

# UTAH PLANNER



American Planning Association  
Utah Chapter

Making Great Communities Happen

A Publication of the Utah Chapter of the American Planning Association

## May 2008



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Just got back from our spring conference in Moab last weekend. Everyone I spoke with was very happy with the sessions and seemed extremely happy with the weather! I guess we missed some more snow in ol' SLC (which would have meant that I just HAD to go ski – tough assignment) and yet down south it was warm, red, and about ready to pop for spring. I was thoroughly impressed with the effort our speakers put in to get you all thinking about being "green". There are so many aspects to this discussion and I thought that James Van Hemert did a great job of starting us off by promoting the larger implications of the work we do in planning and on a personal basis. He then moved the group toward an approach of tackling a green agenda for a community. He is heading up a task force via the Rocky Mountain Land Use Law Institute with the proposed outcome of creating a much more sustainable model code for communities. It was my understanding that their model code will be tested in Salt Lake City as part of proposed code revisions there. Sounds like a pretty good lunch topic for us next year. I also got in some good hikes in Negro Bill Canyon and to Bow Tie Arch. I'd not spent much time in other areas around Moab except in Arches and Canyonlands. For those that didn't get out, here's a sample moment in Negro

Bill:



*(Continued on page 9)*



## Elected and Appointed Officials Education

Although there have been sporadic efforts in the past to provide some sort of consistent educational package for the training of appointed and elected officials, past attempts have had neither the widespread support of various educational providers nor sufficient review to result in widespread use. In addition, no one was significantly upset with our public bodies to demand that their educational foundation be seriously improved.

Times have changed. Over the last couple of years, developers and development groups have been raising this issue on their way to court with communities. They have been complaining about many fundamental mistakes made by those in public office concerning such basic items as denials of conditional uses, processing of subdivisions, and unfair procedural issues during hearings. These problems are usually solved by some fairly simple training since via case law there are many principles that have been established and common practices that are reasonably universal for all communities to use. The problem has been the lack of consistent stewardship, the availability of good training materials, and good trainers to provide the guidance.

Plus many officials really haven't sought this training. If there are bounds to your decision making process, sometimes we don't want to know about them. If we know and understand what we are supposed to do, then sometimes we won't be able to act however we want to. I think today's risk management organizations are pretty worried about that sort of attitude, but it is still out there. Recent discussions indicate that the State Legislature may in the next session or not long thereafter, actually require education of appointed officials (and I'd recommend adding elected ones too). If that occurs and even if it doesn't, there is clear value in having really good training tools that are accessible and widely endorsed by the educational providers in the State.

And there are a lot of educational providers! APA, ULCT, the Trust, the State Office of Planning and Budget, risk management organizations, AOG's, State Ombudsman, U professors, lawyers, practitioners, and of course Gene and Gene! If all of those folks could get together, develop a consistent set of power point based educational tools, we could make some progress. The vision is to have easily accessible, up to date, consistent educational packages that can be downloaded from the web, or hand carried via a thumb drive or CD, and used as the basic presentation leading to a possible certification (oh no not another one!). We may also be able to offer interactive web presentations, too.

In the past this was where similar efforts have broken down. We didn't have the appropriate leadership nor commitment by these organizations to move ahead and work together with a common goal. Last month that collaborative gathering occurred! Under the leadership of Mike Mower, State OPB, and with the staff assistance of John Bennett and Evan Curtis, this effort has begun and we need your help!

Many of you have from time to time developed a presentation to help your elected/appointed officials understand some planning principles. Many of you have created presentations for various conferences. We need them! I hope you are willing to share and maybe get a little credit on a new series of training tools that will be used for many years to come throughout our State. We are asking you to give them up for the greater good, realize that they may not even slightly resemble what you put your own long hours into, but a phrase or a part will emerge as part of a consolidated new educational package. The topics are: the General Plan, Planning Commission proce-



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dures, due process/public meetings, appeals and variances, subdivisions, keeping out of court, Conditional uses. Please send them into John Bennett at [jbennett@utah.gov](mailto:jbennett@utah.gov).

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## **Going Green: Utah's First Wind Farm Takes Shape in Spanish Fork Canyon**

Utah's first official wind farm is taking shape in Spanish Fork Canyon and when completely online in August, its nine wind towers will generate 18.9 megawatts of power daily—enough to supply Spanish Fork and possibly Mapleton.

