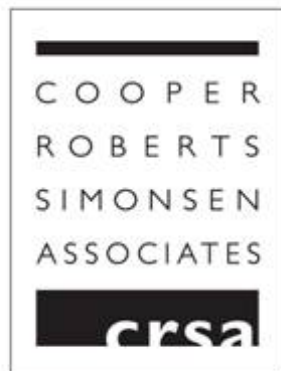
Mixed use provides an area of focus or community center. For example, the community center may be a public facility such as a park or school, or it may be a retail area or religious institution. In Eagle Mountain, civic and service facilities are woven into the community's makeup. In many instances a church provides a pleasant view at the end of a street or an elementary school surrounded by homes on all sides grounds an entire block. Parks and other public spaces are woven into the fabric of the community. In most neighborhoods a neighborhood square often exists, along with numerous greens, pocket parks and tot lots.

Mixed use also means promoting a mix of housing types and sizes to accommodate households of all ages, sizes, and incomes. Numerous Eagle Mountain neighborhoods provide a dramatic variation of lot sizes and densities, as well as a variety of housing products including single-family residences, town-homes, duplexes, and multi-family housing. Indeed, housing types and price ranges are integrated, not just within the development but on the same block.



Alternative Modes of Transportation- One of the most striking features found within Eagle Mountain neighborhoods is the opportunity for usage of alternative modes of transportation. Indeed, different modes of transportation are promoted in the community including walking, bicycles, and transit. The infrastructure found within Eagle Mountain neighborhood developments provide for access through an interconnected network of circulation systems that facilitate walking, bicycling, and driving.

Streets are designed to promote the safe and efficient use of different transportation modes; generally pedestrian, bicycle and automobile. The interconnected street pattern is meant to limit the use of isolated cul-de-sacs that force the major circulation pattern of a community onto a few major roads. Moreover, it provides an exceptional opportunity for interconnection between neighborhoods and activity nodes. As a result, the interconnected circulation pattern creates multiple routes for motorists and more direct routes for pedestrians and bicyclists. Independent networks of sidewalks and bikeways complement the street network. Eagle Mountain streets, and other traffic calming techniques, help slow traffic down to promote pedestrian safety. In Eagle Mountain neighborhoods, the streets are narrower than what is typically required in conventional subdivision ordinances. Naturally, this effort has a substantial effect on slowing down traffic. In many places this is made possible through the institution of an extensive alleyway system.





(Front)



(Rear)

Ultimately this enables vehicular activity to be conducted primarily to the rear of homes because garages are rear or side loaded. Sidewalks allow pedestrians to move freely through the neighborhood, which makes the street an amenity instead of a hazard. In effect, these alternative methods of delivering automobiles from “point A to point B” as well as the interconnected sidewalk/trail system render the entire community walkable.

Conclusion

In conclusion, the expansion of traditional neighborhood developments has provided an impetus to rethink conventional thought regarding land development regulations. TND’s challenge current conventions and trigger progressive thought regarding land regulation, placemaking and community building. As more and more communities seek to address the consequences associated with conventional zoning, alternative development techniques will undoubtedly expand in application. Based upon an inherent functionality and common sense approach, traditional neighborhood developments must be recognized for the perspective they provide in reevaluating conventional zoning practices.

Understanding the principles and objectives of traditional neighborhood development is essential in the process of generating quality growth. The preceding examples of the development efforts within Eagle Mountain provide an excellent example of implementation in action. When we as planners evaluate our professional efforts we should ultimately base our value and worth on our ability to generate quality growth. That is, growth which enables the opportunity for interaction and livability; development which enables the opportunity to live, work and play in our respective community isles. It is my belief that the more we are able to deliver a “livable” product to the public, the more apt they will be to demand quality growth. Incremental adjustments in conventional zoning will undoubtedly create positive, compounding effects. The reward of our efforts will be communities in which we “sprint” to live in!

Darren Janes is currently employed by the Planning Department of Wasatch County, one of the fastest growing counties in the State of Utah. He recently relocated to Utah from Southern California after completion of a Master’s of City Planning degree from San Diego State University. Through employment in the development sector, including the City of San Diego Redevelopment Agency and Jones & Stokes, he has a genuine, vested interest in the promotion of livable communities in our great nation.

