

UTAH PLANNER



American Planning Association
Utah Chapter

Making Great Communities Happen

A Publication of the Utah Chapter of the American Planning Association

July 2008



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Well then, there's Las Vegas! And I'm sorry, no good pictures from there but that's cuz I really didn't get out that much after the conference. I got food poisoning at the big awards luncheon and that pretty much shot the last 24 hours, and several days after I got home. So that thing about "what happens in Vegas, stays in Vegas" – don't believe it! There are some things that will follow you home!

I thought the conference was very good and really enjoyed Blumenthal as the keynote. He makes you glad there is an occasional Congressman out there that thinks beyond getting re-elected and is legitimately worried about the legacy we are leaving. He seemed like a pretty good long range planner!

I also enjoyed getting my badge scanned for CM credits and once again, CM, was the topic of many sessions I attended prior to the conference at the Chapter Presidents Council meetings. It was good to hear that the AICP Commission is really listening to many of the concerns that the members are sending their way. There is a 3-part proposal that the Commission is floating to allow for a reduced, one time annual fee for registered providers, to allow up to 8 hours of unapproved credit, and to allow for reduced fees for those in remote areas (called distance learning). The first proposal would save our Chapter a considerable amount of money, and it would be good for most providers that hold more than one training event during a year. The second proposal would allow individual AICP members to achieve more flexibility since not every credit required would need to be certified/registered with national APA. The third proposal would help those living in areas with little access to approved training events by offering reduced fees for many of the CDs and web programs already being produced by national APA. All in all, I'd like to commend the Commission and Graham Billingsly personally for withstanding all the criticism, sorting through it and developing some new proposals for the program. I think we should all recognize that national experience with other organizations and their certification programs consistently shows that it takes about 2 to 4 years to adjust, modify, and refine a program to make it acceptable to most of the members. It will get better with time.

(Continued on page 2)





Landmark Design is a talented planning and design firm with expertise in community planning, landscape architecture, urban design, and site planning.

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ENVISION UTAH STILL GOING STRONG!

(Continued from page 1)

I hope you have the article and list serve requests about pulling together our canned educational packages to create a set of relatively simple guideline programs for elected and appointed officials throughout the State. That effort is now well underway by the time you read this newsletter and I hope that you've been able to take a minute and send John Bennett at the State office of GOPB one or two of your PowerPoint slide shows. This is a worthwhile endeavor being promoted by a consortium of organizations and could result in some very valuable training materials that will be used for a long time. Help us out, please!

It was good to see you all in Vegas!

Envision Utah's Executive Director, Alan Matheson, Jr., recently noted that... Public values research recently conducted by Harris Interactive shows that people in Utah are more concerned about growth than they were ten years ago. They increasingly attribute the problems in our communities to growth, and far fewer residents (36%) believe future growth will make things better (down from 55% in 1997). But rather than passively awaiting an uncertain future, many Utahans are taking control. They believe, as Jane Garvey said, "The future is not some place we are going to, but a place we are creating. The paths to it are not found, they are made." Evidence of these public concerns were recently highlighted in Envision Utah's Spring/Summer Newsletter, which noted, among others, the following exciting projects. For more information visit www.envisionutah.org.

Morgan's Vision Preparing for the Future

Morgan County is a small but rapidly growing area of about 9,000 people. Because of its proximity to major employment centers along the Wasatch Front, it is experiencing tremendous growth pressure that is challenging its rural identity. Local elected officials invited Envision Utah to help them proactively plan to protect Morgan County's high quality of life. Envision Morgan engages Envision Utah in a setting unique within Utah - a county that is almost entirely privately owned. Morgan County has deep agricultural roots and faces a future that is increasingly tied to the greater metro area along the Wasatch Front. As Davis, Weber and Salt Lake Counties build out and Morgan County experiences more growth, the Envision Morgan process will help local leaders gain the grassroots input needed to create a long-term vision for both growth and conservation.

