

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: August 17, 2011

AGENDA ITEM: APPOINTMENTS - Appointment of Donald Adams as
Taylorsville Economic Development Director

PUBLIC HEARING REQUIRED – YES _____ **NO** X

RESOLUTION/ORDINANCE REQUIRED

ORDINANCE _____ **RESOLUTION** _____ **NONE** X

PRESENTER: Mayor Wall

ISSUE SUMMARY:

A job announcement for the Taylorsville Economic Development Director was posted on the City's website, the Utah League of Cities and Towns website, the Utah City Managers Association website, and the Utah Alliance for Economic Development website. 17 applications for the position were received. A board comprised of Council Member Dama Barbour, City Engineer John Taylor, Human Resources Manager Robin Bronson, and City Administrator John Inch Morgan met to review the 17 applications. The Board narrowed the candidate pool to seven qualified applicants. After interviewing the applicants, four of the finalists were presented to the Mayor for his final selection. One of the four applicants withdrew his application from the pool, leaving three qualified applicants for the Mayor to choose from.

After meeting with the finalists and following careful consideration, Mayor Wall has chosen to appoint Donald Adams as the Director of Economic Development. The proposed start date for Mr. Adams is August 18, 2011.

STAFF RECOMMENDATION: Approve appointment of Donald Adams as Director of Economic Development for Taylorsville

CITY ATTORNEY (Approved as to form):

N/A

ATTACHMENTS: Resume of Donald Adams

ACTION REQUIRED: Advice and Consent.

CONTACT INFORMATION: Mayor Wall; Robin Bronson

Donald Adams

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Dear Sir or Madam:

Please accept the accompanying resume as my expressed interest in applying for the Economic Development Director position for the City of Taylorsville. With over 15 years' experience in areas of municipal government operations, Economic, Community and Real Estate Development, Budget and Fiscal Responsibility, Redevelopment, Construction Management, and a Master's Degree from the University of Southern California, I consider myself well qualified to apply for the position.

I feel that my direct experience in general operations of municipal government, budget management, economic, community and real estate development, and construction management not only differentiates me from the field; but in fact, it is that diversity that makes me the best choice for the position and the City of Taylorsville. I believe that the selected project experience detailed in my attached resume illustrates how my capabilities can elevate the performance expectations of the position to a new level.

In addition to my experiences as the Aide to Mayor Wall and Economic Development Director for the City of Taylorsville (population 60,000), I have also held the Position of Director of Planning and Economic Development for the City of Riverton (population 35,000). In these positions I have had the opportunity of developing a Comprehensive General Plan for the City of Riverton and multiple specific area plans, creating Economic Development Plans, administering the Intel Economic Development Project, and implementing Redevelopment Project Areas. I have led or been actively involved in the creation of several expedited or streamlined development processes as part of an effort to foster efficient government in conjunction with economic development initiatives. These have all been in an effort to produce quality development, respect local tradition, and make for a culture conducive to economic development. I have been a leader in analyzing the cost / benefit of incoming projects and the projects' long-term impacts upon the community. I have been involved in the successful recruitment and retention of dozens of businesses and hundreds of jobs. In addition to traditional planning and economic development roles, I have been the Project Manager for multi-million dollar capital improvement projects such as the Redwood Road Mobility and Beautification Enhancement Project, the I-215 and Redwood Road Interchange Beautification, and the 12800 South Roadway Extension Project in Riverton City. The 12800 South Roadway Extension Project was the recipient of a 2002 APWA award for design and implementation.

While maintaining the traditional roles and responsibilities in economic development at the City of Taylorsville, I also have acted in a broader administrative role. Some examples of this would include acting as a liaison between the City and Utah Department of Transportation, Wasatch Front Regional Council, and the Utah Transit Authority on transportation funding, grant administration, and project planning and implementation. During legislative sessions I represent the City in committee meetings and lobbying efforts. While many of these efforts are tied closely with Utah League of Cities and Towns, often occasion calls to act independently to ensure proper coordination on County, DOT and other specialized projects, legislation, and funding sources.

With my experience in Municipal Operations, Budgeting, Economic, Community and Real Estate Development, Construction Management, and multi-million dollar budget management, I am well positioned and qualified to contribute in a significant way to the City of Taylorsville. With direct education and experience in the basic skill sets required for the position, I have a unique base of understanding and an ability to "hit the ground running." My experience and abilities in all of these areas will help the City of Taylorsville take a multifaceted, forward-thinking and effective approach to local government and program implementation, which will successfully fulfill the needs of the City of Taylorsville's administration, elected officials, and the community as a whole.

