

# UTAH PLANNER



American Planning Association  
**Utah Chapter**

*Making Great Communities Happen*

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## MAY 2015 VOLUME 42 NUMBER 4

### UTAH PLANNER

*Utah Planner* is the official monthly newsletter of the Utah Chapter of the American Planning Association (APA Utah), which is a non-profit organization. *Utah Planner* is circulated to approximately 570 subscribers and available online.

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### ARTICLES

The *Utah Planner* welcomes APA Utah members and associates to submit articles for publication within the newsletter. Articles from one to three pages (approximately 600 to 1,800 words) will be considered. Special features may be longer or printed in a serial format. Subject matter appropriate for publication should be relevant to city planning or related profession, such as architecture, civil engineering, building, economic development, landscape architecture, etc. Articles should include images in PNG, JPEG or TIFF formats.

### LETTER POLICY

The *Utah Planner* welcomes letters of up to 200 words on a single topic of general interest. If published, they become the sole property of the newsletter and may be edited for length, grammar, accuracy or clarity. Letters must include the author's full name, street address, daytime and evening telephone numbers, however only the name and city of residence are published. Only one letter per individual may be published each issue.

### SUBMITTAL INSTRUCTIONS

Please submit all articles or letters in Microsoft Word format. Please include your name, title, and e-mail contact information. Submittal deadline is the 15th of each month for publication the following month. *Utah Planner* reserves the right to delay publication of any submitted material. *Utah Planner* also reserves the right to reject any submitted material that is offensive, inappropriate, or doesn't meet the standards of the Utah Chapter of the American Planning Association.

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### COVER

The Ogden Weber Municipal Building in Ogden, Utah, is a significant Art Deco Style building by the architectural firm of Hodgson and McClenahan and an excellent example of a federal work project initiated during the Great Depression of the 1930's. Completed in 1940, the Municipal Building is a warm brick building with glazed terra cotta trim. Symmetrically arranged from a rectangular base, side wings step down gradually from the taller central mass. Original photograph by Chris and Sarah Bacavis.

### EDITORS CORNER

Featured on the cover of this issue is the beautiful Ogden Weber Municipal Building. Whereas May is Preservation Month, Mark and I thought it was an appropriate image. The Utah Heritage Foundation, a local advocate for historic preservation, offers the following comments on this iconic building:

The citizens of Ogden proudly stand behind the historic Ogden Municipal Building. When it became clear in the early 1990s that this Art Deco landmark needed renovation and replacement, the Weber County Heritage Foundation and city staff worked to enlist community support for saving the building. Reflecting the importance of the building as an Ogden icon, citizens voted in favor of a renovation bond by an overwhelming 73 percent.

The exterior of the building, including its hallmark Art Deco grill, was essentially restored to its original condition. Since the historic interior of the building was modest and had been extensively altered, efforts here were focused on creating an attractive, user-friendly environment for city staff and citizens. Whenever possible, original finishes were reused or replicated. For example, all the lighting in the public areas was designed to match the sole surviving historic light fixture in the building.

Sensitively integrating seismic upgrades into the interior proved to be a major challenge. To strengthen the building's structural system, new steel beams, columns, and braces were carefully lowered through holes cuts through the roofs and floors and anchored to new concrete footings in the basement.

The strongest indicator of this project's success is the pride Ogden residents take in the renovated Ogden Municipal Building. At the building's dedication, even a former skeptic embraced the historic building as Ogden's "heart and soul."

This is the first issue of the *Utah Planner* that draws attention to Preservation Month and we intend to improve our promotion of this event next year. Within the newsletter we have celebrated Arbor Day, Earth Day, National Community Planning Month, and World Town Planning Day—among other events. If there is an event you wish to promote through the newsletter, please submit your ideas, photographs—and articles—to the *Utah Planner*.

Mark and I work to ensure the accuracy of every word, image, and line of the newsletter. Even after publication we occasionally correct typos and formatting errors for the Chapter web site and archive. Last month, Gene Carr, FAICP, who contributed an article for the Gene Moser memorial, informed us that we had incorrectly identified his positions with the University of Utah. Gene Carr served as Community Development Advisor at the Center for Public Policy and Administration, and Adjunct Professor of Urban Planning, while employed at the university. Thank you for the correction and we sincerely apologize for the error.

Michael Maloy, AICP

## THE CITY

### Quotable Thoughts on Cities and Urban Life

Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings I mean not museum-piece old buildings, not old buildings in an excellent and expensive state of rehabilitation—although these make fine ingredients—but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings.