Blueprint Jordan River: Imagine the Possibilities 15 Municipalities, 3 Counties

Can you imagine shopping, living, playing or working along the Jordan River? How about a complete trail that connects Utah Lake to the Great Salt Lake? What are the Jordan River's possibilities? Blueprint Jordan River is the first effort to develop a publicly supported vision for the future of the entire Jordan River corridor. All 15 municipalities and three counties along the river are participating. Salt Lake County is sponsoring this two year effort, which is being facilitated by Envision Utah. "Blueprint Jordan River is the best opportunity in a generation to shape the Jordan River's future. With visionary leadership from elected officials and the enthusiastic involvement of the public, we will set a course for the river that will enliven our region and benefit the people who live here for decades to come," said Envision Utah's Alan Matheson.



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Envision Missoula First Out-of-State Project

For the first time, Envision Utah facilitated a public planning process outside of Utah. The elected officials of Missoula, MT and Missoula County hired Envision Utah and Wilbur Smith Associates to create the area's long-range transportation plan, known as Envision Missoula. Two very well attended summits were held in February where residents decided which elements of two scenarios they favored for Missoula's future. The scenarios reflected results from workshops held last fall. Each was a picture of future roads, transit and trails coupled with ideas of how different types of development might play a role in reducing future infrastructure demands.

Vision Dixie Results Released "A Triumph of Cooperation"

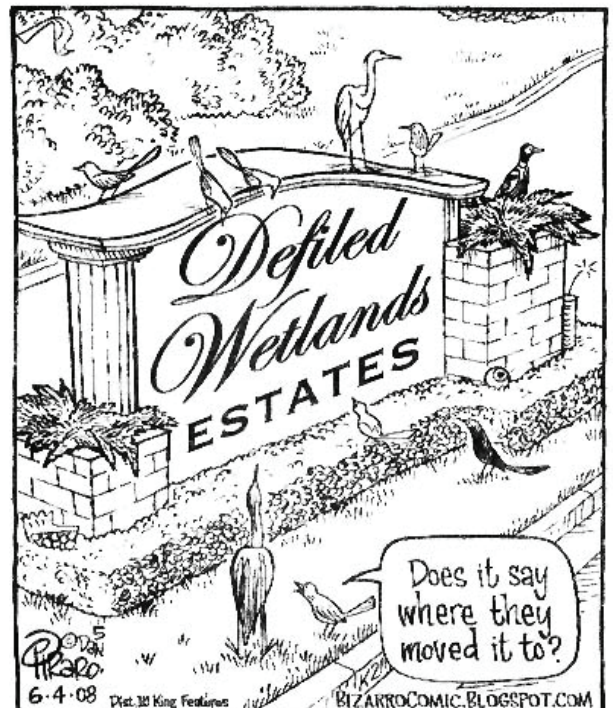
After 22 public meetings and input from 3,000 Washington County residents, Vision Dixie released its final recommendations on January 9th at the county's Economic Development Conference. As captured in the 18 month Envision Utah facilitated process, citizens overwhelmingly voted for a clear set of growth principles:

- Plan regionally, implement locally
- Protect air quality and conserve water
- Guard our signature landscapes
- Provide rich, connected natural recreation and open space
- Build a balanced transportation system
- Focus growth around walkable, mixed-use centers
- Direct growth inward
- Provide a broad range of housing types
- Reserve key areas for industry
- Focus limited public land conversions to sustain communities and preserve critical lands

The Washington County Commissioners adopted the final report's recommendations and formed a five-person committee to move forward with the implementation of these principles. The committee has begun to make presentations to cities and towns in the county. Committee member Kayla Koeber stressed the importance of having an engaged, active citizenry, emphasizing the need to keep residents involved when presenting information to various cities.

BIZARRO

BY DAN PIRARO



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There will not be a luncheon in July. Enjoy your summer and watch for details about the August 11th Luncheon.

