The Utah Land Use Institute
Fall Conference 2019

October 29-30, 2019

REALTOR Building
230 West Towne Ridge Pkwy
Sandy, Utah
Utah Land Use Institute Fall Conference
October 29 & 30, 2019
Realtor Building, Sandy Utah

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About the Utah Land Use Institute

The Utah Land Use Institute is a non-profit Utah corporation established to share information, provide training opportunities, and improve eminent domain and planning and zoning professions and practices in Utah.

David Hirschi, Chair
Jodi Hoffman, Vice Chair Mike Ostermiller, Vice Chair
Brent N. Bateman Wade Budge
Nicole Cottle Gary Crane
Prof. Arthur C. Nelson Wilf Sommerkorn

Craig M. Call, Executive Director
Wilf Sommerkorn, Deputy Executive Director
Jonathan W. Call, Program Director

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MATERIALS FOR THESE AND OTHER SESSIONS OF THE CONFERENCE ARE AVAILABLE ONLINE AT
WWW.UTAHLANDUSE.ORG.
SUPPLEMENTAL POSTINGS TO THE ONLINE LIBRARY WILL BE MADE DURING THE CONFERENCE.
TUESDAY, OCTOBER 29: THE ZOMBIE LOT APOCALYPSE - SUBDIVISION PROCEDURES, PRACTICES, AND PROBLEMS

1:30 p.m. Welcome – Brent Bateman, Office of the Property Rights Ombudsman, Moderator

Introductions: Panel of Experts
Jon Call, North Ogden City
Leon Day, Highterra Land Surveying
Chris Gamvroulas, Ivory Homes
Jim Kaiserman, Wasatch County
LeAnn Kilts, Weber County
Angela Price, Taylorsville City
Bill Rowley, National Title Agency of Utah, Inc.
John B. Stahl, Cornerstone Professional Land Surveys, Inc.

1:45 Case Studies from Real Life - An open discussion with panelists and audience examining a wide variety subdivision situations and problems, based upon real life experiences.

3:00 Break

3:15 Solutions and Proposed Legislation – A candid examination of proposed legislative changes, and discussion of ideas for other potential solutions to subdivision problems.

4:45 Adjourn
WEDNESDAY, OCTOBER 30 – THE GAME OF ZONES

8:25 a.m.  Welcome – David Hirschi, Chair, Utah Land Use Institute

8:30  Who is in Charge Here?  Panel Discussion – The new triumvirate of Local city councils, the state legislature and citizens at the ballot box. Who will be deciding the pivotal issues for Utah’s immediate future?

Wilf Sommerkorn, ULUI, Moderator
William A. Fischel, Dartmouth College
Arthur C. (Chris) Nelson, University of Arizona
Jodi Hoffman, Hoffman Law
Brent Bateman, Property Rights Ombudsman
Wade Budge, Snell and Wilmer

10:15  Break

10:30  Continued Discussion – Specific Topics and Who Can Best Advance the Solutions. What is the proper role of zoning regulations? More insights on housing affordability and the role of the legislature in land use controls.

Wilf Sommerkorn, Moderator
Randy Simmons, Utah State University
Dan Lofgren, Cowboy Partners
Michael Ostermiller, N. Utah Wasatch Assn. of Realtors
Rachel Otto, Utah League of Cities and Towns

11:30  Wrap Up – Audience Participation with response from panelists.

Wilf Sommerkorn, Moderator
William Fischel
Chris Nelson
Randy Simmons
Dan Lofgren

12:00  Lunch is Served
A World View of Land Use Planning. As he has traveled abroad, most recently and extensively in western Europe, Prof. David Thomas has observed and will use photos to illustrate a sampling of the land use issues in several European countries, some issues common to our land use issues and some unique. For each country discussed he will give a brief summary of how that nation assigns legal authority and responsibility for its land use planning and regulation. He will conclude with similar illustrations and summary for Vietnam, where he spent a year of his life 50 years ago, and a country that differs from the other nations discussed today in location in the world, culture and system of government.

David Thomas, BYU Law School (Emeritus)

Gravel Pits and other LULU’s – Prison, Port – Locals v. State. Here we will get into the substance of recent decisions by the legislature as well as pending legislation in the 2020 General Session. How do recent statutory changes affect your city or county? What can we expect to be the hot topics on the horizon?