If a city area has only new buildings, the enterprises that can exist there are automatically limited to those that can support the high costs of new construction. These high costs of occupying new buildings may be levied in the form of rent, or they may be levied in the form of an owner's interest and amortization payments on the capital costs of the construction. However the costs are paid off, they have to be paid off. And for this reason, enterprises that support the cost of new construction must be capable of paying a relatively high overhead—high in comparison to that necessarily required by old buildings. To support such high overheads, the enterprises must be either (a) high profit or (b) well subsidized. . .

As for really new ideas of any kind—no matter how ultimately profitable or otherwise successful some of them might prove to be—there is no leeway for such chancy trial, error and experimentation in the high-overhead economy of new construction. Old ideas can sometimes use new buildings. New ideas must use old buildings.

Jane Jacobs, p 244-245, *The Death and Life of Great American Cities*

# President's Message

by Lani Eggertsen-Goff, AICP

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Hello to all my fellow APA Utah Chapter members.

After enjoying an unusually sunny time attending the National American Planning Association (APA) Conference in Seattle, Washington—more about the National Conference in the next issue of the *Utah Planner*—I welcome our rainy spring that has sprung, and I trust everyone is enjoying the much needed moisture.

I have heard of many graduation ceremonies during the past month, and I wish to congratulate the recent graduates in the planning realm! I welcome a conversation—as I know all APA Utah leadership and members would—about your next steps. *Please* reach out and allow us to help you on your path, whether you are continuing on toward another degree, know exactly what you want to do, have the perfect job lined up—or even the absolute opposite.

By June 4, 2015, we have been asked to provide to APA nominations for two positions on the APA Utah Chapter Executive Committee (EC). This election cycle begins a full six months prior to taking office in January 2016.

Both positions are part of the core EC (President, Vice President, Secretary, Treasurer, and Past President), required to participate in core EC meetings at least every other month and full EC meetings at least quarterly. We can accommodate participation via phone and web based meetings, and typically meet in the Salt Lake area. We provide lunch as the meetings typically occur during the noon hour. We also convene a yearly retreat to cover annual budget and planning, usually in early December.

## Chapter Secretary

After a solid term as Secretary, Martina Barnes is stepping down. The main time consuming duties of this position include taking notes at EC meetings and preparing notes for approval by the EC. In addition the Secretary works closely with Chapter leadership on business matters that arise between EC meetings via email.

## Chapter Treasurer

After many years of service to APA Utah Chapter members, Francis Xavier Lily has also asked to step down as Treasurer. The main time consuming duties of this position include preparing the yearly budget, tracking

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## MESSAGE (continued from previous page)

expenses for our two chapter conferences, EC member and group expenses, and reconciling Chapter accounts. Frank has been instrumental in providing us with a fully electronic budget, made changes to our bank accounts to save the Chapter money, and kept us all on track with expenses and reimbursements.

Both the Secretary and Treasurer will work closely with Chapter leadership and Judi Pickell, our Chapter Administrator.

Additional information for each position is included in the Chapter Bylaws; these can be reviewed on our website at:

- [http://utah-apa.org/uploads/files/317\\_APAUtahBylawsProposedMay2015.pdf](http://utah-apa.org/uploads/files/317_APAUtahBylawsProposedMay2015.pdf)

We need to make minor changes to the Chapter Bylaws to bring our election schedule in sync with National. Please look for an email within the next week if you are a current member of APA Utah; it will include instructions on how to vote on the proposed changes to the Chapter Bylaws.

That feels like enough business for this issue.

Please enjoy the contents of this issue. Each newsletter is provided to us by the efforts of numerous members of the Chapter. Thank you all! And as always, please contact me or any member of EC leadership with questions, feedback, ideas, etc.



Utah Chapter  
American Planning Association

## Eugene Carr Endowment Fund

By donating to the Eugene Carr Endowment Fund for urban planning college scholarships you are not only investing in the future of our profession, but also in the future of our communities.