FALL Conference November 6-7

Planning for the Fall APA Utah Chapter is well underway. Holladay City is hosting the conference and has chosen a timely focus for the two-day session. "Peak Planning; Planning Today for a Resource Constrained Tomorrow" is the conference theme. The committee has invited two great keynote speakers, Daniel Lerch, with Post Carbon Institute and Meena Palaniappan, Program Director at the Pacific Institute in Oakland, an expert in the field of water resources. On Thursday, the conference will be held at Historic Fort Douglas and includes four separate tracks for break-out sessions. Sustainability, Nuts and Bolts, Mixed-Use, and Here and Now, are the topics. On Friday the conference moves to Holladay City Hall, in the recently renovated Holladay Elementary building. Friday's sessions will begin with a fun and hearty breakfast, served up by the City's Planning Commissioners and/or Council members. The Keynote speaker for the day will be Mr. Lerch and his topic is City Planning in a post-carbon era. A special session is planned after lunch for Planning Commissioners and Council members to interact with Mr. James Palmer, Holladay's former Planning Commission Chair who was recently elected to the City Council and Gene Carr, member of the City's current Planning Commission. A second keynote presentation will be held on mixed use development trends in the U.S. with speakers from General Growth Properties and Duany Plater Zyberk, developers of the redesigned Cottonwood Mall. The day is scheduled to end with two separate tours of current mixed-use projects in Holladay, the Cottonwood Mall and Holladay Village.



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The spring conference will be held in St. George March 12th and 13th 2009. Plan now to join us.



**NOW ANOTHER WAY
TO OBTAIN YOUR
AICP
CERTIFICATION
MAINTENANCE
CREDITS**



Have you been unable to attend many of the National APA audio conferences which Utah APA has sponsored in Salt Lake and Washington Counties the past few years? If so, here is an opportunity to view these conferences and obtain the AICP Certification Maintenance (CM) credits associated with them.

Utah APA has purchased PC-compatible CD copies of both the audio and slides for many of these conferences and is making them available to Chapter members for free checkout. Simply **contact Paul Glauser at (801) 852-6167 or pglouser@provo.utah.gov** to arrange to pick up a CD or to have it mailed to you. You may check out one CD at a time, for up to two weeks. When you are finished with a CD, mail it back & then go to www.planning.org to log that you have viewed it. (Note: please verify in advance that APA is giving CM credit for the conference you want to view, in the reporting period in which you will be viewing it.)

Minimum PC system requirements: Windows 98, 8x CD-ROM, Sound Card, Windows Media Player 6.04

CDs currently in the Chapter library (and more are added every few months) are as follows:

Title	Original Webcast Date	CM Credits
Complete Streets	February 14, 2007	1.5
Maintaining Neighborhood Character	March 14, 2007	1.5
Inclusionary Housing	May 23, 2007	1.5
2007 Planning Law Review	June 27, 2007	1.5
LEED for Neighborhoods	October 3, 2007	1.5
Staying Out of Court by Avoiding Pitfalls	November 7, 2007	1.0
Mastering Density	February 13, 2008	1.5
Design Guidelines for Small Towns and Rural Communities	March 5, 2008	1.25

These CDs make great subject matter for a brown bag lunch in your office or among planners in your local community. They can also be interesting enrichment material for your Planning Commission.



More Utahans opt for the urban lifestyle
By Derek P. Jensen
The Salt Lake Tribune

Planners predicted it, but not this way - not this fast. Yet new urbanism - punctuated by a rush on downtown Salt Lake City - is sweeping a swath of northern Utah, a place long defined by suburban flight.

A new report reveals residential building permits in the south-valley boomtowns plunged 80 percent since last year. By contrast, the capital saw permits skyrocket to 194 this year from 13 in the first quarter of 2007.

Industry insiders say surging gas prices, a sagging economy and energy-policy uncertainty due to the presidential chase have conspired to create the latest condo spurt. And it's no coincidence the new league of lofts are located near TRAX light-rail lines.

Busting the suburban boom?

- New building permits in West Jordan, Riverton and Draper down 80 percent since early 2007.
- Residential permits slashed in half in unincorporated Salt Lake County.
- Salt Lake City permits soared over same period to 194 from 13
- Despite downtown's boom, just 1 percent of the metro-area population lives in the central business district.

"People are more interested in moving into the city center rather than moving to the suburbs," says Jeff Hatch, Salt Lake County's auditor, who still is chewing on the economics of the shift. "We'll see some smart growth happening because people are concerned about their pocketbook."

