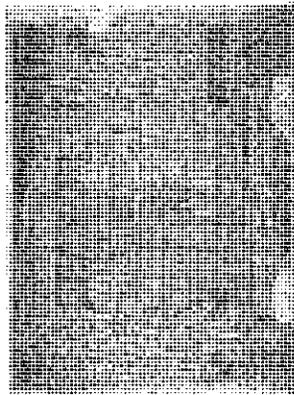


City of Zion Plat Margin Notes (continued)

- **Homes:** Constructed of brick or stone with 25-foot setbacks, landscaped with gardens and orchards for beauty and sustenance
- **Agricultural Buffer:** Barns and stables located at the community's edge surrounded by agricultural lands and open space
- **Population:** 15,000 to 20,000 people

City of Zion Plat — 1833



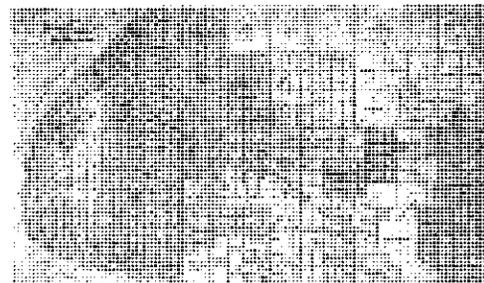
City of Zion Plat Margin Notes (continued)

- **Urban Community:** “[L]et every man live in the city for this is the city of Zion.”
- **Compact Urban Design:** “When the square is thus laid off and supplied, lay off another in the same way, and so fill up the world in the last days.”

City of Zion Plat Margin Notes

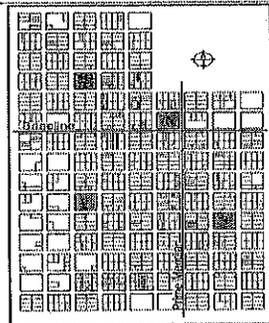
- **Size:** 1.5 square miles
- **Configuration:** Divided into a European-style square grid pattern with 2,600 one-half acre lots
- **City Center:** New England style town center for temples, schools and businesses
- **Street Widths:** Four main arterial streets (132-feet); Other streets (83-feet)

Nauvoo Plat





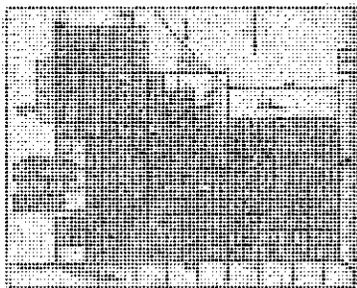
1847 Salt Lake City Plat



Physical Configuration of the City of Zion

1. *Compact Design*
2. *1½ Square Mile, Grid Layout*
3. *Urban Village Design*
4. *Buffer of Agricultural Lands*

1865 Salt Lake City Plat



Lorenzo Snow 1877

"Our present experience is a very needful one.... As knowledge and efficiency are obtained gradually, we may expect that the experience that we are getting now in **learning how to build up cities** in our present condition, conforming as near as possible to the holy order of God, is in order to prepare us by and by to... build up cities and temples to the name of the Most High, upon which His glory will descend."



John Taylor on Compact Communities

"In all cases in making new settlements the Saints should be advised to gather together in villages as has been our custom from the time of our earliest settlement in these mountain valleys. The advantage of this plan, instead of carelessly scattering out over a wide extent of country, are many and obvious to all those who have a desire to serve the Lord. By this means the people can ... cooperate for the good of all in financial and secular matters, in making ditches, fencing fields, building bridges, and other necessary improvements.... Their compact organization gives them many advantages of a social and civic character which might be lost, misapplied or frittered away by spreading out so thinly...."

Characteristics of a Zion Community

1. *Community Collaboration*
2. *Attractive Communities*
3. *Education*
4. *Tolerance for Others*
5. *Caring for the Poor*

1. Community Collaboration

"[T]he building up of Zion is as much one man's business as another's.... Party feelings, separate interests, exclusive designs should be lost sight of in the one common cause, in the interest of the whole." **Joseph Smith**

"Let every Individual in this city feel the same interest for the public good as he does for his own, and you will at once see this community still more prosperous and still more rapidly increasing in wealth, influence and power."
Brigham Young 1856

Recollections of Visitors

"I shall never forget the first sight of this valley. It shall remain on my mind as the most beautiful spectacle I ever beheld. . . . The bridges are all good, the streets wide, and the fences very regular."

