



FIVE COUNTY NEWS FROM 'R' VIEW

VOLUME VIII NUMBER 3

JULY-SEPTEMBER, 2008

Community Development Block Grant Program FY 2009

Once again it is time to start planning for the next application cycle of the Utah Small Cities Community Development Block Grant Program. The program year 2009 will be the twenty-eighth year in which the small cities CDBG program has been administered in the state of Utah. The purpose of Community Development Block Grants is *"To assist in developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income (LMI)"*.

This program funnels allocations of federal Housing and Urban Development funds through the Utah State Division of Housing and Community Development to communities of less than 50,000 and counties of less than 200,000 in population. Since the program's inception in 1982, the CDBG program has injected over \$14 million into the region's local infrastructure, community facilities, and urgent health and safety needs.

Local projects have included water system improvements, fire stations, sewer systems, senior citizen centers, housing projects, ambulance garages, and rehabilitation of community facilities to meet the Americans with Disabilities Act. CDBG funds have also been used to foster the region's economic growth by capitalizing the regional Revolving Loan Fund, which provides supplemental financing to growing businesses. Finally, the CDBG program allows the AOG to provide extensive planning and technical assistance to eligible local governments trying to cope with community planning and zoning enforcement challenges.

The Steering Committee reviewed and approved the rating and ranking matrix for the upcoming funding cycle at their August 13, 2008 meeting. The application cycle, which begins with two "How to Apply Workshops" in September, will be for the 18-month contract period of June, 2009 through December, 2010. Applications will be due December 5, 2008, and will be submitted through the state of Utah Webgrants system. Application Policies and Procedures books will be distributed at the workshops. The back page contains "How to Apply Workshop" details.

As you begin the process, please remember some important points:

- * Projects must meet one of three "national objectives" - 1) Benefit to individuals with low or moderate incomes; 2) The alleviation of slums or blight; or 3) Urgent health and safety needs.
- * Capital Improvement projects must be included in your community's capital improvement list, as submitted to the AOG.
- * Applications other than local governments must be sponsored by a local government entity.
- * AOG staff is available to assist in the preparation of applications.
- * Communities that are not included on the HUD pre-approved LMI list should contact the AOG as soon as possible to determine if an income survey of residents is necessary.

Each year the Five County region receives an allocation based upon a statewide formula utilizing a base amount and a per capita population distribution. Last year's total regional CDBG allocation of \$811,608 was awarded to the following projects: **1) FCAOG--** Planning, Administration and Technical Assistance; **2) Escalante City--** Construction of a new fire station; **3) Iron County on behalf of Iron County Council on Aging--** New senior citizens center in Parowan (year 2 of multi-year project); **4) Cedar City on behalf of Cedar Housing Authority--** Property acquisition for construction of 18-14 units of LMI housing for elderly persons (year 1 of multi-year project); **5) Cedar City on behalf of Iron County Care & Share--** Plan development for new homeless shelter; **6) Ivins City--** Curb, gutter, sidewalk in site specific area (year 1 of multi-year project); and **7) Orderville Town--** Engineering for new fire station.

Projects must be mature - ready for timely implementation within the contract program year with secured funding commitments from other sources. In addition to the above, projects must be prioritized by the local elected officials and the region Rating and Ranking System.
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Community Development Block Grant (CDBG) Program (Continued from Page 1)

Previous CDBG Projects

Examples of some of the types of eligible CDBG project activities:

Affordable Housing Projects:

- Acquisition of Property
- New Construction
- Rehabilitation
- Relocation Expenses
- Demolition
- Site Improvements
- Development Hard Costs
- Multi-family, single family, transitional, special needs housing and homeless shelters

Community Development Projects:

- Culinary Water Improvements
- Waste Water Improvements
- Natural Gas Line Accessibility/Expansions
- Road, Street & Emergency Equipment
- ADA Accessibility for Public Buildings
- Flood Control Systems
- Rehabilitation of Slums & Blighted Areas
- Historic Preservation
- Acquisition of Property/Land
- Community & Senior Centers
- Parks, Recreation & Beautification Projects
- Public Services

Economic Development Projects:

- Revolving Loan Fund (RLF) Program
- Interim/Short-term Financing Program
- Industrial Parks & Commercial Centers
- Stimulate Private Investments

The CDBG "How-to-Apply Workshops" are open to any town, city, county, special service district or non-profit agency in the Five County region that is considering applying for CDBG funding for a community development project. (Note: all special service districts and non-profit agencies must arrange to have a city or county sponsor their project in order to be eligible to receive CDBG funding).