 ORIGINAL

Throughout my career I have acquired extensive communication, presentation, and negotiation skills. As an example, I have presented before City Councils, citizen groups, technical committees, and others thousands of times. I pride myself in having developed a high level of trust with both the Mayor and City Council of Taylorsville and the Riverton City Council. I have demonstrated a unique ability to get things done and have truly become the "go to guy" in City and Real Estate development ranks. Of my accomplishments I am particularly proud of the development and implementation of Comprehensive General Plans, Land Development Code re-writes and specific area plans, many of which have been among the most innovative and technically superior plans in the State of Utah. The plans have created a policy of development that will provide for the economic viability of Riverton, portions of Salt Lake County, and Taylorsville for decades to come and will help to develop communities with extraordinary amenities, designs, and opportunities for residents. All of these things are part of my approach to helping a community truly develop its potential.

I have also had the opportunity to develop residential subdivisions and retail commercial centers. These experiences along with local community and economic development positions reflect the fact that I understand development from "both sides of the table" and can deliver quality projects that make sense for a community. This somewhat unique vantage point allows me to communicate effectively with all sides when working with elected officials, developers, and citizens to develop a community with amenities, quality job and business opportunities, and retail establishments—the hallmarks of successful community.

I am enthusiastic, articulate, and hard working. I bring with me both a professional and practical approach to Local Government, Budgetary Development, Fiscal Responsibility, Community and Economic Development, Urban Planning, Project Management and a common sense approach to management. I am pleased to say that my staffs and consultant teams have also developed a high level of confidence and trust in me and in my ability to bring a project to fruition.

Certainly, a personal interview is welcomed. I would like to meet with you in person to explain how my skills and abilities could enhance the vision and mission of the City of Taylorsville. I look forward to hearing from you in the near future. Thank you for your time and consideration.

Sincerely,



Donald Adams

Donald Adams

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Objective

A position as the Economic Development Director for the City of Taylorsville.

Education

University of Utah: B.S. Urban Planning
B.S. Geography
(Emphasis in geomorphology)

University of Southern California: Master of Planning
(Emphasis in economic and real estate development)

Classes Relevant to this Position Include:

MPL

Appraisal	Office and Industrial Development	Finance
Economic Development	Planning Management	Real Estate Law
Housing and Demography	Planning and Political Economics	Redevelopment
International Development	Planning Theory	Urban Economics
Military Base Reuse	Planning and Development	

Bachelors

Applied Engineering Geology	Land Use Planning	Planning Law
Community Planning Workshop	Map Analysis and	Statistics
Environmental Conservation	Aerial Photographic Interpretation	Urban Systems Modeling
Federal Lands Planning	Physical Geography	Human Geography
Geomorphology	Planning Methods	
Urban Natural Hazards	Planning Theory	

Work Experience

Grants Manager / Aide to the Mayor

Working with the City of Taylorsville as the Grants Manager and Aide to the Mayor. Responsibilities include complete management and administration of Federal and State Grants such as Stimulus funding, EECBG, CDBG, FEMA, Department of Criminal Justice, Historic Preservation Office, etc. The position covers grants for all departments within the City. I am responsible for the application process, coordination of research, management of funds and, many times, oversight of physical construction of projects and general project management duties. I also serve as the Aide to the Mayor. I handle special projects, project management, consultant oversight, and general municipal administrative duties. I represent the City as directed by the Mayor and City Administrator at interagency and public functions. I serve as the Emergency Management Logistic Chief

Development Manager

Employed with Developers Diversified Realty as a Development Manager. Broadly the Development Manager ensures shopping center development is completed within established budget and schedule, meeting the financial goals set by DDR. I drove the process of shopping center design and layout; ensure an effective marketing package is provided to the national leasing team. I handled five or more projects with individual budgets between \$50 million and \$130 million each. My duties were to assess current or potential retail market sites, determine site layout, anchor stores, tenant mix, entitlement strategy, project schedule, and other strategic matters. I assembled and managed a team of architects, engineers, entitlement specialists and/or attorneys, site contractors, and general contractors to complete due diligence, preliminary design, and entitlement phases; I would drive the process as to timing, priorities, and procedure, which include identification and assessment of all primary obstacles to the development process. I developed and maintained proforma along with projected revenues from likely anchor

tenants. I was in charge of completing the entitlement process, which requires working with zoning, community expectations and standards, construction constraints, development agreements, shopping center design and layout, and site plan approvals.

