

Portland State University

PDXScholar

TREC Webinar Series

Transportation Research and Education Center
(TREC)

4-26-2018

Webinar: Tools and Techniques for Teaching Collaborative Regional Planning and Enhancing Livability and Sustainable Transportation in Gateway & Natural Amenity Regions

Danya Rumore
University of Utah

Follow this and additional works at: https://pdxscholar.library.pdx.edu/trec_webinar



Part of the [Urban Studies Commons](#), and the [Urban Studies and Planning Commons](#)

Let us know how access to this document benefits you.

Recommended Citation

Rumore, Danya, "Webinar: Tools and Techniques for Teaching Collaborative Regional Planning and Enhancing Livability and Sustainable Transportation in Gateway & Natural Amenity Regions" (2018). *TREC Webinar Series*. 28.

https://pdxscholar.library.pdx.edu/trec_webinar/28

This Book is brought to you for free and open access. It has been accepted for inclusion in TREC Webinar Series by an authorized administrator of PDXScholar. Please contact us if we can make this document more accessible:
pdxscholar@pdx.edu.

TOOLS AND TECHNIQUES FOR TEACHING COLLABORATIVE REGIONAL PLANNING AND ENHANCING LIVABILITY AND SUSTAINABLE TRANSPORTATION IN GATEWAY AND NATURAL AMENITY REGIONS

*Danya Rumore, Ph.D.
University of Utah
NITC Webinar
April 26, 2018*



Wallace Stegner Center
for Land, Resources and the Environment
UNIVERSITY OF UTAH S.J. QUINNEY COLLEGE OF LAW

GNAR *communities*

- **Gateway**

...to a state or national park, national forest, recreational area, protected cultural heritage site, or other prominent public lands

- **Natural Amenity**

...landscape and natural assets make these places desirable for recreation, tourism, and leisure, or generally as places to live