Visit: [www.utah-apa.org/uploads/files/291\\_Donation\\_form.pdf](http://www.utah-apa.org/uploads/files/291_Donation_form.pdf)



# Why Preservationists are Integral Part of—Not an Obstacle to—Good City Planning

by Claire VanderEyck  
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**Students march past Nye's Polonaise Room in Minneapolis, Minnesota.**  
Photograph courtesy of Fibonacci Blue

*The following was originally published at [www.fortheloveofmnblog.com](http://www.fortheloveofmnblog.com) and has been reprinted with permission.*

Lately I've been thinking a lot about historic preservation as a social cause. This is not entirely new for me (I spend an embarrassing amount of time thinking about these things), but I have slightly changed my view on the topic given recent events. I get so frustrated by the way I see preservation presented in the media. Recent examples being coverage of conflict between Nicole Curtis and the Minneapolis City Council over demolition of a house on Colfax Avenue or tensions between preservation groups and developers amid the proposed construction of a high rise tower within a historic district and next to Nye's Polonaise. It seems the only time we hear about preservationists is when they are fighting with someone and they're often depicted as "not in my backyard" fanatics. In an effort to reframe what I believe to be a huge misconception, I'd like to offer up some alternative views for your consumption.

## **Preservationists Can Be Urbanists Too**

I would like to start by dispelling any idea that preservationists are automatically anti-density. I would say the majority of preservation-minded people which I've come into contact with understand the need for dense development. As a preservationist, I think of our viewpoint more on the side of advocating for thoughtful land-use. I often hear people say "just because it's old doesn't make it historic and worth preserving" – that's true and I agree with that, but I'd counter with stating that just because a project adds density doesn't mean it fits the culture or needs of the community.

I truly believe that, at the end of the day, we're all just looking to create beautiful, fun, vibrant and economically viable places. So, if I understand the need for added density and you understand the need for protecting a community's sense of place – can't we find a way to accomplish both? For the sake of our cities, I certainly hope we can.

## **There Are Varying Degrees of Preservationists**

Can we just agree to get away from the idea that any one individual has to be wholly on one side or another for a particular topic? There are no absolutes and often even the most devoted individual may not live by the word of their ideals all the time. I equate "preservation" as a movement with the environmental movement. I think of myself as an environmentalist, but there have certainly been times where I've thrown an aluminum can in the garbage rather than walk out of my way to the recycling. Does my laziness mean I cannot associate myself with the environmental movement? I don't think so. Likewise, if you support preserving buildings when appropriate and you enjoy neighborhoods with a mixture of old and new structures, I consider you to be a preservationist.

Just as with any group of people—we have our eccentrics. There are those people who tend to isolate themselves, raising the barriers to entry, implying you have to be in for all of it or nothing. While I can appreciate how these individuals feel and where this mindset comes from—I don't agree with it.

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# HORROCKS

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## ENGINEERS

### PRESERVATIONISTS (continued from previous page)

Preservation isn't an all or nothing thing. Cities, and their buildings, have to be allowed to grow and change. I suspect that in the future we will see a wider variety of preservationists—pulling from all different fields of study and cultural backgrounds. This will give way to a new type of preservation that is less about saving individual buildings and more about planning for a city's evolution that supports growth and change while preserving what makes it special.

#### Proactive Preservationists Exist

My biggest frustration with historic preservation is how incredibly reactive it is, and even when we attempt to be proactive, how that will often fail. Taking the issue with Nye's for example—the neighborhood is within a historic district. So, at some point (in 1971 to be exact) people got together and agreed that this fantastic area was worth protecting. And yet the protections go ignored and insensitive, towering developments are constructed slowly eroding its historic context. The problem is our system isn't really set up to protect the everyday, vernacular buildings. Historic preservation was originally meant to protect those buildings of material historic significance. And people struggle with the idea of what makes a place "historic".

I would like to spend less time focusing on this definition and divert the conversation to our aspirations for the look and feel of our cities. More emphasis should be placed on answering the question of "does this development serve a greater purpose in our neighborhood than that of what already exists?" or "does this new construction have the potential to greatly alter the surrounding neighborhood in an undesirable way?" I know you're thinking, those questions are subjective and everyone will have different feelings about the answers. It just sucks when we have to factor in people's feelings. Trust me, I know. This struggle is real. But, to me, it's not the answers to these questions that matters as much as the discussion that will result.

I guess what I'm saying is; preservationists have a right to be a part of these conversations. We're not a nuisance, an afterthought or a "nice to have" part of city planning. Our voice matters and should not be discounted solely based on a misconceived idea of who we are as group.



# PUBLISH



Newspaper Rock State Historic Monument in San Juan County, Utah



### Get your name out there.

The *Utah Planner* is read by over 570 planners and policy makers every month, including the most influential members of our profession. What better way to get your name out there?

