

A PUBLICATION OF THE UTAH CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

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Welcome to the newly refreshed APAUtah Newsletter!

Our chapter's communications committee is excited to release this Utah Planner Newsletter and a new edition every three months.

As you read this, know that any APAUtah member can contribute. If you have ideas for an article or are willing to write one yourself just reach out to Ted (ted@wfrf.org) and Nicole (admin@apautah.org). To be great planners we need to share our stories not just with each other but also with the broader community.

Come follow APAUtah on X (formerly Twitter) @apautah and as well as Facebook <https://www.facebook.com/APAUT>.



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BILL COBABE, AICP

City Manager | Tremonton City, Utah



William (Bill) Cobabe has been working in planning for the last 18 years. He started as an intern in Cottonwood Heights in 2006. He has worked for several cities in several states including Saratoga Springs, Utah; Mont Belvieu, Texas; Belmont, Texas; Grants Pass, Oregon; Morgan County, Utah; Pleasant View, Utah; Riverdale, Utah; Weber County, Utah. And he currently is the City Manager for Tremonton, Utah.

He started his educational journey in architecture, he applied to the master's program at the University of Utah, but instead ended up in the then brand-new Master of Urban Planning. He loved architecture but knows he has been able to have a bigger impact and help more people in the planning profession.

What is your favorite thing about Planning?

Bill loves working with people. His favorite people are the random residents who do not know anything about development. He finds a lot of satisfaction in helping these people work through the development process.

Greatest Accomplishment

In 2017, Bill wrote the General Plan for Pleasant View. He gave credit to previous planners who had done a lot of the data collection and work. But he finished the whole document in house.

Hoping to Accomplish before Retirement

Bill wants to help Tremonton redo their Main Street to improve its walkability and sense of place. He wants to create a form-based code that would apply to the whole length of Main Street to guide its redevelopment.

The Not Planner Bill

When Bill is not busy planning, he spends his time listening to music, watching movies, spending time with his family and reading fantasy books. His favorite author is Stephen King. He also enjoys biking. He purchased an e-bike kit and converted his Specialized bike into a cruising e-specialized machine!

Advice for New (and all) Planners

Bill's advice is to not be afraid to go outside of your comfort zone. His career has taken him places he never thought he would end up. He said the experience has been amazing and it would not have happened if he was not willing to learn new things and get outside of his comfort zone. He also added that planning is fun, and he loves going to work!

CELEBRATING BRUCE PARKER'S DOCTORATE ACHIEVEMENT: HIGHLIGHTS FROM HIS DISSERTATION

Professional Development and Ethics Officer | APAUT



Bruce Parker, AICP, principal of Planning and Development Services, LLC, has received a Doctor of Philosophy in Planning, Policy, and Design (University of Utah). Bruce works with municipalities, counties, and private sector clients on planning, management, and implementation issues. He presently serves the Utah Chapter, American Planning Association, as its Professional Development and Ethics Officer and teaches Small-Town and Resort Community Planning (University of Utah). Bruce's doctoral dissertation titled, *Every Decision Counts, Planning America's Small Communities*, considered the uniqueness of the planning occurring in America's small communities and how it differs from that in larger cities.

America has always been a nation of small communities (a population of 25,000 residents, or fewer). Today, the nation has approximately 19,500 small communities. These communities have given the nation and the world Harriett Beecher Stowe, Amelia Earhart, Rosa Parks, Abraham Lincoln, John Glenn, and Neil Armstrong. However, the planning discipline has often overlooked these important and unique communities. Bruce's dissertation is one of the first to delve into the defining nature, contexts, and nuances of small community planning, shedding light on several small community planning challenges.

Every Decision Counts, Planning America's Small Communities used a national survey with 17 quantitative and qualitative questions. Two hundred seventy-three (273) responses were received, resulting in nearly 10,000 pieces of research data. Survey respondents confirmed that small community planning differs from that in the nation's larger places. While each of America's small communities is unique and different, they share commonalities. For example, the qualities that define the small community planning workplace are constant. Typically, many small communities will employ only one planner. They work alone on various planning and non-related planning tasks. Small community planners are often the community's "go-to" person. Additionally, ethical questions arise regularly in small communities, and their planners must commit to the highest standards of ethical and professional behavior. Bruce discovered that small community planners should be planning generalists with one or two planning specializations and having well-developed communication and interpersonal skills. Small community planners are multitaskers and understand how their community's economy, politics, history, norms, culture, and interpersonal connections affect planning. For small community planning to be successful it must be locally defined. Bruce's research allowed him to formulate a theory of small community planning. That theory combines the defining nature, the contexts, and the nuances of the small community planning workplace with those of the planning work and the requirements that all small community planners must comply to the highest standards of ethical and professional behavior. *Every Decision Counts, Planning America's Small Communities* found that the residents of America's small cities, towns, and rural areas want their communities to be prosperous, with the ability to provide a high quality of life for all existing and future residents. *Every Decision Counts, Planning America's Small Communities* discovered that America's small communities need skilled, talented, and highly ethical planners. Congratulations Bruce on receiving your Ph.D.

