

Application Form

Profile

Tippe _____ Morlan _____
First Name Middle Initial Last Name

Email Address

City of Saratoga Springs _____ Long Range Planner _____
Employer Job Title

Home Address Suite or Apt

City State Postal Code

Primary Phone

Which Boards would you like to apply for?

Salt Lake County Planning Commission: Submitted

Referred by:

Christie Hutchings

Qualifications

Please tell us about yourself.

I was born and raised in Hawaii, the daughter of a Thai immigrant and a mainlander from Ohio, and I learned a lot about community building and placemaking from a young age. I volunteered in development-related focus groups in elementary school, served on the Hawaii State Student Council in high school, and worked for now-Congresswoman Jill Tokuda when she was at the State Legislature. I knew I wanted to work in local policy and have a bigger impact in shaping the communities I am a part of, so I majored in Public Policy, Management, and Planning at USC for college. I ended up in Utah after graduating in 2010 at the height of the Great Recession and earned my MS degree in Sociology from BYU before getting my first full-time paid job as Steve Mumford's Planning Intern at Eagle Mountain City. After six months, I was hired as a Planner I at Lehi City. I learned so much about interdepartmental coordination and working with developers through Lehi's organized Development Review Process, but eventually, I made the move to Park City. I worked there for two years as I was seeking to develop my experience in more established historic districts and tourist areas. It was there that I developed my passion for building more collaboration between the business community and government/planning processes. So many strategies for placemaking and community development are taking place in tourism and economic development without planners and without local government input. My long-term career goal is to find a way to bridge that gap. When the opportunity to make the move to Senior Planner came up at Saratoga Springs, I was still living in Lehi and jumped at that opportunity. I have been promoted to the City's Long Range Planner as we continue to grow quickly, and am in the middle of a two year term as the elected American Planning Association's Utah Chapter President.

Why are you interested in serving on a board or commission?

With almost 11 years of Utah-based planning experience under my belt, I would love to get more involved in my own community, especially now that I own my own townhouse in Daybreak. I have had a broad career in planning across the state in addition to an extensive travel resume that gives me a unique perspective on planning and development issues. I'd love to spend some time serving my own community by reviewing and making decisions to help shape the development that is happening across the County.

What education, work experience, or volunteer experience do you have that applies to the board you are applying for?

Education: I studied Public Policy, Management, and Planning at USC for my undergraduate degree and Sociology with an emphasis on Community Development for my first master's degree. Work Experience: I spent 6 months as a Planning Intern at Eagle Mountain City, about 3.5 years as a Planner I and II at Lehi City, 2 years as a Planner II at Park City, and about 5 years as a Senior/Long Range Planner for Saratoga Springs. Volunteer Experience: American Planning Association leadership roles - * Utah Chapter | 2023-2024 Chapter President | 2017-2022 Assistant Professional Development Officer * Asian & Pacific Islander Interest Group | 2021-2023 Director of Membership * International Division | 2018-2020 Vice Chair. Special Projects | 2016-2018 Membership Coordinator

What unique perspectives could you bring to the board?

On top of my planning experience, I have traveled to 87 countries and all 7 continents. I have seen and experienced many places, and I love bringing ideas and examples from my travels to the table when solving planning problems. I am passionate about creative and thoughtful placemaking, and while I have thoroughly enjoyed my career so far, I am looking for more leadership opportunities in both my work and in the communities I serve.

[Morlan.Tippe.Resume.June2023_1_.pdf](#)

Upload a Resume

Demographics

Some boards and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Are you a Salt Lake County employee?

Yes No

Are you a current member of another Salt Lake County board or commission?

Yes No

Race/Ethnicity *

[REDACTED]

District *

District 2

Gender Pronouns *

She/Her/Hers

Age Range *

[REDACTED]

Languages *

English

Political Affiliation

[REDACTED]



Tippe Morlan, MS, AICP

Background: Community Development | Sociology | Tourism & Economic Development

Successful planning project manager with 10 years of progressive experience in municipal land use planning, primarily in high-growth communities in the intermountain west. Demonstrated proficiency in coordinating land use projects, training staff, and managing difficult applicants.

Planning Experience

City of Saratoga Springs | Long Range/Senior Planner

May 2019 – Present

- Develop and implement the City's Moderate Income Housing Implementation Plan and lead committee on strategies for measuring progress toward General Plan goals
- Oversee the [Wildflower Planned Community](#), a 1,202 acre master plan with 3,238 residential units and a 200 acre business park, as lead planning project manager
- Mentor and train new staff, focusing on two Planner I, one Planner II, and two consultants
- Develop infographics and documents explaining city planning to the general public
- Write development code amendments to resolve inconsistencies and clarify standards
- Coordinate the City's Diversity and Inclusion Strategy with the HR Director
- Prepare written staff reports, analyses, and presentations for public meetings and events

Park City Municipal Corporation | Planner II

February 2017 – May 2019

- Managed all City-initiated development projects, including the redevelopment of the 3-Kings Water Treatment Plant, and other current land use and historic district applications
- Represented the Planning Department on the City's Customer Engagement Committee and Risk Management Committee
- Prepared thorough staff reports and presentations for Planning Commission and City Council
- Assisted customers with land use questions and requests by phone, email, and in-person

Lehi City | Planner I - Planner II

November 2013 - February 2017

- Managed all planning/development applications, questions, and inquiries for Planning Area 2, properties between I-15 and 2300 North in City boundaries (approximately 5,000 acres)
- Developed material to educate the public on land use policy and regulation ([Planning 101](#))
- Prepared code amendments and related infographics to make land use clearer
- Assisted customers with land use questions and requests by phone, email, and in-person
- Prepared staff reports and analyses of various development projects for public meetings

Eagle Mountain City

May 2013 - October 2013

Planning Intern



Professional Affiliations

American Planning Association, AICP Member

Leadership Roles:

- **Utah Chapter** | 2023-2024 Chapter President | 2017-2022 Assistant Professional Development Officer
- **Asian & Pacific Islander Interest Group** | 2021–2023 Director of Membership
- **International Division** | 2018-2020 Vice Chair. Special Projects | 2016-2018 Membership Coordinator

Technical Skills

- Spatial Data: BlueBeam Revue, ArcMap
- Graphic Design: Canva, Piktochart
- Statistical Analysis: SPSS, Stata
- Qualitative Data Analysis: NVivo, Dedoose
- Audio: Hindenburg, Audacity, Blubrry Podcasting Suite
- Social Media: Clubhouse | [Solo Travel](#) Club Moderator, 181k Members

Publications & Presentations

- Article:* [A Passion for Planning and Social Justice](#) - *Planning Magazine* 2022
- Presentation:* [National Planning Conference](#) - Speed Share Panelist, "Planners Without Borders" 2022
- Speaker:* [TEDx Salt Lake City](#) - "Binge Travel" 2020
- Article:* [Societies Vol. 10, Issue 1](#) - Co-author, "The Manifestation of Neighborhood Effects: A Pattern for Community Growth?" 2020
- Presentation:* [National Planning Conference](#) - Panelist, Moderator "Olympic Legacy Planning" 2019
- Article:* [Interplan, July 2018](#) - "Backpacking in Bonifacio: Lessons Learned on the Road" 2018

Education

- George Washington University**, School of Business, Washington, DC 2022
Master of Tourism Administration - Sustainable Tourism Management Emphasis
- Brigham Young University**, Provo, UT 2012
Master of Science, Sociology - Community Development Emphasis
- University of Southern California**, Los Angeles, CA 2010
Bachelor of Science, Public Policy, Management, and Planning