

THE UTAH
LAND USE INSTITUTE
**2021 LAND USE
CONFERENCE**

Oct. 26-27, 2021

Tuesday, October 26:

**Ombudsman Advisory
Opinions**

Review and Commentary on

Utah Land Use Law

Wednesday, October 27:

**Regional Development
Authorities**

A Rejection of Traditional Planning?

***Equity and Fairness -
Ethics and Professionalism***

Details: www.utahlanduse.org



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

CONTINUING EDUCATION
CREDITS FOR:

Planners (AICP) - Attorneys
Planning Commissioners
Perhaps Others

*(all credits applied for—
subject to approval)*

Among Our Distinguished Speakers



(clockwise from upper left)

**Senator Jerry Stevenson
(R-Layton)**

**Mary Kay Peck,
Former President, APA**



**Mayor Erin Mendenhall,
Salt Lake City**

**Arthur C. (Chris) Nelson,
University of Arizona**



And also—

Paul Morris, MIDA (Military Installation Development Authority)

Alan Matheson, The Point (Former Prison Site in Draper)

Professional Continuing Education Credits:

- Attorneys** Up to **Ten** hours of CLE including one hour of ethics and professionalism. Approval Pending.
- Real Estate** Under the Rules of the Utah Division of Real Estate, we are not allowed to disclose whether or not we have applied for real estate credit at the time of this printing.
- Planners** Up to **Ten** hours applied for, including essential legal credits and an ethics hour. Check our website for the latest info.
- Planning Commissioners** This conference is sponsored by the Utah Land Use Institute. ULUI courses are approved to meet the required four hours of annual training for planning commissioners.
- 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.

Join Us! We will enjoy your active involvement in our sessions!

Limited Seating—Please Pre-Register!

Tuesday Schedule and Topics

The Ombudsman and Land Use Law

Tuesday Oct. 26rd—Realtor Building

(Schedule and Topics Subject to Change if Circumstances Require)

Advisory Opinions. An analysis of fifteen years and 239 advisory opinions: topics, results, fairness and what has proven effective. Who is using this resource? What impact has it had in the local land use arena?

A Comprehensive Database on Advisory Opinions. More convenient access to their conclusions and legal analysis.

Evolving Land Use Law – An overview of recent cases, legislative amendments, and the ever-changing body of Utah Land Use Law.

- Substantial Evidence Standard
- Can you deny a conditional use permit?
- Appellate review – remanding back to the city or county.
- Which local actions are subject to referendum and initiative?
- New limits on local design controls.
- Ten-year land use regulation vesting for new subdivisions.
- Mandatory accessory dwelling units.
- Other topics suggested by those attending.

Moderated by Brent Bateman, former Property Rights Ombudsman. Panelists will include Wade Budge, Craig Call, Gary Crane, Jordan Cullimore and others.

For other details of the three hour session: www.utahlanduse.org

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 1:30 p.m. and will continue until 4:45 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 4:50 p.m. with breaks and a presentation during lunch. All food is complimentary, including a continental breakfast and lunch.

Registration: Pre-registration is encouraged if not vital because seating is limited to a first come first serve basis. Discounts are offered for early registration as well as multiple registrations from the same organization.

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

Wednesday Schedule and Topics

Regional Development Authorities Did the Cities Fail at Planning?

Wednesday Oct. 27th—Realtor Building

(Schedule and Topics Subject to Change if Circumstances Require)

As Utah's population centers expand, the growing pains include an evolving change in who has the final say in land use decisions. A more recent trend, beginning with the Military Investment Development Authority (MIDA) in 2007, and continuing with the Inland Port Authority, the Point of the Mountain State Land Authority, and a proposed Utah Lake Authority, major land use planning decisions are being made by appointed officials and not by local elected city councils or county commissions. Is the traditional way we plan outdated? Are there interests we share which are simply too important to be at the mercy of local government and its planning commissions and potential referenda?

Panelists Include:

- Senator Jerry Stevenson, R-Layton
- Mayor Erin Mendenhall, Salt Lake City
- Prof. Arthur C. (Chris) Nelson, University of Arizona
- Paul Morris, Director, Military Installation Development Authority
- Alan Matheson, Director, The Point
- A panel of other noted commentators on Utah Land Use and Development
- Moderated by Wilf Sommerkorn, ULUI

All of Those Attending May Engage in this Conversation.