Visitor from Pittsburgh 1849



2. Attractive Communities

"Progress, and improve upon, and make beautiful everything around you.... Build cities, adorn your habitations, make gardens, orchards, and vineyards, and render the earth so pleasant that when you look upon your labors you may do so with pleasure, and that angels may delight to come and visit your beautiful locations."

Brigham Young 1860

John Muir 1877



"Most of the houses are veiled with trees, as if set down in the midst of one grand orchard.... [Homes] are set well back from the street, leaving room for a flower garden, while almost every one has a thrifty orchard at the sides and around the back. The gardens are laid out with great simplicity, indicating love for flowers by people comparatively poor.... In almost every one you find daisies, and lilac bushes, and rows of plain English tulips. Lilacs and tulips are the most characteristic flowers, and nowhere have I seen them in greater perfection."



George A. Smith 1856

"The plan of Zion contemplates that the earth, the gardens, and fields of Zion, be beautiful and cultivated in the best possible manner."



3. Education

"The farmer and his family, therefore, will enjoy all the advantages of schools, public lectures and other meetings. His home will no longer be isolated, and his family denied the benefits of society, which has been, and always will be, the great educator of human race; but they will enjoy the same privileges of society, and can surround their homes with the same intellectual life, the same social refinement as will be found in the home of the merchant or banker or professional man."

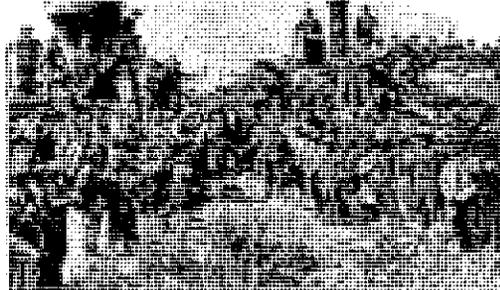
Joseph Smith

4. Tolerance for Others

"Into whatever neighborhood you go throughout these valleys in the mountains, amid the great variety of nationalities, with all their different habits and traditions, you find the warmest affection pervading the people...."

Brigham Young 1860

May 10, 1869 Promontory Point



5. Caring for the Poor

"The earthly means which we have been enabled to gather around us is not ours, it is the Lord's, and he has placed it in our hands for the building up of his kingdom and to extend our ability and resources for reaching after the poor...."

Brigham Young 1863

POPULATION SHIFT

- Between 1870 and 1890, Salt Lake City's non-Mormon population grew twice as fast as the Mormon population.
- By 1890 about one-half of Salt Lake City's 45,000 residents were not Mormons.
- In 1880 there were zero real estate developers in Utah.
- By 1888 there were 75 real estate developers.

6. Conservation of Natural Resources

"There is only so much property in the world. There are the elements that belong to this globe, and no more.... [A]ll our commercial transactions must be confined to this little earth and its wealth cannot be increased or diminished. * * * But that moment that men seek to build up themselves ... and seek to hoard up riches, ... proves that their hearts are weaned from their God; and their riches will perish in their fingers, and they with them."

