



West Virginia *PLANNER*

Summer 2002

Published by the West Virginia Planning Association

Morgantown to Host WVPA Conference

Excitement abounds as the annual conference comes to Morgantown this fall. The three-day event will take place October 12-14. Saturday's sessions will be held at West Virginia University's Erickson Alumni Center. Sessions will include opening remarks from Mayor Ron Justice, updates on the proposed enabling legislation changes, tours of the new WVU Student Recreation Center, a downtown Morgantown walking tour, and a planned "pub crawl."

Sunday morning, the activities will move to the Clarion Hotel Morgan in the historic downtown. Sessions that day include commissioner training, a slide show on principles of new urbanism, a cycling tour of the rail trail, and other exciting events. The keynote speaker will be Thomas Hylton, author of *Save our Lands, Save our Towns*, at the awards luncheon. There will be plenty of copies of his excellent book available for purchase, which Thomas will autograph immediately after his presentation.

Monday will be the final day of the conference, and there will be exciting tours of the West Virginia GIS Center, a presentation on Morgantown's award winning Main Street program, and other excellent topics.

We have reserved 40 rooms at the Hotel Morgan at a *very* special conference rate of \$84 per night, plus tax, for out of town guests needing accommodations. Don't wait to reserve your room, as the cut-off date is September 12th. Reserve now! If you are unable to get a room before the cutoff date, you will have to pay full price or stay elsewhere. The phone number for the Hotel Morgan is (304) 292-8401. Make sure you ask for the WVPA Conference Rate.

We hope to see you in Morgantown! And watch your mail for registration materials and the full conference brochure!

Inside this issue ...

- Legislative Study (p. 3)
- Updated Officer List (p. 4)
- Notes from the 2001 Conference (p. 5)
- Planners on the Move (p. 6)
- Happenings in Morgantown (p. 7)

Keller 2002 WVPA President



Perry Keller

Perry Keller is the new president of the West Virginia Planning Association. He assumed the office on December 31, 2001. He replaces Marjorie Ryan, who had served since 1998.

Keller is a life-long resident of the Kanawha Valley. He opened the Charleston office of Pflum, Klausmeier & Gehrum Consultants, Inc., now a part of Edwards & Kelcey.

President's Message

Theme Set, Plans Made, Join Us at the Conference

"Almost Heaven? Keep Planning, We'll Get There."

This is the theme for the upcoming 2002 Annual Conference in Morgantown on October 12th through the 14th. The meeting will showcase many of the new and exciting things happening in Morgantown and will feature many keynote speakers, including Thomas Hylton, author of the book *Save Our Lands, Save Our Towns*. This should be a conference that everyone will be able to bring exciting and innovating ideas back to their respective professions. Many thanks go to Jim Wood and Christopher Fletcher for putting this Conference together.

One of the highlights of the Conference will be the discussion of the proposed changes to Planning Legislation that has taken up considerable time of the Executive Committee. In particular, Marjorie Ryan and Christopher Fletcher, our new Vice President, have spearheaded efforts to move the proposed legislation forward by garnering the support of Senators Bowman and McCabe. This is important legislation that will only help West Virginia reach its full potential. More about the proposed legislation and our efforts to enlist support will be a feature of the Annual Meeting.

Planning for the future is exciting as we dream dreams and seek visions for the future of our communities and the State at large. Planners have the responsibility to inform and educate citizens and community leaders about good, sound planning practices and their long-term net benefits. In a land of scarce resource dollars, developable land and competing interests, it is our duty to make sure people realize some of the potential consequences their projects may plat in the bigger picture. So, to reemphasize the theme for the Annual Meeting – *"Almost Heaven? Keep Planning, We'll Get There"*.

I hope to see you all in Morgantown in October.

