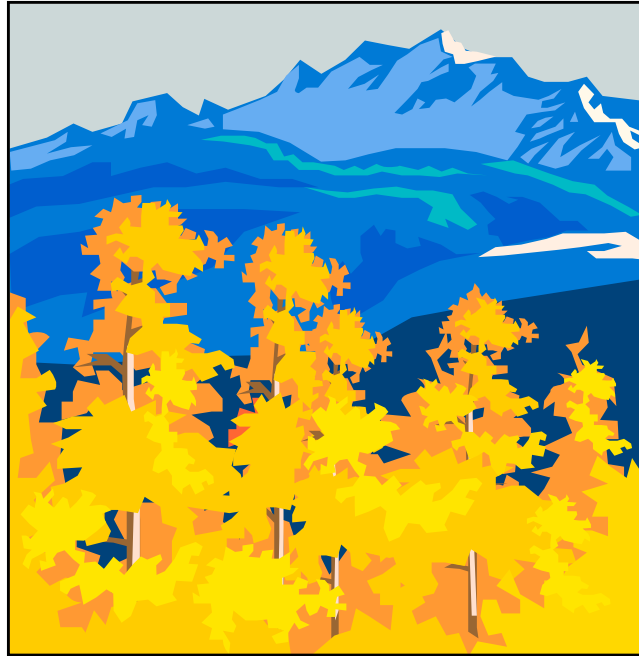


Utah Land Use Institute Fall Conference

October 26-26, 2021

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

Prof. David A. Thomas

Wilf Sommerkorn

Craig M. Call, Executive Director

Wilf Sommerkorn, Deputy Executive Director

Jonathan W. Call, Program Director

The Utah Land Use Institute

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CONFERENCE



Utah Land Use Institute
Fall Conference 2021
October 26-27 – Realtors Auditorium, Sandy
230 West Town Ridge Parkway – NE Corner of Ground Level of Building

**TUESDAY, OCTOBER 26: THE PROPERTY RIGHTS OMBUDSMAN
FIFTEEN YEARS OF ADVISORY OPINIONS**

1:30 **Welcome** – Brent Bateman, Denton Durham Jones Pinegar, Moderator

1:35 **Advisory Opinions.** An analysis of fifteen years and 235 advisory opinions prepared by the Ombudsman’s Office: topics, results, fairness and what has proven effective. Who is using this resource? What impact has it had in the local land use arena?

Jordan Cullimore, Office of the Property Rights Ombudsman
Jodi Hoffman, Hoffman Law
Todd Godfrey, Hayes Godfrey Bell
Craig Call, Utah Land Use Institute

3:00 **Break**

3:15 **Evolving Land Use Law** – An overview of recent cases, legislative amendments, and the evolving 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.

Topics suggested by those attending.

Panel of Experts:

Brent Bateman, Moderator

Wade Budge, Snell and Wilmer

Gary Crane, Layton City Attorney

4:15 **New tools for land use professionals:**

The Land Use Academy of Utah

New Edition of the Guide to Utah Land Use Regulations

Land Use Law Library – online resource for land use professionals

An index to all 235+ Advisory Opinions published to date.

Craig Call

Meg Ryan, Utah League of Cities and Towns

4:45 **Adjourn**

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WEDNESDAY, OCTOBER 27 – REGIONAL PLANNING AUTHORITIES

- 8:25 **Welcome** – Jodi Hoffman, Vice Chair, Utah Land Use Institute
- 8:30 **Who is in Charge Here?** Panel Discussion – Where city councils used to be in charge, regional development authorities now are taking on all the planning functions for Utah’s largest projects. Who will be deciding the pivotal issues for Utah’s immediate future? What will be the role of regional authorities such as MIDA, the Inland Port Authority (and its proposed satellites), the “Point” at the former Utah State Prison site, and the proposed Utah Lake Authority? How will this affect the citizens’ role in planning? Will there be a citizen’s role in planning?
Paul Morris, Military Installation Development Auth., Moderator
Greg Hughes, Former Speaker, Utah House of Representatives
Mayor Erin Mendenhall, Salt Lake City
Alan Matheson, The Point
Arthur C. (Chris) Nelson, University of Arizona
- 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 and local government in land use controls, including specific proposals for the 2022 general session on Capitol Hill.
Craig Call, Moderator
Nicole Cottle, West Valley City, Inland Port Authority
Cameron Diehl, Utah League of Cities and Towns
Mayor Julie Fullmer, Vineyard City
Chris Gamvroulas, Ivory Homes
J. Craig Smith, Smith Hartvigsen
- 11:30 **Wrap Up – Audience Participation** with response from panelists. Panelists will only respond to audience questions – this time is reserved for those attending - their comments and questions.
- 12:00 **Lunch is Served.**

12:15 **Ethics in a New Era of Land Use Planning.** This session will focus on ethics, civility and professionalism for both AICP and Utah Bar members. Our society is evolving at a rapid pace. What must we do as citizens and as local leaders to form an inclusive and fair, but effective approach to land use regulation?

