
The Rocky Mountain Land Use Institute
Thirteenth Annual Conference

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
Website: www.law.du.edu/rmlui

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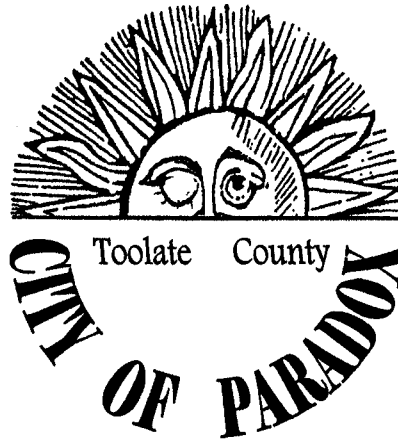
The Rocky Mountain Land Use Institute
Thirteenth Annual Conference

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