Michael Ostermiller, Moderator
Jody Burnett, Snow Christiansen
Dave Kallas, The Clyde Companies
Rachel Otto, Utah League of Cities and Towns

Break-Out Sessions:

Marijuana, Vapor Shops, and Other Recent Trends. We may not yet fully understand the impact that new land uses may have on our communities. What can we expect and how should local governments prepare and adjust for newly hatched enterprises?

Nicole Cottle, West Valley City - Moderator
Adam Goers, Columbia Care
Melinda Greenwood, Murray City
Andrew Rigby, Utah Dept of Agriculture

Land Use Law Roundtable – Your Questions. Three of Utah’s most experienced land use attorneys will sit down with you to discuss informally the questions you have about land use law, including recent appellate decisions and legislation.

Brent Bateman, Moderator
Wade Budge, Snell and Wilmer
Jody Burnett, Snow Christensen
3:50  Break-Out Sessions:

**Homeowner Associations and the City – Practical and Legal Limitations.** Where is the balance between their relative roles? Can (or should) the City impose requirements on the CC&R’s? Assist in the collection of HOA fees? Should the City simply refuse to maintain any internal roads, utility lines, or other infrastructure beyond the master meter and the community gateway? Can the City enforce the development agreement against an HOA?

Gary Crane, Layton City, Moderator
Shawn Guzman, St. George City
Rich Jones, Helgelsen Houtz & Jones
Ty McCutcheon, Daybreak Communities

**Professionalism and Civility** – How are land use and real estate professionals to relate to each other and the public as they review land use applications while maintaining the highest levels of professionalism, ethics and civility? What are the best practices in dealing with citizens who join us in those conversations?

Craig Call, Utah Land Use Institute, Moderator
Carlton Christensen, Utah Transit Authority
Meg Ryan, Utah League of Cities and Towns
Matthew Wirthlin, Holland and Hart

4:50  Adjourn
Background Information – Speakers and Moderators

**Brent Bateman**

Brent N. Bateman has been the Utah Property Rights Ombudsman for a world-record-setting 4598 days. That's over 12½ years. Worldwide, no Property Rights Ombudsman has served longer (certification pending, 2020 Guinness Book of Records). Brent feels great to have reached such lofty pinnacles. Oh, and by the way, don't feel bad if you can't pronounce “ombudsman” correctly. No one can. Usually people call Brent the *Omblbsman*. He doesn't mind. It's a dumb word anyway. By the way, for fun, Brent enjoys hanging out with his Ombuddies, and driving around in his Ombuggy. At day's end, Brent will put some Ombacon on an Ombuiscut and take a nice Ombubble bath. The Ombustle of the day just melts away like Ombutter.

**Wade Budge**

Wade R. Budge is a land use and real estate lawyer with significant experience advising developers and owners in all aspects of real estate development. He has negotiated entitlements for master planned communities, industrials projects, retail centers, office buildings, subdivisions and mountain resorts throughout Utah. He also regularly represents clients in the use, acquisition and disposition of real estate projects throughout the western United States. Wade has advised developers in obtaining public incentives and using public finance tools, including tax increment financing, to facilitate new and redevelopment projects and regularly advises clients with government relations matters involving state and local governments.

**Jody Burnett**

Mr. Burnett is a shareholder with the firm Of Snow Christensen & Martineau in Salt Lake City, Utah. He received his B.S. degree from Utah State University where he graduated with academic honors and his J.D. degree from Cornell University where he was a member of the Moot Court Board. His practice emphasizes the representation of governmental entities, primarily municipalities and counties, in the area of land use planning, zoning and related constitutional and civil rights claims. He is a member of the American Bar Association and past president and former member of the Executive Committee of the Salt Lake County Bar Association. He is a Master of the Bench and past president of the Sutherland Inn of the American Inns of Court. Mr. Burnett is past president and a current member of the Board of Trustees of Utah Legal Services and also past president and a current member of the Board of Trustees of And Justice For All. While in the military, he was with the U.S. Army Judge Advocate General’s Corps.

**Craig M. Call**

Craig Call is an attorney with Anderson Call & Wilkinson in Salt Lake City and Executive Director of the Utah Land Use Institute. He was the Private Property Rights Ombudsman for the State of Utah from 1997-2007 where he assisted in the mediation and arbitration of several thousand land-related disputes. He has been a real estate broker, general contractor and attorney. Craig served four years in the Utah Legislature and on the City Council in Provo. He authored *The Utah Citizen’s Guide to Land Use Regulation* (2005), the comprehensive *Utah Law of Eminent Domain* (2008), and jointly authored the *Utah Land Use Regulation Guidebook* and the *Utah Impact Fee Handbook* and *Checklists*. He has lectured widely on land use regulation, eminent domain, property rights and dispute resolution in the U.S., as well as in
Canada and the Peoples Republic of China. Craig is a Land Use Appeals Hearing Officer for Salt Lake City and other municipalities. He was honored as the Real Estate Practitioner of the Year by the Real Estate Section of the Utah State Bar in 2018.

