



2002 AZPA CONFERENCE OVERVIEW

By Steve White

I look forward to seeing each of you at this year's Annual Planning Conference in Page. For those of you that have not been to this part of the state, an awe-inspiring experience is in store. The theme of this year's conference "Expose Yourself to Nature" was inspired by the rural natural setting of Page.

I hope you make the trip to and from Page a part of your conference experience. No matter what part of the state you are coming from, you will be passing natural wonders, historic landmarks, scenic overlooks or some amazing landscape. Take a small detour and enjoy some of the places you always talk about seeing but never seem to get to. You may decide to stay a little longer and enjoy some of the activities around the Page/Lake Powell area.

The conference will start with a golf tournament on Wednesday at the Lake Powell National Golf Course. This municipal course was built in 1995 and has been rated as one of the best golf courses with green fees under \$100.00. In keeping with the conference theme, this course has some spectacular views of Lake Powell, Glen Canyon Dam and the Vermillion Cliffs. While on the course, you will find yourself enjoying the surroundings as much as the round of golf. Prizes will be given to the



winning teams with other awards for the longest putt, closest to the pin and longest drive.

If you do not feel up to par for a round of golf, come join us on Wednesday at 2:00 p.m. for the Pre-Conference Professional Development Workshop. The workshop will address three related topics which include: Developing your Planning Philosophy, Developing Planning Principles for the Arizona Planning Association, and the Top 10 Planner Gripes and Possible Solutions.

After the golf tournament and pre-conference workshop, an opening reception will be held at the Dam Bar/Gunsmoke Saloon. Located in downtown Page, this establishment will provide a fun and entertaining place to get reacquainted with old friends or mingle with others in the profession. The night will be filled with music, live entertainment and great food and drink. You may want to try your hand at some amusing games including a late night billiard tournament.

The conference will be full of fun and entertainment, but the main conference schedule will focus on the sessions. This year's conference sessions will be

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informative and educational. There will be four core tracks which include: Planning with Nature — focusing on planning issues that directly affect the environment we live in; Politics and Planning — how planners balance regulations, policies and the influences of decision-makers; Growth: Issues/Solutions — an emphasis on issues associated with our changing communities and solutions to address these changes; and Planners Potpourri — exciting planning issues, timely topics, practical planning skills and techniques that do not directly fall into the other core tracks.

On Thursday we will all gather at the conference center for this year's awards luncheon. Come and see what others in the field have accomplished to improve the places we live. We will also have the pleasure of hearing from one of the country's most respected authorities on the subject of tourism and marketing, Roger Brooks. Mr. Brooks will be our

keynote speaker and will present his concept "Tourism: The 25 Immutable Rules."

In keeping with the theme "Expose Yourself to Nature," some fantastic mobile workshops will be offered. You can take a tour of the Glen Canyon Dam, visit the Navajo Generating Station, take a hike on the Lake View Nature Trail and Riparian Area, enjoy the serenity of the Upper Antelope Canyon (slot canyon), follow the footsteps of John Wesley Powell on a float trip down the Colorado River, or take a cruise up Lake Powell to Rainbow Bridge.

A "fun bus" will be available for those interested in alternative transportation. At this point there has been little interest in riding the bus to Page. Those planning to ride the bus need to sign up immediately, so the Planning Association will be able to provide this service. If there is not enough riders, the "fun bus" will have to be cancelled.



PERSONAL WATERCRAFT BAN GOES INTO EFFECT SEPTEMBER 15TH

Glen Canyon National Recreation Area has until September 15, 2002 to complete an environmental analysis and a special regulation regarding personal watercraft use on Lake Powell. This deadline is the result of National Park Service ruling regarding personal watercraft use within the National Park Service System and a subsequent court agreement settlement with the Bluewater Network.



alternatives listed within the Draft Environmental Impact Statement. A final decision to continue, regulate or discontinue the use of personal watercraft will be based upon the findings within this statement and public comments received during this period. A preferred alternative for management will be identified within the Final Environmental Impact Statement.

As a result, Glen Canyon National Recreation Area is preparing to release a Draft Environmental Impact Statement that will analyze the impacts associated with personal watercraft use on Lake Powell. The recreation area is required by law to ensure that environmental issues and concerns are appropriately addressed within the guidelines of the National Environmental Policy Act of 1969 (NEPA). The anticipated release date of the Draft Environmental Impact Statement is September 2002.

The public will have 60 days to provide comment regarding the scientific findings and the management

Glen Canyon National Recreation Area does not anticipate completing the special regulation and environmental analysis by September 15, 2002. Therefore, Glen Canyon National Recreation Area will close personal watercraft use on September 15, 2002 and remain closed to personal watercraft use until a regulation is finalized.