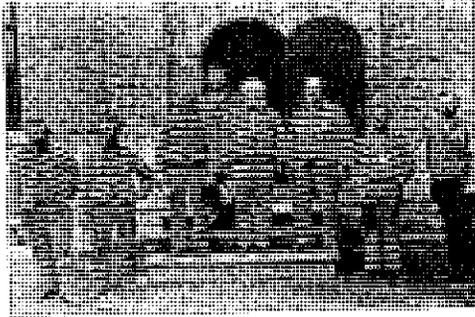
Brigham Young -- 1870, 1879



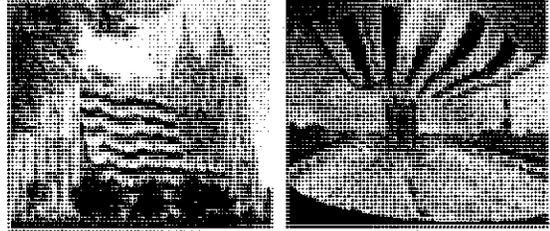
George O. Cannon's Lament 1889

"We have been called to gather, not to scatter; we have been called by the Lord to build up Zion -- to beautify the waste places... not to spread out all over creation and become so thin and so weak that there is no strength or power with us... We should concentrate ourselves and combine our efforts, and not look to the ends of the earth and see how much is going to waste that we are missing.... [T]here are a great many people who seem to have that idea in earnest, and because there are large tracts of land of which they hear in remote valleys they are anxious to strike out and take possession for fear that somebody else will get them. This is not wise. Let us be governed by wisdom in our movements. That is the way to build up Zion. It is not by scattering abroad or attempting to grow faster than our strength.... We can grow fast enough right along here in these valleys which are already occupied, by making use of the facilities within our reach."