**Jonathan Call**

Jonathan Call is the City Attorney and City Administrator for North Ogden City. Jon is also the Program Director for the Utah Land Use Institute and participates in the editing and publishing of the Institute’s written materials. Jon graduated from Weber State University with his B.S. degree in Business Administration. Jon obtained his J.D. from Georgia State University in Atlanta Georgia where he worked as a Student Program Director for Professor Julian Juergensmeyer. Before becoming an attorney, Jon worked for several years in materials management in the healthcare industry. Jon currently lives in North Ogden with his wife Emily, dogs Ripley and Beylah, and two goats Mario and Luigi. Jon spends his spare time tinkering with home repairs, cars, and woodworking projects.

**Carlton Christensen**

Carlton Christensen serves as the full-time chair of the Board of Trustees of the Utah Transit Authority, to which he was appointed after serving five years as the Director of Regional Transportation, Housing and Economic Development for Salt Lake County. Prior to joining the County, Trustee Christensen worked as a Community Development Representative for Zions Bank. Previously he worked for 18 years in finance and accounting for both the bank and for a property management development company. He has an extensive track record of public service including sixteen years spent on the Salt Lake City Council. Mr. Christensen has also been the Chair of the Salt Lake City Redevelopment Agency and Salt Lake City Council, President of the Utah League of Cities & Towns, the President of the Associates Board for the Museum of Natural History of Utah, an ex officio member of the Salt Lake City Airport Board and Chair of the Wasatch Front Economic Development District. Mr. Christensen previously served on the Board of Shelter the Homeless and as a member of the Great Salt Lake Advisory Council. Trustee Christensen joined the Utah Transit Authority on November 1, 2018.

**Nicole Cottle**

Nicole Cottle is a well-known attorney licensed in both Utah and Wyoming. She has practiced municipal law and specializes in entitlements and real estate law. In addition to her civil municipal practice, Nicole represents private clients in the areas of legislative and government relations, development and land use, charter law, estate and business planning, and other transactional law. In 2006 Nicole started a development company with her husband and together they have developed multiple residential properties in Utah. Additionally, Nicole transitioned from Deputy City Attorney to Deputy City Manager and General Counsel for West Valley City in 2009 while continuing her private law and consulting practice. In 2010 Nicole was named the Community and Economic Development Director for West Valley City and in 2012 was named one of Utah’s Top 40 under 40 by Utah Business Magazine. Nicole sits on the State Indigent Defense Commission, the Olene Walker Housing Loan Fund Board, and the Inland Port Authority.
**Gary Crane**

Gary Crane is currently serving as City Attorney for Layton City and Morgan City. He has represented various municipalities and other public and private entities in the State. Gary’s practice has particularly focused on land use, development and real estate law. He has served on various boards and commissions and is actively involved in working on municipal legislative issues. Gary received his B.S. from Brigham Young University, his MPA from the Marriott School of Business and his J.D. from J. Rueben Clark Law School. He has regularly presented and written on a number of different municipal issues such as impact fees, subdivision law, annexation, forms of municipal government, affordable housing and many others.

**Leon Day**

Leon Day is a professional engineer and land surveyor. He operates a solo consulting business as Highterra Land Surveying in Sanpete County at Fairview, Utah. Leon has been a member of the Sanpete County Planning Commission for several years and currently is the chairman. He has a rural farming/ranching background in Sanpete and currently has a small herd of about 50 Beefalo. Leon graduated from Utah State University with a degree in Irrigation Engineering and is totally engaged in the planning and development issues of Sanpete County on many levels.

**William A. Fischel**

Bill Fischel is the author of *Zoning Rules! The Economics of Land Use Regulation*, published in 2015 by the Lincoln Institute of Land Policy in Cambridge, Mass. The book combines Fischel’s scholarship, his students’ insights, and his service on the Hanover Zoning Board to explain how zoning works and affects the American economy. Now an emeritus professor, Bill taught economics at Dartmouth College since 1973 and was also the Hardy Professor of Legal Studies. He received his PhD from Princeton and his BA from Amherst College. Fischel’s books also include *Regulatory Takings* (Harvard, 1995), *The Homevoter Hypothesis* (Harvard, 2001), and *Making the Grade: The Economic Evolution of American School Districts* (Chicago, 2009).