The above information was provided by the Glen Canyon National Recreation Area. For more information regarding the PWC Ban please visit the GCNRA website at www.nps.gov/glca/pwcpl.htm

PAGE ARIZONA, THE CITY CREATED BY A DAM

By Steve White

Page began as a construction camp for the giant hydroelectric project known as Glen Canyon Dam and Power Plant, which was authorized by the US Congress in April 1956. A reciprocal agreement was made by the federal government with the Navajo Nation to transfer more than 17 square miles of tribal land to the Bureau of Reclamation in exchange for certain desirable lands (now the Aneth Oil Fields) in southeastern Utah. Survey work began in early 1957 to lay out the streets for the town, which was given the name of Page, after the Honorable John C. Page, the commissioner of the Bureau of Reclamation in the Franklin Delano Roosevelt administration from 1937-43. Mr. Page never saw Glen Canyon Dam nor the town named after him. He died in 1955.

Project workers first lived in a construction camp on the west side of the canyon. They traversed the half-mile wide gorge on a swinging footbridge, which was suspended 700 feet above the Colorado River. As more construction workers began to arrive daily, trailers were placed by the score in rows on Manson Mesa (the mesa on which the City of Page now stands). With the building of Glen Canyon Bridge, businesses started arriving and metal structures and portable trailers became stores. The Bureau of Reclamation furnished Butler Building type warehouses for the first school building. Across from the first school buildings the Bureau of Reclamation granted land for eleven church buildings (this area is now called church row).

On September 22, 1966, First Lady Mrs. Lyndon B. Johnson dedicated Glen Canyon Dam. After completion of the dam, the City of Page's population took a downward swing until 1970 when ground was broken for the Navajo Generating Station, a coal-fired plant east of Page on the Navajo Reservation.

By 1974 the Bureau of Reclamation removed itself from governing Page. After a popular vote of the residents, the town of Page was created on March 1, 1975, at which time Page became the second largest incorporated town in Coconino County. When the

City of Page was incorporated, the Bureau turned over all buildings and equipment to the city, including all remaining land of the original 17 square miles that had not been sold.

At about the time the city was incorporated, Lake Powell was finally reaching full pool. The focus of the city began to change from a work camp to a tourist destination as thousands of visitors were being attracted to the area by the many recreational opportunities.

Today, the City of Page is visited by over 1.5 million people a year who come to this area from around the globe to enjoy the lake and surrounding natural wonders.



ANTELOPE POINT MARINA & RESORT DEVELOPMENT PROJECT

By Steve White

A resort development is being proposed along the southern shoreline of Lake Powell at Antelope Point, approximately two miles northeast of the City of Page. The development site is within the boundaries of the Glen Canyon Recreation Area and the Navajo Nation. The proposed development will include a marina complex, lodging facilities, boat docks, dry boat storage, campground and RV Park, maintenance facilities and a cultural center complex.

A Memorandum of Agreement between the Navajo Nation and the National Park Service (NPS) was signed in 1970 and provided for the cooperation between the two entities to develop and operate additional recreational facilities on the 950-acre site. This agreement recognized the Navajo Nation's desire to develop areas contiguous to Lake Powell for recreational use and provided for cooperative planning, administration and development of such recreation sites. This project is the first commercial recreation development for the Navajo Nation on Lake Powell.

A NPS feasibility study in 1983 concluded that Antelope Point was the most feasible economic site. In 1985, the Navajo Nation and NPS proceeded with a plan for a recreational Development Concept

Plan and Environmental Assessment. This document assessed the feasibility of the development concept and alternatives and the effects of the development.

In October 2000, the Navajo Nation and NPS published a prospectus seeking proposals to develop the Antelope Point Marina and Resort Development Project consistent with the previously approved Development Concept Plan and Environmental Assessment. In February 2001, the Antelope Holdings, LLC was the only firm that responded to the prospectus and submitted a formal bid and was selected to develop and operate the proposed resort and marina.

Prior to the development of the site, an Environmental Assessment (EA) was conducted to determine the environmental impact of the project. The EA examined three alternatives for the project including the No Action Alternative (Alternative A); the proposal submitted by the developer Antelope Holdings (Alternative B); and a modification of Antelope Holdings' proposal that would reduce potential environmental consequences (Alternative C).

The National Park Service considers Alternative C as the preferred alternative. NPS indicates "Implementation of Alternative C would eliminate the off-site wastewater treatment plant thereby reducing potential impacts on cultural resources and water quality under the option to truck wastewater to the City of Page (compared to potential impacts of Alternative B). Alternative C would reduce potential impacts on water resources by eliminating the proposed pool and spa at the marina. Also, impacts on visual resources would be reduced, compared to Alternative B, by providing a larger setback and other aesthetic modifications for the dry storage along the main entry road. Alternative C would not adversely impact prime or unique farmlands, wetlands, or floodplains.