- **Region**

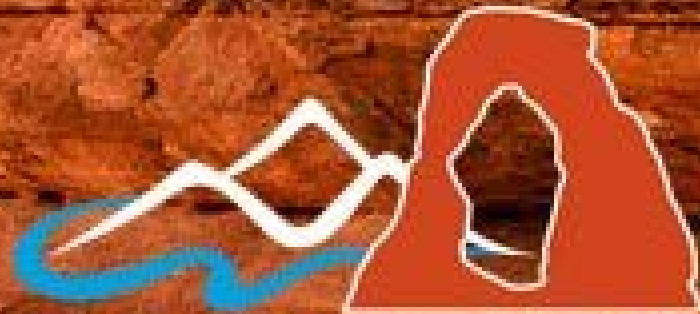
...with these attributes





SPRINGDALE
ZION · CANYON

Two National Parks
One Destination



MOAB

Where Adventure Begins



Park City, UT

Aspen, CO



Jackson, WY



Telluride, CO





Escalante, UT





UTAH'S CANYON COUNTRY

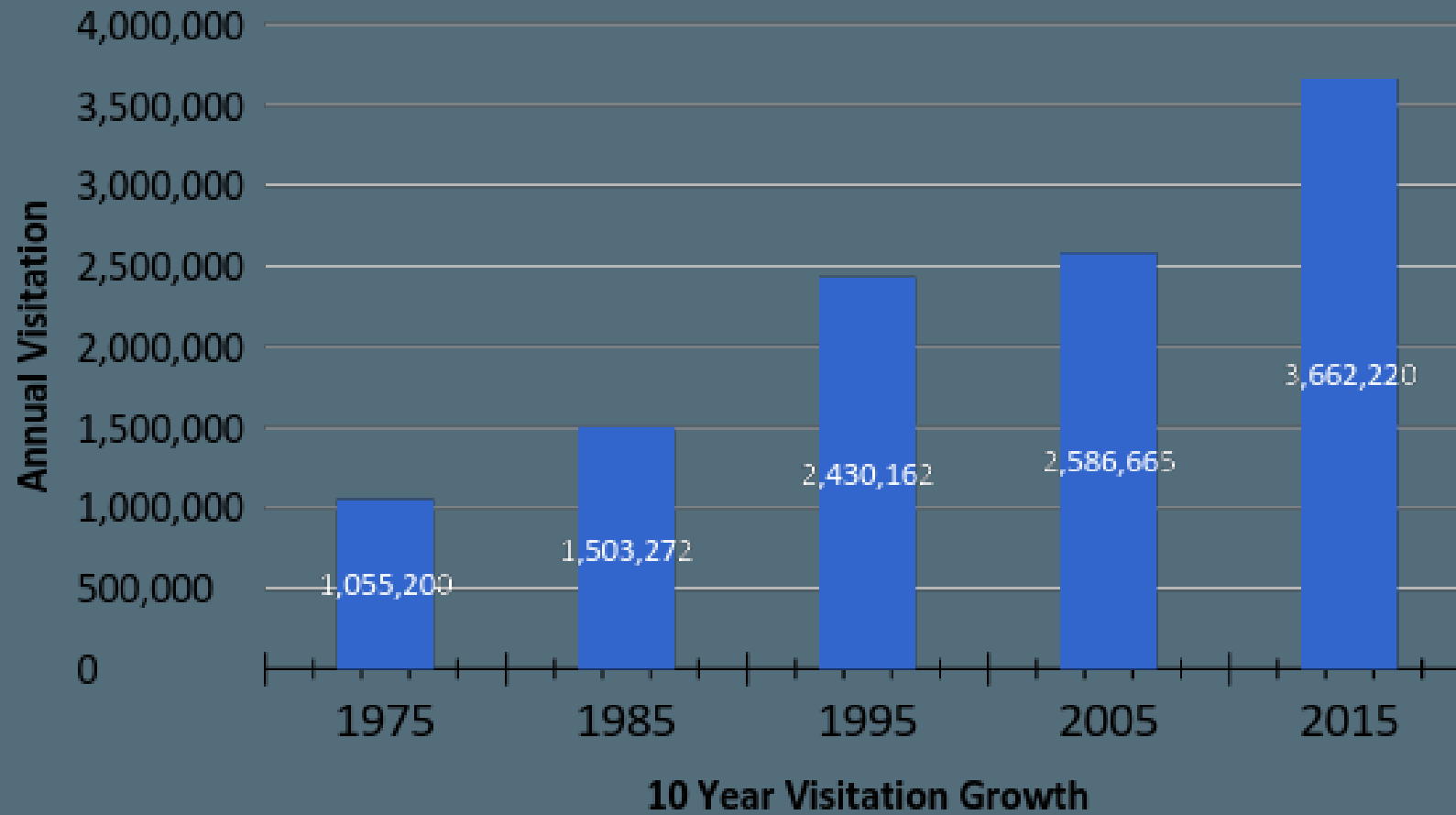
START YOUR
Spring
IN
SAN JUAN COUNTY



Sandpoint, Idaho



ZNP Visitation (1975 - 2015)



*An opportunity
for the Zion
region...*


*...and a
challenge*





*An opportunity
for the Zion
region...*

*...and a
challenge*

- Pressure on **parking** and **transportation** systems
 - Impacts on **other infrastructure**—from **restrooms** to **water treatment** facilities
 - Pressure on **emergency management** and **safety services**
 - Concern about **affordability of housing**—for residents and employees
 - Concerns about **community character** and **quality of life**
 - **Environmental** and **recreational amenity** degradation
- 

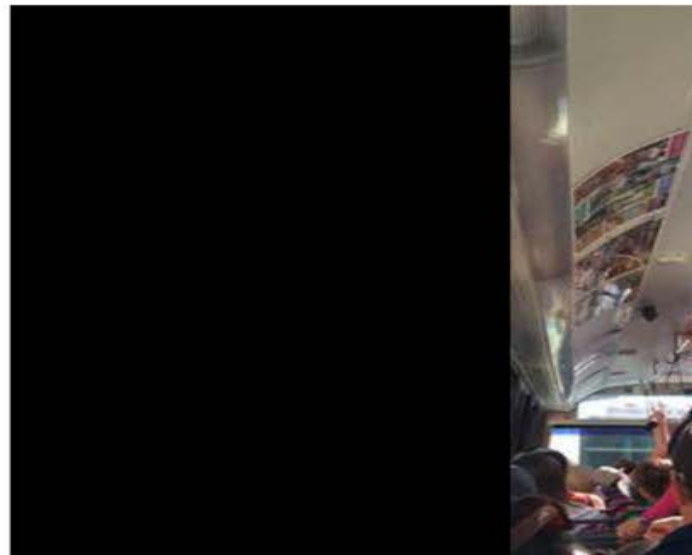
Zion Regional Collaborative



The mighty w (Utah's nation

By Amy Joi O'Donoghue [@amyjoi16](#)
Published: April 15, 2016 2:55 p.m.