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"Today's problems cannot be solved by the level of thinking that created them." - Albert Einstein

November's Luncheon



December 11th 11:30
The Public - Friend or Foe?

Utah-APA's December Luncheon



The Public - Friend or Foe?

Presented by:
Paul Allred, Community Development Director - Holladay City
&
Rick Whiting, Community Planner - Summit County



December 11, 2006
11:30 a.m.

Summit County - Rulon Richins Building
6505 Landmark Dr.,
Park City (Kimball Junction), UT

Order your Pre-Paid Box Lunch

No Later than Dec. 7, 2006

Contact: Rick Whiting to order lunch and/or R.S.V.P

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(Special holiday dessert and drinks provided courtesy of Summit County Planning & Community Development)



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Have a plan. Follow the plan, and you'll be surprised how successful you can be. Most people don't have a plan. That's why it's easy to beat most folks.
- Paul "Bear" Bryant, football coach, University of Alabama's Crimson Tide.



AICP Corner
 Max Johnson, AICP
 PDO- Utah Chapter



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Starting Early: Preparing for the May 2007 Exam

It's never too early to begin a study program for the AICP Comprehensive Planning Examination to become a certified planner. Starting early avoids cramming just prior to test time. You'll be better prepared, alert and more confident on exam day.

The application process is now open for the May 2007 testing period, with the application deadline being February 6, 2007. If you haven't applied previously, begin the submittal process early. Education and planning experience require verification by APA before an Authorization to Test (ATT) will be issued by APA. The testing window will run from May 7, 2007 thru May 21, 2007.

To get a jump-start on the study process, I suggest beginning with the following:

1. Print a copy of the Code of Ethics and Professional Conduct from the APA website at www.planning.org/ethics. This is a great point of beginning for a study journal. Read through a few times and create an outline. Use the outline to refresh your memory frequently as you study.
2. Familiarize yourself with the APA Policy Guides. They are available on the APA website and provide a wealth of learning opportunities. You can learn what the American Planning Association's position is regarding specific issues like Homelessness or Billboards, for example.
3. Read Planning Magazine each month. Obtain at least the past six or seven issues and stay current from this point on. This technique will give you a years worth of Planning Magazine to work from. Develop a glossary of terms from the reading, and you'll be sure to enhance your knowledge of emerging trends and basics within the planning field prior to your exam.
4. At this early stage, I would also read The Practice of Local Government Planning, (3rd Edition, 2000), by Linda C. Dalton, Charles Hoch, and Frank So. (The Green Book)

As always, please feel free to pass along study tips and techniques that are working for you. Let me know so others can be informed. I can be reached by phone at 468-3337 or e-mail at (mrjohnson@slco.org). Also, if you have any questions regarding the exam in general or specific questions about the application or testing processes, please call.