David Anderson, Spanish Fork's planning director, says the wind farm project is being co-developed by Wasatch Wind, a Heber City-based company, and Edison Mission Energy, a subsidiary of Edison International, headquartered in Rosemead, California. The majority of the wind farm is on Spanish Fork City property and the city provided a financial incentive to give the project a boost on its financing.

The wind farm is unique in that it is confined to a small, 65-acre area in the perpetually windy Spanish Fork Canyon. The nine towers will only be spaced approximately 400 feet apart, while typical wind farms are located on windy ridges or flat areas with a mile or more between the rows of towers. Spanish Fork Canyon is a prime location for a wind farm because the wind can only blow one of two ways—up or down the canyon. What's more, the canyon's wind is generally steady and smooth. As such, it is much more conducive to wind generation than other gusty canyon winds, which put too much pressure on wind turbines.

While this is a small project in terms of power generation, local distribution will help make it economically sustainable. Anderson says Wasatch Wind has a 20-year contract to sell its power to Rocky Mountain Power. Spanish Fork City will not reap any immediate financial benefits for helping the wind farm become viable, but Anderson says the city will benefit indirectly because city leaders are interested in helping companies develop alternative sources of energy. (The city will receive property taxes from the wind farm for years 10 -20.)

Wind energy is an especially encouraging resource because of its ability to reduce greenhouse gas emissions. For a state that largely depends on power from coal, having a little green energy is a breath of fresh air.





Attend

## May

**Luncheon** May 12, 12:30 to 2:00  
Front Runner

**AICP Exam Testing Window** May 5- 19

## Later

June 9, Luncheon  
June 25, Audio Conference: Planning Law Review  
August 11, Luncheon  
September 8, Luncheon  
November 6, 7 Fall Conference: Peak Planning  
December 8, Luncheon

Please submit items for **Attend** to [Utah-apa@utah-apa.org](mailto:Utah-apa@utah-apa.org)

## Historic Landscape Preservation

TBSI is pleased to welcome Susan Crook as the instructor for our newest workshop, Historic Landscape Preservation. This workshop is scheduled for June 26-28, 2008, at the historic Great Basin Environmental Education Center (GBEEC), located 8 miles above Ephraim, Utah, in the Manti-LaSal National Forest.

The course is a hands-on introduction to the theory and practice of historic landscape preservation. Instruction includes visits to historic properties in Sanpete County to de-construct historic landscapes by examining and documenting landscape features to scale. Participants will attempt to determine the origin of the materials and building methods based on their experience and knowledge. Participants will apply what they learn by helping to construct a landscape feature. Instruction also includes an introduction to the original landscape at the GBEEC.

The course includes landscape preservation overviews, Secretary of the Interiors Standards, spatial arrangement and layout, character defining features, Historic American Landscape Survey (HALS), existing conditions inventory and assessment, materials and methods and maintenance planning

Upon completion of this course, participants will be able to recognize historic landscape by type, inventory landscape features and selected traditional landscape construction methods.

### Costs:

\$300.00 workshop (includes all materials, a continental breakfast and lunch, use of TBSI tools.

\$25.00 per night per person at the GBEEC (2 or 3 nights)

\$25.00 optional evening meals for Thursday and Friday

Lodging at the GBEEC: Participants stay in refurbished cabins built in the 1930s. (See <http://www.snow.edu/gbeec/>). The cabins have dormitory-style sleeping (please bring your own bedding), updated kitchen and bathroom facilities.





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**May 12, 2008**

12:30 to 2:00  
UTA FrontLines Headquarters  
Basement Meeting Room  
669 West 200 South  
Salt Lake City, Utah

Presenter: Steve Meyer, Utah Transit Authority (UTA) - Manager, Commuter Rail Engineering and Construction

Mr. Meyer will give an update for ongoing projects at UTA. This will include "Frontlines 2015" rail construction project. This project incorporates all of the new TRAX lines to the Airport, Draper, South Jordan (Mid-Jordan), and West Valley City, plus the Provo to Salt Lake FrontRunner (commuter rail) project.