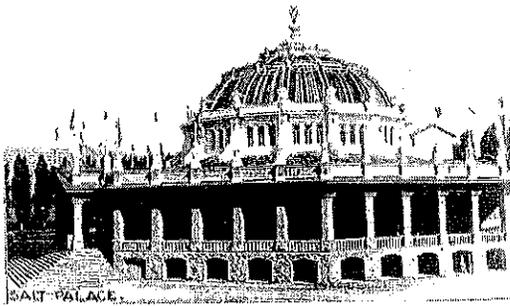
Edmunds-Tucker Act of 1887



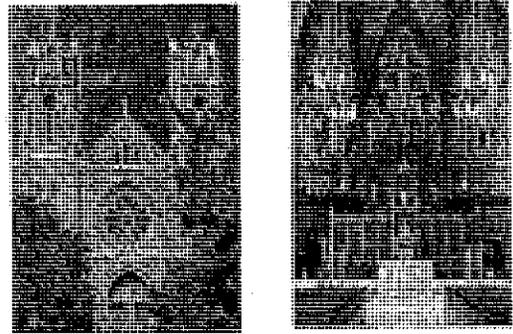
Temple Square Statehood 1896



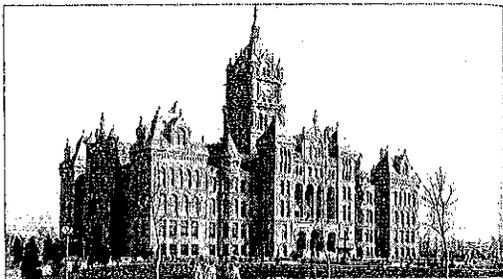
Salt Palace 1899-1910



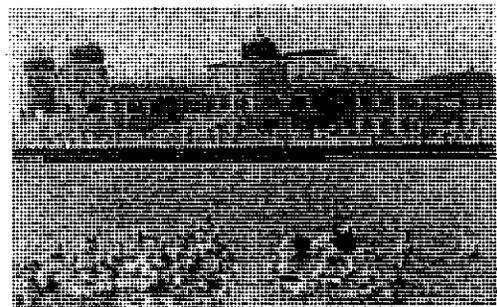
Cathedral of the Madeleine 1909



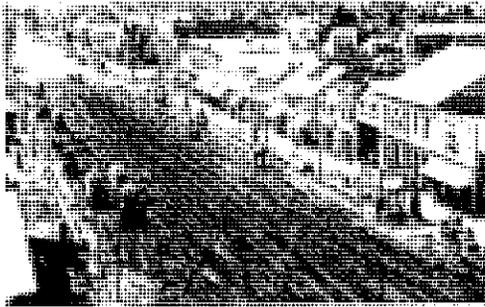
City County Building 1894



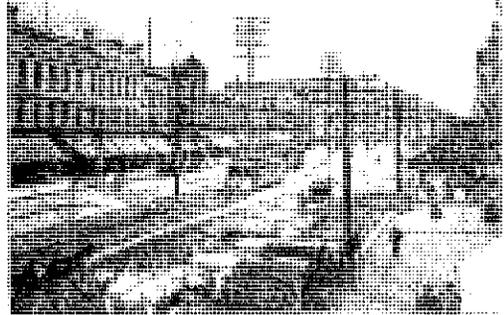
Saltair 1893



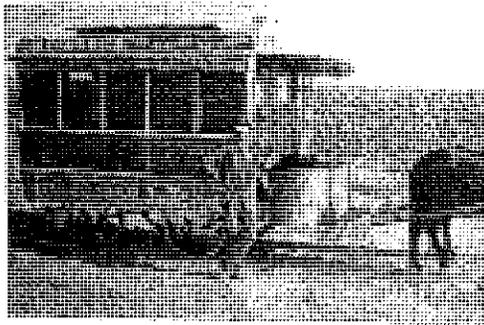
Wide Streets



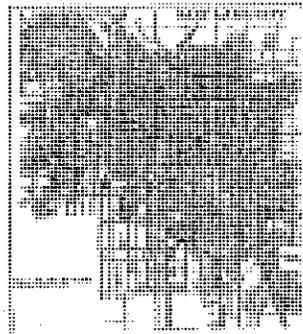
Salt Lake City Main Street Trolley 1902



Mule Drawn Trolley Car 1879



SALT LAKE TROLLEY SYSTEM



SUCCESS OF EARLY TRANSIT

- By 1888, the Salt Lake City Street Railway Company had twenty-one mule and horse-drawn trolleys covering approximately 14 miles of track.
- In 1889, Salt Lake completed construction of the second electric street car system in the nation.

Bamberger Railroad Interurban System

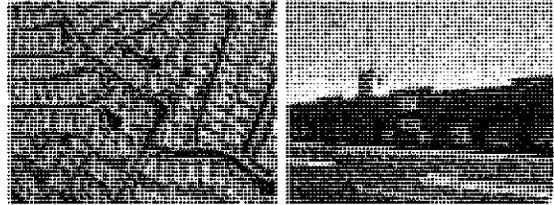


DEMISE OF MASS TRANSIT

In 1941 the last streetcar in Salt Lake City was decommissioned



Auto-Dependent Development



ANTI-TRUST CONVICTIONS

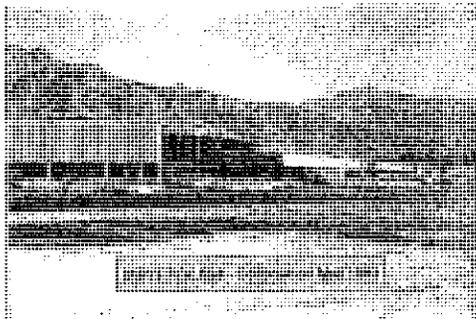
In 1947, the U.S. Supreme Court ruled against a consortium of automobile, tire, and oil companies prosecuted under the Sherman Anti-Trust Act for dismantling the mass transit systems of Salt Lake City and **forty-three other cities located in sixteen states** in order to gain a monopoly on transportation.

United States v. National City Lines, Inc., 334 U.S. 575, 556 n.3 (1947).

JUDGMENT OF SOME

MODERN OBSERVERS

Auto-Dependent Development



HISTORIAN CHARLES S. PETERSON 1979

"Whether in the satellite communities or the large centers of the Wasatch Front the problems of urban sprawl and industrialization are very much with Utahns today. Prime farm grounds are devoted to parking lots and subdivisions. Pollution and many of the social problems that attend urban growth are part of the scene."

HUGH NIBLEY 1989

"Come with me down into the valley, where the Saints once converted the plain into a garden - they had in mind preparing a place fit for Deity to visit and for angels to dwell in: fertile, bounteous, unspoiled by those who planted and dressed their gardens, taking good care of the land and being happy in it. Then a long tentacle started reaching down South State Street, which was then the main highway, with its brash commercial clutter and its vulgar procession of arrogant billboards.... Quickly this spread out all over the valley as freeways connected one shopping center with the next, while subdivisions wiped out the only available orchard-lands within five hundred miles, and on all sides the farms and their way of life melted away..."

How well do our cities and towns reflect the design and ideals of the City of Zion today?

Should our cities and towns reflect the design and ideals of the City of Zion?

