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The Rocky Mountain Land Use Institute  
*Thirteenth Annual Conference*  
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Session Handouts  
To Accompany Home Study Audio CD  
*for*

***The Paradox Planning Commission:  
An Adventure in Decision-Making***

Original Presentation  
Friday, March 12, 2004

Moderators: H. Gene Moser  
Director  
H. Gene Moser Associates  
Park City, Utah

Gene Carr, FAICP  
Center for Public Policy and Administration  
University of Utah  
Salt Lake City, Utah

Panelists: THE RMLUI ALL-STARS

The Rocky Mountain Land Use Institute  
University of Denver College of Law  
2255 E. Evans Ave., Suite 404  
Denver, CO 80208  
Phone: (303) 871-6319 ? Fax: (303) 871-6051 ? Email: [rmlui@law.du.edu](mailto:rmlui@law.du.edu)  
Website: [www.law.du.edu/rmlui](http://www.law.du.edu/rmlui)

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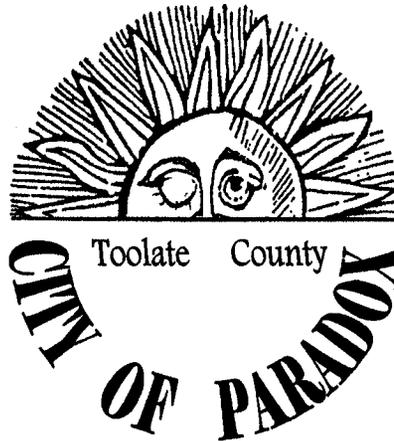
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**PRESENTER BIOGRAPHIES**

**H. Gene Moser** is a consultant working in public official training and community planning. He is director of the Citizen Planners Seminar for the Utah Local Governments Trust. Mr. Moser is a former member and chairman of the county commission in Summit County, Utah. He presently serves as a member of the Utah Tomorrow Strategic Planning Committee for the state of Utah. He has received both the Outstanding Service Award and the Citizen Planner Award of the Year Award from the American Planning Association-Utah Chapter. Mr. Moser is a frequent speaker at community planning and land use conferences, has been named visiting lecturer at Harvard University, and is a member of The Rocky Mountain Land Use Institute's Speakers' Bureau.

**Gene Carr** is the Community Development Advisor for the Center for Public Policy and Administration at the University of Utah. He is an adjunct professor of urban planning and has taught planning for twenty years. Mr. Carr worked in the Planning Department of the City of Seattle and as the community development director of the City of Idaho Falls, Idaho. He also conducted a private planning consulting practice in Salt Lake City. Mr. Carr received an M.C.P. degree at Ohio State University and has recently served on the AICP Landmarks/Pioneers Jury. He has received service awards from the APA Utah Chapter and was elected to the AICP College of Fellows in 2002.

World Famous  
Turtle Rodeo



**CITY OF PARADOX  
PLANNING COMMISSION  
Regular Meeting  
March 12, 2004  
AGENDA**

Introductions  
Pledge of Allegiance

Chairman  
Fire Fighters

1. Approval of Minutes
2. Presentation of zoning amendment adopted by Mayor and Council. Request for approval.
3. Staff Report: Recommendation by staff for Board of Adjustment review. Request for approval.
4. Presentation of development application; Mature Resources, Inc. Request for approval.
5. Other business
6. Adjournment

## THE PARADOX PLANNING COMMISSION – CAST AND SYNOPSIS

### Dramatis Personae

#### *The Commissioners*

**Chuck Upton, Chairman.** Chuck owns a restaurant in Paradox, *Chuck's Super Sup n' Sip*. Chuck has been on the PC for five years and was recently appointed as Chairperson. He is a likable “fence sitter,” unsure of himself, and agonizes when, as Chairperson, he must vote to break a tie. ... which happens too often.

**Mercedes Benson.** Mercedes is a realtor from an old and wealthy real estate family in Paradox. She is socially prominent, flirtatious, and an outspoken free enterpriser. She is skeptical about land use regulation when it might impede the local economy.

**Floss Daly.** Floss is a public health and recreation booster and civic activist. Floss is progressive, and committed to proper planning and the general plan.

**Dr. Ben Dover.** He is the kindly town doctor. Dr. Dover is thoughtful and cautious, supportive of good planning, and agrees philosophically with Floss.

**Jim Lawker.** Jim is the coach of the Paradox High School basketball team, the “Parasites.” Jim is the newest member of the PC. A real “jock”, he is inclined to be impatient, anxious to keep the discussions brief, and not yet entirely aware of the process.