1 of 14



Park Officials F Another Bustli Glacier

Superintendent: Glacier Pa
crowds again in 2016

BY DILLON TABISH // MAR 3, 2016 // OUTD



SHOW CAPTION

RELATED STORIES:

- **Glacier Park Visitation Record Settles at 2.36 Million**
- **Storylines That Could Define 2016**
- **Flathead Leads State in Visitor Spending**

waiting to enter the popular park
long. The traffic backed up all the
dreds of cars lined both sides of t

Tiny Utah town's stunning canyon draws thousands of hikers — and a potential federal buyer

By BRIAN MAFFLY AND NATE CARLISLE | The Salt Lake Tribune

First Published Jul 11 2016 08:00AM - Last Updated Jul 11 2016 03:25 pm



(Steve Griffin / The Salt Lake Tribune) Hikers climb a ladder made from a tree at the first falls of the Kanarrville Falls hike in Kanarrville Wednesday July 6, 2016.

Outdoor recreation » As hiker traffic overwhelms tiny Kanarrville, BLM seeks to buy private land at canyon's mouth.



Share This Article [Single page](#)

Kanarrville • This tiny Iron County town has a big problem that some rural Utah communities would kill for. Thousands of visitors come here, drawn to an increasingly popular [day hike to a slot canyon](#) and waterfalls up Kanarra Creek. But other than a \$10-a-car parking area, an RV park and kids' lemonade stands, Kanarrville lacks opportunities to tap these visitors' wallets. The trailhead is easily accessible off Interstate 15 south of Cedar City on Zion National Park's northern boundary. Yet there are no groceries, restaurants, gas stations or shops here.

*Big city
problems in
small rural
towns...*

*and some
unique
challenges*

- Community character
 - Affordable housing
 - Traffic/congestion/parking
 - Economic development/diversification
 - Role of tourism & tourism marketing
 - Employee attraction/retention
 - Infrastructure & public services
 - Environmental impacts
 - Visitor experience
 - Climate change vulnerability/adaptation
 - Social-cultural-political dynamics
 - Local-regional-state-federal relationships
- 

THE GNAR INITIATIVE
AT THE UNIVERSITY OF UTAH

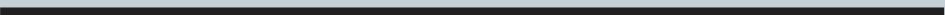
Research

Education

*Capacity
building*



Education



Sandstone National Park Scenario Collaboration in Complex Systems

You serve as the Western Region Director of Protect Our Parks, a national non-profit organization focused on preserving national parks and the areas around them. A few months ago, you were invited to participate in a professionally facilitated meeting that brought together key stakeholders from the region around Sandstone National Park...You were happy to be included in this regional conversation since you are very concerned that increasing visitation will impact the environment in and around the park, as well as the community character and recreation opportunities that make Sandstone National Park so special....

Consider the following questions as you prepare for the next meeting.

1. What are some key considerations the group should be thinking about as it tries to effectively and sustainably address regional challenges?
2. How might you help the group think more holistically about regional challenges (including about sources of complexity and uncertainty) and how to address them?

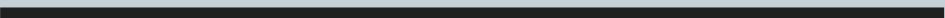
Sandstone National Park Scenario Initiating Regional Planning Collaboration

Sandstone National Park preserves nearly one million acres of the Great Sandstone Desert...In the last five years, annual visitation to Sandstone National Park has nearly doubled, putting great strain on the National Park and the communities and public lands along the corridor leading into it. ..You are a professional neutral facilitator with Great Desert University. Your office has been approached by the mayors of the three towns to organize a working group to address the issues facing the region...

Consider the following questions as you prepare to facilitate the first meeting of the working group.

1. Who will you interview before the first working group meeting, and what information do you want to get?
2. Which stakeholders should be invited to this first meeting? Why?
3. How should the group decide what issues are most important to address?