National Geographic (Feb. 2002) "Salt Lake Valley's Leap of Faith"

"With roughly 800 homes a month sprouting along the Wasatch Front, land prices have soared. "I can't afford a piece big enough to park my car on," said Jeff [Rasmussen, a Mormon father of seven and part-time farmer in Draper]. "I hate to think they'll dump asphalt on beautiful fields that God made fertile."... Proud of their rural Mormon roots, Jeff ... fears he'll be the last of the clan able to farm, as homes replace crops across the valley. "All the development breaks my heart," says Jeff. "This is our corner of heaven."

A few facts and observations

We Enjoy Past Investments

• C.U.P. project



• Salt Lake International Airport

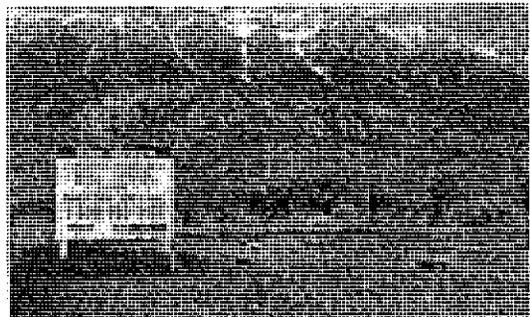
• I-15 reconstruction



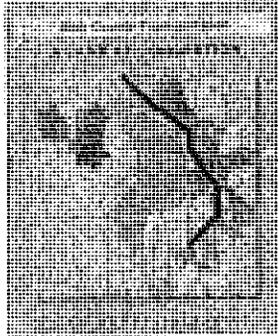
• Salt Palace



LOSS OF PRIME AGRICULTURAL LANDS 600 ACRES EACH YEAR



PAINFUL RECOGNITION

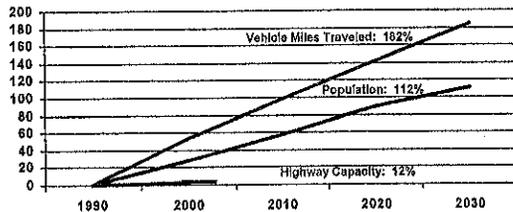


TRANSPORTATION COSTS

- Transportation costs account for 18% of all household expenses.
- Most families spend more on transportation each year than on food, education or health care.

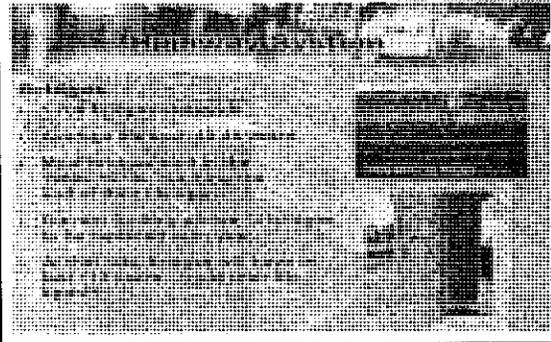
INCREASED CONGESTION

Growth in travel, population and highway capacity

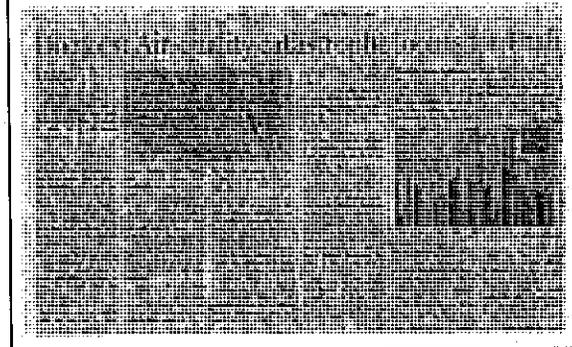


Source: WFRC, MAG, U.S. Census, GOPB, UDOT

At Risk Infrastructure



AIR POLLUTION



UTAH WATER CONSUMPTION



Mill Creek

UTAH'S PER CAPITA WATER CONSUMPTION IN 2000 WAS 293 GALLONS OF WATER PER DAY, SECOND ONLY TO NEVADA

SOURCE: USGS

UTAH'S UNINSURED ADULTS

- 12.5% of adults ages 19-64 are uninsured (182,000 people)
- 80% of these are employed
- 50% have incomes less than \$29,000 annually for a family of 4



LACK OF AFFORDABLE HOUSING

Where will our young people live?