Parking is available at the new UTA offices or you can take TRAX and walk over from the Intermodal Center (Central Station) at 250 South 600 West (see map)

**PLEASE RSVP:** Please RSVP to Lani Eggertsen-Goff via phone or email, 801-288-3220 or [goff@pbworld.com](mailto:goff@pbworld.com)

**Transit Development Conference:  
Developing communities, with transit in mind.**

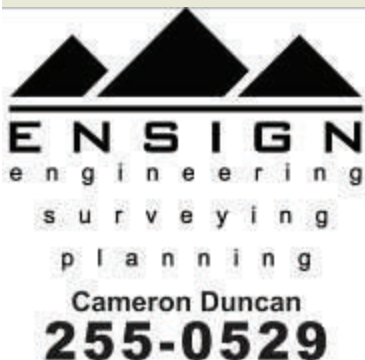
The Utah Transit Authority will be presenting transit development opportunities along the Wasatch Front. This conference will focus on new and innovative real estate opportunities that showcase several exciting projects along transit lines and opportunities we have for future Transit Oriented Developments.

Utah is in the midst of a development revolution and the focal point of that revolution is transit. Billions of dollars are being invested in downtown Salt Lake City on new and innovative mixed-use projects that will change the way people live, work, shop and play.

To register go to [www.rideuta.com](http://www.rideuta.com)



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**Proposed Revisions  
to the APA Utah By-  
laws**

**Prepared by Aric  
Jensen, Vice-  
President**

Like the instructions on a fire extinguisher or that CPR class you took in high school, our bylaws are largely overlooked until we actually need them for something. Well, recently the Executive Committee has been wrestling with several issues, ranging from the mundane (our bill paying process) to the inflammatory (AICP mandatory continuing education requirements). As a result of these discussions, the members of the Executive Committee are proposing two changes to the APA Utah Bylaws.

The first proposal is to amend the provision that requires two signatures on every check. With the improvements to online banking, it is now possible for multiple people to review and monitor our expenditures. As such, the Committee felt that we could eliminate the archaic (and inefficient) two-signature check process, and instead have both the Treasurer and the President/Vice President review each monthly statement. This would allow us to pay our bills in a timelier basis and eliminate unnecessary travel expense, but still have all expenditures reviewed by at least two elected officers. The proposed language is as follows:

All checks shall be signed by at least one of the elected Executive Committee Members. For auditing purposes, the Chapter Treasurer and either the President or Vice President shall review each monthly account statement.

(The elected committee members are the President and Vice-President, who are elected every even year, and the Secretary and Treasurer, who are elected every odd year, and the Past President.)

Second, the Committee felt that it was time to update the Chapter Purpose Statement to better reflect our role as educators and promoters of planning principles. There are several recent events that motivated this change, in specific:

The decision of the AICP Board to mandate continuing education, Potential State legislation that would require public official training, A desire to expand the Chapter's contribution toward education.

Also, the Committee felt that dividing the purpose statement into three specific points helped emphasize the importance of each issue.

**Existing Purpose Statement**

1.2 Purpose. The purpose of this organization shall be to advance the science, process and art of planning by facilitating discussions, exchange of views, and research regarding planning within the State of Utah, and to facilitate individual participation in the affairs of the American Planning Association.

**Proposed Purpose Statement**

1.2 Purpose. The purpose of the Utah Chapter of the American Planning Association is three-fold:

First, to encourage and foster the principals of visioning and planning for a better future.

Second, to provide a wide range of educational opportunities for professional planners, citizen planners, and all others involved in the shaping of our communities.



Third, to represent Utah planners in matters relating to the national organization of the American Planning Association.

The Bylaws require that any amendment must be approved by the members of the Chapter at large. So on this year's election ballot there will be an additional question which asks if you approve or disapprove of the proposed changes to the Bylaws. As the Executive Committee we recommend that you vote: YES! If you have any questions, please feel free to contact me at [ajensen@bountifulutah.gov](mailto:ajensen@bountifulutah.gov).

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### **Update from the University of Utah**

The planning program at the University of Utah is undergoing many changes. As of July 1st the program will become a recognized department in the College of Architecture + Planning and will now be known as the Department of City & Metropolitan Planning (CMP). The Department will continue to offer bachelors degree in Urban Planning and a minor in Urban Planning. The graduate degree will be a Master of City & Metropolitan Planning and a graduate certificate will also be offered in City & Metropolitan Planning.