Jurisdictions may formally designate a third party representative (i.e., other city/county staff, consultant, engineer, or architect) to attend the workshop on their behalf. However, said designation by the jurisdiction shall be in writing. The letter of designation shall be provided to the Five County Association no later than at the beginning of the "How-to-Apply Workshop".

IMPORTANT!! See Back Page for How-to-Apply Workshop Information.



Meals on Wheels Delivery Trucks



Cedar Senior Citizen Center Expansion



Antimony Community Center



Milford Senior Citizens Center



Enterprise Medical Clinic



Hurricane City Fire Station Brentwood Area



Kanab City Library

Gary Zabriskie, Community & Economic Development Planning Manager at the Five County AOG, attends National Planning Conference

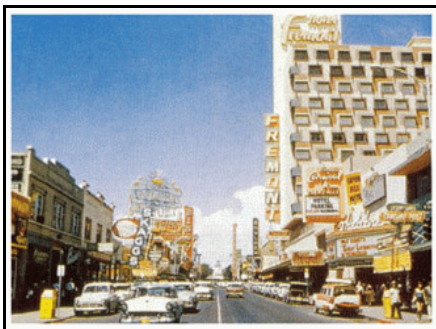


Paris & Bally's Hotels - venue for the 2008 APA National Planning Conference.

This year I had the opportunity to attend the 100th Annual National Conference of the American Planning Association (APA) held jointly at the convention facilities of Bally's Hotel and the adjacent Paris Hotel in Las Vegas, Nevada, April 27 through May 1, 2008.

The APA is a nonprofit public interest and research organization representing more than 39,000 practicing planners, officials, and citizens involved with urban and rural planning issues. Sixty-five percent of APA's members work for state and local government agencies. This year's Conference was attended by nearly 6,000 individuals from all parts of the country including professional planners, planning students, as well as citizen planners and planning officials. I have been a member of the APA since 1991.

The conference featured many choices of session tracks and I chose a primarily small town and rural track. Over the four days I attended many skill-building sessions, learned of new trends to watch in planning, as well as gathered tips on new training methods for educating planning commissioners. This



Downtown Las Vegas (circa 1950s): This is where all of the action was before the "Strip" came into being out in unincorporated Clark County.

was the first national conference I have attended and it was interesting and informative, but also eye opening. A confirmation I took away from my attendance at this

conference was that, in general, planners not from rural western states tended to be quite unfamiliar with the experiences and specific issues of the western states where our percentage of private land pales in

comparison to federal and state managed land areas along with the specific public lands issues faced here. This was a foreign concept to many and as such they brought different perspectives on many issues than those who are from this region of the country.

A session of particular interest to me that I want to share highlights of was the very thought-provoking closing-session speech on "The Urban Meaning of Las Vegas" given by Mr. Paul Goldberger, architectural critic for The New Yorker Magazine. Goldberger recognized that planners in general were somewhat ambivalent about this conference taking place in Las Vegas. He shared his perspective of the city many years ago, recalling that when flying into Los Angeles after a trip to Las Vegas, he felt he was "returning to a real world."



Architectural Critic Paul Goldberger

Mr. Goldberger described four generations of Las Vegas. The first generation was prior to the 1960s, before the advent of the Las Vegas strip, when downtown Las Vegas was the core of the city. At that time everywhere else was "out in the county."



Las Vegas of the 1960s-1970s: "...typical American commercial strip on steroids"

He described the second generation of the 1960s and '70s, with signage all oriented toward the automobile. He described The Las Vegas Strip as simply a typical "American commercial strip on steroids."



Ancient Egypt meets 20th Century Las Vegas: Theming of the entire building as the sign.

He said that generation is now all but entirely gone as the Strip exploded in scale into its third generation [during the 1980s and 1990s] when the buildings became signs themselves such as a castle, a pyramid, an imitation New York City skyline and the Paris Hotel's recreated Eiffel

Tower. According to Mr. Goldberger, each of these is an icon, in and of itself, and take the place of the giant signs. (article continues on next page)



Pedestrians walking along the Las Vegas Strip: Quite an unexpected, popular activity.

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One thing happened that was unexpected, according to Goldberger, “no one expected thousands of people walking the strip like pilgrims wandering from church to church in Rome.” Pedestrian bridges needed to be installed to safely accommodate the many thousands of pedestrians in the auto environment that had been created.