STRATEGIES FOR MULTIFAMILY DEVELOPMENT IN UTAH CITIES

by J. Kirby Snideman, MUP, AICP
Avenue Consulting

Various cities across Utah are employing distinct strategies to manage growth, striving to balance housing demand with broader community goals. Here's an overview of how specific Utah cities are shaping their multifamily development landscapes.

In Salt Lake City, the strategy has been to increase density along transit corridors. The city leverages its public transit infrastructure to encourage higher-density development around light-rail stations. This strategy not only supports the use of public transportation but also reduces dependence on cars, contributing to a more walkable urban environment. Additionally, Salt Lake City has implemented policies to encourage new multifamily developments that include affordable housing options. By including affordable housing units in a project, developments can increase the maximum height, reduce parking requirements, allow additional housing types, and waive or modify planning process requirements (<https://www.slc.gov/planning/2023/03/08/affordable-housing/>).

Provo, with its significant student and young professional population, has seen increased demand for higher density developments. The city has responded by designating specific areas as student housing districts, where developers are encouraged to construct multifamily units tailored to student needs (<https://provo.municipal.codes/Code/14.14E.010>). This targeted zoning helps manage the impact of high-density student housing on surrounding residential areas. Provo also offers incentives for developers, such as reduced parking requirements and expedited permit processes.

Park City has attempted to manage growth while preserving the city's unique character and natural surroundings. To do this, the City has implemented development restrictions in certain areas to protect its scenic beauty and maintain its small-town charm. In areas where multifamily is permitted the city has utilized form-based codes, transfer of development rights, and preservation strategies to maximize the integration of new projects into existing neighborhoods (<https://www.parkcity.org/departments/master-planned-developments>).

Ogden's approach to growth focuses on revitalizing its historic downtown and older neighborhoods. The city has prioritized its historic districts for revitalization, promoting multifamily developments that mirror the existing downtown character. By offering incentives for the restoration and adaptive reuse of historic buildings, Ogden supports both preservation and new development. The city also places a strong emphasis on community engagement, involving residents and stakeholders in shaping development projects to ensure community support. Ogden is currently engaged in its general plan update, intentionally confronting the issue of growth while building excitement for future downtown development plans that will see the inner-city footprint nearly double in the coming decades (<https://www.ogdencity.com/2809/Plan-Ogden---Citywide-Vision-and-General>).

Overall, Utah cities are adopting a variety of strategies to guide multifamily development in ways that reflect their unique needs and goals, from promoting transit focused density and mixed-use development to balancing growth with preservation efforts. As Utah continues to grow, these strategies will play a crucial role in ensuring that development meets the new residents while fitting within the existing urban network.

PLANNING IN A TIME OF CHANGE: HOW TO BE A POLITICALLY SAVVY PLANNER

by Stephen Nelson, AICP, MPA
Cache County Development Director

The only thing we can rely on is that something will change. At every conference I go to, there is something new I need to do. The state keeps changing the law, and there are new ideas, technologies, and ways to approach age-old and wicked problems (problems with no clear solution).