Introduction of Speaker: Arthur C. (Chris) Nelson

Speaker: Mary Kay Peck, FAICP, MK Peck Associates, Clearwater, Florida. Former President, American Planning Association

BREAK OUT SESSIONS

1:30 **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?

Mike Ostermiller, Moderator

Arthur C (Chris) Nelson, University of Arizona

Angela Price, Salt Lake City

Representative Steve Waldrip, Eden

Bargaining for Development: Is Wide Open Negotiation Now the Norm? The fallout from referenda, initiatives, lawsuits and amendments to the state land use statutes seems to reinforce a growing trend to view almost all development proposals as legislative issues with broad negotiations. What are the consequences and alternatives for better planning? How are those involved to work together for an optimal result for everyone?

Mark Stratford, Ogden City, Moderator

Bruce Baird, Attorney at Law

Mark Harrington, Park City

2:40 **Design and Construction Solutions for Housing Affordability.** The 2021 legislature took aim at local design standards as a means to lower housing costs. What are the likely consequences? How do design controls, materials requirements, and other regulations on residential construction affect the cost of a home?

Jodi Hoffman, Moderator

Ross Ford, Utah Home Builders

Stephen James, Larry H. Miller Real Estate

Bill Perry, Perry Homes

(Second 2:40 p.m. session on next page)

2:40 **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?
David Thomas, Moderator
Ted Knowlton, North Salt Lake City Planning Commission Chair
Meg Ryan, Utah League of Cities and Towns
Harold Woodruff, West Valley City Planning Commission

3:50 **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?
Nicole Cottle, West Valley City, Moderator
Lance Bullen, Colmena
Ted Knowlton, Wasatch Front Regional Council
Mark Murdock, Gardner Development

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?

Jon Call, North Ogden City, Moderator
Jordan Katcher, Utah Div. Community and Housing Development
Meg Ryan, Utah League of Cities and Towns
Teresa Shope, Morgan City

4:50 **Adjourn**

**Background Information –
Speakers, Moderators and Board Members
Utah Land Use Institute
October 26-27, 2021**

Bruce Baird

Bruce Baird is a land use lawyer. His cases include *Tooele Associates v Tooele City*, *Bluffdale Mountain Homes v Bluffdale City*, *Cottonwood Estates v Cottonwood City* and *Gillmor v Summit County*. He also lost the *Alpine Homes v West Jordan* impact fees case this year. Development projects he has served as counsel for include SunCrest, RoseCrest, Hideout, Daybreak, Overland, Anthem and numerous others. He was honored to be selected as Practitioner of the Year for the Real Property Section of the Utah State Bar for 2017. He has worked with the Land Use Task Force re-writing Utah land use law for the last decade.

Brent Bateman

Brent N. Bateman is an attorney with Dentons Durham Jones Pinegar in Salt Lake City. Brent is a zoning and land use attorney and a member of the firm's real estate section. He handles zoning, land use, property rights, real estate and environmental matters. After nearly thirteen years as the Utah Property Rights Ombudsman, Brent has a thorough and nuanced command of the laws that govern land development, eminent domain, impact fees, roads, constitutional takings, boundary disputes, trees, easements, among other property issues. Now, Brent represents land developers, homebuilders, landowners, manufacturers, energy companies, wireless carriers, mining companies, waste companies, ski resorts, ranchers, farmers, and chemical companies. He helps his clients navigate their interactions with government entities and

their neighbors, and to achieve their land use and business objectives.

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.

Lance Bullen

Lance Buller is *Partner & CEO* of the Colmena Group, with 16+ Years of Industry Experience. He holds a Bachelor of Arts in Spanish from the University of Utah, a Master of Business Administration from Westminster University and a Master of Science – Real Estate Development – from Columbia University. Lance is a founding partner of Colmena Group where he oversees deal-sourcing and raising equity, focusing on the guiding vision and investment strategies for the organization. He spends much of his time on strategic partnerships, economic development, investment underwriting and asset management. Lance has direct experience in multifamily, student housing, office, retail, industrial, and mixed-use developments and acquisitions. Lance

currently serves as a board member for the Economic Development Corporation of Utah and CHOICE Humanitarian. As a lifelong Utahn, he enjoys many outdoor activities in the Salt Lake area with his wife, Emily, and four children.