Luncheon Discussion: Equity and Equality in Planning

Mary Kay Peck, FAICP, former President of the American Planning Association will speak on land use ethics, professionalism and civility. Our society is evolving at a rapid pace. What must we do as citizens and local leaders to form an inclusive and fair, but effective approach to land use regulation?

This session to qualify for AICP and Attorneys ethics/civility/professionalism continuing education credit.

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

www.utahlanduse.org

For Other Conference Questions—801-859-2255

Wednesday Schedule and Topics

Other Topics for Discussion on Wednesday

Break Out Sessions—1:30 to 4:50 p.m.

(Schedule and Topics Subject to Change if Circumstances Require)

Legislative Efforts to Promote Housing Affordability. The issue of housing costs has been driving land use legislation for several years. What effect have these new perspectives for housing had? What other solutions and strategies are being considered for 2022 and beyond?

Bargaining for a Rezone: Is Seeking Trade-Offs for Density Now the Norm? The fallout from lawsuits and amendments to the state land use statutes seems to reinforce a growing trend to lock in lower densities in residential zones than the market would justify. Will every subdivision or housing development now require a legislative rezone with the attendant requirements in time, cost, and political drama? What are the consequences and alternatives for better planning?

Pandemic Long-Term: What has Changed in How We Deal with Land Use Issues? Working from home, buying online, and skyrocketing prices for housing. As we look to 2022 and beyond, what cultural and economic changes will be driving future policies as our cities and counties evolve? What other trends will shape land use planning within the next decade?

The Role of the Planning Commission? Time to Rethink or at Least Reboot? With typical high turnover, newly appointed citizen planners often need intensive training and orientation. How do we implement new state training requirements to improve how planning commission and city or county legislators deal with planning issues? Are we using a process that is both outdated and ineffective?

Design and Construction Solutions for Housing Affordability. The 2021 legislature dramatically limited local design standards in new construction. Will this lower housing costs? What are the other likely consequences? How do design controls, materials requirements, and other regulations on residential construction affect the cost of a home?

Shall we Zoom? Innovative Methods to Engage the Public and What We Learned from the Pandemic. For more than a year, every meeting and hearing was online. What have been shown to be the positives and negatives of engaging the public virtually? Do we have new opportunities after the pandemic to reconsider how we interact with our constituencies? What changes did Covid bring to the larger planning landscape?

Speakers and Moderators Include:

- Wade Budge, Snell and Wilmer
- Nicole Cottle, West Valley City/Inland Port Authority
- Gary Crane, Layton City
- Jodi Hoffman, Hoffman Law
- Michael Ostermiller, Northern Wasatch Assoc. of Realtors
- Prof. David Thomas, BYU Law School (Retired)
- Jon Call, North Ogden City Manager/Attorney
- Other planners, attorneys, and city officials will be invited to participate. For the latest program, visit www.utahlanduse.org.

Register and pay online for early payment pricing by October 19, 2021

Name _____ **Title** _____

Email _____

Name _____ **Title** _____

Email _____ **Title** _____

Name _____ **Title** _____

Email _____ **Title** _____

Company/Agency _____

Address _____

City _____ **State** _____ **Zip** _____

Telephone _____

Conference Registration

Full Conference \$345.00 per person \$ _____

1st Day Only \$145.00 per person \$ _____

2nd Day Only \$245.00 per person \$ _____

DISCOUNTS

\$20 Early registration prior to 10/22 \$ _____

\$20 Multiple Registration Discount \$ _____

TOTAL \$ _____

- 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



The Utah Land Use Institute
PO Box 13295
Ogden, UT 84412

Payment method

- Convenient registration and payment online at www.utahlanduse.org.
- Scan the completed registration and email it to ccall@utahlanduse.org
- Copy this form and send with a check payable to the **Utah Land Use Institute, (Federal TIN 20-2308186)**
- MasterCard Visa

Card # _____

Expiration _____ 3 Digit Security Code (CVV2) _____

Signature _____