Sincerely,

Perry J. Keller

President, West Virginia Planning Association

Latest News from the AICP Commission



*V. Gail Easley, FAICP
Reg. III Commissioner*

Many of you had the opportunity to visit Chicago for the informative, highly successful, and fun APA Conference in April. In addition to interesting, timely, and educational panels and mobile workshops, planners had plenty of time for networking, informal information exchange, and enjoying the sights and sounds of Chicago. The

conference is also a time for the various committees, councils, the APA Board, and the AICP Commission to engage in business meetings for the organization. Here are some items of interest from the AICP Commission meetings:

◆ For the past few months an assessment of the AICP Ethics program (the code, advisory rulings, and procedures) has been underway by Patricia Salkin at the Government Law Center of Albany Law School. This is important work in that the Code of Ethics applies to certified planners, num-

bering nearly 14,000 members throughout the country. The charge in this assessment was to review and critique the Code of Ethics, the procedures, and the Advisory Rulings; assess the relevance and importance of the code to AICP members, audit procedures for enforcement of the code, and analyze the Ethics Committee structure and role of staff in administration of the code. The results of the assessment were presented to the Commission. In the next few months the recommendations in the report will be carefully reviewed. During this review period, members have the opportunity to provide comments and suggestions.

(See AICP, Page 8)

Legislature Studies Planning Code Changes

The 2002 West Virginia Legislative session adjourned on March 9 having adopted a Concurrent Resolution to study the major revisions proposed for the state's planning enabling legislation (WV Code §8-24). While our organization's efforts began with the introduction of Senate Bill 700 by Senator Edwin Bowman, Chairman of the Senate Government Organization Committee, the adoption of the study resolution by both houses is a major legislative victory for WVPA.

When Senate Bill 700 was originally introduced in mid-February, legal counsel to Senator Bowman's committee expressed doubt that the bill would move due to the proposed "major overhaul" of the current legislation. As a result, Senator Bowman along with Senators Bailey, Kessler, Minard, Redd, Rowe, Snyder, Wooton, Boley, Minear and Sprouse, introduced Concurrent Resolution 38 (see box on right). The resolution requests "the Joint Committee on Government and Finance conduct an interim study on county and municipal land-use planning and zoning laws and consider revisions." The resolution also requires that the Joint Committee report to the 2003 Legislature on its findings, conclusions and recommendations together with draft language to effectuate its recommendations. Additionally, the resolution provides for the expenses of this work to be paid from legislative appropriations.

Generally, when the Legislature adopts a resolution such as CR 38, legal counsel from the committee

is assigned to work on it. Meetings are scheduled during the legislative interim sessions to which key players and major stakeholders are invited. The legislation is discussed and debated in detail by proponents and opponents alike. Hopefully, the end result is a compromise bill that can be introduced at the beginning of the next regular session with little further opposition. WVPA members participated in this process when it was conducted in 2000 to study the state's annexation law. Major revisions were drafted and a bill was introduced at the beginning of the 2001 regular session when it was adopted.

If you contacted your delegate or senator to ask for their support of CR 38, please write them a personal note of thanks. Stay in touch with them and tell them you may be seeking their support throughout the year during the interim study.

The legislation is scheduled to be discussed at the August Interim Sessions. As part of this process, the WVPA is recruiting members and other planners to participate in the sessions. A core group of members will stay involved for the entire duration, but local planners will be recruited when an Interim Session is moved outside of Charleston. Even if you can attend only one such meeting, please do so. It's an interesting process to learn but even more exciting if you participate directly.

*Marjorie Ryan
Legislative Liaison
WVPA*

Senate Concurrent Resolution No. 38

(By Senators Bowman, Bailey, Kessler, Minard, Redd, Rowe, Snyder, Wooton, Boley, Minear and Sprouse)

[Originating in the Committee on Government Organization; reported February 27, 2002.]

Requesting the Joint Committee on Government and Finance conduct an interim study on county and municipal land-use planning and consider revisions to the state's planning and zoning laws.

Whereas, The infrastructure of many counties and cities within the State of West Virginia may need to be upgraded for the changing needs of populations and the future development of communities; and

Whereas, The duties and powers of local governing bodies, county and municipal planning commissions, zoning authorities and zoning appeal boards may need to be revised to address the health, safety, convenience and welfare of the population and its infrastructure needs; therefore, be it

Resolved by the Legislature of West Virginia: That the Joint Committee on Government and Finance is hereby requested to conduct an interim study on county and municipal land-use planning and consider revisions to the state's planning and zoning laws; and, be it

Further Resolved, That the Joint Committee on Government and Finance report to the regular session of the Legislature, 2003, on its findings, conclusions and recommendations, together with drafts of any legislation necessary to effectuate its recommendations; and, be it

Further Resolved, That the expenses necessary to conduct this study, to prepare a report and to draft necessary legislation be paid from legislative appropriations to the Joint Committee on Government and Finance.