**Christopher P. Gamvroulas**

Chris Gamvroulas is president of Ivory Development, the land acquisition and development affiliate for Ivory Homes. Chris joined Ivory Homes in 1993 as the customer service manager and later became involved in the land development functions. Chris has been involved in the land acquisition, planning, entitlement and construction of over 20,000 home sites, and hundreds of acres of retail, industrial and commercial properties totaling nearly $1.5 billion in real estate assets. The Ivory family of companies includes Ivory Homes, Ivory Development, and Ivory Commercial Companies. Prior to joining Ivory, Chris worked in state government for eight years in several capacities including three years as Assistant Director of the Division of Business and Economic Development and five years at the Utah Film Commission. Chris completed the Harvard Business School Advanced Management Program and holds a Bachelor’s degree in Political Science from the University of Utah. In 2006, Chris was recognized as a “40 under Forty Business Leader” by Utah Business Magazine. In 2007 Chris was featured in Utah Business Magazine’s “Utah’s Most Admired Companies”, and has been a past recipient of the Salt Lake Home Builders Association “President’s Award for Outstanding Achievement”. Chris has also been recognized by the Salt Lake Chamber as their annual Chamber Champion award for
2016. Chris has served in leadership positions on the boards of various community and civic groups including the National Association of Homebuilders Build-PAC, Chair of the Salt Lake City Redevelopment Agency Advisory Committee, Executive Committee of the Salt Lake Chamber Board of Governors, President of the Utah Property Rights Coalition, Advisory Board of the College of Social and Behavioral Science at the University of Utah, Vice President of the Board of Trustees of the Greek Orthodox Community of Greater Salt Lake, and as Past Chair of the Better Business Bureau of Utah.

Adam Goers
Adam Goers develops Columbia Care’s new market strategies and leads their public affairs communications and external affairs activities. Columbia Care operates one of the largest portfolios (14 U.S. states/jurisdictions + the EU) of highly regulated, licensed medical cannabis product development, research, manufacturing and dispensing operations in the United States. The company produces industry leading pharmaceutical quality products and has research and clinical partnerships with top academic and medical institutions including; Columbia University, the Dana-Farber Cancer Institute and Mount Sinai Hospital. Adam serves as chairperson of the New York Medical Cannabis Industry Association, chairperson of the Virginia Medical Cannabis Coalition and is a board member of the national Cannabis Trade Federation. In those roles Adam helps advocate for a safe and inclusive industry. Adam was a long-time Senior Advisor to then Governor O’Malley of Maryland as well as a Advisor to the Democratic Governors Association. Amongst others, he worked for then Governor Tim Kaine and Senator Hillary Clinton. Adam earned an MBA from The Wharton School at The University of Pennsylvania and received his B.A. in Political Science and Economics from Colorado State University. He is passionate about history and is an appointee of Governor Terry McAuliffe to the Virginia State Historical Records Board. He lives in New York City.

Melinda Greenwood
Melinda Greenwood was appointed to serve as the Community & Economic Development Director for Murray City in January of 2019. In this role, she oversees planning and zoning, business licensing, building permits, economic development and serves as the Deputy Executive Director of six redevelopment areas. In 2017-2018, Melinda worked as a Senior Project Manager for Jacques & Associates, a consulting firm which specializes in public involvement and strategic communications. In that role, she was successful communicating with the public on several large-scale projects for UDOT, the UTA, Salt Lake City, Ogden City and many others. Melinda served as the City Administrator for Pleasant View, UT for five years, and held many roles in that community as it was such a small organization. Prior to that, she spent two years living in Moab, working for Grand County as their County Council Administrator. Earlier in her career, she worked in Casa Grande, AZ and Chandler, AZ and spent several years working for the State of Utah in youth corrections programs. Melinda holds a Master’s Degree in Public Administration, a Bachelor Degree in Criminal Justice and Psychology, and has nearly twenty years in combined government experience. Melinda and her husband Eric, enjoy all outdoor activities especially mountain biking, camping and hiking. They include their two dogs Flynn and Fig, both Soft Coated Wheaten Terriers, in all aspects of their adventures.
Shawn Guzman
Shawn Guzman was born and raised in Modesto, California. He graduated from the University of Utah with a degree in Regional and Urban Planning and received his J.D. from the BYU J. Reuben Clark law school where he was elected President of the Student Bar Association and given the Faculty Award for Meritorious Achievement and Distinguished Service. He worked for two years at a law firm in Utah County focusing mainly on municipal law. In 1997 he was hired as the Loss Prevention Manager at the Utah Association of Counties working with the Utah Association of Counties Insurance Mutual. In 2000 he was appointed Director of the Utah Association of Counties Insurance Mutual. In 2002 he was appointed City Attorney for the City of St. George and continues in that position today. Shawn has served on the Springville City Board of Adjustment and on the Springville City Planning Commission, where he served two years as Chairman. He also has served as President of the Utah Municipal Attorneys Association and is on the Legislative Policy Committee for the Utah League of Cities and Towns. He is active in his community and has served on the boards for Art Around the Corner and the St. George Book Festival, which he co-founded with Doug Alder. He also serves as a Trustee for Intermountain Health Care’s Dixie Regional Medical Center located in St. George, Utah. He is married to Suzanne Gustaveson Guzman and they are the parents of five children.