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 and counties. He participates in the Utah Land Use Task Force. Craig was honored as the Practitioner of the Year by the Real Property Section of the Utah State Bar in 2019.

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.

Nicole Cottle

Nicole Cottle is a well known attorney licensed in both Utah and Wyoming. She has practiced municipal law and specializes in entitlement 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 small 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 also named the Community and Economic Development Director for West Valley City. In 2012 she was named one of Utah's Top 40 under 40 by Utah Business Magazine. Nicole sits on the Olene Walker Housing Loan Fund Board, and the Inland Port Authority as well as the Utah Land Use Institute Board.

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.

Jordan Cullimore

Jordan Cullimore serves as the Lead Attorney in the Office of Property Rights Ombudsman, a neutral, nonpartisan state agency that helps to resolve property rights disputes in Utah. Prior to his appointment as Lead Attorney, he served as a Staff Attorney in the Office. He has been with the Ombudsman's Office since September 2015. Jordan has also worked as a city planner in Utah.

Cameron Diehl

Cameron Diehl became the Executive Director on October 16, 2017. Cameron studied political science at the University of Utah, was the Editor of the Hinckley Institute Journal of Politics, and later graduated from the University of Colorado School of Law. He started his career at ULCT as a legislative intern and returned to ULCT in 2010. During his time at ULCT, he has also been an administrative assistant, policy analyst, attorney, and Director of

Government Relations. He previously worked for the Boys and Girls Club in Salt Lake City and coached basketball and football at Justice (CO), Fairview (CO), and Murray (UT) High Schools. He is an avid University of Utah fan; his paternal grandparents had their first date during the Utah State-Utah game on Thanksgiving Day in 1944 and Cameron and his family have been fixtures at Utah football games ever since. Meanwhile, his maternal grandparents met at BYU and his grandfather was later the mayor of Glens Ferry, Idaho for 24 years. Cameron is a Murray native where he was a member of the Murray City Youth Council and attended ULCT Local Officials Day. Cameron and his wife Rachel are the proud parents of Annelise, who visited three national parks with her parents before she was four months old and Sierra, who was born during the COVID-19 pandemic. Ask Cam anything about local government, Utah history, Utah football, Jazz basketball, or politics.

Julie Fullmer.

Julie Fullmer is the first female mayor of the fastest growing city in the nation, Vineyard, Utah. She chairs a 360+ million dollar investment board that revitalizes & cleans the environment, establishes economic vitality, and develops smart cities. Her advocacy has garnered the esteem of residents as she has initiated non-profit groups like Citizens Champion Change, bringing communities together to make a difference. Julie sits on over a dozen state boards leading out in political advocacy, economic development, transportation, transit, education, coalitions for strengthening women, affordable housing, job creation/ retention, creation of safer environments, and providing services to the

most vulnerable in our communities. She has founded and run several national and international firms and has generated hundreds of million dollars in revenue within the internet marketing industry, consistently increasing ROI and reducing expenditures. Julie is focused on lasting, innovative solutions, and strong collaboration. She has implemented technologies and systems for her community and stakeholders from across the country, spearheading several successful technological pilot programs, and structural advancements in Vineyard and within the state of Utah. Julie has been nationally recognized as a champion of democracy and a champion of regulatory innovation for her work in strategic fiscal management, streamlining processes and successful technological advancements. She has brought a stronger voice to local communities and helped streamlined processes through the region. As a known business negotiator and mediator, she has been creating strategic partnerships, strengthening communication, and discovering innovative solutions for diverse industries and communities for over a decade. She is a wife, a mom, a traveler, and possibly a caiman wrestler,...at least she's sat very close to a very small Caiman, once.

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.

Todd Godfrey

Todd J. Godfrey focuses his practice on the representation of public agencies. He advises clients on matters including, but not limited to, public entity administration, personnel, land use, community development and reinvestment area projects, contracts, procurement, and eminent domain. He has considerable experience negotiating complex agreements using traditional private financing and public financing methods. Mr. Godfrey is a skilled litigator, providing excellent outcomes in claims against cities, local districts, and towns. He has represented clients in litigation at all levels of the Utah Federal and State Court system. Mr. Godfrey is well known for his expertise in real property law, eminent domain, civil rights, land use, and entitlement and zoning matters.