2002 West Virginia Planning Association Executive Committee

PRESIDENT

Perry Keller

Edwards & Kelcey
Northgate Business Park
310 Association Drive
Charleston, WV 25311

Phone: 304-343-9600
Fax: 304-343-9600

pkeller@ekmail.com
www.ekcorp.com

WVPA MAILING ADDRESS

*Post Office Box 2537
Morgantown, WV 26502*

IMMEDIATE PAST PRESIDENT AND LEGISLATIVE LIASON

Marjorie Ryan
mryan@benatec-iba.com

VICE-PRESIDENT

Chris Fletcher
Phone: 412-323-1950
Fax: 412-323-1969
chrisf@mandl.net

SECRETARY

Beth Cade
Phone: 304-348-8105
Fax: 304-348-8042
bcade@citynet.net

TREASURER

Kim Brady
Phone: 304-243-2145
Fax: 304-243-4389
kbrady@NTTC.edu

REGION I

Manuel M. Cartelle
Phone: 304-256-1770
Fax: 304-256-1773
bha@cwv.net

REGION II

Richard Dixon, AICP
Phone: 304-696-4438
Fax: 304-696-4465
rdixon1@cityofhuntington.com

REGION III

Sandy Mellert
Phone: 304-586-0237
Fax: 304-586-0208
smellert@wvnet.edu

REGION IV

Mike Brown
Phone: 304-872-1211
Fax: 304-872-2236
recorder@summersville.org

REGION V

Donna Davis
Phone: 304- 424-8558
Fax: 304-424-8464
dspur@citynet.net

REGION VI

Rich Wood, AICP
Phone: 304-366-1045
Fax: 304-366-1047
rlw1@access.mountain.net

REGION VII

Jeff Reed
Phone: 304-462-5330
goherd99@hotmail.com

REGION VIII

Jason Simmons
Phone: 304-788-1457
Fax: 304-788-4109
Countyplanner@mineralcountywv.com

REGION IX

VACANT

REGION X

Tom Murphy
tomurp@yahoo.com

REGION XI

Duane Heck
Phone: 304-527-1878
wdheck@aol.com

EXECUTIVE SECRETARY

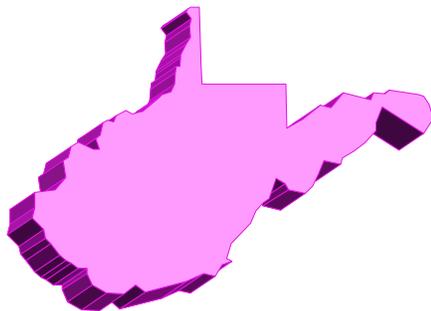
Charles W. MacQueen, AICP
Phone: 304-768-2196
Fax 304-357-0572

NEWSLETTER EDITOR

Peter Marshall, AICP
Phone: 304-293-6967 Ext. 3427
Fax 304-293-3395
hmarshall@wvu.edu

NEWSLETTER CO-EDITOR AND WEBSITE GATEKEEPER

Michael Dougherty
Phone: 304-293-6131 Ext. 4215
Fax 304-293-6954
mdoerty@wvu.edu



BENATEC ASSOCIATES

Featuring AICP-Certified Planners

- *County & Municipal Comprehensive Planning*
- *Community & Economic Development Planning*
- *Airport Master Planning/Transportation Planning*
- *Offices in WV, PA, & OH*



308 D Prestige Drive
Hurricane, WV 25526
304-757-5003

www.benatec-iba.com



2001 Conference a Big Success

More than 35 people attended the West Virginia Planning Association's conference, held Oct. 19, 2001, in Flatwoods.

What they heard were five interesting talks by three interesting speakers.

Gregory Lipscomb, AICP, is the chief planner in the Charleston office of HNTB Architects Engineers Planners. He started off the conference with a talk on "The Job Description of a Planning Commissioner." (See box below of highlights from the presentation.)

The other two speakers brought perspective from elsewhere to the Mountain State.