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# Utah Foundation Authors Report on Local Roads

by Mallory Bateman

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**PARSONS  
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**C L A R I O N**

Providing vision & leadership  
for effective land use solutions

What is the state of local roads in Utah? What would cities and counties like to see on their roads and what hurdles exist to achieving those goals? These are two of the questions that Utah Foundation decided to look at for our newest report, "The Roads Less Traveled: Survey Analysis and Research Regarding Local Roads in Utah." This report features two pieces: a survey which was sent out to all Utah cities and counties, as well as a literature review of existing research on the impacts and benefits of local roads.

Through coordination with the Utah League of Cities and Towns and Utah Association of Counties, the survey was sent out to a diverse group including city officials, city engineers, and county transportation officials. Questions were focused in five general areas: General information about the city or county, existing maintenance conditions, inventory of features and transportation alternatives, benefits of transportation investment, and funding/budget. Responses were received from about 40% of cities and two-thirds of counties.

Our findings were both surprising and in some instances, expected; 82% of city and 95% of county respondents felt that their current funding was insufficient for the needs of their transportation network. For all types of cities and counties, maintenance was responsible for the largest portion of transportation spending, as well as the top priority if increased funding became available. When respondents were asked which element would create a financial benefit of cost savings, maintenance once again came out on top. Respondents said that about 50% of roadways in their local network fell into either excellent or good condition, while the remaining 50% fell into fair or poor. The recognition of cost savings is especially interesting when considering findings by the Local Transportation Assistance Program at Utah State University, which show that if maintenance is postponed until road condition is fair or poor it can cost 3 to 5 times more than if a more proactive preservation approach was taken.

In addition to the road in regards to auto users, we asked questions aimed at a multi-modal approach. Urban cities responded that they wanted more designated bicycle lanes and wide shoulders, while rural counties wanted an increase in trails. When asked how these types of facilities might benefit their communities, urban cities and counties placed these features, along with pedestrian, ADA (Americans with Disabilities Act), and safety amenities overwhelmingly in impacting quality of life. Interestingly, rural communities saw additional trails as having an impact on their economic development.

Initial attempts at a literature review showed that little has been written focused solely on local roads, so we broadened our research window to include anything relating to active transportation, complete streets, transit, and pavement preservation. This research provided examples of both research done locally, as well as on a national stage. Locally, work by Robert Stevens and Barbara Brown comparing activity levels of children in Daybreak, a Daybreak-adjacent community, and a community farther removed. The research showed that the children in neighborhoods with better connectivity and walkability (Daybreak and Daybreak-adjacent) had higher levels of activity than the children of the third community. National research also highlighted positive impacts to air quality, increased safety, and increased property values for homeowners in walkable communities.

We encourage you to take a look at this and all of our reports at [www.utahfoundation.org](http://www.utahfoundation.org). The mission of Utah Foundation is to promote a thriving economy, a well-prepared workforce, and a high quality of life for Utahans by performing thorough, well-supported research that helps policymakers, business and community leaders, and citizens better understand complex issues and providing practical, well-reasoned recommendations for policy change.





# Support Your Local Arterials

## A Community Responsibility

by John Janson, FAICP | Hal Johnson, CTP

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L O G A N S I M P S O N



Department of  
CITY & METROPOLITAN PLANNING  
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PLANNING + DESIGN

What is the role of a local community in addressing the capacity and congestion issues of a major road—usually under the jurisdiction of the Utah Department of Transportation (UDOT)—that serves your town? Is road capacity and congestion issues just UDOT's problem?

We hope you are thinking, "No, we work with UDOT to make the roads work better" and not, "Yup, that is not something we deal with." In a one-day seminar that we attended sponsored by the Institute of Transportation Engineers (ITE), and the American Planning Association (APA), the assertion was "Yes, we (local communities) do have a responsibility" and the seminar suggested a means to that end—more parallel routes with more connections, which is essentially a grid. Parallel routes give drivers an alternative to the major arterial. It gives bikers a less congested route. It is not unlike the idea of connecting parking lots along a major arterial shopping district which allows drivers a way to access multiple businesses without having to take the extremely short and dangerous trip from one driveway to the next. The logic is easy to see, but not commonly practiced!

In many of our communities we have set up our major roads—and ourselves—for failure. They are incredibly busy, noisy, ugly environments that are only good for cars. And there are no other choices since there are no alternate routes. Think for a minute about Washington Boulevard in Weber County or State Street in Orem, Utah—are there any other good choices? All roads lead to the major arterial, which is unwalkable due to their excessive widths, high speed limits, noise, and being just plain busy. They form an inhospitable environment. There are ways to change those roads, but the needed changes seem fundamentally opposed to the "need for speed" and desired service levels for the volume of cars.