David P. Hirschi
David Hirschi is a manager and owner of Hirschi Baer & Clayton, PLLC. His practice emphasizes general business organization formation, business strategies, and business transactions; residential and commercial real estate acquisitions, sales, and land use planning; negotiation and documentation of project, construction, permanent and leveraged lease financing; the preparation and interpretation of commercial, industrial, office and retail leases; title insurance litigation; foreclosures and workouts of troubled loans and developments; real estate investment strategies; and general estate and trust planning. Mr. Hirschi is the current Chair and member of the Board of Directors of the Utah Land Use Institute and currently serves as Chair of the Utah State Supreme Court Mandatory Continuing Legal Education Board. He is also a member of the Centerville, Utah, Board of Adjustments. He has formerly served as Chair of the Business Law and Real Property Sections of the Utah State Bar and the Centerville City Planning Commission. He has also served as general counsel for a national publicly traded company and manager and general counsel of a real estate development and mortgage brokerage company. Mr. Hirschi received his B.A. degree, summa cum laude, from Utah State University and his J.D. degree, cum laude, from the J. Reuben Clark Law School at Brigham Young University. He is a member of the Utah State Bar, the Idaho State Bar, and the Washington State Bar Association. Mr. Hirschi is admitted to practice before the Federal Courts in Utah, Idaho and Washington, the Ninth Circuit Court of Appeals, and the United States Supreme Court. In his spare time, Mr. Hirschi enjoys traveling, scuba diving, skiing, reading, and spending time with his family.

Jodi Hoffman
Jodi Hoffman advises public and private clients on complex real estate and land use matters. For more than a decade, she chaired the Land Use Task Force (LUTF)--a clearinghouse to bridge the divide among key stakeholders in Utah’s development and regulatory communities. In that capacity, Jodi helped the LUTF develop model policies and consensus-based legislation to regulate land use, local exactions, vested
rights and the process to establish valid transferrable development rights. Early in her career she served as a City Attorney for Park City, UT, Tumwater, WA and Tacoma, WA (Asst.). Jodi has been an Adjunct Professor of Local Government Law at the University of Utah; an associate attorney with the Seattle, WA law firm, Foster, Pepper & Shefelman; and a law clerk for the Chief Justice of the Washington State Supreme Court. She is a magna cum laude graduate of the University of Puget Sound and a summa cum laude graduate from the Georgetown University Law Center and Seattle University.

Richard Jones

Rich Jones is a graduate of Brigham Young University. He received his B.A. in economics in 1979 and received a law degree from the J. Reuben Clark Law School in 1982. He became a member of the California Bar in 1982 and the Utah Bar in 1983. Rich has been practicing law in Ogden since 1983 and worked for a number of smaller municipalities during the first years of practice. In 1988 Rich began focusing in the areas of homeowner associations, condominiums and real estate law, and has been presenting condominium and homeowner association management seminars since 1991. He enjoys helping community associations avoid and resolve conflict. Rich and his wife reside in Davis County and are the parents of 5 children (all girls except 4) and 6 grandchildren. His oldest son joined the firm in 2013 upon graduation from the BYU law school. Over the years he and his family have participated in humanitarian projects in Guatemala, Peru and Kenya, experiences he says are life changing. He enjoys golf, the Jazz and BYU sports.

Jim Kaiserman

James C. (Jim) Kaiserman is the Wasatch County Elected Surveyor (2002), a graduate Civil Engineer (BSCE), licensed Professional Engineer and licensed Land Surveyor. He lives in Heber City, Utah. Jim serves as member of the board of the Utah Council of Land Surveyors, was recipient of UCLS 2018 Lifetime Achievement Award, member of UCLS Legislative Committee, Board Member of the Utah Counties Indemnity Pool and sometime golfer.

