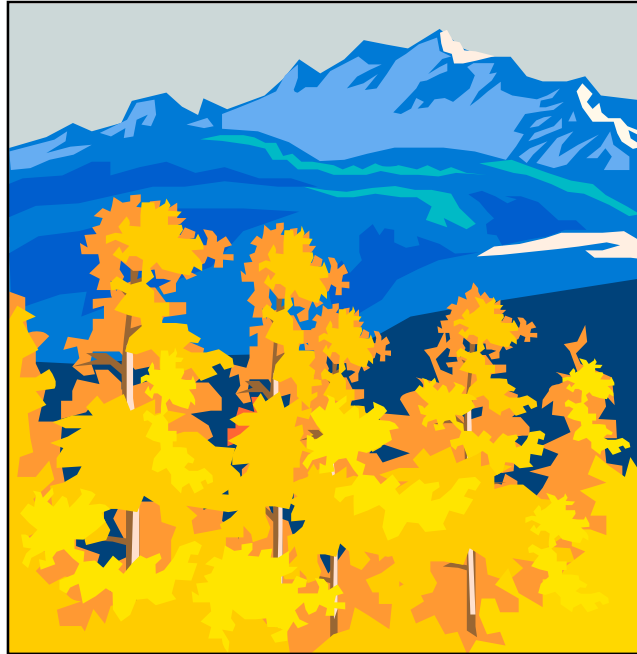


Utah Land Use Institute Fall Conference

October 25-26, 2022

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

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 2022
October 25-26 – Realtors Auditorium, Sandy
230 West Town Ridge Parkway – NE Corner of Ground Level of Building

**TUESDAY, OCTOBER 25: WATER RIGHTS, WATER RESOURCES,
AND OTHER WATER CONCERNS RELATED TO GROWTH**

- 1:30 p.m. **Welcome** – David Hirschi, Chair, Utah Land Use Institute
Introduction of Topic – Mark Stratford, Jordan Valley Water Conservancy District, Moderator
- 1:35 **Water for Growth.** We begin with a spirited discussion of what water resources are available to serve growth in critical areas such as the Wasatch Front, Washington County, Iron County and other areas. We will discuss both “paper water” rights and actual historical usage. What must happen to adjust our historical water use to accommodate inevitable changes to accommodate growth?
Bart Forsyth, Jordan Valley Water Conservancy District
Zack Renstrom, Washington County Water Conservancy District
Jon Parry, Weber Basin Water Conservancy District
Shelby Ericksen, Division of Water Resources, State of Utah
- 3:00 **Break**
- 3:15 **Water Issues:**
- Water in the General Plan.** What is required of local government to meet new mandates by the 2022 legislature?
- Moratoria** on Development based on existing water shortages. Is this legal? Should we ever limit development to preserve water availability? If so, when and how?
- Legislation** that may be considered in the 2023 general session to deal with water resources.
- The Great Salt Lake.** As the New York Times called it, a pending “environmental nuclear bomb”? What can be done?
- Other Topics** to be added.
Panel of Experts:
Jodi Hoffman, Hoffman Law, Moderator
Shawn Guzman, St. George City
Joanna Endter-Wada, Utah State University
Rob Patterson, Oakley City Attorney
Laura Vernon, Great Salt Lake Coordinator, Division of Forestry,
Fire and State Lands, State of Utah
- 4:45 **Adjourn**

Utah Land Use Institute
Fall Conference 2022
October 25 – 26 Realtors Auditorium, Sandy
230 West Towne Ridge Parkway – NE Corner of Ground Level of Building

WEDNESDAY, OCTOBER 26 – AS UTAH FACES GROWTH

- 8:25 a.m. **Welcome** – David Hirschi, Chair, Utah Land Use Institute
- 8:30 **Where We are Headed.** What are the most likely, if not inevitable, trends affecting Utah’s future growth and the adjustments that must be made as we grow?
Arthur C. “Chris” Nelson, University of Arizona
William Fulton, Urban Planner and Author
- 9:15 **Exactly What About California** Do We Not Want to Become? We continually hear the statement that “We don’t want to become California”. Growth appears to be inevitable. What did California do to accommodate growth that Utah does not need to do? What did California not do that we must? How can a “Utah Solution” alter the pattern of inevitable growth? Specific growth issues such as economic opportunities and other growth benefits, as well as drawbacks such as congestion, air quality, water conservation, recreational amenities, housing availability and related concerns will be discussed.
Doug Wilks, Editor, Deseret News, Moderator
Chris Nelson
William Fulton
Alan Matheson, The Point
Clark Ivory, Ivory Companies
- 10:15 **Break**
- 10:30 **Response - Local Challenges and Opportunities.** Our discussion continues with a panel of those who serve on the front lines and face the political heat involved in confronting rapid change. Exactly what must be done and when?
Cameron Diehl, Utah League of Cities and Towns
Nicole Cottle, West Valley City
Laura Hanson, Governor’s Office of Planning and Budget
Ted Knowlton, Wasatch Front Regional Council
- 11:30 **Wrap Up – Audience Participation** with response from panelists. Panelists will only respond to audience questions and comments – this time is reserved for those attending - their comments and questions.
Craig Call, ULUI, Moderator
- 12:00 **Lunch is Served.**

12:15 **Making the World Better** – Luncheon Speakers - The ethics of planning choices.