Research




Research

- Development of a database of GNAR communities in the western United States
- Interviews with public officials and community leaders in over 20 GNAR communities
- Survey of ~900 communities in GNARs


Education

- GNAR community planning workshop course
- Further developing our Small Town and Resort Town Planning specialization at the U of U

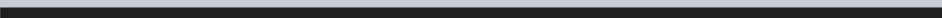
Capacity building

- Developing lessons learned from the ZRC (and now the Bonner Regional Team)
 - Tools and resources for the online GNAR community toolkit
 - Partnering with others to provide trainings, peer-to-peer learning opportunities, etc.
- 

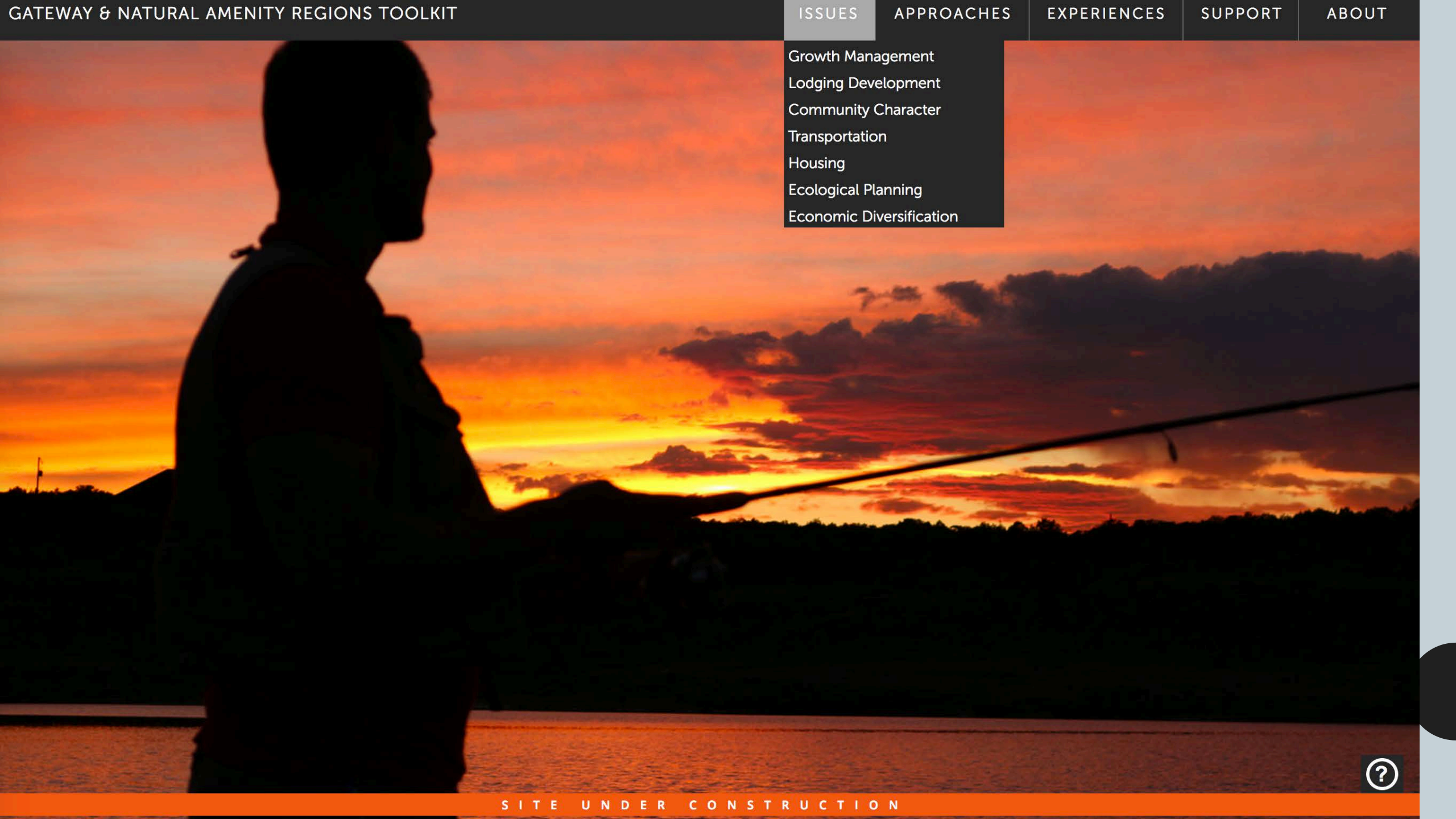
*Some
preliminary
findings
from our
research*

- Transportation and housing affordability/workforce housing concerns were mentioned by all but one interviewee
 - These are often critical issues in developed GNAR communities
 - Western GNAR communities appear to follow a similar development trajectory
 - Need to better understand this
 - Understanding this will help communities “get ahead” of their issues and effectively plan and respond
 - Considerable need for and interest in additional tools, resources, and capacity building to assist these communities in tackling the challenges and opportunities they are experiencing
- 