Dave Kallas

Dave Kallas is the director of government relations at Clyde Companies, where he assists the various Clyde businesses in their interactions with local and state governments. Mr. Kallas cofounded and currently serves as president of the Critical Infrastructure Materials Coalition, which advocates for the sand, gravel and aggregates industry in Utah. He also serves on the board of trustees of the Utah Foundation and is currently serving on the Bluffdale City Council.

LeAnn Kilts

Leann Hadley Kilts graduated from Weber High School and attended Weber State College (University). On the 1st of December 2019, she will have completed her 39th year with the Weber County Recorder’s office. The last 5 years have been as the elected Weber County Recorder/Surveyor. She is currently serving as the Vice President of the Utah Association of County Recorders and was the past president of the Weber County Republican Women.
Dan Lofgren

Dan Lofgren, founder, president and CEO of Cowboy Partners and its sister company Cowboy Properties, has been professionally involved in real estate development, construction and management since 1975. Cowboy Partners and Cowboy Properties have been involved in real estate development and/or management in Colorado, Nevada, Idaho, Washington, California and Utah. This includes office, for-sale residential, mixed-use, luxury rental communities, mixed-income multi-family communities and affordable housing. Cowboy Partners has special emphasis on development and management of housing as a component of urban mixed-use development and transit-oriented development, with particular focus on the inclusion of affordable housing in these communities. Dan is acknowledged as a pioneer in the development of mixed-income communities and mission-driven affordable housing. Dan’s work in the community and his focused efforts in creating affordable housing solutions have been celebrated with the 2018 Envision Utah Common Good Award, NAIOP 2017 Developer of the Year in Utah, Utah Apartment Association Lifetime Achievement Award and Homebuilders Assoc. of Utah Builder of the Year. Dan is currently a member of the University of Utah National Advisory Council, the Pioneer Theate Company Board of Trustees, the Executive Committee (immediate past chair) of Envision Utah, The Utah Refugee Connection Board of Directors, and is a mentor in the Westminster College Master Track program for MBA students. Dan has served as board member, president or chair of the Granite School District Board of Education, Home Builders Association of Greater Salt Lake, Home Builders Association of Utah, Federal Home Loan Bank of Seattle Affordable Housing Advisory Council, Utah Housing Corporation, Salt Lake County Housing Authority, Utah Quality Growth Commission and School and Institutional Trust Lands Administration for Utah, and he has served on multiple local and state committees and boards with particular emphasis on housing affordability.

Ty McCutcheon

Ty McCutcheon is President and CEO at Daybreak Communities and is responsible for leading the company which is best known for its innovative development of Daybreak. In this role, he develops and implements the strategy and growth plans for the business with the executive team. Prior to joining Daybreak Communities, Ty served as an executive with Rio Tinto Kennecott, overseeing their land development business, external affairs and mine closure planning functions in Utah. He previously led sales and marketing activities for Terrabrook, a national master plan community developer, on the award winning 3,800 acre SunCrest community. Ty also filled a variety of roles, from sales and marketing to general management, at Spanish Hills, a 450-acre estate home and private golf community in Camarillo, CA earlier in his career. He was named one of Utah’s rising business leaders, “Forty under 40”, by Utah Business Magazine in 2010. Ty holds a BA in Economics from Occidental College in Los Angeles, CA and has completed an Executive Leadership Program at Duke University. He is involved in his community, serving as a Vice Chair of Envision Utah, Past President of both the local Habitat for Humanity affiliate and Utah Homebuilders Association. He has also been a guest lecturer at the Ivory-Boyer Real Estate Center at the University of Utah. He and his wife have three grown children and enjoy skiing, golfing and travel.
**Prof. Arthur C. (Christian “Chris”) Nelson**

Chris Nelson is Professor of Urban Planning and Real Estate Development in the College of Architecture, Planning and Landscape Architecture at the University of Arizona in Tucson. He is also Presidential Professor Emeritus at the University of Utah where he founded the Master of Real Estate Development program, the doctoral program in Metropolitan Planning, Policy and Design, the Metropolitan Research Center, and the Mountain West Planning and Design Academy. Chris is internationally known for pioneering work in the implications of demographic change on land use planning and development, public facility finance, and metropolitan development patterns among many other fields. His research has been supported by such agencies as NSF, HUD, DOT, and EPA as well as such organizations as the Ford Foundation, Brookings Institution, Urban Land Institute and the National Association of Realtors. Chris has written nearly 30 books and more than 300 other published works. He is also the only person with distinction as both a Fellow of the Academy of Social Sciences (FAcSS) and a Fellow of the American Institute of Certified Planners (FAICP).