#### *The Staff*

**Lottie Daw.** Lottie works for the city and is secretary to the PC. Lottie means well and does her best, but is not well organized and is easily discombobulated.

**Kay Pausa.** There being no staff planner for Paradox, Kay, a professional planner, is assigned to the city from SAG, the Sagebrush Association of Governments, as an advisor.

#### *Applicants and other participants*

**Moe Risqué.** Moe represents the Mature Resources, Inc., Beverly Hills, California. He is applying for a permit for a “Mature Resource Library” in a residential district near downtown Paradox.

**Helen Highwater.** Helen is a known town troublemaker – arises from the audience to object to the library proposal and call for a straw vote.

**Synopsis to be read to the audience**  
**The Paradox Planning Commission – an adventure in decision-making**

*Paradox is a growing city of about 5,000 in Toole County. Toole County had been a relatively quiet, pastoral area for many years but has recently begun to experience an influx of folks (many retirees) building fancy homes, though the city still has some aging structures and out-dated infrastructure. Newcomers are discovering Paradox's clean environment and wholesome community. It is becoming a logical target for subdivisions, strip malls, fast food restaurants, and gas stations. The region has some scenic attractions on public lands which will attract more and more visitors.*

*Paradox does have a ripening general comprehensive plan – entitled "Paradox 76-96 Guidelines for the Future." It was a Bi-Centennial project. Some of the planning commissioners have glanced through it; but the City Council denies its existence. There was some citizen involvement in the plan expressing desires to preserve the "rural" character of the community.*

*Paradox has a zoning ordinance that was adopted a year before the general plan was completed. It has had two or three amendments since then to keep it "up-to-date." The ordinance was borrowed from the California city of Vista Del Freeway, a community of similar size. An earlier council thought the ordinance "looked pretty good, and was cheaper than hiring a consultant." The council figured that they saved mega bucks by borrowing an existing zoning ordinance.*

*During today's meeting, the commissioners will struggle with some challenging issues complicated by their polarized cultural biases. Paradox does not yet have a professional planner on staff, consequently, as with many small jurisdictions, must depend upon visits by the circuit rider from the Sagebrush Association of Governments (SAG).*

*The audience is asked to watch for the issues and determine if the commission exercised sound judgment, finesse, and held the best interest of their community uppermost in their hearts. The rather suspicious actions and decisions that will be presented during this meeting may have been slightly embellished, but they are based upon actual events that have occurred in places both large and small. A discussion of the meeting will follow its adjournment.*

PARADOX PLANNING COMMISSION MEETING  
Rocky Mountain Land Use Institute, Denver, CO  
Friday, March 12, 2004

The RMLUI All-Star Cast

*Commissioners*

Chuck Upton, Chair  
Recently named Chairman  
Owner of Chuck's Super Sup n' Sip

Mercedes Benson  
Realtor, Benson Family Enterprises

Floss Daly  
Public Health and Recreation Advisor  
Civic Activist

Dr. Ben Dover  
Local physician

Jim Lawker  
Coach of Paradox HS basketball  
team, "the Parasites"

*Staff*

Lottie Daw  
APA  
City staff and secretary to the  
Planning Commission

Kay Pausa  
Advisor, planner with SAG,  
Sagebrush Association of Governments

*Applicant*

Mr. Moe Risqué  
Mature Resources, Inc

*Citizen*

Helen Highwater

The Producers

*All-Stars*

Craig Call, Land Use Attorney, Private  
Property Ombudsman, State of Utah

Mary Kay Peck, AICP, President APA,  
Henderson, NV

Sarah S. More, AICP, Plg. Administrator,  
Comprehensive Planning Task Force,  
Tucson, AZ

Prof. Mark Bobrowski, New England School  
of Law, Boston MA

Chuck Klingenstein, AICP, Jones &  
Stokes, Salt Lake City, President, Utah  
Chapter APA

Nora Shepard, AICP, Regional V Director,  
Principal Planner, Summit County, UT

Ralph Becker, FAICP, Principal, Bear West,  
Salt Lake City, member, Utah Legislature

Greg Dale, AICP, McBride Dale Clarion,  
Cincinnati, OH

Erin Johnson, AICP, Acting Executive  
Director, RMLUI

Gene Moser, Utah Local Governments Trust  
Gene Carr, FAICP, Center for Public Policy  
& Administration, University of Utah