- **Price Increase:** 167.19% since 1985
- **Recent Increase:** Top in Nation
- **Median Prices:** Salt Lake County (\$241k) Utah Cnty. (\$233k), Davis Cnty. (\$218k)
- Kelly Matthews Wells Fargo Bank "warns that Utah's high home prices are becoming out of reach of many buyers."

SOURCE: "Leading the Pack: Utah is 1st in Nation in House-Price Appreciation" Des. News (001107)

CITY OF ZION REVISITED

PHYSICAL DESIGN

Compact Design
1 1/2 Square Mile - Grid Layout
Urban Village Design
Buffer of Agricultural Lands

CHARACTERISTICS

Community Collaboration
Attractive Communities
Education
Tolerance for Others
Caring for the Poor
Conservation of Natural Resources/Environment

POVERTY IN UTAH

- **Poverty Increase in Last 5 years:** 10%
- **Child Poverty:** 12%
- **Unemployment:** Under 3%
- **Median Income:** \$47,224
- **Average monthly wage:** \$2,834, which equates to an hourly wage of \$16.67
- **Housing wage:** \$13.04 an hour for a two-bedroom apartment
- **Household income:** Increased by 89.93% since 1985

SOURCE: "Living the Dream in Utah" Salt Lake Tribune (001107)



What Is Smart Growth?

Smart Growth Principles

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

<p>CITY OF ZION</p> <p><u>PHYSICAL DESIGN</u> <i>Compact Design</i> <i>1 1/2 Square Mile - Grid Layout</i> <i>Urban Village Design</i> <i>Buffer of Agricultural Lands</i> <i>Use existing facilities</i></p> <p><u>CHARACTERISTICS</u> <i>Community Collaboration</i> <i>Attractive Communities</i> <i>Emphasis on Education</i> <i>Tolerance for Others</i> <i>Caring for the Poor</i> <i>Conservation of Natural Resources</i></p>	<p>QUALITY GROWTH PRINCIPLES</p> <p><u>PHYSICAL DESIGN</u> Compact Building Walkable Neighborhoods Mixed Use Open Space Infill Development</p> <p><u>CHARACTERISTICS</u> Encourage Stakeholders Historic Preservation Quality Education <i>Celebrate Diversity</i> Job Creation/Centers Preserve Sensitive Areas</p>
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ARE WE MAKING
PROGRESS?

Absolutely!

 **1996 National Planning Landmark Award**

"The Plat of the City of Zion, incorporated in a remarkable treatise on urban design addressed to the leadership of the Church of Jesus Christ of Latter-day Saints by Joseph Smith on June 25, 1833, guided the development of over 500 settlements in the Intermountain West, establishing a continuing commitment to the building of well-planned and culturally nurturing cities."

-  **QUALITY GROWTH PRINCIPLES**
- Local Responsibility
 - State Leadership
 - Economic Development
 - Efficient Infrastructure Development
 - Housing Opportunity
 - Conservation Ethic

 **British Eco-Town**

"The small stand-alone settlements, each containing 5,000 to 20,000 homes will be expected to have good transport links with existing towns or cities. In contrast to the high-density apartments and small units expected in other areas of the country, the new towns will have gardens, green spaces and good quality family houses rather than apartments. They are also expected to have between 30 and 50 per cent affordable housing with a mix of private, social and rented accommodation. Within the towns, shops, primary and secondary schools will all be in walking distance in an effort to reduce carbon emissions. The houses will be built using timber, solar thermal panels, double glazing, insulation and biomass boilers that do not use fossil fuels."

"Family-Friendly Eco-towns to Cut Carbon Footprint," The Times of London (July 24, 2007)

 **ENVISION UTAH**

Model Codes For Quality Growth
Professional Responsibility Alliance

QUALITY GROWTH STRATEGY

- PROTECTING AND ENHANCING OPEN SPACE AND RURAL LAND
- ENCOURAGING COMPACT DEVELOPMENT
- ENCOURAGING MIXED-USE DEVELOPMENT
- ENCOURAGING TRANSPORTATION
- ENCOURAGING AFFORDABLE HOUSING
- ENCOURAGING ECONOMIC DEVELOPMENT
- ENCOURAGING QUALITY EDUCATION
- ENCOURAGING QUALITY ENVIRONMENT

S.A.G.E.N.E.