R. Michael Chandler talked about "Why Communities Plan" in the morning and then followed that with a discussion on "Plan Adoption." Chandler is on the National Board of Directors of the American Planning Association, representing the region that includes West Virginia. He is a professor in Agricultural and Applied Economics at Virginia Tech.

James A. Segedy, AICP, twice spoke in the afternoon. His first talk revolved around "Community Identity and Character." Then he closed the conference by letting people know, "There's Gold in Them, There Hills." Segedy is an associate professor of planning at Ball State University. He is also the Chair of the Small Town and Rural Planning Division within the American Planning Association.

The attendance was particularly encouraging at the conference, as it had to be postponed from Sept. 15 in light of the world events occurring at that time.



Mike Chandler



James Segedy

10 Steps to a Stronger Planning Commission

From the presentation by Greg Lipscomb, AICP, made at the 2001 West Virginia Planning Association Conference.

- 1) Develop, adopt, update and use bylaws
- 2) Prepare, maintain, and implement your comprehensive plan
- 3) Annually review what you are doing as a Planning Commission
- 4) Prepare and use an annual work program
- 5) Meet at least annually with your governing body to exchange ideas
- 6) Hold a public forum once a year to gauge and secure public opinion
- 7) Tell the staff what you want and need
- 8) Visit neighboring planning commissions
- 9) Orient new members promptly and provide training for veterans
- 10) Lobby for good planning:
If you don't, then who will?

*Planners on the Move***WVPA Stalwarts Take New Jobs; Association Gets New VP**

Marjorie Ryan is the new Senior Planner with Benatec Associates, a planning and engineering firm, with an office in Hurricane, Putnam County. Prior to moving to the private sector, Marjorie served as director of planning for Putnam County for nearly five years. Her new e-mail address is mryan@benatec-iba.com

Ryan plans to continue her work with other statewide organizations to update the State Planning Enabling Legislation. She stepped down as president of the WVPA at the end of 2001. During her tenure, Ryan has focused her efforts on increasing chapter membership and expanding membership services.



Marjorie Ryan

Tom Murphy, AICP recently started his new job as the Planning and Zoning Administrator for the City of St. Clairsville, Ohio. Previously, Tom held a similar position with the City of Wheeling and was also WVPA chapter Professional Development Officer. He can be reached at his same e-mail address: tomurp@yahoo.com

Greg Lipscomb, AICP has relocated to the southern panhandle of West Virginia -- a.k.a. Myrtle Beach, South Carolina. He is now employed by Chapin-Burrows, a land development company developing the Grand Dunes Resort. Previously, Greg worked for HNTB Corp. as Chief Planner for West Virginia. Greg was also WVPA chapter vice-president. Greg will retain his ties with HNTB for the time being and his e-mail address is still glipscomb@hntb.com

Chris Fletcher, AICP has taken over as Vice President of the West Virginia Planning Association. Fletcher replaces Lipscomb, who took a job in South Carolina (see above).

Fletcher, has served on City Council in Weirton since 1999 and on the city's Planning Commission since 1995. He is currently employed by the planning firm of Mullin & Lonergan Associates, Inc., in its Pittsburgh office. Prior to joining M&L in 2000, Fletcher was the Housing Resource Planner and CDBG Administrator for the City of Weirton from 1995 to February 2000.



Chris Fletcher

West Virginia Leads Nation in Sprawl Despite Little Population Gain

Statistics released last year show West Virginia led the nation in development growth per capita from 1982 to 1997.

The developed acres per capita increased 77.5 percent over that span, to 0.5431 acres per capita in 1997 from 0.3058 acres per capita in 1982. This is based upon the preliminary data from the National Resources Inventory undertaken by the Natural Resources Conservation Service of the U.S. Department of Transportation. Developed land data is for non-federal, private land only. Land cover data was not available for Alaska.

During that period, the population of the state varied somewhat according to U.S. Census counts: 1,949,644 in 1980, 1,793,477 in 1990, and 1,808,344 in 2000.

States bordering West Virginia had mixed experiences with sprawl over the same period. Pennsylvania was second with 53.6 percent growth in per capita development and Kentucky was third with 48.8 percent growth. Meanwhile, Ohio was 14th with 29.8 percent growth, Virginia 18th with 21.4 percent growth, and Maryland 26th with 17.8 percent growth.