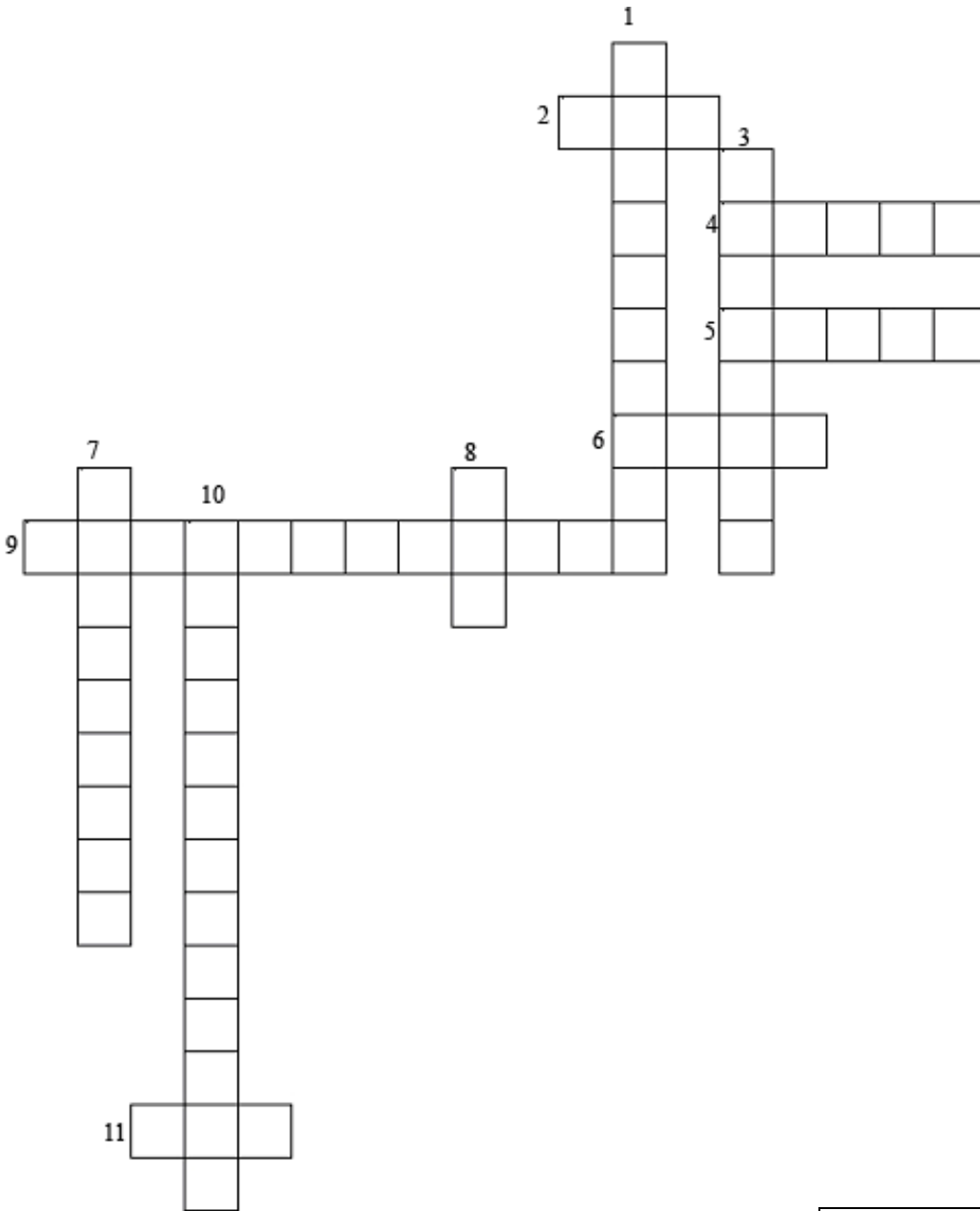
As you begin the study process, keep in mind that the test questions are compiled from six main categories or subject areas. These study areas and the percent of questions you are likely to see on an exam from each specific category are listed below. This information is also available in greater detail on the APA website.

Major Subject Areas	Percent
History, Theory and Law	15
Emerging Issues and Trends	10
Plan Making (Methods, Strategies and Techniques)	20
Functional Topics	20
Plan Implementation	20
Code of Ethics, Public Participation, and Social Justice	15

Here is another puzzle to help start your study engine, so to speak. Aim for a study routine of at least 10-12 hours per week and monitor your learning productivity. You will be the best judge whether or not more hours are necessary. Remember to keep track of items that require further research.

Also, good luck to everyone who took the exam last month! We hope you all did well. If possible, please let me know what your testing experience was like.

General Planning Knowledge



Across

2. Next month one can take the AICP test
4. Wrote image of the city
5. Famous zoning case that rhymes with Dolan
6. Famous 1922 zoning case came from this state
9. Ebenezer Howard
11. First name of person who can help with study tips concerning the AICP exam

Down

1. The death and life of great american cities
3. Magazine of APA
7. Wrote about poor housing conditions in NYC
8. Acronym for Item needed prior to scheduling an AICP exam
10. Planner associated with Chicago

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Funny of the Month

*A hundred years after we are gone and forgotten,
those who never heard of us will be living with the
results of our actions.
- Oliver Wendell Homes, U.S. Supreme Court
justice*

fp
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A Glimpse of South Korea

By Mike Hyde
Duchesne County
Community Development
Administrator



It is a long way from Duchesne, Utah to Seoul, South Korea. Seoul is a place I'd never thought of visiting, until my in-laws accepted a call to work at the LDS temple there.