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Negligible impacts would occur on threatened or endangered species. Negligible-to-minor and adverse impacts from project construction and operations would occur on air quality, wildlife and wildlife habitat, land uses, and a low-income and minority population (the Navajo Nation). Minor and adverse impacts from project construction and operations would occur on geology and soils, water resources, vegetation, cultural resources, public safety, and waste management. Minor-to-moderate adverse impacts from project construction and operations would occur on the natural soundscape, transportation and traffic, and visual resources. Minor-to-moderate beneficial impacts from project construction and operations would occur on area employment and housing, recreational resources, and a low-income and minority community. Construction-generated impacts would be short term, and generally minor in intensity. Operational impacts would occur for the life of the project, and would range from negligible to moderate in intensity depending on the resource affected."

In August of 2002, the NPS issued the following news release:

The National Park Service has issued a Finding of No Significant Impact (FONSI) for the Antelope Point Marina and Resort Development Project. Intermountain Regional Director Karen Wade approved the FONSI based on the environmental assessment recommended by Glen Canyon National Recreation Area Superintendent Kitty L. Roberts.

Of the three alternatives considered in the environmental assessment, the approved action includes the development of a floating marina village and boat docks, dry storage for boats, campground and recreational vehicle park, resort hotel and cultural center, optional employee housing and supporting infrastructure. The preferred alternative is a modification of the selected proposal submitted by Antelope Holdings L.L.C., resulting from the solicitation for the development and operation of the resort and marina through a Concession Contract with the National Park Service and a Business Site Lease with the Navajo Nation. The proposal will reduce potential environmental consequences by implementing numerous mitigation measures designed to minimize potential effects and allow for maximum conservation of resources.

The social, environmental, and cultural impacts of this project were determined to be of minor to moderate intensity and of short-term and long-term duration. With the environmental assessment and associated compliance completed, construction at Antelope Point should begin in late 2002, pending final execution of the National Park Service Concession Contract and Navajo Nation Business Site Lease.

This project has been long in the making, but we may soon see a new development along the shores of Lake Powell.



FRIDAY MOBILE WORKSHOP: FLY FISHING AT LEE'S FERRY

Is fly fishing your real calling and planning just pays the bills? Come join your planning colleagues for a full day of fly fishing in the blue ribbon waters of Lee's Ferry on the Colorado River. We will be on the water very early Friday morning and intend on putting a froth on the river not soon forgotten. Sheer orange canyon walls, clear blue sky and elusive rainbow trout....what better way to work off the stress of the planning profession? We intend to boat up the river, but may also be able to accommodate those who would rather do the "walk in" area depending on demand. Each boat fits four people, so there is limited space available. The cost per person is \$80.00 (including boat rental and lunch/beverages) but may be less depending on the final number of participants. You must bring your own waders/boots for the day. If you do not have any waders, you may be able to rent a pair or we may be able to borrow. Please contact Jon Vlaming at 602.234.1591 to sign up or for more details.

NAVAJO GENERATION STATION – LIGHTING THE WAY

By Paul Ostapuk, Salt River Project



Located just east of Page, on the Navajo Indian Reservation, the Navajo Generating Station (NGS) is Arizona's largest coal fired electrical generating station and consistently has been one of the top ten energy facilities in the nation including all nuclear and coal fired plants. Constructed in the mid-1970s, the plant serves electrical customers in Arizona, Nevada and California.

The original purpose of the facility was to supply energy to the Bureau of Reclamation for the pumping of water for the Central Arizona Project, which delivers water from the Colorado River to agricultural areas and the Phoenix and Tucson metropolitan areas.

NGS is operated by the Salt River Project (SRP) but there are six participant owners: SRP, Los Angeles Department of Water and Power, Arizona Public Service, Nevada Power, Tucson Electric Power and the U.S. Bureau of Reclamation.

With an annual payroll of \$35 million dollars, the plant is operated by a budgeted work force of 525 permanent employees of which 55% are Native Americans. Another \$30-\$35 million dollars is circulated regionally in paid royalties, in lieu of property tax and sales tax.

The Navajo Generation Station burns sub-bituminous coal mined from Black Mesa located some 78 miles to the southeast. The Peabody Coal Company, on lands located on Navajo and Hopi Indian lands, extracts the coal. The coal is strip mined at an average rate of 400 acres per year. The overburden soil removed to uncover one coal seam is used to cover the area previously excavated. Peabody then contours and seeds the restored land to make it compatible with the surrounding land.

The Black Mesa & Lake Powell Railroad then carries coal to the Navajo Generating Station via electric train and a 50,000-volt power supply fed to the engines through a catenary overhead system. The trip from the mine takes about two hours and 40 minutes with an average speed of about 30-mph. The train runs on "ribbon rail" that is flash welded into 1,440-foot sections to help reduce noise and vibration. Electricity was chosen to transport the coal because it is clean, dependable and competitively priced.