**Mike Ostermiller**

Mike Ostermiller graduated *summa cum laude* from the University of Utah with Bachelor of Arts degrees in Philosophy and Political Science. He then graduated from the J. Reuben Clark School of Law in 1999. Upon completing law school Mike practiced law primarily in the area of civil litigation. His diverse practice focused on real estate, development, as well as contract and corporate law. While practicing law, Mike also worked as an adjunct professor at Dixie State College and Weber State University teaching various political science, debate and law-related courses. Mike is currently the CEO for the Northern Wasatch Association of REALTORS®. He also serves as the Chairman or Vice Chair of the Board of Affordable Land Lease Homes, Utah Private Property Ombudsmen Board, Utah Land Use Institute, Davis Economic Advisory Council, Layton City Board of Adjustments and the Military Installation Defense Alliance (MIDA). Mike is currently a Shareholder/Partner in the law firm of Kyler, Kohler & Ostermiller. His practice focuses on legislative advocacy and government affairs. Mike lives in Kaysville, Utah with his wife and four children.

**Rachel Otto**

Rachel Otto graduated from the University of Utah College of Law in 2008. Prior to landing her dream job with ULCT, she lawyered for two of Utah’s great municipalities, South Jordan and West Jordan. She also has a background in employment law and non-profit work. Before realizing that she might be more useful to society as a lawyer, Rachel studied post-colonial literature at the University of Utah and taught writing courses at the U and Utah State. When not analyzing the issues and working to protect the priorities of local government, chances are she’s longing for skiing in the backcountry, trail-running, fly fishing, or hanging out with her husband and daughter.

**Angela Price**

Angela Price is the Senior Planner for the City of Taylorsville. Angela focuses her time in Taylorsville on improving the community through connectivity, land use, housing, and economic development. Angela graduated from the University of Utah with her Master’s in Urban Planning and has a Bachelor of Science from the University of Wisconsin Stevens Point. Angela serves on the American Planning Association Utah
Chapter's Legislative and Executive Committee. In her free time Angela enjoys running rivers with her two daughters and exploring Utah’s redrock canyons.

Andrew Rigby
Drew Rigby is a native of Utah and currently lives in East Millcreek, Utah with his wife Rachel and four daughters. He is graduate of the University of Utah and holds a Masters in Finance. He works and is active in finance, investments and Cannabis. He successfully founded, funded, built and sold multiple cannabis and industrial hemp companies in California, Nevada and Utah. Drew currently works as the Director of Medical Cannabis and Industrial Hemp programs for the Department of Agriculture and Food, for the State of Utah.

Bill Rowley
Bill Rowley has worked in the title industry for thirty-seven (37) years. He held the position of Vice President for a leading title insurance company’s direct operation in Utah for thirteen (13) years. In that position he managed several areas of responsibility including Director of a National Commercial Services Division as well as founder and president of a 1031 services company. He also managed a centralized title searching plant in Utah and was a member of a title insurance underwriter claims committee. Drew has underwritten commercial transactions in all 50 states. His personal expertise is in the underwriting of multi-site and multi-state Retail, H.U.D., Resort and Oil Refinery transactions.

Meg Ryan
Meg Ryan has over 30 years of experience in land use planning and politics and holds a Master’s Degree in City Planning from UC Berkley. She has worked in Boston, New York, the Bay Area and for Utah municipalities for the last 28 years. She is presently assists the Utah League of Cities and Towns in land use trainings, the management of the Land Use Academy of Utah (LUAU.utah.gov) and whatever else Cameron throws her way. In addition to her work at the League she serves as the Appeal Authority for Morgan County and North Ogden. Meg also served on the State Board of the Olene Walker Housing Loan Fund for 10 years. Meg resides in Summit County with her family and 3 legged dog and when the land use arena gets to be too much she occasionally returns to Hollywood for film engagements.