My wife and I departed from Utah on October 12th for Los Angeles and a 12-hour non-stop flight to Seoul to visit her parents, who have been in Seoul for one year. Thankfully, the Korean Air 747 offered video screens on the back of each seat to help one pass the time with games and movies. Being 6' 4" tall, I couldn't get comfortable enough to sleep on the plane.

Having never traveled to Asia, South Korea was not what I expected. The population of South Korea is about 48.8 million, contained within an area slightly larger than the state of Indiana (85,563 square miles). This calculates to an average of about 570 people per square mile (compared to an average of 27.2 people per square mile in Utah and 4.4 people per square mile in Duchesne County). Much of the country is mountainous, so the density is much greater in the developed areas.

Seoul is considered to be the fifth largest city in the world, with a population of 10.3 million. The airport is located in Incheon, which has over 1 million people itself. After a bus ride lasting about an hour, we arrived in the Sinchon district of Seoul, where the temple is located, for the beginning of our five-day visit.

The next day, we awoke early for a subway ride to the USO headquarters and a bus tour to the Demilitarized Zone. We didn't know it at the time, but we set foot in North Korea on the same day that the United Nations imposed sanctions associated with the recent nuclear test. At the border, there are buildings straddling the boundary line, where we were guided and protected by U.S. and South Korean soldiers, under the watchful eyes of their North Korean counterparts.



During the bus tour, we experienced the freeway gridlock caused by the great population density. Even though buses, subways and trains are heavily utilized in South Korea, auto traffic was still very heavy. Hyundai dominates the road in Korea! Many of the vehicles are small due to limited parking space on many of the streets. The smog was bad every day of our visit.

That evening, we attended a church party on the 30th floor of a residential tower that was about 45 stories tall. We were told that about 60% of the population lives in apartment/condo complexes. We observed hundreds of these residential towers during our visit.



The next day, we took a subway ride to the Seoul train station and boarded a train for Suwon, a city of 1 million, located about 20 miles south of Seoul. Near Suwon is the Korean Folk Village, where one can learn more about the culture and customs of the country.

In Utah, many of us are spoiled by being able to walk a short distance or take a short drive to church. Reaching the English-speaking branch in Seoul took some effort. Between walking and bus rides, it took us about an hour to reach the meetinghouse.

There were only 13 parking spaces at the church, so most rode the subway and bus or walked to attend. Large parking lots are not common in Seoul.

Monday was a day for exploring one of the outdoor marketplaces and the historical seat of government. We took the subway to the Gyeongbokgung, which was the seat of government beginning in 1396. The royal palace and other buildings in the

complex were destroyed in 1592 and in 1917 during conflicts with the Japanese. Restoration began in 1990. During our time at Gyeongbokgung, we heard political demonstrations on the adjoining street and saw a motorcade pass by, which we believe to have been transporting Secretary of State, Condoleza Rice.



Our next stop was the Namdaemun Marketplace. This was a great place to bargain with merchants for souvenirs, food, clothing and other goods. Seoul also has several modern shopping malls. I discovered that Hyundai doesn't just make automobiles; they had a large department store in a high-rise in the Sinchon district. Many street vendors occupied the sidewalks, offering produce and other merchandise.

I was impressed with the modern infrastructure of South Korea. The subway facilities are amazing. The train stations were modern. The roads were well maintained. Developable lands were efficiently utilized. However, for a "country boy" used to wide-open spaces, it was a nice place to visit, but I wouldn't want to live there!





Plan on it!

December 11, 2006, 11:30~ The Public- Friend or Foe?

March 22-23, 2007~ Spring Conference, Spring Dale

September 27-28, 2007~ Fall Conference; Davis County

Watch the list serve for the new luncheon schedule, it will also be here next month.

2005 Utah APA Executive Board

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