He called it “urbanism in spite of itself.” He said “The Strip may not have been designed for walking, but people walk it, every day of the year.” Goldberger noted that this “anti-urbanism” then becomes an “urban experience after all.”



Wynn Hotel: An example of “celebrity” (designer) architecture.

The fourth generation of Las Vegas is now beginning, according to Goldberger. The third generation is over.

A new city center is now going up, with large complexes of buildings “exploiting celebrity architecture,”

Goldberger explained, continuing that he “doesn't know what they can bring to the party that is not already here.” Celebrity architecture is essentially buildings designed by world famous architectural firms. The intent is to have that firm’s name associated with a particular building, much in the same way “Rolex” is associated with a fine watch. He stated that “Las Vegas treats most things like an enormous buffet - where it can pick and choose what it brings here - and that this is now what it is doing.” He related this back to his earlier idea that Las Vegas believes it is only as good as the next thing it builds. He cautioned against this attitude, explaining that Las Vegas is “more tenuous than it thinks.” It has no place to go “when the music stops,” Goldberger said, noting that a place doesn't know its reason for being without looking to the past.

In comparing Las Vegas with other cities, Goldberger described the public realm as the most important defining part of a city. Private buildings defer to and fit within the public realm, making the whole more than

the sum of its parts. The suburbs, he noted, are opposite of this, as private buildings take precedence.

Goldberger stated that he is still not sure how conventional urban theory fits Las Vegas. It is different from other places, and it has an essence and character that can never be confused with somewhere else. He drew additional connections to other cities stating that as technology makes it less and less necessary for people to gather and as cities are becoming less the places of manufacturing, choice has become the reason for people to go to the centers of cities. Other cities are becoming more places of tourism and entertainment, Goldberger explained. “Other cities are becoming more like Las Vegas.”



An artist’s rendering of new City Center Project (currently under construction) in Las Vegas. It’s not in the center of the city and is comprised entirely of “celebrity” architecture.

While Goldberger doesn't forgive Las Vegas' shortcomings, he said it does show us what people want out of cities. “They want grandeur, excitement, novelty, stimulation, visual splendor, surprise, and to see other people,” Goldberger explained. “This is not a bad set of things to want, and other cities should think about providing these but with the nurturing things this city lacks.” “We can, even now, be learning from Las Vegas,” he concluded.

As I drove home on I-15 from the conference, out of the Virgin River Gorge and into sight of the familiar red-rock vistas of Utah’s Dixie and the recognizable structures and skyline of the place I call home, I thought to myself how much I agree with Mr. Goldberger. I too felt I was indeed “returning to the *real* world.”

I returned from the conference with a renewed hope that all of us might learn from “other places” and more importantly each of us can look within our own locale and to its past and present in order to pay honor to and respect the unique reasons our community may have for “being”. We need to leave a legacy, a sense of place, that will be there for those who come after us if, as Mr. Goldberger says, the music stops.

- Gary Zabriskie

Staff Spotlight:



Darren Janes

Hugely moving, pleasant, good looking (see picture), humane, warm and inspiring. These are none of the superlatives used to describe Darren Janes. Nevertheless, after a rigorous "eye-reading"/cross-examination session conducted by Ken Sizemore and Gary Zabriskie, Darren has joined the Five County Association of Governments.

Darren is about to embark on his career as a Community and Economic Development Planner. His duties will include: managing the Revolving Loan Fund; working as the Ombudsman for the Dixie Area Workforce Housing Affordability Committee (DAWHAC); managing the St. George City Down Payment Assistance Program (DPAP); and, working on a variety of other planning projects.

Darren was born and raised in the greater Salt Lake City metro area, but claims Bountiful, Utah as home. Darren was an athlete back in the day. He played football and basketball during high school and drew attention from several prominent universities (if by attention you mean that they ignored him completely). After graduation from Viewmont High School, he spent a couple of years demonstrating his proficiencies in: competitive eating, being a slacker, and failing as the first "Mormon rapper." Finally, after switching medication, Darren broke out.

He enrolled at Salt Lake Community College, and shortly thereafter met his wife Launee. After years of night classes (and being forced to stop watching sports), Darren received an Associate of Science Degree in General Studies w/ Plumbing Apprenticeship. After this, Darren spent several years working in the construction/development sector as a Journeyman Plumber (no, he won't help you with your plumbing project this weekend). Following this, Darren had a strange out-of-body conversation with his back wherein it was mutually decided that he would enroll in school full-time in hopes of securing a desk job. Darren graduated from Utah State University with a Bachelor of Science Degree in Marketing. Shortly after graduation Darren was accepted into graduate school at San Diego State University and received a Masters of City Planning.