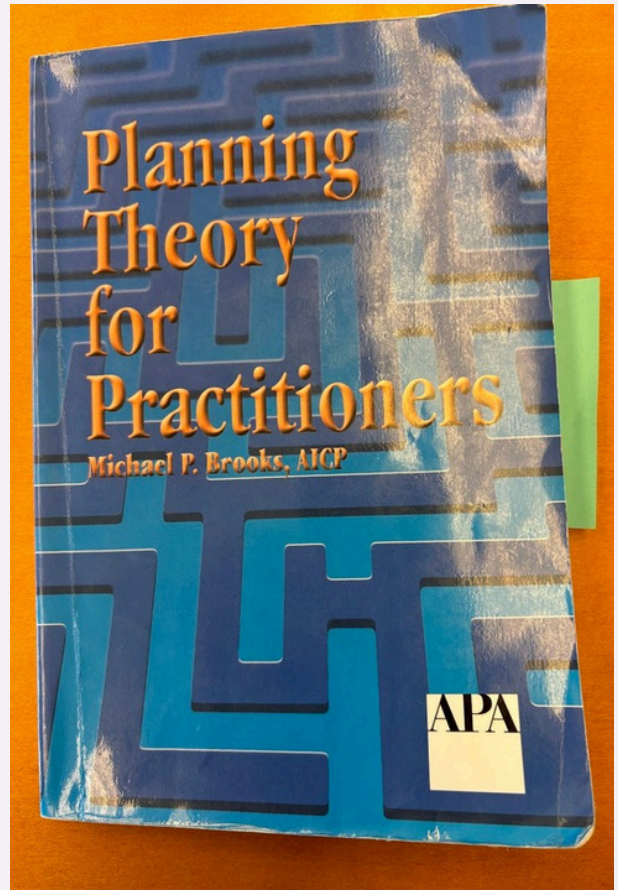
Modern and classic city planning literature and thought leaders have proposed radical changes to how we do our jobs and how our communities are organized. Some proposed changes have included eliminating single-use zoning, re-thinking our whole transportation systems (becoming less auto-dependent), designing our structures and communities to be more resilient in heat waves, becoming more water efficient, and many others. These large changes may only address some issues your community may face. Even if we could prioritize a handful of these issues in our planning, not many City Councils are on board for such sweeping changes to their communities. Some may even oppose minor steps in these directions.

How do we work within our political system to cause change for the good?

My favorite planning book of all time is one I first dreaded needing to read: *Planning Theory for Practitioners* by Michael P Brooks, AICP. The title did not enthrall me initially, but the makeup of the book I found incredibly insightful and engaging. Within this book, Brooks has a list of our fundamental responsibilities, quoted from the 1997 Strategic Marketing Committee of the Association of Collegiate Schools of Planning, the first one being "the 'improvement of human settlements.'" (Brooks, 2002 p. 11)

This aligns with the AICP Code of Ethics, which states that planners are to "serve the public interest" (American Planning Association). However, it can be challenging to serve the public interest if you get reprimanded or even fired for doing what you believe is in the public interest. We have a civic and ethical duty to work within the political and legal structures surrounding our communities and use these systems to implement change.

As a planner, you can often see the big picture and visionary changes that could make your community a better place to live, work, and play. Being visionary is in our nature. We study and visit communities that have done something right and want to implement it in our backyards. However, sometimes, community leaders may not see the same vision or even know what may be lacking. How do we implement these visions? We make small, purposeful steps with critical stakeholders and the public.



For example, several years ago, I worked for a city struggling with increased home prices and stagnant small commercial areas. The city at the time also did not allow any multi-family housing, which was a four-letter word for some community leaders. As a planning department, we knew that we would need to allow for additional housing unit types to help address some of these problems. We took a multi-faceted approach:

1. We surveyed City Council members and Planning Commissioners about their housing and commercial growth concerns. Some of the significant concerns were about open space preservation and impacts on the community.
2. Once we had identified some of these concerns, we researched how multi-family housing's negative impacts could be mitigated and highlighted the benefits of offering a wider variety of housing options within the city. Things that were considered were minimum open space and amenities, and we also reviewed data about how multi-family housing was more efficient in terms of city services. We presented these findings to key leaders and in public meetings.
3. We did site visits with the Council and Planning Commission, held one-on-one meetings with concerned residents and community leaders, and talked to private developers and property owners about their concerns.
4. Once goals had been established, the Planning Commission and staff wrote a new ordinance while keeping the Council informed of our progress. The Planning Commission thoughtfully addressed underlying concerns from earlier surveys and input from the public. We also had a couple of local developers, who were community members, provide some input on the ordinance to ensure it was viable.
5. Then, we took the ordinance to the Council for their review and approval.

This whole process took just over one year from beginning to end. The city has approved a few new developments with various housing options, additional open space, and additional commercial areas.

A politically savvy planner

Brooks, in his book mentioned above, lists ways "the politically savvy planner" can operate within our systems without getting ran out of town:

1. A Planner should be able to assess the possibilities and constraints of a particular situation in a reasonably accurate manner.
 2. Closely related to an accurate assessment of a situation is a keen sense of timing
 3. A politically savvy planner must have outstanding communication skills.
 4. Planners should be effective negotiators.
 5. The ability to make effective use of a community's power relationships in striving for desired outcomes.
 6. A well-developed system of values that provides direction to his or her professional activities
 7. Finally...should possess a compelling vision of the community ought to be like in the future.
- (Brooks, 2002, pp.188-193)



Photo by [Charlie Deets](#) on [Unsplash](#)

One of the last things to remember is that we are planners, not dictators, and sometimes, our community leaders will make decisions we disagree with, and that's okay. City planning is supposed to be done locally, with board input from the community and local leaders making decisions. We should always fight for what we believe to be in the public interest and serve as the lubricant in the planning process. Sometimes, we may lose those fights, but by learning to be politically savvy planners, we can work through these wicked problems, make life better for those we serve, and keep our jobs.