Arizona and Nevada showed less developed land per capita in 1997 than in 1982.

West Virginia ranked 20th in developed acres per capita in 1997. Five states, led by North Dakota at 1.7977 acres per capita, had more acres developed than people. Also, the state ranked 25th at 7 percent developed. New Jersey was the most developed state – 40.8 percent.

Site of 2002 WVPA Conference

Big Things Happening in Morgantown

Morgantown Planning Director Jim Wood, AICP, is all smiles these days. While some cities across the state are struggling financially, Morgantown is experiencing what many are calling a “golden age.” Witness:

The city’s economy, as measured by Business and Occupation tax receipts, has surpassed the *\$1 billion dollar mark*. Just eight years ago, the amount was around \$200 million. And these figures do not even include the economic impact of West Virginia University or the two hospitals in the area.



In a 1998 publication by Prometheus publications, Morgantown was named the third best small city in America, and the best small city East of the Mississippi River. More recently, the Internet site Bizjournals.com named Morgantown as the No. 1 small town in America.

The area of town known as the Wharf District, a former warehouse district adjacent to the Monongahela River, has seen several tens of millions of dollars of private investment in the past few years, including the construction of a six story mixed-use building, a seven story administration building for WVU, the rehabilitation of several historic structures into law offices, restaurants, and condominiums, a private parking garage and a planned public garage, and the construction of a soon-to-be-completed 17 story Radisson hotel/conference center. The Wharf District’s adjacency to the 50-plus miles of rail-trails in the area makes it a unique draw for cyclists, pedestrians and motorists.

West Virginia University is planning to build a multi-million dollar research and development park on its former agricultural holdings.



This view of Morgantown that shows Mountain-er Field and Ruby Memorial Hospital.

(Photo from www.morgantown.com)



Three new buildings have been built in Morgantown's Wharf District along the Monongahela River in the last two years. They are (from front to back): The Pinion Building, the WVU Administration Building, and the under construction Radisson Hotel and Conference Center.

(Photo from www.morgantown.com by Sue Amos/Infinite Lens)

The city is currently engaged in a complete overhaul of its zoning ordinance, the first comprehensive amendment since the 1950s. Many *smart growth* principles are being incorporated into the new ordinance, including mixed-use zoning, urban design performance standards, TND districts and planned unit developments.

Additionally, Morgantown has been selected by the U.S. Bureau of Census as one of the newest Urbanized Areas in the Country, still growing strong.

Finally, the WVPA executive committee voted to hold the 2002 annual conference in Morgantown this Fall, to showcase all the positive things that are happening in north central West Virginia.

• AICP Commission

(Continued from Page 2)

THIS MEANS YOU. How relevant is the code to you and your work as a planner? What changes would you suggest to make it more relevant? Your comments, ideas, suggestions, and questions are invited. Please let me hear from you.

◆ The Continuing Professional Education Pilot Program is underway in the Western Central, Ohio, and New Jersey chapters. The purpose of the pilot program is to test the delivery system and identify issues that may arise in order to provide experience and information to the Commission in deciding whether to eventually enact mandatory continuing education. The pilot program began January 1, 2002, and continues for 18 months.

◆ AICP President Sam Casella identified initiatives that will be a focus of commission work in the coming year: consideration of a publication to focus on professional practice, and practice-related research; and finding a replacement for the Planners' Training Service. Alternatives

will be identified and discussed in the coming months. If you have ideas, suggestions, or questions, be sure to get in touch with me.

◆ The AICP Exam Committee reported that work is progressing to provide computer test-taking for the exam, which will allow a significant expansion in the number of test sites. This is an exciting prospect. While many details remain to be addressed, it could be implemented by 2004.

While it is often hard to see the impact of the various governance activities on your everyday roles as planners, I am sure you recognize the importance of issues such as ethics, education, and certification. These are the topics that the Commission is focused on, and your thoughts, ideas, suggestions, and questions are important. Please let me know what you think. Email or phone...I want to hear from you. And as always, thanks for your support.

*V. Gail Easley, FAICP
Region III AICP Commissioner
352-795-4920, or easleyg@aol.com*

**West Virginia Planning Association
Post Office Box 2537
Morgantown, WV 26502 USA**