Economic Development Director

Employed with the City of Taylorsville as the Economic Development Director. Responsibilities included complete management of all redevelopment and economic development activities for the City. These activities included, but were not limited to, business attraction, business development, special assessment districts, Redevelopment Project Areas, Economic Development Project Areas, fiscal performance analysis, and economic strategies. I fulfilled many roles in project management of major community reinvestment programs and infrastructure to aid in revitalizing local economic generators, employment centers, retail centers, and mass transit improvements. I researched and implemented marketing campaigns, strategies, and business assistance programs. In addition I handled most real estate transactions for the City.

Economic Development Director

Employed with The Downtown Alliance of Salt Lake City as the Economic Development Director. The Downtown Alliance is a non-profit organization contracting with Salt Lake City to provide economic development activities for the Downtown portion of Salt Lake City, Utah. Responsibilities included business retention programs, business recruitments, and development activities of the Salt Lake City Downtown Revitalization Plan.

Planning and Economic Development Director

Employed with Riverton City as the Planning and Economic Development Director. Responsibilities included complete management of all development activities for the City. In addition I oversaw the creation and adoption of General Plans, development codes, and land use ordinances. I provided direct oversight of current commercial and residential development activities from conceptual plan to entitlement and post construction inspection. I was also responsible for the Economic Development and Redevelopment activities in the City, including, but not limited to, business attraction, business development, special assessment districts, Redevelopment Project Areas, Economic Development Project Areas, fiscal performance analysis, and economic strategies. Departments under my direct supervision included the Planning Department, Building Department, Code Enforcement, and Economic Development Department.

Senior Planner

Employed by the Salt Lake County Planning Division. As a senior planner my responsibilities included being in charge of five planning areas in the unincorporated county and serving as a redevelopment and economic development specialist. Projects included the Cottonwood Corporate Center EDA, Magna Redevelopment, community general plans, plan amendments, site-specific feasibility analysis, and redevelopment area plan adoptions. Working closely with planning staff, the planning commission, and other county divisions, projects have been exemplary and well received by most persons.

Goals and Philosophy

I believe that community actions and services should further community goals, include citizen and stakeholder participation, and achieve a balance between development and the environment. I feel a project can be socially, politically, and economically viable without sacrificing the integrity of the community. The careful orchestration of all parties to obtain clear visions, goals, and eventual implementation of policies has been and will remain the key to success in all projects in which I am involved.

I feel that I can and will contribute significantly to your organization and its aims, because of my current and evolving knowledge of municipal management, community development, urban planning, municipal operations and services, economic development, capital project management, fiscal responsibility, public works operation, and real estate development techniques. These traits can only be accentuated by my dependable, hardworking approach, and a strong work ethic. As an employee for the City of Taylorsville, I hope to gain further knowledge and practical experience in the fields of government processes, municipal management, community development, economic development, construction management, fiscal responsibility, and public works operations in regard to both long- and short-range goals. Also as an employee I can and will contribute to the City's effectiveness and provide a user-friendly government.

Hobbies and Other Interests

I am computer literate, well-versed in the use of AutoCAD, Word Perfect, MS Excel, Power Point, and other PC programs, as well as Macintosh systems. My hobbies include golfing, water-skiing, cycling, swimming, and hiking. I feel that my diverse interests and abilities contribute to my desirability as an employee.

Select Project Experience

Nampa Gateway Shopping Center Nampa, Idaho

The Nampa Gateway Shopping Center is a 104 acre mixed use shopping center with over 975,000 square feet of retail, hotels, and ten restaurant pads. The project budget is approximately \$135 million. The tenant mix will feature Macy's, JC Penney, Sports Authority, specialty retail and other large and mid-box tenants, including Idaho Athletic Club, a hotel and restaurants. Nampa Gateway Center is well positioned to become one of the premier shopping destinations in southwest Idaho. The property will serve a trade area of more than 476,449 people living within a 15-mile radius of the center.

Redwood Road Mobility and Beautification Enhancement Project Taylorsville, Utah

Selected as the project manager, I was in charge of the \$5.5 million project from analysis, design, and construction. The purpose of the project was to increase ease of access to businesses and shopping as well as beautify the corridor to enhance the look and feel of this important business center. By increasing the Redwood Road corridors aesthetics and accessibility, businesses have been able to continue attracting customers while simultaneously reducing traffic congestion. The project has decreased delay by over 25% and encouraged redevelopment of shopping centers and big box retailers. Of special note was the ability to negotiate the dedication of approximately \$1.3 million in right-of-way to the City at no cost as well as having the Utah Department of Transportation provide approximately \$500,000 towards the construction of the project.