The Department is adding three new full-time faculty this Fall. These include Arthur C. (Chris) Nelson, Caitlin Cahill, and Stephen Goldsmith. Nelson will be professor and founding director of the Center for the New Metropolis. Cahill is currently an assistant professor in Family and Consumer Studies at the University of Utah and will transfer to CMP. Goldsmith, the former planning director for Salt Lake City will be a full-time lecturer in the department.

Finally, the national accreditation process for the graduate degree is currently underway. The Department will be preparing a self-study report this summer followed by a site visit by a team representing the Planning Accreditation Board (PAB) in spring of 2009. The PAB will meet in the fall of 2009 to make a determination about program accreditation. Stay tuned.



## **South Jordan City Recognized for Innovation, Sustainability Forecasting Tool**

Earlier this year South Jordan City received national recognition as a leader in government innovation by the Alliance for Innovation, an internationally recognized nonprofit association of local governments.

This coming June, South Jordan City officials will make a case study presentation at the Alliance for Innovation's annual Transforming Local Governments (TLG) Conference in Greenville, South Carolina. The TLG conference represents the epitome of innovation in the public sector and will bring together nearly 1,000 local government professionals from every facet of public service.

What's all of the excitement about? In 2006 South Jordan created a 20-year financial sustainability forecasting model, which is a rare (if not unheard of) commodity at the local government level. Rick Horst, city manager for South Jordan, says the model—a dynamic, computer-based forecasting tool—helps city officials forecast the long-term effects of the decisions they make and provides a framework for discussing how to create a sustainable community in the future.

"The model uses fiscal research methodology to help decision makers link today's decisions with tomorrow's possibilities," Horst says. "At the conference, South Jordan will share its experiences as an example of how innovative advancements in governmental operations can result in effective and rewarding service to the community."

South Jordan was selected to present at the annual TLG conference because of its demonstrated creativity and leadership in redefining the conventional style of local governance. Its presentation, "Back to the Future: The Best Way to Predict the Future is to Create It," will showcase South Jordan's efforts to create a long-term financial model and the management culture that supports it. Horst says the city hopes to help other municipalities join South Jordan's vision and passion for creating a sustainable future.

Mayor William Kent Money says South Jordan is pleased to be recognized as a leader in innovation for its efforts to provide wise and sustainable financial management solutions. "Our citizens deserve the best and I think South Jordan is proving that governments can and do take a proactive approach to long-term sustainability," he adds.

South Jordan's population has increased nearly 70 percent since the 2000 census and is projected to continue its rapid growth for the foreseeable future. City leaders have expressed a strong desire to manage the growth and create a community that will be fiscally and socially sustainable for generations to come. Horst says the forecasting model is a remarkable tool that integrates land use information with tax policy, economic development and personal needs to assess the impact of today's decisions in such a way that city leaders can visualize their impact for approximately 20 years into the future.

Other cities presenting case studies at the TLG conference include:

Aspen, Co  
Austin, TX  
Berkeley, CA  
Carlsbad, CA  
Charlottesville, NC  
DeCatur, IL  
Fort Collins, CO



*(Continued from page 8)*

Las Vegas, NV  
Phoenix, AZ

To learn more about South Jordan City go to <http://www.southjordancity.org>

To learn more about the Alliance for Innovation go to <http://www.transformgov.org>

*(Continued from page 1)*

Pres. Message cont...

Planning education is heating up. We have had many discussions over the years about finding a way to provide better educational tools for appointed and elected officials throughout the State. Most of those efforts have floundered because of the need for active, consistent leadership, and a means of following through with regular training seminars. In today's electronic environment, there are now so many ways to get information out that we can focus on creating some really good training packages with wide spread support. The problem to some extent has always been finding an organization willing to shepherd that effort for a long period of time. Looks like that problem is solved with the State Office of Planning and Budget taking over this project and responsibility. Utah APA, the League, the Trust, AOG's, and the State are combining their efforts to make this happen. Please read the accompanying article and start thinking about how you can help make the training packages the best they can be.

One of the handouts from the Moab conference was "75 Ways to Save the Planet". Among the many suggestions in there, is the idea of car pooling. I think for our next spring conference we will try to emphasize this a bit more. Gas prices are continuing to rise. So if you need a ride to Vegas, where we currently have 130 (wow!) Utahns registered, coordinate with Mirinda or put a note on the list serve. Hopefully in the future we can come up with a way to foster getting to our conferences in a greener and in this case much cheaper fashion! See you in Vegas!