To be sure, stucco McMansions, three-car garages and power-boat parking strips never will go extinct. But \$4 gas and the mortgage meltdown seems to be driving people to the city's smaller dwellings in droves - even in class-conscious Utah.

The report, from the Bureau of Economic and Business Research at the University of Utah, compared numbers from first quarter 2007 with first quarter 2008. It also showed permits in unincorporated Salt Lake County dive to 570 from 1,192.

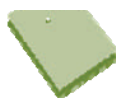
Higher property taxes

To offset the economic hit, suburban city councils in West Jordan and Riverton will hike property taxes. Riverton alone is proposing a 200 percent spike after building permits plummeted in the last year to just 100 from 1,000.

Bluffdale barely escaped a property-tax bump. Draper was saved by sales tax, mostly from IKEA. But Saratoga Springs, in Utah County, has seen new building-permit revenues retreat more than \$1 million in the past year.

One anomaly is Sandy, which saw permits double to 62 from 31 over the same period. But part of that reflects a new condo project between Jordan High School and the end of the TRAX line, designed as a so-called transit-oriented development.

Eric Allen, a real-estate and market-research consultant for Metrostudy, says the negative numbers may be inflated since several cities raised impact fees, prompting builders to pull their permits. He notes 25 percent of suburban





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buyers fell prey to the sub-prime crisis, while another 20 percent of housing starts came from investors who have disappeared.

"That right there takes us down 50 percent," Allen says.

Tack on slouching consumer confidence and the pivotal presidential election, and people are afraid to buy, according to Allen.

Still, even if you subtract the condo towers planned at City Creek Center, Allen acknowledges a "more urban lifestyle is taking form here."

"A lot of the younger generation and the people who have moved here from out of state are used to that type of thing," he says. "They live and they work downtown or along the TRAX line."

Condos galore

Open-plan lofts and energy-efficient condos are sprouting along the TRAX spine on the fringe of downtown. There is the funky Angelina's Corner on the curve of 700 South and 200 West, ultra-green Rowhaus just north of the baseball park on West Temple, and there are hundreds of units planned at Market Station, a walkable development slated for the warehouse district in South Salt Lake.

"The really big suburban growth that we had been experiencing really dried up," Hatch adds. "From a community-development standpoint, it's pretty exciting - if it holds."

Legions of lofts also are near completion from the Main Library area to the streets surrounding Pioneer Park.

But James Wood, director of the U's research bureau, cautions that any trend requires more time than a single quarter-to-quarter comparison.

"It's way to early to make any conclusions," Wood says. "The amount of housing downtown is just a fraction. It's a niche market."

The rule of thumb, Wood notes, is that 1 percent of any metro area will live in the central business district. Branching out to include Davis and Summit counties, that equation still leaves room for just 5,000 additional downtown dwellers.

Plus, Wood says, loft prices are prohibitive.

"You'll be lucky to pay less than \$250 a square foot, and not too many people can afford that."

Wood welcomes the focus on transit-oriented development - "there are people with that preference" - but says overall, residents must be convinced energy prices will be a long-term problem before making such a lifestyle change.

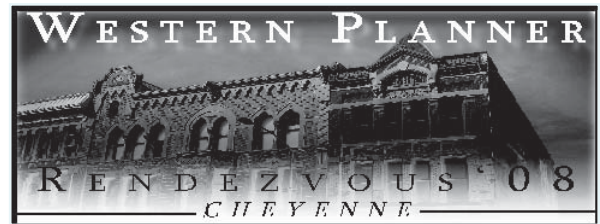
"It doesn't have anything to do at this point with gasoline prices or an interest in moving downtown in my view," Wood says. "Once the recovery comes, for better or worse, we're going to have more urban sprawl."