ICU Medical Economic Development Incentive

In early 2005, ICU Medical purchased the 750-person, 450,000 SF Hospira plant in Taylorsville. Hospira manufactured critical care medical devices, including cardiac catheters and monitoring equipment.

ICU intended to relocate manufacturing processes to Mexico and relocate 300 to 400 higher paid technical jobs from Taylorsville to California.

The initial plan was to close the Taylorsville plant and eliminate all 750 jobs in Utah. Working with EDCU and GOED, we were able to package a \$10 million EDTIF incentive package that allowed the Taylorsville plant to remain open. Some manufacturing jobs were lost to Mexico, but the higher paying jobs remained in Taylorsville and expansion of 200 + technical positions were created.

Riverton City Comprehensive General Plan Riverton, Utah

The Comprehensive General Plan was the first plan done by Riverton City that was all inclusive of the land area within the City's boundaries. The Plan's driving force was economic development and stability for the community. Based in part upon future revenue generation demands, a plan was devised which could produce one job per household, moderate residential densities, adequate sales tax revenue for future needs and a minimum of twenty percent public open space in new developments. The Comprehensive General Plan is by far one of the most advanced and well-grounded planning documents in the State of Utah.

Riverton City Economic Development Strategy and Business Plan Riverton, Utah

The Economic Development Strategy Plan and Business Plans were developed to guide the City's near term and long term goals as well as assisting the development of the General Plan. The plans provide a framework for consideration of policies and priorities and activities for the five-year period between 2001 and 2006. The plan identified strategic actions for the City to take in order to increase municipal revenue generation, job creation, and fiscal responsibility for the City's future.

12800 South Roadway Extension Project Riverton, Utah

Selected as the project manager for the 12800 South Roadway Extension Project, I was in charge of a \$5.5 million road design and construction project. This very ambitious project consisted of a .7 mile roadway constructed in the heart of Riverton City's Downtown Commercial District. The design of the road consisted of a 106-foot right-of-way composed of lush landscaped side treatment, including the creation of a meandering creek, and landscaped center medians. The project design required the acquisition of sixteen (16) properties, eleven of which were residences. I successfully negotiated the purchase of all sixteen properties within a six-week period. The intent of the corridor was to create an above average road that could highlight and complement the desired aesthetics of the downtown and generate an exciting and pleasurable shopping and commuting experience. The project was approved in March of 2001. The design and construction of the roadway was completed by mid-December of 2001.

**Redwood Road South Redevelopment Project Area
Riverton, Utah**

Located near the intersection of 12600 South and Redwood Road, this 30+ acre project area is nearing the end of its fifth year. Phase 1 of the project consisted of a grocery anchored retail center approximately 11 acres in size. Phase 2, soon to be under construction, entails the assembly of twenty-four parcels, and construction of approximately 150,000 square feet of retail development. The project's complex parcel assembly, some through the use of eminent domain, a detailed subsidy package, Right-of-way improvements on State roads, and the retail market niche have made this a most interesting and challenging project. As the head of the project for the City, my role was to attract a qualified developer, structure subsidy packages, obtain Agency financing and parcel acquisition, and assist in the development of the contract between the Agency and the development team.

**Cottonwood Corporate Center EDA
Salt Lake County, Utah**

This project includes the creation of Economic Development Area with a \$4.2 million assistance budget and total budget of \$8.2 million. The implementation of the project directly assisted a \$170 million office development and completed a \$2.6 million road improvement. Indirect effects of the project included the increased development of over \$200 million of additional office and retail development. The successful coordination of the project produces a tax increment of over \$30 million over the project life of 12 years.

**Webster School Adaptive Reuse and Magna
Economic Development Plan
Magna, Utah**

In an effort to assist community based revitalization, I have completed a detailed feasibility study and plan to allow the Magna Community Council to acquire an unused and historic school site and eventually create a self-sufficient office structure to serve social service agencies and economic development activities. The plan serves as a working document to rehabilitate the real estate, identifies leases to appropriate State agencies, and creates a community based economic development corporation. All of these uses can eventually lead to social and economic self-sufficiency for the community.