Mark Harrington

Mark Harrington served as City Attorney for Park City, Utah from 1999-2021. He recently transitioned to Senior City Attorney to focus more on land use challenges and opportunities in Park City, which include the final phases of Flagstaff, Deer Valley and Park City Mountain ski area master plan developments. He also works on many other development agreements for Park City, including IHC Hospital Annexation, the Park City Film Studio, PC Heights, Hotel Park City, Deer Crest/St Regis and Treasure Hill.

Jodi Hoffman

Jodi Hoffman advises public and private clients on complex real estate and land use matters. For more than a decade, Ms. Hoffman 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, Ms. Hoffman 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, Ms. Hoffman served as a City Attorney for Park City, UT, Tumwater, WA and Tacoma, WA (Asst.). She 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. Ms. Hoffman 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.

Greg Hughes

Greg Hughes grew up in a rough blue-collar neighborhood in Pittsburgh, Pennsylvania. He moved to Utah to work on a political campaign and ended up staying, attending Utah Valley State College and BYU. In his early 20's, Greg started what has become a successful small business doing real estate development and property management. He and his business partner still operate this business today. In 2002, he was elected to the Utah House of Representatives. In 2010 and 2012 he was elected as the House Majority Whip and in 2014 and 2016 his colleagues elected him as the Speaker of the House. As Speaker, Greg worked extensively on issues that would help attract business and increase job availability for the citizens of Utah and he led the effort to relocate the state prison and launched Operation Rio Grande to address issues involving the homeless in our capitol city. Hughes founded Red Meat Radio in 2008 and co-hosted the Saturday morning show for six years, until 2014. He was also a co-host of KCPW's "Both Sides of the Aisle"

which received a UBEE award from the Utah Broadcasters Association for Best Personalities in 2014. Outside of his legislative and business experience, Hughes is active in the community. He has coached little league football and he served in many board positions including Chairman of UTA, Summit Academy Charter School, the United Way of Salt Lake, the Pioneer Park Coalition and the Lone Peak Hospital. Greg has been married to his wife Krista for 25 years. Together they have three children and reside in Draper, Utah.

Stephen James

Stephen James is Senior Vice President of Planning and Community Design at Larry H Miller Real Estate. Stephen's early career was spent designing museums and performing arts centers across the country while working in the Minneapolis office of HGA, Inc where he began working after while pursuing his Master of Architecture degree at the University of Minnesota. After returning to Utah in 2001, Stephen was invited by Rio Tinto / Kennecott Land to join the Daybreak Development team to create development standards and lead the housing product development process. His responsibility has since grown to community visioning, land use planning, and community and amenity design in addition to architecture. In his nearly two decades of design leadership at Daybreak, the community has been recognized nationally and internationally by the development community as one of the nation's most successful models for sustainable community growth as well as its market success. Now his focus has turned to solving additional regional growth challenges and implementing the SW Quadrant's urban center in the heart of Daybreak.

Jordan Katcher

Jordan Katcher is a Community Development Specialist with the Utah Community Development Office and an Associate Instructor with the University of Utah's Department of City & Metropolitan Planning. From a rural community in northwestern Pennsylvania, she deeply values community cultures, collaboration, and inclusivity. She has lived in ten states (Florida, Pennsylvania, Iowa, Virginia, New Mexico, North Dakota, West Virginia, Oregon, Idaho, and Utah), and in southern Germany. She completed her B.A. in Anthropology and English from the University of Virginia, and a Master of Community & Regional Planning from the University of Oregon. Currently, she is leading a grassroots initiative known as the Utah Rural Coordinating Council, which includes members from 30+ state and federal agencies, universities, and organizations. Together, they strive to enhance their communication with one another and better serve rural Utah.

Ted Knowlton

Ted Knowlton is Deputy Director at the Wasatch Front Regional Council (WFRC). Ted has focused his career on coordinating regional and local planning. Prior to joining WFRC, he worked with Fregonese Associates, Envision Utah and The Planning Center (now PlaceWorks). His experience includes efforts in Chicago, Denver, Los Angeles and Salt Lake City that have garnered two prestigious Daniel Burnham awards from the American Planning Association. In Utah, he facilitated the development of Wasatch Choice, the region's official vision. Ted has a Masters in Urban and Regional Planning from Portland State University, is an Adjunct Professor at the University of Utah,

and is a distinguished Alumni of the College of Architecture + Planning at the University of Utah. He is the Planning Commission chair for North Salt Lake City.