Professional experience includes employment in Southern California with Jones and Stokes (land planning firm) and the City of San Diego Redevelopment Agency. Prior to joining Five County Association of Governments, Darren worked as a Planner for Wasatch County in Heber City, Utah. Darren enjoys the myriad opportunities provided through employment as a professional planner. Further, he sees the importance and value of working alongside the community in order to create/implement community and economic development planning efforts which ensure vitality and livability.

On a more personal note, Darren and Launee have been happily married since 2000. Their young family consists of 3 children (Lauren, age 7; Dawson, age 4; and Damon, age 1). Darren loves being a father and husband and immensely enjoys any time spent with family. This being said, he enjoys playing/watching any competitive sport; however, he is partial

to football and has been clinically diagnosed as a San Diego Chargers fanatic. Darren loves spending valuable work time (only joking!) discussing sports and hopes that anyone who shares similar interests will now feel free to approach in comfort.

Feel free to contact Darren anytime at: (435) 673-3548 or DJanes@fcaog.state.ut.us. He looks forward to working with and getting to know you all!



Brenda McKee grew up in Panguitch, Utah. She moved to Cedar City and attended Southern Utah University where she graduated with a Bachelors degree in Family Consumer Science. Brenda then moved to St. George in 2005, and really enjoys living here.

She likes the outdoors, being out in the trees camping, 4-wheeling, and swimming. In her free time, she also enjoys making any craft, listening to music and watching movies.

Brenda is very excited to join the team at the Five County Association of Governments.

CANSTRUCTION EVENT AT THE WASHINGTON COUNTY FAIR



CANstruction, the world's most unique food drive, successfully generated more than 5,000 cans of food for Dixie Care and Share during the recent Washington County Fair. Albertson's won the overall competition with their "Albertson's Salutes Our Troops" entry,

but this witty and wild team competition also featured entries from the Bloomington Wal-mart, Volunteer Center of Washington County, Youth Volunteer Corps, Community Garden Group (winners of the "Best Use of Labels" award), Hurricane Valley Youth Court, BSA Troop #591, St. George College 16th LDS Ward, Diamond Ridge Academy, Falcon Ridge Ranch and Five County RSVP. Several of the entries were self-sponsored, but most had sponsors including St. George Rotary Club, Watts Construction, City of St. George, Washington Wal-mart, Wal-mart Distribution Center, Tyler Hoskins Engineering, Dats Trucking and the Utah Association of Emergency Medical Technicians.

This fun event will be repeated at most county fairs around the region in the next few weeks and there is already a growing list of teams interested in being involved in next year's competition!



CDBG HOW-TO-APPLY WORKSHOPS

Thursday, September 18, 2008 - 6:30 p.m.
Five County AOG Office, Conference Room
1070 West 1600 South, Building B, St.. George, UT

Friday, September 19, 2008 - 10:00 a.m.
Panguitch City Fire Station - Training Room
40 North 100 East, Panguitch, UT

Any jurisdiction that is contemplating applying for CDBG funding must assign at least one elected official from their governing body to attend one of the two scheduled workshops, whether you are applying directly, or if you are sponsoring another entity through your jurisdiction. A representative of the "other entity" must also be in attendance with the elected official. A post card will be mailed in the first part of September reminding jurisdictions of the upcoming workshops.

Please feel free to contact our office with any questions or to obtain further details. Additional information regarding the Community Development Block Grant Program can be found on the Five County web site at: <http://www.fcaog.state.ut.us>

Please submit articles to Diane Lamoreaux via e-mail (dlamoreaux@fcaog.state.ut.us) or in writing to: P.O. Box 1550; St. George, Utah 84771-1550. For other information or services, please call (435) 673-3548 or visit our web site at: <http://www.fcaog.state.ut.us>

Steering Committee Meeting Schedule:

Wednesday, September 17, 2008, 1:00 p.m.
Beaver Co. Admin. Bldg., Conference Room
105 East Center Street; Beaver, UT

Wednesday, October 8, 2008, 1:00 p.m.
Parowan Public Library, Meeting Room
16 South Main Street; Parowan, UT

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