

- Latest topics discussed by knowledgeable, articulate lawyers and planners with extensive professional land use experience.
- A variety of continuing education credits.
- Networking opportunities with other professionals.
- Interdisciplinary conversations on engaging topics.
- A chance to join in vital conversations about the future of our communities.

**For More Information, call 801 859 2255**

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Conference Registration

Full Conference \$325.00 per person \$ \_\_\_\_\_

1st Day Only \$125.00 per person \$ \_\_\_\_\_

2nd Day Only \$225.00 per person \$ \_\_\_\_\_

DISCOUNTS

\$20 Early registration prior to 10/16 \$ \_\_\_\_\_

\$20 Multiple Registration Discount \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

The Utah Land Use Institute  
999 North Washington Boulevard  
Harrisville, UT 84404

Name \_\_\_\_\_ Title \_\_\_\_\_

Email \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

Email \_\_\_\_\_

Name \_\_\_\_\_ Title \_\_\_\_\_

Email \_\_\_\_\_

Company/Agency \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_

**Payment method**

Convenient registration and payment online at [www.utahlanduse.org](http://www.utahlanduse.org).

Scan the completed registration and email it to [jeall@utahlanduse.org](mailto:jeall@utahlanduse.org)

Copy this form and send with a check payable to the Utah Land Use Institute. (Federal TIN 20-2308186)

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# THE UTAH LAND USE INSTITUTE 2017 LAND USE CONFERENCE

Oct. 24-25, 2017

Tuesday, October 24:  
**How Can Development  
Pay Its Own Way?**

Wednesday, October 25:  
**What the Other Folks  
Wish You Knew**  
*What planners wish  
developers understood  
(and vice-versa)*

**2018 at the Legislature**  
**20 years of the Ombudsman**  
**Details: [www.utahlanduse.org](http://www.utahlanduse.org)**

REALTOR Building  
230 West Towne Ridge Pkwy (9620 So.)  
Sandy, Utah

**CE CREDITS FOR:**  
Planners (AICP) - Attorneys  
Real Estate Professionals - Appraisers  
*(all credits applied for—subject to approval)*

## Our Distinguished Keynoters:

**Dr. Arthur (Chris) Nelson** was Presidential Professor of City and Metropolitan Planning at the University of Utah and is now at the University of Arizona in Tucson. Formerly at Virginia Tech and Georgia Tech, he is a Fellow of the American Institute of Certified Planners, and has achieved national recognition as a foremost commentator on land and development economics and growth management.



### Other Speakers Include:

- Bruce Baird, Attorney at Law
- Brent Bateman, Property Rights Ombudsman
- Wade Budge, Snell and Wilmer
- Jody Burnett, Snow Christensen
- Craig Call, Utah Land Use Institute
- Jonathan Call, North Ogden City
- Nicole Cottle, West Valley City
- Gary Crane, Layton City Attorney
- Chris Gamvroulas, Ivory Homes
- David Hirschi, Hirschi, Baer & Clayton
- Jodi Hoffman, Hoffman Law
- Mike Ostermiller, Northern Wasatch Realtors
- Patrick Putt, Summit County
- Polly Samuels-McLean, Park City
- Michael Shultz, State Representative
- Wilf Sommerkorn, Salt Lake County

## Professional Continuing Education Credits:

- Attorneys** Up to **Ten** hours of CLE including one hour of ethics and professionalism.\*
- Real Estate** Up to **Twelve** hours of continuing education credit.\*
- Planners** Up to **Ten** hours applied for, including essential legal credits and an ethics hour.\* Check our website for the latest info.
- Others** Materials and certificates of attendance will be available to verify your attendance if that satisfies your other professional education requirements. Because of the demands on staff time and the limited interest from past attendees, no professional credits are given for title insurance, mortgage, or other licensed professions where preapproval and official registration by the sponsoring organization is required.

*\*Approval is pending from each licensing entity involved.*

## Conference Schedule and Topics

### How Can Development Pay Its Own Way?

Tuesday Oct. 25th—Realtor Building

(Schedule and Topics Subject to Change if Circumstances Require)

**Ruminations of an Out of State Impact Fee Analyst.** Dr. Arthur (Chris) Nelson will lay out a matrix of Utah's *Banberry* case standards used nationally and then comment on their use (and abuse) in Utah, offering commentary and recommendations as an outsider (and a former insider as a Utah expat).

#### Recent Legal Developments and Leading Issues with Exactions and Impact Fees.

- The Timpanogos Special Service District is paying \$33.75 million in impact fee refunds.
- The Utah Supreme Court held that developers have no standing to challenge compliance with every aspect of the Impact Fee Act.
- The Supreme Court discussed the use of state water demand design standards as the level of service for water impact fees.
- In partial response, the legislature may consider amendments to the Impact Fee Act. Where do we go from here?