Works Cited

Brooks, Michael P. Planning Theory for Practitioners. Paperback ed., Chicago, Planners Press, American Planning Association, 2002.

"This AICP Code of Ethics and Professional Conduct serves three purposes." American Planning Association, American Planning Association, November 2021, <https://www.planning.org/ethics/ethicscode/>. Accessed 23 August 2024.

COMMUNITY WILDFIRE PREPAREDNESS PLANS (CWPPS)

by collaboration of Ben Timm, Emily Hawley, Jennifer McBride, & Joseph Anderson
Utah Department of Natural Resources - Division of Forestry, Fire, and State Lands

There have been 1,035 wildfires in Utah this year as of August 28, 2024. Is your community prepared for wildfire? The safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between the citizens; the owner, developer, or association; and the local, county, state and federal governments. However, the primary responsibility and the first line of defense against wildfires remains with the local government and the citizen/property owner. This is where a community wildfire preparedness plan (CWPP) can help!



What is a CWPP?

A community wildfire preparedness plan is a plan developed by a community to help reduce risks from wildfire. Developing a CWPP can aid in identifying strategies to reduce the risks to structures, infrastructure, and commerce in the community during a wildfire, as well as bring about a collaboration between local, state, federal government, fire departments, fire councils, emergency agencies, citizens, community groups, and other interested parties.

CWPPs are based on the needs of community members and can address a variety of fire related issues, including: structure preparedness, mitigating hazards and increasing community preparedness to deal with threats from wildland fire.

Why are CWPPs important?

Part of a successful wildfire response comes in part from the preparedness of the community. CWPPs can help your community understand the risks of wildfire, develop comprehensive plans to deal with those risks, and to take action on issues impacting community safety.

A community wildfire preparedness plan empowers your community to organize, plan and take action. Furthermore, a plan can help improve community safety through training and fire prevention education, fuel modification within the community, improve coordination and evaluate the systems of public safety. Ultimately, a fire preparedness plan is a key strategy to develop long-term strategies for fire preparedness and prevention within your community.

If your community already has a CWPP, here are some things to consider:

- Are you keeping track of your plans' progress? Keeping track of the steps made on a plan can help highlight the progress made, and can be a good way to stay on track!
- Keeping a good record can also highlight areas for improvement. Plans can change!
- Are you reviewing your community wildfire preparedness plan to see if new planning projects in your city or county align with the current CWPP?
- Do you have new recommendations for community members on how to reduce the ignitability of structures?
- Have you identified and prioritized fuel reduction projects in your community?

To see examples of other CWPPs in action, please visit the Fire Adapted Communities Learning Network blog: [How Salt Lake City's Community Wildfire Preparedness Plan Generated Action in Less Than a Year](#). Or check out the [Community Wildfire Preparedness Plan document for Salt Lake City](#).



Interested in creating a Community Fire Council? Here are some resources that can help!

- The [CWPP Process Guide](#) can help provide guidance to a community on how Forestry, Fire and State Lands (FFSL) recommends implementing a community wildfire preparedness plan.
- See the [The Community Fire Planning Document Template](#) to see the necessary planning steps for developing a CWPP
- Check out the [Community Smoke Ready Resources](#) to understand the risks of smoke and smoke mitigation.

For questions on Community Wildfire Preparedness Plans please contact Jennifer McBride, FFSL's Wildland Urban Interface Program Coordinator, at jomcbride@utah.gov.

FLOODPLAIN MAPPING AND MANAGEMENT IN UTAH: ONLINE RESOURCES.

by Holly Strand
Division of Emergency Management/Utah Department of Public Safety

Utah's Division of Emergency Management's Floodplain Mapping and Management Program supports Utah's local communities by providing flood risk studies and maps and encouraging best management practices. As needed, we act as a liaison with FEMA, helping floodplain managers tame their community's risk through participation in the National Flood Insurance Program.



Here are some online resources that we recommend for city planners, floodplain, and emergency managers to assist them in reducing their community's flood risk.

Floodhazards.utah.gov

The State of Utah site [Floodhazards.utah.gov](https://floodhazards.utah.gov) contains information tailored primarily to flood risk management professionals in Utah. It includes information on how maps are made, active mapping projects throughout the state, risk management through the National Flood Insurance Program, training events, and more.