*The online
toolkit*



- Growth Management
- Lodging Development
- Community Character
- Transportation
- Housing
- Ecological Planning
- Economic Diversification



GROWTH MANAGEMENT AND LAND USE PLANNING

The desirability of western gateway and natural amenity regions (GNARs) as places to visit and live is driving intense development pressures for housing, lodging, and services in many GNAR communities. Accordingly, population growth and construction in many of these places have outpaced the national average for the past 50 years. This trend is likely to continue with global amenity migration, especially as more GNAR communities are “discovered.” New development often encroaches on farmland, open space, and wildlife habitat and migration corridors, threatening resident quality of life, visitor experiences, and the ecosystems that make many GNAR communities special. Impacts on social well-being and human health have also been shown to vary between different development patterns. For example, the statistical relationship between walkable places and health has been explored in several recent studies. Unique to GNAR communities, geographic constraints and surrounding public lands provide additional planning challenges.

The construction and maintenance of infrastructure, such as streets, power lines, and water pipes, for new development is a substantial expense to cities and counties. This challenge is further exacerbated by the

RESOURCES

Community Builders: A Brief History of Your Neighborhood

US Environmental Protection Agency: Smart Growth in Small Towns and Rural Communities

Citizens’ Institute on Rural Design: Resource Database

Smart Growth America: Rural Development Resources

Lincoln Institute of Land Policy: “Arrested Developments” Policy Focus Report

Lincoln Institute of Land Policy: Visualizing Density Toolkit

CASE STUDIES

Park City

Bear Lake Valley

“Good” growth looks different in each community, depending on community

GUIDANCE & BEST PRACTICES

DARK SKY PLANNING

AN INTRODUCTION FOR LOCAL LEADERS

Case Study: Creating an Ordinance to Regulate Short-term Rentals

Marina, California

Key Takeaways

This case study is an analysis of the process of drafting an ordinance to regulate short-term rentals that occurred in 2017 in Marina, California. Information was collected through reviewing public documents and conducting informal interviews with city staff in the community development department. Here are the key findings:

- Short-term rentals are an increasingly popular mode of lodging for many individuals and families, spurred in large degree by the success of online platforms like Airbnb and VRBO.
- Residents of the community often complain about noise, parking, diminished neighborhood character, and other issues associated with short-term rentals.
- Planning staff have to work to balance the needs and desires of property owners, residents, and visitors to the community. One area of special concern is the pressure that short-term rentals place on the city's already limited affordable housing stock

Background

Marina, California is located north of Monterey and south of Santa Cruz in the Monterey Bay Area. The city of 25,000 was incorporated in 1975 but existed much earlier as a community for the families of soldiers stationed at Fort Ord. The fort closed in the early 1990s, ushering in a period of decline for the city both in terms of population and economic development. Marina rebounded following the Great Recession. Today, a number of housing developments and commercial projects are taking place in Marina, many of them on old Fort Ord lands that were transferred to the city when the fort closed.

Marina is mere miles away from tourist destinations like the Monterey Bay Aquarium, Pebble Beach, Point Lobos, and Carmel-by-the-Sea. Tourists have traditionally stayed in hotels, motels, and lodges in neighboring Monterey, Pacific Grove, and Carmel. The



The GNAR online toolkit will be launched this fall at:
gnar.utah.edu

Ideas or questions? Contact:
gnar@utah.edu

Some broader impacts

The project/initiative has thus far:

- Funded and/or engaged 12+ graduate students
 - Some have graduated and gotten public official jobs in GNAR communities
 - Leveraged more than \$300,000 of grants and gifts
 - From more than 10 sources, ranging from communities to the Utah Office of Tourism to the National Association of Realtors
 - Catalyzed and supported two ongoing regional collaborative planning efforts in GNARS
 - The Zion Regional Collaborative
 - The Bonner Regional Team
-



*The
GNARly
road ahead*

Next steps



Thanks to NITC and all of the other organizations that have made this research, education, and capacity building work possible



QUESTIONS?

THOUGHTS?

IDEAS?



Danya.umore@law.utah.edu
gnar@utah.edu
<http://gnar.utah.edu> (eventually)



U S.J. QUINNEY
COLLEGE OF LAW
THE UNIVERSITY OF UTAH

Wallace Stegner Center
for Land, Resources and the Environment
UNIVERSITY OF UTAH S.J. QUINNEY COLLEGE OF LAW