Urban Planning Tools for Quality Growth

GREATER COLLABORATION



A FOUR COUNTY LAND-USE AND TRANSPORTATION VISION








IMPLEMENTATION STRATEGIES FOR LOCAL GOVERNMENT

The Washatch 2040 vision provides a framework for local government planning and implementation. It is a collaborative effort by the Utah Transit Authority (UTA), Utah County, Wasatch-Cache National Park, and the State of Utah. The vision is designed to guide land use and transportation decisions over the next 20 years.

Strategy 1: Develop a Local Land Use Strategy

Local government planning and implementation is essential for the success of the Washatch 2040 vision. Local governments should develop local land use strategies that are consistent with the vision and that address the unique needs of their communities.

Strategy 2: Develop a Local Transportation Strategy

Local government planning and implementation is essential for the success of the Washatch 2040 vision. Local governments should develop local transportation strategies that are consistent with the vision and that address the unique needs of their communities.

Commuter Rail

Phase 1 S.L.C. to Ogden Spring 2008
Phase 2 S.L.C. to Provo Spring 2012

Project Overview

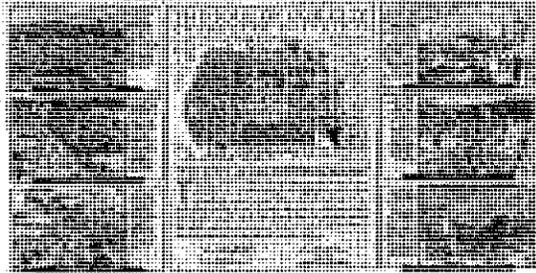
- 43-mile corridor
- Nine proposed stations
- Single track with passing sidings
- Maintenance at previous UP facility
- Diesel locomotive, push-pull



Scheduling & Operations

- Operate from 5:30 a.m. – 11:00 p.m.
- 20 minute peak / 40 minute off-peak frequencies
- Exclusive UTA track maximizes schedule flexibility