Utah Flood Hazard Atlas (State of Utah)

This GIS-based application is still in beta, but we encourage users to use it and give us feedback. The app features the most popular National Flood Hazard Layer items clipped to Utah's boundary. The state's alluvial fan dataset can also be found in an interactive map. A page for relevant GIS data downloads is coming soon. The Atlas is accessible through floodhazards.utah.gov under the mapping tab

Map Service Center (FEMA)

Effective and preliminary floodplain maps and data, Floodplain Insurance Studies (FISs), and more are available on this FEMA site. <https://msc.fema.gov/portal/home>

FEMA tutorials

FEMA tutorials on using floodplain data and flood insurance studies can be found here. <https://www.fema.gov/flood-maps/tutorials#gis>

Floodplain Management GeoConnect Resource Center (FEMA)

This site functions as a directory of interactive map applications highlighting flood risk, insurance, building code adoption, endangered species, and mitigation. <https://fpm-fema.hub.arcgis.com/> Citing the use of these datasets is often helpful when applying for federal grants. This [video https://youtu.be/7JLyf00spFI?si=CfibN6ZlpseRHitV](https://youtu.be/7JLyf00spFI?si=CfibN6ZlpseRHitV) provides users with a guided tour of GeoConnect.

INTRODUCTION TO DARK SKIES

by Laurin Hoadley
Herriman City Planner

The Dark Sky movement is rooted in lighting education and adjustment to ensure we, as humans, can keep our connection to the night sky. Improving lighting also helps the local ecology. Plants and animals alike benefit from better lighting. Dark Skies can offer several benefits to a city. Decreased energy consumption and health benefits are typically at the top of the list. High levels of light pollution strongly impact the human circadian rhythm and can lead to difficulties sleeping, and increased risks of illness, addiction, and mental health struggles.



The Milky Way stretches over Moab, Utah Credit: Bryan Haile

There are a few common misconceptions about dark skies. First, the purpose of dark skies is to turn off all the lights. This is false, dark skies is about making small changes and adapting lighting to its surroundings to create an appropriate setting. The Second misconception is there is one set of solutions meant to solve any problem. Each site or residence is different and requires distinct actions to meet the needs of the space. There are, however, a few tips that can help with any space, such as: using warmer toned lights and turning off outdoor lighting overnight (12am.-6am.). The final misconception is that decreasing light decreases safety. However, dark sky friendly lighting actually helps your eyes in transition spaces. Moving in and out of bright lights requires your eyes to adjust. High contrast can make this task more difficult and can cause strain on the eyes. We encourage residents to look for potential for better lighting in their daily tasks.

Cities and counties can encourage residents to follow the Dark Sky Friendly Home Lighting Program found on darksky.org. This program will help residents evaluate the lighting around their homes and make improvements if needed. Please see the video below of Bettymaya Foott, Director of Engagement at Dark Sky International Giving a Ted Talk about Dark Skies.

YouTube Video: [Changing the world at the speed of light | Bettymaya Foott | TEDxKC](#)

FORT DOUGLAS' FUTURE

by Francis Lilly
Assistant City Manager at City of Millcreek

How the U.S. Army and the University of Utah Shaped Salt Lake City

On August 19, 2024, officials from the University of Utah and the U.S. Army reserve broke ground on a new Army Reserve facility at Camp Williams in Bluffdale, UT. This facility will replace the existing Stephen A. Douglas Army Reserve Center, the sole remaining military installation at Fort Douglas, next to the University of Utah in Salt Lake City. When the facility opens in 2026, the University of Utah will own the Army Reserve Parcel, roughly 50 acres of land bounded by Foothill Drive, Wakara Way, and Mario Capecchi Drive.

This historic announcement, secured by an agreement between the University of Utah and the U.S. Army Reserve, will end the military's 165-year presence on a strategic and immensely important hillside overlooking the Salt Lake Valley. The Federal Government's decision to site a military garrison between Red Butte and Emigration Canyons in 1861 and the subsequent decisions to transfer land to the University of Utah over the next 150 years had profound impacts on Salt Lake City, and this most recent land transfer will continue to shape our urban form and cultural capital for decades to come.