**Mill Creek Community General Plan
Salt Lake County, Utah**

The General plan for the Mill Creek Area has been divided into two areas, under staff supervision; one area was completed by a consultant; the remainder of the area was done by staff under my lead. Many innovative techniques and details, new to the Salt Lake area, were added as part of the plan. Specific area plans and transit oriented districts are a part of the

General Plan and its implementation policies, adopted in mid 1999.

**Intel EDA
Riverton, Utah**

A significant contribution to the creation of quality jobs in Riverton City and in Utah as a whole, this tax increment project is part of the 140 acre Intel Campus project. The project is often described as one of the most important and significant job creation and economic development achievements in the State of Utah. The selected site not only competed with over 10 sites in the State, but also successfully beat out several out of state locations. The development of a 1.96 million square foot research and development campus required the creation of an Economic Development Project Area to assist with the construction of required infrastructure. The \$600,000+ annual budget has enabled the City and Intel Corporation to construct improvements along 13400 South and 3600 West. In addition, infrastructure also included regional storm water channel improvements, culinary water lines, secondary water lines, improved electrical power distribution and off site road improvements. The attraction of this seven structure, 1.96 million square foot, 140-acre facility, which will employ over 8,000 persons, is proof that Riverton and the City Staff and I could deliver developable land, adequate transportation corridors, infrastructure, municipal services, knowledge and many other services required to serve the needs of major developments.

**MCAS Tustin Military Base Reuse Plan
Tustin, California**

The Tustin MCAS Reuse plan was prepared to develop ideas for the reuse of a 1,500 acre helicopter base that had several unique features, including two 180 foot high, 1000 foot long blimp hangars that are on the national historic register. Other key issues included important environmental clean up conditions and severe market constraints. The project included concept identification, planning, design, and reuse potential.

**MCAS Tustin Military Base Economic
Development Plan
Tustin, California**

The Tustin MCAS Economic Development Plan was created jointly with the reuse plan to discuss key markets and economic conditions related to the reuse of the military installation. The plan included a capacity analysis, viability analysis, and feasibility analysis. Three alternatives were developed with a preferred plan cited.

**Western Springs Specific Plan
Riverton, Utah**

In general, a specific plan is a very powerful planning and development tool that local jurisdiction and developers can use to guide community development. The specific plan provides a bridge between the General Plan and individual project submittals, in a more area-specific manner than is possible with community wide zoning ordinances. While a combination of other tools-- such as zoning and subdivision applications, conditional use permits, variances and zone changes-- in concert may do what the specific plan accomplishes, that process alone is often cumbersome and disjointed.

The Western Springs Specific Plan is a document created to guide the development of a 185-acre mixed-use project. The plan was developed as a direct response to overriding considerations in the change of land use that must develop along the Western Transportation corridor. The project consisted of residential development of 760 units ranging between 4 units per acre to 18 units per acre. A retail component of 5 acres was also included. Most importantly, the project integrated over 40 acres of park and trail space. The integration of the park space was instrumental in increasing the livability in the project and increasing the overall quality of the development. In addition to the open space, an additional 19 acres was dedicated to the City for the Western Transportation Corridor. Such a dedication helped to ensure the successful and properly planned development of a regional transportation corridor. The Western Springs Development has raised the bar in master planned communities in the southwest portion of Salt Lake County.

**Grantsville Sustainability Plan
Grantsville, Utah**

This project was a pioneering effort and the first such project to be undertaken in the state of Utah. The plan focused upon a town of 4,500 inhabitants faced with military base closure and general economic depression. The end product was a plan that contained implementation procedures to make Grantsville an economically and environmentally sustainable community. The project focused on the areas of economics, public utilities and infrastructure, transportation, land use, environmental analysis (including geology, topology, wildlife, natural and introduced vegetation, water quality, climate, and natural resources), sociology, culture, history, demographics, architecture, and design. The result of the planning effort was a comprehensive document of analysis, recommendations, funding sources, supporting governmental agencies, and implementation procedures.

**Financial Feasibility Analysis
Vista Del Arroyo Bungalows
Pasadena, California**

A financial Feasibility Analysis was prepared to look at the reuse potential and feasibility of the historic 1920's Vista Del Arroyo Bungalows. Major concerns included the age and condition of the structures, as well as surrounding land uses. A joint venture was developed to allow the CRA of Pasadena to rehabilitate the project area.

**Tire Recycling Economic Development Plan
San Bernadino, California
Evolution Group**

The Economic Development Plan for a 2-acre Tire Recycling facility in the City of San Bernadino consisted of development of an economic strategy to utilize the City's incentive zones, to develop a recycling plant that employed more than 95 permanent positions and increased exporting activities in the community.