2008 Western Planner/WYOPASS

Annual Conference Preliminary Schedule

Cheyenne, Wyoming - August 5-8, 2008



Tuesday, August 5, 2008

Time of Event	Event	Location
1:00 – 5:00 p.m.	WPR Board Meeting	The Plains Hotel
6:00 – 7:00 p.m.	Opening Reception	The Plains Hotel, <i>sponsored by The Plains</i>

Wednesday, August 6, 2008

Time of Event	Event	Location
7:00 – 8:00 a.m.	Breakfast	The Plains Hotel
8:30 – 9:30 a.m.	Opening Session - Keynote	Lincoln Theatre
9:30 – 9:45 a.m.	Morning break	The Plains Hotel
9:45 – 11:00 a.m.	Concurrent sessions (3)	The Plains Hotel
11:15 – 12:30 p.m.	Concurrent sessions (3)	The Plains Hotel
12:30 – 2:00 p.m.	Lunch break	Enjoy Downtown Cheyenne
2:00 – 3:15 p.m.	Concurrent sessions (3)	The Plains Hotel & Downtown Trolley Tour
3:15 – 3:30 p.m.	Afternoon break	The Plains Hotel
3:30 – 4:45 p.m.	Concurrent sessions (3)	The Plains Hotel & Downtown Trolley Tour
5:30 p.m.	Progressive Dinner: Four locations on trolley, Silent auction and WPR awards	Downtown Cheyenne <i>Organized by The Plains</i>

Thursday, August 7, 2008

Time of Event	Event	Location
7:00 – 8:00 a.m.	Breakfast	The Plains Hotel
8:15 – 9:30 a.m.	Concurrent Sessions (3)	The Plains Hotel
9:30 – 9:45 a.m.	Morning break	The Plains Hotel
10:00 – 11:30 a.m.	Concurrent Sessions (3)	The Plains Hotel and Depot Tour
11:30 a.m. – 1:00 p.m.	Lunch break	Enjoy Downtown Cheyenne
1:00 – 2:30 p.m.	Concurrent Sessions (3)	The Plains Hotel and Revitalization Tour
2:30 – 2:45 p.m.	Afternoon break	The Plains Hotel
2:45 – 4:15 p.m.	Concurrent Sessions (3)	The Plains Hotel and Festival Tour
5:00 p.m.	Evening activity	MLK Park or Downtown

Friday, August 7, 2008

Time of Event	Event	Location
7:00 – 8:00 a.m.	Breakfast	The Plains Hotel
8:15 – 9:45 a.m.	Concurrent sessions (3)	Lincoln Theatre
9:45 – 10:00 a.m.	Morning break	The Plains Hotel
10:00 – 11:30 a.m.	Keynote session	The Plains Hotel
11:30 - Noon	Closing session and comments	The Plains Hotel

**AICP CM
Credits will be
available. See
the June issue
of WP for a
complete list of
sessions.**

2008 Western Planner Conference

Hosted by **WYOPASS**

Cheyenne, Wyoming, August 5-8, 2008

Rendezvous 2008

REGISTRATION FORM



Planning for a Better Wyoming!

Name: _____	AICP: yes no (circle one)
First Name for Badge: _____	Phone no: _____
Organization: _____	
Mailing Address: _____	

Planning Official: Name of Board or Commission: _____	
Student: Name of University/Department: _____	
Early Registration Fee, due by July 7, 2008, is \$250. After July 7, the fee is \$300	

Registration Fee paid by July 7 - \$250

Includes three breakfasts and two dinners.

\$ _____

One Day Fee = \$150

Please indicate Wednesday or Thursday.

\$ _____

Student Registration Fee - \$175

After July 7th, student fee is still \$175

\$ _____

Guest tickets for dinner on Wednesday or Thursday - \$30

If only purchasing a ticket for one meal, please indicate which dinner.

\$ _____

TOTAL REGISTRATION FEES ENCLOSED

\$ _____

**Make checks payable to WYOPASS.
Mail payment and registration form
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Joanne Garnett
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For registration questions, please contact
Joanne Garnett at 307-367-6548 or
Matt Ashby at 307-637-6271.

Make your room reservations as soon as possible.
Call the Plains Hotel at 1-866-275-2467 or 307-638-3311. The
Conference room rate is \$85. Ask for group number 86630.
Reservations must be made by July 5, 2008.