Alan Matheson

Alan Matheson is the executive director of the Point of the Mountain State Land Authority, charged with preparing for and overseeing the development of 600 acres of state-owned land near Point of the Mountain. Matheson previously served the State of Utah as executive director of the Utah Department of Environmental Quality, senior environmental policy advisor to Governor Gary R. Herbert, and state planning coordinator.

Before joining state employment, Matheson worked in the private sector focusing on regional planning and law, serving as executive director of Envision Utah, founding director of the Utah Water Project, shareholder in a Phoenix law firm, senior attorney and environmental policy advisor for Arizona's largest electric utility, and law clerk for a federal Court of Appeals judge. Matheson holds an A.B. in international relations from Stanford University and a J.D. from the UCLA School of Law, where he was an editor of the UCLA Law Review. Matheson has served on dozens of community and state boards and has consulted with several regions around the country seeking to address the challenges of growth.

Mayor Erin Mendenhall

Erin J. Mendenhall is the 36th mayor of Salt Lake City. Erin came to Salt Lake with her family when she was 7 years old, and after losing her father to cancer at age 13, Erin graduated from Alta High School and enrolled at the University of Utah. It was

there that her interest in the intersection of science and public policy took shape, leading to a career focused on improving Utah's air quality and protecting our environment.

Just weeks after the birth of her first son, Erin learned the air quality in Salt Lake City had become so bad that it could take two years off his life. She decided to stay and fight rather than walk away, becoming an activist and joining Utah Moms for Clean Air in 2008. Determined to bring scientific understanding to air-quality discussions in the state legislature, our schools, and our community, Erin co-founded a new non-profit organization, Breathe Utah, in 2010, and was appointed to Utah's Air Quality Board in 2014. She has since twice been elected as its chair.

Wanting to advance air-quality policy inside the city government and serve Salt Lake City on a wider range of issues, Erin was elected to represent District 5 on the City Council in 2013. During her six years on the Council, including one year as its chair, Erin worked for equitable progress across the city, driving road repairs and infrastructure maintenance, expanding access to transit and affordable housing, and making the city more equitable for women and girls. She is the first mayor in Salt Lake City history to have been publicly elected from the city council.

As mayor, Erin is working hard to make Salt Lake City more environmentally and economically resilient, and to take advantage of the region's historic period of economic opportunity. She is determined to ensure every Salt Laker — no matter their neighborhood, economic or housing status, faith, race, or sexual or gender identity —

can access all the city has to offer. Erin's love for the extraordinary people of Salt Lake City drives an unrelenting commitment to bringing people from different walks of life together in pursuit of results for the entire city.

Erin was elected the 36th mayor of Salt Lake City on November 5, 2019 and took the oath of office on the steps of City Hall on January 6, 2020. She earned a bachelor's degree in gender studies and a master's degree in science and technology, both from the University of Utah. Erin and her husband, Kyle LaMalfa, are the proud parents of three children, Cash, Everett, and Milå.

Paul Morris

Paul Morris is the Executive Director and General Counsel for the Military Installation Development Authority (MIDA). Previously, Paul was the City Attorney for West Valley City. Paul received a B.S. in Business Management and J.D. from BYU and his MPA from the University of Utah. He is a member of the Utah Bar and California Bar.

Mark Murdock

Mark Murdock is the Vice President of Development at the Gardner Company, one of Utah's largest real estate development companies, which is currently developing over 3 million square feet of office, retail, and multi-use properties. He managed the development of the Utah-based Adobe and Vivint campuses and is currently overseeing the completion of some of the largest office buildings along the Wasatch Front-including Pluralsight, Overstock, 1800Contacts, Thumbtack, Visa, Academy Mortgage, and CHG Health Care. He loves working with people and finding solutions to complex issues for both his company and its

customers. He graduated with a Masters of Real Estate Development from Columbia University. Mark enjoys spending time with his wife, Brooke, and their five children, as well as competing in triathlons, playing soccer and skiing. He has spent the last two years working on the development of the new headquarters for Zion's bank in Midvale.

Prof. Arthur C. (Chris) Nelson

Dr. Nelson is Professor of 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. Dr. Nelson 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. Dr. Nelson has written nearly 30 books and more than 400 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.

Mary Kay Peck

Mary Kay Peck is the founding principal of MKPeck Associates. She developed and managed award-winning planning projects, put into action strategic plans and implemented organization-wide improvement systems. Her expertise is in leadership, management, ethics and facilitation. Peck served as City Manager and Planning Director for Henderson, NV, when it was the fastest growing city in the US. Peck is the past Chair of the American Planning Association Foundation and past national president of the American Planning Association.