**Impact fee problems – a checklist.** What are the trouble spots to watch out for? Best practices – methodologies. When is an impact fee more trouble than it is worth?

**What other issues exist for infrastructure and coping with growth?** A perspective on exactions other than impact fees – roads, utilities, etc. Exacting water rights – ditch improvements – third party approval requirements for subdivisions.

## Important Information

### Location:

We are at the Realtor Building, our usual location, on the East frontage road off I-15 at 9620 South and 255 West. Either the 90th South or 106th South Interchange will work—just make your way to the East Frontage Road (255 West) and proceed to 9620 North.

### Time:

**Tuesday:** We start at 1 p.m. and will continue until 4:30 p.m. Light refreshments will be served.

**Wednesday:** Registration and continental breakfast will begin at 8:00 a.m. The Wednesday conference runs from 8:25 a.m. to 4:30 p.m. with breaks and a presentation during lunch. All food is complimentary, including a continental breakfast and lunch.

### Registration:

Pre-registration is encouraged. Discounts are offered for early registration as well as registrations from the same organization.

For details, maps, and updates check online at [www.utahlanduse.org](http://www.utahlanduse.org) or call (801) 859-2255

## Conference Schedule and Topics

### What We All Need to Know About Land Use

Wednesday Oct. 25th—Realtor Building

(for exact times and speakers, visit [www.utahlanduse.org](http://www.utahlanduse.org))

**The Ongoing Evolution of Land Use Regulation in Utah.** The rudimentary ordinances of the distant past are mere curiosities now as we consider how to cope with growth, sustainability, potential calamities and modern perspectives in land use regulation today. How did we get where we are and where do we go from here? Balancing individual rights and interests with public concerns.

**What Developers Wish the Local Officials Understood About Land Use Development.** A constructive conversation between the regulators and the regulated—understanding from the get go that the mutual interests in quality, efficiency, and safety are shared concerns. If you, Mr. or Ms. Developer had the ear of local officials, what would you like to tell them about the constraints and complications of building quality projects in Utah today?

**What City Leaders Wish Developers Understood About Land Use Regulation.** And, in a similar vein, what would you as a city or county planner or leader want to say to private sector land users about what it takes to manage a balanced, open, responsible and practical land use review and approval process? What suggestions do all those in the land use arena have to make the process more efficient and effective at reaching our shared public goals within the framework the legislature and appellate courts have laid down?

**Twenty Years of the Property Rights Ombudsman.** It's been two decades since the creation of the Office of the Property Rights Ombudsman. What have we learned? What works? What could stand some improvement? The staff now includes three full-time attorneys and has completed hundreds of advisory opinions, thousands of mediations, and many hours of teaching, training and advising. What is the view from both inside and outside the OPRO about its value, its effectiveness and its future?

For the Complete Schedule, including the speakers and times for afternoon break-out sessions, please visit us on line at

[www.utahlanduse.org](http://www.utahlanduse.org)

For Other Conference Questions—801-859-2255

## Conference Schedule and Topics

**Pending at the Legislature: State Incentives for Density? Other Issues for 2018.** Recent actions on Capital Hill have sparked discussions about the relative roles of local and state officials in land use regulation. Does Utah's demand for housing call out for some state involvement in incentivizing density? What other land use issues are pending this coming year?

**Has the Conditional Use Permit Outlived its Usefulness?** What was the original purpose of a CUP? Do local regulations overuse that device at times? Are there practical alternatives, and how does actual CUP practice relate to vested rights, public involvement, and local discretion in administrative matters?

**Licensing and Land Use – The Appropriate Relationship.** Can a local licensing ordinance be used to address concerns that the land use regulations cannot or should not address? What are the options for managing uses, nuisances, economic goals and social concerns via licensing? What potential pitfalls and concerns should be considered as well?

**Regulation at the Boundaries – Signs, Adult Businesses, Vapor Shops, Group Homes and Others.** If land use regulation were not complicated enough, how do local citizens, property owners and civic leaders deal with specific land uses which are also subject to state and federal rules and mandates? What recent developments must be understood going forward?

**Bonds, Sureties and Guarantees on Infrastructure for Development.** How can a community guarantee the proper completion of project improvements? What improvements should be in place before issuing a building permit? Before occupancy is allowed?

#### Speakers Include (but are not limited to):

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- Wade Budge, Snell and Wilmer
- Jody Burnett, Snow Christensen
- Craig Call, Utah Land Use Institute
- Jonathan Call, North Ogden City
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- Jodi Hoffman, Hoffman Law
- Mike Ostermiller, Northern Wasatch Realtors
- Patrick Putt, Summit County
- Polly Samuels-McLean, Park City
- Michael Shultz, State Representative
- Wilf Sommerkorn, Salt Lake County

**Limited Seating—Please Pre-Register!**