NGS was chosen as one of the five "facilities of the year" and was featured on the December cover of *Environmental Protection* magazine. The article recognized several significant accomplishments, including the plant's zero discharge water process, the installation of new sulfur dioxide scrubbers, and the reduction of generated hazardous waste in facility processes.

ARE YOU MISSING OUT ON IMPORTANT INFORMATION RELATING TO THE FIELD OF PLANNING?

If you are not currently participating in the AzPA e-mail list serve, please consider subscribing. The list serve is used very sparingly with only pertinent information posted by member participants. Send a message requesting that you be added to the list serve to Patti King at pking830@qwest.net. Please include your full name and e-mail address. You will be issued an invitation to join and will need to accept that invitation. Full instructions for posting messages will be provided. If you have any questions, please call Patti at (602) 866-7188.



CONGRATULATIONS NEW AICP MEMBERS

By Michelle Dodds, AICP
Vice President for Professional Development

The results of the May 2002 AICP Exam have been released by the national AICP office. Twenty-one members of the Arizona Chapter have passed the AIPC Exam. Welcome and congratulations to:

Tiffany Crystal Antol
Gary Randall Burroughs
Paul G. Casertano
Anthony U. Chinyere
Scott G. Davis
Jesse Drake
Heidi Drost

Christopher Scott Fetzer
Jon M. Froke
John Joseph Guenther
Kelly G. Hall
Teresa Marie Halverson
Jeffery E. Jutte
Karen L. Keith

Dave A. Kirk
Amanda Luecker
Kathlynn O. Morris
Glenn Preston Moyer
Larry Lennie Sahr
Brian Douglas Sands
Saravana Suthanthira



NOW AVAILABLE—

The Arizona Transportation Research Center recently *published Improved Mechanisms for Stakeholder Environmental Education*, by Louis F. Cohn and Roswell A. Harris. Report no. FHWA-AZ-01-523. This report discusses the development of a videotape and companion brochure designed for use in public meetings to explain ADOT's noise policy and related issues important to highway projects in Arizona. Copies of the report are available online at: <http://www.dot.state.az.us/ABOUT/atrc/Publications/SPR/AZ523.pdf> and http://www.ntl.bts.gov/Reports/AZ_523.pdf

Government agencies and educational institutions may request free paper copies from the ATRC Library at the address below. For-profit enterprises may purchase paper copies for from ADOT's Engineering Records Section. Ordering information is available at their web site: <http://www.dot.state.az.us/ABOUT/engrecs/index.htm>

Library
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206 S. 17th Ave. #075R
Phoenix, AZ 85007
Voice: 602.712.3138
Fax: 602.712-3400

FLY FISH THE COLORADO RIVER

Anyone interested in enjoying a day of fly fishing on the Colorado River, Please contact Jon Vlaming at (602) 234-1591.

PROFESSIONAL DEVELOPMENT WORKSHOP AVAILABLE ON VIDEOTAPE

If you missed the July 31, 2002 professional development workshop, "Raising the Bar on Commercial Development," you haven't missed out.

The association arranged to professionally videotape the workshop in an effort to make professional development opportunities available to those members who aren't able to attend the workshops offered.

An order form can be downloaded from the association's website (azplanning.org). The form is located on the home page. Complete the form and fax it to (602) 789-9126 with credit card payment information. If paying by check, mail the order form with your check to the Arizona Planning Association at 10410 N. 31st Avenue, Suite 405, Phoenix, AZ 85051.

If you have any questions, please call the association office at (602) 866-7188.

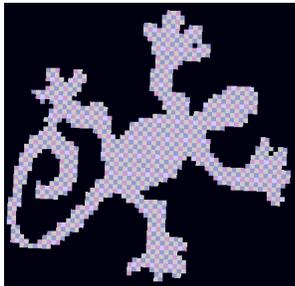


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2002 Arizona Planning Association ■ Important Dates to Remember

SEPTEMBER

13-15 Fall Leadership Meetings
 Providence, Rhode Island

25-27 AzPA State Conference
 Page, Arizona

2003

March 29 – April 2
 National Planning Conference
 Denver, Colorado

TO PUBLISH

Articles should not exceed four pages, single spaced, 12 point font, formatted in Word Perfect or MS Word. Be sure to spell check your article. Graphics are encouraged: tables and charts saved as either Excel or Lotus (*.xls or *.wk4); pictures and maps saved in bitmap, tiff or eps format (*.bmp, *.tif, or *.eps). Submissions should be e-mailed or sent on 3.5" disk to the newsletter editor, co-editor, or staff administrator. Please include your name, title, organization, phone number, and e-mail address.