Then, all of a sudden, we, as planners, want to make it pretty and walkable, and we are wondering why that doesn't really work. The volumes keep increasing and the dependency on just that one route is so dire that we widen it even further.

It is time to stop that way of thinking. As a profession we are all about finding alternatives, finding multiple ways to deal with community issues, but it seems like we haven't thought through the consequences of relying on that one huge street. Yes, it is UDOT's but it is not adding a positive amenity to our community. So logically we need to address it in a different way, and logically that means finding alternatives. The obvious first step is to plan for parallel roads, and effective connections, including numerous smaller roads connecting to the main road, and connected parking lots—essentially giving everyone more choice!

Planning is about creating and providing alternatives, then making the best choice. The best choice is to support your arterials!





# Upcoming Events for Utah Planners



## **New Contexts for Aging and Livable Communities**—APA Webcast Series

June 3, 2015, from 11:00 AM to 12:30 PM MDT

Registration information: [www.utah-apa.org](http://www.utah-apa.org)

No charge for registration. 1.0 AICP CM credit approved



## **An Urgent Call for Healthy Communities**—APA Webcast Series

June 19, 2015, from 11:00 AM to 12:30 PM MDT

Registration information: [www.utah-apa.org](http://www.utah-apa.org)

No charge for registration. 1.0 AICP CM credit approved



## **Sprawl Repair Webinar**—Utah Chapter of the Congress for the New Urbanism

June 25, 2015, from 12:00 PM to 1:30 PM MDT

Impact Hub Salt Lake, 150 S State Street, Salt Lake City, Utah

For more information: email Diego Carroll at [carrolldh@pbworld.com](mailto:carrolldh@pbworld.com)

Free event. Lunch \$15 if ordered in advance



## **EcoDistricts: Performance Based Urban Design**—APA Webcast Series

July 10, 2015, from 11:00 AM to 12:30 PM MDT

Registration information: [www.utah-apa.org](http://www.utah-apa.org)

No charge for registration. 1.0 AICP CM credit approved



## **Economic Development 101: Is Your Community Prospect Ready**—APA Webcast Series

August 14, 2015, from 11:00 AM to 12:30 PM MDT

Registration information: [www.utah-apa.org](http://www.utah-apa.org)

No charge for registration. 1.0 AICP CM credit approved

## Mark your calendars now...



## **2015 Annual Conference**—Utah League of Cities and Towns

September 15-18, 2015

Salt Lake Sheraton, 150 W 500 South Street, Salt Lake City, Utah

For more information: [www.ulct.org/ulct/training/](http://www.ulct.org/ulct/training/)



## **2015 Fall Conference | Get to the Point**—APA Utah

October 1-2, 2015

Thanksgiving Point, 3003 Thanksgiving Way, Lehi, Utah

For more information: e-mail Judi Pickell, Chapter Administrator, at [utah-apa@utah-apa.org](mailto:utah-apa@utah-apa.org)

AICP CM credits pending



## **Big Data and Small Communities: Opportunities and Challenges**—APA Webcast Series

October 2, 2015, from 11:00 AM to 12:30 PM MDT

Registration information: [www.utah-apa.org](http://www.utah-apa.org)

No charge for registration. 1.0 AICP CM credit approved



## **51st ISOCARP Congress | Cities Save the World - Let's Reinvent Planning**—International Society of City and Regional Planners

October 19-23, 2015

Eindhoven, Netherlands

For more information: [www.isocarp.org](http://www.isocarp.org)



## **55th Annual Conference**—Association of Collegiate Schools of Planning

October 22-25, 2015

Hyatt Regency Houston, 1200 Louisiana Street, Houston, Texas

For more information: [www.acsp.org/conferences/annual\\_conference](http://www.acsp.org/conferences/annual_conference)

AICP CM credits available



## **The 16th National Conference on Planning History**—Society for American City and Regional Planning History (SACRPH)

November 5-8, 2015

Millennium Biltmore Hotel, 506 S Grand Avenue, Los Angeles, California

For more information [www.sacrph.org/conferences](http://www.sacrph.org/conferences)



## **2016 National Planning Conference**—APA

April 2-5, 2016

Phoenix Convention Center, 100 N 3rd Street, Phoenix, Arizona

For more information: [www.planning.org/conference/](http://www.planning.org/conference/)

AICP CM credits available