A Brief History of Fort Douglas

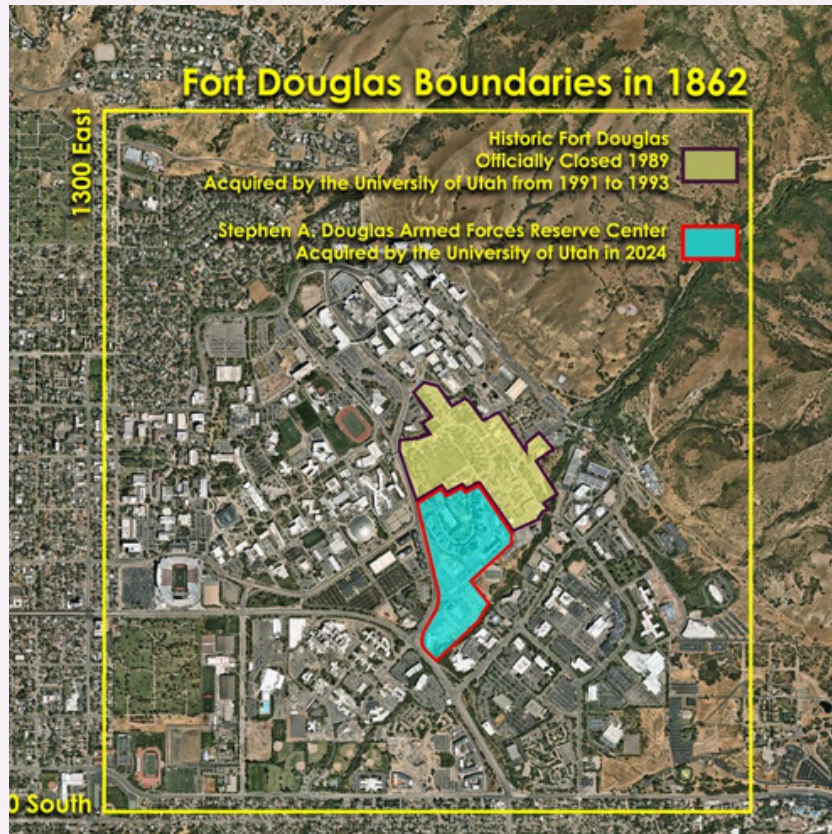
The United States Military has maintained a permanent presence in Utah since at least 1858. That year, President James Buchanan dispatched soldiers to Utah, where they marched peacefully through Salt Lake City and established Camp Floyd (later called Fort Crittenden) near present-day Cedar Fort, Utah. In 1862, the installation was moved to a more strategic location on a hillside overlooking Salt Lake City for the purposes of protecting essential trade routes and telegraph stations -- and monitoring the local population⁽¹⁾. The Federal Government specifically set aside land that it already owned, and the U.S. Army set up camp there on October 26, 1862, planting a flagpole in the center of the camp. Camp Douglas was made official by order of the War Department. The order even included the following legal description:

The boundaries of the camp began "at a post due north one mile distant from the garrison flag staff, and running thence west one mile, thence south two miles, thence east two miles, thence north two miles, and thence west one mile, to the place of beginning, containing 2,560 acres more or less."⁽²⁾

By 1866, the installation included permanent stone barracks, a chapel, and administrative buildings. Fort Douglas was here to stay. The initial military reservation encompassed two square miles, including all of the University of Utah Campus, Research Park, the Veterans Affairs Medical Center, Mount Olivet Cemetery, the Federal Heights neighborhood, Rowland Hall-St. Mark's School, and the East High School athletics facility.

⁽¹⁾ Kenneth L. Alford, "Camp Douglas: Keeping a Watchful Eye on Salt Lake and the Saints," in Salt Lake City: The Place Which God Prepared, ed. Scott C. Esplin and Kenneth L. Alford (Provo, UT: Religious Studies Center, Brigham Young University; Salt Lake City: Deseret Book, Salt Lake City, 2011), 179-202. Accessed online at https://rsc.byu.edu/salt-lake-city-place-which-god-prepared/camp-douglas#_note-25

⁽²⁾ Ibid.



Although Fort Douglas was a busy and strategically important military installation, the Federal Government began deeding land away shortly after the garrison was established. In 1894, the Federal Government transferred 60 acres of land to the University of Utah to establish a campus there. What is now President's Circle was the first land grant to the University of Utah. (3)

Fort Douglas played an important role as a training, logistics, and supply facility during the Spanish-American War, the First and Second World Wars, and the Korean War, expanding as needed during these times. During the First World War, Fort Douglas served as a prisoner-of-war camp. In the Second World War, part of the installation was also used as an internment camp for Japanese Americans.

In 1962, the Federal Government granted land to the University of Utah for their new Medical Center. Shortly thereafter, an additional land grant allowed the University of Utah to establish Red Butte Garden, Research Park, and eventually the Natural History Museum of Utah and the Bonneville Shoreline Trail were sited on the land.

In 1989, Congress approved the closure of Fort Douglas as a military installation, although the Army Reserve would continue to operate its facility near Foothill Drive. In its time, over 50,000 military personnel served on Fort Douglas.