PAGENET, Inc.

The Pagenet project consisted of obtaining land use approvals for an antenna system, which was already built without permits, and thus illegal. Services included site inventory and analysis, entitlement processing, and building permit processing. The scope of the project encompassed over 120 jurisdictions throughout California, Nevada, Arizona, and Oregon.

**Embassy Hotel Adaptive Reuse Plan
Los Angeles, California**

The Embassy Hotel Adaptive Reuse Plan was developed to analyze the financial feasibility and reuse of a historic and dilapidated structure for subsidized housing and commercial/retail/office space in downtown Los Angeles. The Plan proposed development of up to ninety (90) units of subsidized residential apartments, community-based organization education/training facilities, restoration of historic assembly space, and provision of small business incubator space.

**Doheney Village Redevelopment Plan
Dana Point, California**

In conjunction with the University of Southern California, a preliminary conceptual plan for the Doheney Village area in Dana Point, California was created to aid in adoption of redevelopment or reuse efforts. Comprehensive analysis of current land uses and trends were established. The plan provided recommendations and options for new land uses, which would alter the current trends to coincide with desired community values and needs. The study provided economic growth stimulants, general redevelopment concepts, design guidelines, funding sources, and private developer participants and dollars.

**Nuview School District Facilities Master Plan
Nuview, California**

The creation of this master plan included student enrollment projections, projections of development opportunities within the community, locations for up to seven school sites, and corresponding funding requirements. Upon adoption of this document, the District was able to proceed with plans to expand facilities to house an expanding student population and new educational programs.

**Huntington Beach Draft General Plan EIR Review
Huntington Beach, California**

Directed the Review, comment, and modification on the Draft Environmental Impact Report as it pertained to impacts upon five local school districts after the adoption and implementation of the new Huntington Beach City General Plan. The comments made within the report led to corrections and additions to the Environmental Impact Reports, and eventually, language and codes within the City's General Plan to mitigate all impacts on the districts.

Developer Impact Fee Reports

I personally completed more than twenty such reports for various school districts located throughout California. These reports analyze the current condition of school district facilities, forecast future student enrollments, project costs to house each student, and analyze the relationship between development and impacts on the District. The document fulfills California State Laws for the imposition and collection of Developer Impact Fees, as levied by school districts.

**Woods at Breckenridge
Breckenridge, Colorado**

The Woods at Breckenridge is an exclusive townhouse development consisting of twenty-five units. Working with CSA Real Estate development, I have been a part of many of the development's activities. Duties included entitlement processing, project management, material procurement, special assessment district coordination, and subcontractor coordination.

**College Park EIR
Palmdale, California**

College Park, in Palmdale, California is a large-scale master planned community consisting of over 1,000 dwelling units, golf course and a community college. Major environmental issues in the Environmental Impact Report included seismic hazards, biological concerns, public service adequacy, and land use issues. My duties included the research and preparation of the EIR sections and response to comments.

**Mandeville Canyon EIR
Brentwood, California**

Mandeville Canyon Estates is a 34 lot, 239 acre development by Coscan Davidson Homes in Brentwood California. The project consisted of 34 estate sized homes in the Santa Monica Mountains. Major environmental issues in the EIR included seismic hazards, biological concerns, grading, fire services, and aesthetics.

**Southern California Edison Property
City of Irvine**

The Edison property analysis consisted of the project feasibility and land use compatibility for the development of 3.11 acres between proposed municipal right-of-way and an Edison power line easement.

**Watts Labor Council Strategic Plan
Watts Labor Council**

The Watts Labor Council Strategic Plan consisted of developing sound planning advice for asset management of properties owned by the council and linking them to a 20 year implementation plan.

**Financial Feasibility / Redevelopment Plan
Lanzit Industrial Park
Watts Labor Council Action Committee**

The Lanzit *Industrial* Park is a 10 acre industrial property located in the City of Los Angeles. Through an owner participation agreement, the Watts Labor Council and the CRA of Los Angeles developed a revitalized industrial/manufacturing park for the community of Watts.

**TEA Group, Inc.
Cellular Tower Due Diligence Reports**

The TEA Group (PCS) due diligence reports were prepared to outline the permitting process and development standards necessary to develop wireless tele-structures within Southern California. Over 80 jurisdictions were included; planning and zoning regulations were collected and analyzed to determine proper location for cellular towers. A jurisdictional database was created to document the necessary zoning requirements and processes for each city.

Donald Adams

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References

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