Randy Simmons
Randy T. Simmons received his Ph.D. from the University of Oregon in 1980. He is Professor of Political Economy and Director of the Institute of Political Economy at Utah State University. He cofounded and is President of Strata Policy, a private research center focusing on energy and environmental policy. He offers a unique view of political economy, having spent ten years in city government, four of them as mayor. Randy is a Senior Fellow at the Property and Environment Research Center as well as the Independent Institute. His book, Beyond Politics: The Roots of Government Failure (2nd edition, 2012) is a primer on public choice theory and practice. His most recent book is Nature Unbound: Bureaucracy vs. the Environment (2016), an analysis of the politics of ecology and the ecology of politics.

Wilford Sommerkorn
Wilf Sommerkorn is the Salt Lake County Regional Planning and Transportation Director. Prior to that, he was the Salt Lake City Planning Director for 6 years and Director of the Davis County Community & Economic Development Department for 14
years. He has been a planner in various positions with Davis County since 1981. Wilf also served as the Community Development Director for Centerville City and Clearfield City. Wilf has served as Legislative Chair for the Utah Chapter of the American Planning Association since 1990, where he has had a role in writing the state codes regarding land use. He was President of the Utah APA Chapter from 1986 to 1988. He is also currently an adjunct instructor in the College of Architecture and Planning at the University of Utah, where he teaches a course in Planning and Politics. Wilf holds a BS in Physical Geography and Geology from the University of Utah, and an MS in Urban Planning from the University of Tennessee. Wilf has recently retired as the Salt Lake County Regional Planning and Transportation Director.

John Stahl
John B. Stahl is a licensed professional land surveyor in the states of Utah and Montana, currently owning and operating Cornerstone Professional Land Surveys, Inc., and Cornerstone Land Consulting, Inc., in Salt Lake City. Mr. Stahl specializes in surveying land boundaries, resolving boundary conflicts, performing title and historical research, land boundary consultation services, mediation, and dispute resolution. He has been qualified as an expert witness in numerous boundary, access, and negligence cases and has actively participated in the preparation of amicus curiae briefs to the Utah Supreme Court. He has furthered his education by participating in a state-qualified mediation training program and earning recognition as a Certified Federal Surveyor. Mr. Stahl has served his profession as state chairman of the Utah Council of Land Surveyors and a Utah delegate to the Western Federation of Professional Surveyors. He is an adjunct instructor for Salt Lake Community College and Utah Valley University, where he has taught mathematics, ethics and liability, and boundary law courses for land surveying students since 1991. He also is a licensed Real Estate Instructor in Utah. Mr. Stahl received his A.A.S. degree in land surveying from Flathead Valley Community College in Kalispell, Montana, and has authored numerous articles and publications covering topics on boundary laws, research, and resolving conflicts of evidence. He has also conducted historical research and written articles on several important milestones in surveying history, including the Uintah Special Meridian Initial Point, the Four Corners Monument, the Stansbury Expedition to the Great Salt Lake, and the Gunnison Massacre.

David Thomas
David A. Thomas is the Rex E. Lee Endowed Chair and Professor of Law Emeritus at Brigham Young University’s J. Reuben Clark Law School, where he taught for 38 years (1974–2012). He received four professor of the year recognitions. He has published extensively on real property, civil procedure and legal history topics, including dozens of articles in professional journals and chapters in legal treatises, and as author or co-author of 66 books. These include Thompson on Real Property, Thomas Editions (15 vols.), Utah Real Property Law (with Backman), Utah Civil Practice, and History of American Land Law (2 vols.). He has served for several years on the Utah Land Use Institute Board. Following retirement, he and his wife Paula served in Frankfurt, Germany, in the Europe Area Office of General Counsel for the Church of Jesus Christ of Latter-day Saints. David and Paula have eight children, 23 grandchildren and one imminent great grandchild. David is a decorated Vietnam veteran, having served with the 1st Infantry Division during 1969-70.
Matthew Wirthlin
Matt Wirthlin assists clients with virtually all areas of the real estate industry, with special emphasis in commercial development and land use. He represents a wide range of commercial clients in negotiating and closing multi-million-dollar large-scale real estate transactions, in due diligence, purchasing, selling, leasing, and financing. In his business law practice, Matt advises real estate clients in structure and organization and drafting and negotiating corporate transaction documents. Matt has over 18 years in providing exceptional service in assisting his clients meeting their real estate objectives. He served as a member and past chair of the Salt Lake City Planning Commission for almost 10 years. He currently serves as an Appeals Hearing Officer for Salt Lake City. Matt works with clients on a range of residential and commercial real estate projects, including multi-family residential, mixed use office and retail, shopping centers and malls, hotels, office buildings, condominiums, and resort development. He also represents clients with land use, zoning, boundary, and easement issues.