From 1991 to 1993, over 50 acres of Fort Douglas was transferred to the University of Utah, including what is now one of Utah's most significant and well-preserved concentrations of historic buildings and a 469-acre heritage preserve. As part of the transfers in the early 1990s,

(3) Roy Webb, "One More: Evolving Fort Douglas." In Continuum Magazine (Salt Lake City, 2012). Accessed online at <https://continuum.utah.edu/departments/evolving-fort-douglas/>

the University of Utah committed to maintaining the historic character of the site, including the post chapel, parade field, museum, cemetery, and the housing on Officer's Circle.

During the last 126 years, over 1,534 acres of Federal land has been transferred to the University of Utah. These land transfers allowed the University of Utah to develop a world-class medical center, set aside land for Research Park, a site where technological and medical innovations developed at the University of Utah could be commercialized, and allowed our largest state educational institution to transform itself from a predominantly commuter school to a school with a significant residential population. The University of Utah constructed hundreds of new student housing units on Fort Douglas in the late 1990s. This new housing served as the Olympic Village during the 2002 Winter Olympics. Presently, the University of Utah is adding 2,200 new housing units to its existing inventory of 5,000 units, all on land originally set aside as Fort Douglas.

These land transfers, facilitated by collaboration among local government, state agencies, and a public university, had a profound impact on growth and development in Salt Lake City and the entire region. The original military reservation is now home to tens of thousands of jobs, three medical centers, significant recreational space, and an invaluable cultural endowment in the form of museums, theaters, performance spaces, stadiums, and parks. These impacts will continue with the transfer of the Army Reserve Parcel.

The Future of the Army Reserve Parcel

The University of Utah has not released detailed plans about the future of the Army Reserve parcel, but they did state in a [press release](#) on August 19, 2024 that “Fort Douglas land will be used in the school’s plans to create more “college town magic” through projects including research and lab space for the health sciences, perhaps additional student housing and recreational spaces.”

The University of Utah has grown significantly in the past 25 years, with housing and healthcare serving as the twin drivers of that growth. These growth pressures will certainly shape the future of the Army Reserve Parcel. The parcel contains historically significant barracks structures, whose future will surely be a point of discussion as the University of Utah redevelops the site.

What Planners are Saying

Keith Bartholemew, professor of City and Metropolitan Planning at the University of Utah College of Architecture + Planning stated that the acquisition provides the University of Utah with some good options including repurposing the protected buildings on the site, which “will likely be renovated into offices or housing.” New construction should occur on the significant surface parking lots and outdoor storage areas on the parcel, which would save as many of the existing buildings and open space as possible. The property acquisition would allow the University of Utah to move its motor pool and maintenance facilities, currently near the South Campus TRAX station, potentially to a site on the Army Reserve Parcel. This would allow for the infill redevelopment of over 7 acres of land, adjacent to a TRAX station, at the heart of the University of Utah Campus. This new space could directly benefit the 2,000 architecture and planning students currently studying at the University of Utah. Bartholomew is advocating for a “maker space” to provide these students with shop space and laboratory space to explore modular construction techniques.

Alessandro Rigolon, professor and program coordinator for the Master of City and Metropolitan Planning program at the University of Utah, commented that the core challenge of the Army Reserve Parcel is tying it to the rest of the campus, considering that Mario Capecchi Drive, an arterial road with a TRAX line, or a “stroad”, creates a barrier that impedes walkability. Considering that the future of the Army Reserve Parcel will likely include some additional housing and learning spaces, it is vital to create a safe and enjoyable pedestrian experience between the Army Reserve Parcel and the lower campus.

According to Rigolon, the challenge for the University, and for Salt Lake City, which owns Mario Capecchi Drive, is to plan the future of the site in a way that unites the two sides of the campus. Since so much housing is situated on Fort Douglas, the Army Reserve Parcel should be developed in a way that creates a walkable, urban campus.

From the 1950s to the 1990s, the University of Utah campus reflected growth patterns along the Wasatch Front and developed around the private automobile. It fashioned itself a commuter school, and featured abundant surface parking lots in a sprawling campus.

The decision to construct more on-campus housing and fill in the campus with more development also reflected the changing ideas around growth that were happening at the turn of the century. Infill sites were identified, parking lots were gradually replaced, housing was added, a campus public transit system was expanded, and the region invested \$180 million in 2000 to bring TRAX to the University of Utah.

The University of Utah continues to reflect the challenges and opportunities of growth on the Wasatch Front. It has become a denser, more urban place. The task now is to address the historic barriers to walkability, and to expand the framework of excellent walkable corridors that now connect the various centers on the campus. Walkability gaps remain, mostly along the arterial roads that ring the campus.