For her work in community service and leadership, she has been honored as a Fellow of the American Institute of Certified Planners.

Bill Perry

In October 2018, the Kennedy Center's Alumni Achievement Award winner William "Bill" O. Perry IV presented a lecture, "Trump's Trade Wars: How Tariffs Are Taxing Our Domestic Markets." Perry works at Perry Homes and is vice president of the Utah Property Rights Coalition, a nonprofit advocacy group. He has previously worked as a corporate attorney at Dechert LLP in Pennsylvania, served under Utah governor Jon Huntsman as a member of the Utah Land Use and Eminent Domain Advisory Board, served on the Utah Commission on Civic and Character Education, and worked as a real estate commissioner. After receiving a BA in international relations, Perry graduated cum laude with a JD from BYU. As busy as he is, Perry has not forgotten his alma mater and works as an adjunct faculty member for the Kennedy Center teaching a course on the United Nations. He and his wife, Kacey, are the parents of four children.

Angela Price

Angela Price is a Policy Director for Salt Lake City's Department of Community and Neighborhoods (CAN). Angela's work for Salt Lake City provides her the opportunity to work on a myriad of policy issues both at a local and state level. She views cities in a holistic manner and works to build the nexus between land use, housing, transportation, and economic development while breaking down systematic inequities. She is driven by impact, collaboration, and inclusivity in her quest for more equitable communities.

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 25 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.

Teresa Shope

Teresa Shope has worked for Morgan City as Planning Staff for the past 13 plus years. Prior to her employment with Morgan City, she worked in the private sector. Teresa had no experience in planning but loved the opportunity to work where she lives. Since being employed as Planning Staff, along with a variety of other duties, she has grown to love and sometimes hate planning.

J. Craig Smith

Craig Smith has more than three decades of experience as an attorney, in which he has successfully handled a number of complex water disputes, land use dispute, takings claims, and other issues. He has argued over 30 appeals to the Utah Supreme Court. Mr. Smith has represented public and private parties in takings claims arising from land use decisions, represented numerous water users in successful settlement of instream flow claims on the San Rafael River, and won appeals for municipalities and water entities before the Utah and New Mexico Supreme Courts. His most notable projects include securing the water rights for Duchesne City through an act of Congress, successfully entitling and securing water rights for a multimillion-dollar resort in Kane County and creating the first municipal natural gas utility in Utah. He has also advocated for the rights of citizens in

referendum and initiative cases before the Utah appellate courts.

Mark Stratford

Mark Stratford is the Deputy City Attorney for Ogden City. He has worked for Ogden City since 2007 and focuses on land use, water, public works and building code matters. Prior to working for Ogden City, Mr. Stratford was an assistant attorney general representing the Utah State Engineer in water right general adjudication cases throughout the state. He participates in the Land Use Task Force and represents the League of Cities and Towns on the Utah Water Task Force.

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.

Representative Steve Waldrip

Steve Waldrip completed his undergraduate studies in English at Brigham Young University, received a law degree from the University of Utah and a Master's in Taxation from the University of Washington. After practicing law for a short time, he took a job with the Boyer Company in Utah at the beginning of the Business Depot Ogden project. As project manager and with a great team he brought half of a billion dollars in private investment into BDO and Ogden, negotiated \$250 million in lease transactions and helped create over 4000 new jobs. He now works on a social benefit real estate fund, Rocky Mountain Homes Fund, serves on the Boards of United Way Northern Utah and Ogden Valley Land Trust and on the Ogden Valley Planning Commission, and represents District 8 in the Utah House of Representatives.

Harold Woodruff

Harold Woodruff came to Utah as a child from Las Vegas and moved to West Valley City in 1975. He holds a Bachelor of Science in Geography and City Planning and a Master of Architecture from the University of Utah. He started the architectural firm of Harold P. Woodruff in 1987, serving especially people who need a little help. The majority of his work has been the design of low and moderate income housing for housing authorities and non-profit housing corporations. His work has also included housing for homeless families, veterans, the severely handicapped and those needing to reside in rehabilitation centers. He has received awards from the APA, American Institute of Architects, Utah Housing Coalition, and the "Community Justice Award" from the Disability Law Center. Harold joined the newly

incorporated West Valley Planning Commission in 1988 where he continues to serve today. He has provided particularly important guidance with his real world experience in building and designing communities. He considers it an important responsibility to give back to the place where he lives.