Downtown Rising Collaboration



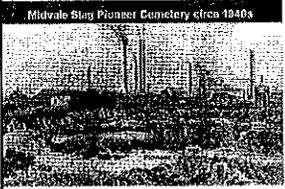




Brownfields Developments

Midvale Slag Superfund Site – Then and Now

Midvale Slag Pioneer Cemetery circa 1940s



Bingham Junction

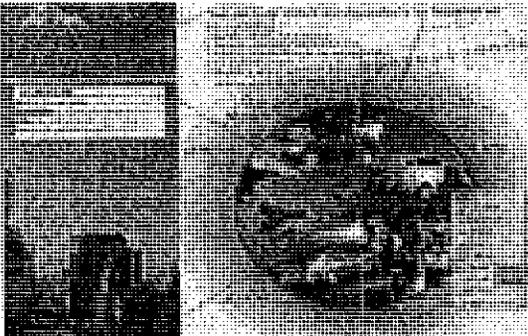


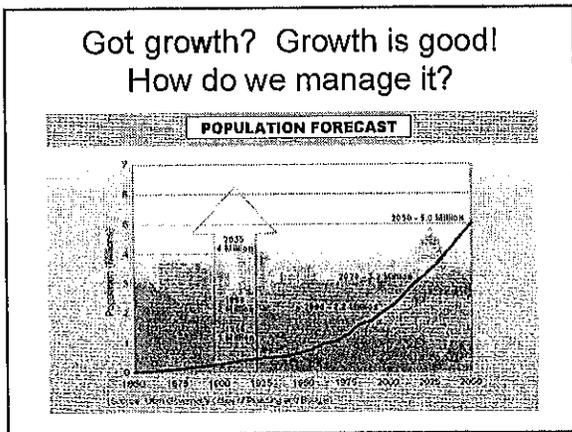
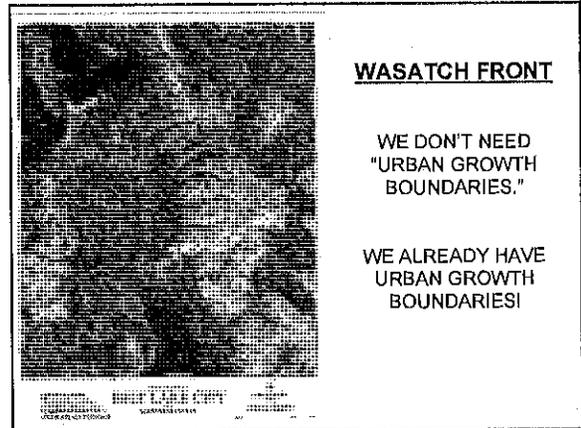
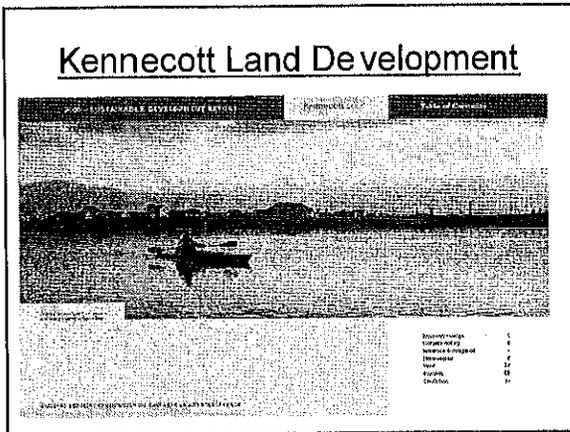
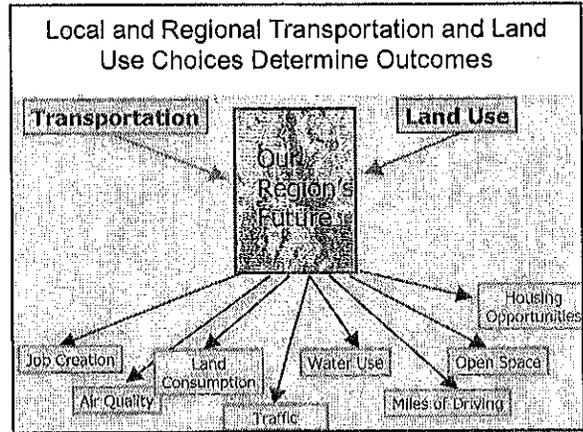
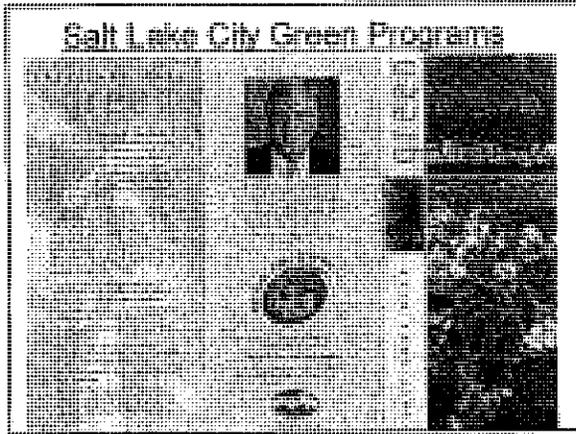
Success of TRAX




- TRAX currently adds the equivalent of one lane on I-15
- 80+ percent of residents have a favorable impression of TRAX
- More than 60% of residents used transit last year
- Ridership growing faster than population and VMT

Utah Clean Cities





Elder Steven E. Snow

"Our generation, more than any other, has the ability to irretrievably change the land. Financial rewards provide tremendous pressure to unleash our technology to reinvent our surroundings. There will be growth; change will come. But failure to care for the land on which we live means turning our backs on a heritage laid down carefully and at such great cost by our forefathers — and will leave us immeasurably poorer."

THANK YOU!

FOR COPY OF ARTICLE:

"Building Zion: The Latter-day Saint Legacy of Urban
Planning" *BYU Studies*, Vol. 44, No. 1 (2005)

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