The acquisition of the Army Reserve Parcel allows the University of Utah to address walkability and campus cohesion in a comprehensive way. A walkable campus will continue a legacy spanning well over a century, of preserving public lands to create a great space for learning, health, culture, sports, and economic development. The people of Utah will continue to enjoy the immeasurable benefits of this essential collaboration.

Want to Learn More?

[*Camp Douglas: Keeping a Watchful eye on the Saints by Kenneth L. Alford, BYU Religious Studies Center*](#)

[*One More: Evolving Fort Douglas by Roy Webb, Continuum Magazine*](#)

[*Neighbors to partners: Fort Douglas and the U by Matilyn Mortensen, University of Utah Communications*](#)

[*History of Fort Douglas by Jami Balls, Utah History To Go*](#)

[*U and U.S. Army Reserve announce historic agreement by University of Utah Communications*](#)

APA UT TRANSITIONS TO A NEW FORUM

by Nicole Masson

After 15 years, APA UT has moved away from the beloved listserv due to the loss of hosting. We understand that this transition might be a bit challenging and will take some time to get used to, but there are many benefits to moving to a forum platform. These include:

- **Improved Organization:** Threads are categorized, making it easier to find topics and revisit past discussions.
- **Searchable Content:** You can search for specific topics or posts, unlike the listserv where emails could get buried.
- **Controlled Notifications:** Choose how often you get notifications and stay in control of your inbox.
- **Community Engagement:** More opportunities to engage, share, and build stronger connections with fellow members.

Please be patient as we all get familiar with the new forum. There's a learning curve, but the long-term benefits will make it worthwhile. We appreciate your help in spreading the word!

Getting Started

Follow these steps to create your account and start participating:

Step 1: Create an Account

Use this link to sign up: <https://apautah.org/forum/forum-registration/>

Step 2: Login

Once registered, log in here: <https://apautah.org/forum/forum-login/>

Step 3: Post and Respond

Join the conversation! You can start new discussions or respond to existing ones here: <https://apautah.org/forum/>

If you encounter any issues setting up or accessing your account, feel free to email us at admin@apautah.org. We're here to help!

Thank you,
Nicole Masson



UPCOMING EVENTS FOR UTAH PLANNERS

Connected Communities Summit

Date: September 18-19, 2024
Time: 8:00 a.m. - 5:00 p.m.
Location: Utah Valley Convention Center, 220 W Center St. Provo, UT 84601

2024 Regional Solutions: Aging in Place

Date: October 2, 2024
Time: 9:00 a.m. - 4:00 p.m.
Location: Viridian Event Center, 8030 S. 1825 W., West Jordan, UT 84088
Additional Event Information:

APA Utah's 2024 Fall Conference

Date: October 10-11, 2024
Time: 8:30 a.m. - 5:00 p.m.
Location: Utah Valley Convention Center, 220 W Center St. Provo, UT 84601
Register at: <https://apautah.org/events/apa-utah-2024-fall-conference/>

APA UT: 2024 Conference Award Reception

Date: October 10, 2024
Time: 5:30 p.m. - 7:30 p.m.
Location: Utah Valley Convention Center, 220 W Center St. Provo, UT 84601
Register at: <https://apautah.org/events/apa-ut-conference-award-reception/>

Save the Date: APA UT Spring Conference 2025

Date: May 7-9, 2025
Time: 5:30 p.m. - 7:30 p.m.
Location: Logan, UT 84321

GRANT ALLEN

Congratulations to Grant Allen on Passing the AICP Exam!

We are excited to announce that Grant Allen successfully passed his AICP exam this spring. Grant Allen is a Senior Planner for the City of Orem and has been engaged in urbanism and planning for over 10 years. Grant is passionate about sustainable, resilient walkable urbanism and building futures for cities to thrive. He holds a Bachelor of Arts in Urban Planning and a Master of City and Metropolitan Planning from the University of Utah. Grant recently achieved his American Institute of Certified Planners certification. Grant is an active member of many professional associations that advocate for better urbanism, trails, education, and cities. Grant claims Highland, Utah, as his hometown and currently resides in Salt Lake City's East Liberty Park neighborhood since 2013. Grant is a professional freelance photographer, adventurer, and urbanism and cities nerd. Grant enjoys getting out and exploring places, and the beauty of Utah and spending time with his wife and son. His dedication and expertise are a great asset to APA Utah, and we look forward to his continued contributions to the planning community. Congratulations, Grant!

A Grateful Salute to the APA Utah Communications Committee:

Ted Knowlton, Stephen Nelson, Laurin Hoadley, Brittney Harris, Ryan Nunn, Francis Lilly, Emily Hawley, Kirby Snideman, Michael Maloy & Nicole Masson