Gary Crane, Layton City Attorney
Steve Garside, Layton City Asst. City Manager

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 2023 and beyond?

Mike Ostermiller, Moderator
Christina Oliver, Director, Utah Division of Housing and
Community Development
Steve Waldrip, State Representative
Jeff Silvestrini, Mayor, Millcreek City

Conversation with Bill Fulton. We have a unique opportunity to have one of the nation’s most gifted commentators on growth and society joining us. This will be a chance for an informal conversation with Bill about the land use topics he and those involved wish to cover.

Prof David Thomas, Moderator
Bill Fulton

2:40 **Innovation in Housing.** For several years the Ivory Institute and Ivory Innovations have curated ideas for addressing the cost of housing, including the creation of the Ivory Prize. Examples of high leverage solutions will be shown and evaluated for Utah application.

Wade Budge, Moderator
Abby Ivory, Ivory Innovations
Lukas Ridd, Utah Housing Preservation Fund
Michael Parker, Ivory Homes

New Financing Methods. The role of “PID” financing and other creative new devices to fund needed infrastructure will be discussed.

Nicole Cottle, West Valley City, Moderator
Mike Sullivan, Piper Sandler
Brennen Brown, DA Davidson

3:50

Public “Overparticipation”? Is it time to rethink the role the public plays in administrative review of land use applications?

Wilf Sommerkorn, ULUI, Moderator

Paul Allred, Former Holladay City Planning Director

Wade Budge, Snell & Wilmer

Home Building – What Are the Builders Thinking Now?

Interest rates more than doubled, prices of existing houses soared, and thousands of apartment units have been added to the inventory in recent years. We will hear from prominent Utah home builders about what to expect from the industry in the near future.

Brent Bateman, Moderator

Jason Harris, Fieldstone Homes

Scott Lalli – Destination Homes

Krisel Travis – DR Horton

4:50

Adjourn

**Background Information –
Speakers, Moderators and Board Members
Utah Land Use Institute
October 25-26, 2022**

Paul Allred

Paul Allred served as Community Development Director for the City of Holladay for sixteen years before retiring from public service in July of 2021. He was born in Madrid, Spain and is a native of Burley, Idaho. Paul completed Bachelor's and Master's degrees in Geography and Urban Planning from BYU and received his AICP certificate in 1994. Paul worked for Sandy City as a code enforcement officer and planner where he co-founded, and was the first President of the Utah Ordinance Compliance Association (UOCA) before managing Salt Lake City's neighborhood association (SLACC) in the early 90's. Paul then served Centerville City as the city's first full-time Community Development Director for almost ten years before doing CDBG work at Davis County and then joining Holladay in 2005. His emphasis in the public sector has been on community visioning, overhauling zoning ordinances, General Plan development, demographics, alternative transportation, park planning, mixed-use, infill development and place-making. Additionally, Paul has focused on mentoring numerous interns and entry level planners, and, helping others to enter the planning profession from other careers. Paul has been a guest lecturer at the University of Utah, Weber State and BYU, chaired the Utah APA Awards Committee for several years, and planned and hosted the 2008 Utah Fall APA conference. Since retiring Paul has focused on various aspects and impacts of NIMBYism on the public hearing process.

Brent Bateman

Brent N. Bateman is an attorney with Dentons Durham Jones Pinegar, where he practices with the laws of zoning, land use, development, property rights, eminent domain, roads, impact fees, constitutional takings, boundary disputes,

trees, easements and just about anything having to do with how land is put to use. Brent's favorite baseball teams are, in order from most loved to most hated, Braves, Tigers, Red Sox, Cubs, Dodgers, Cardinals, Reds, Pirates, Angels, Mariners, Padres, Giants, Astros, DBacks, Orioles, A's, Rockies, Nationals, Rays, Rangers, Blue Jays, Marlins, Guardians, Royals, Brewers, Twins, Mets, White Sox, and Phillies. Any team you may have noticed not appearing on this list is so far into outer darkness as to be not worthy of mentioning.

Brennen Brown

Brennen Brown is a managing director of D.A. Davidson & Co.'s Special District Group, leading the firm's public finance banking efforts in Utah. Previously, he spent more than decade at Goldman Sachs Asset Management (GSAM) where he was a vice president for a fixed income team that managed more than \$120 billion of AUM in tax-free investments. Brown has extensive experience analyzing, structuring, and investing in special district debt across the country where he led investments of more than \$2 billion. His unique insights into how investors think, paired with his relationships on the buy side, add additional value to D.A. Davidson's clients. Prior to GSAM, he was a financial institutions analyst for Goldman Sachs & Co. Brown graduated magna cum laude from Brigham Young University with a bachelor's degree in business management.

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.

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 boards of the Olene Walker Housing Loan Fund as well as the Utah Land Use Institute.

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.

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.

Joanna Enter-Wada

Dr. Joanna Endter-Wada is a Professor of Natural Resource Policy and Social Science in the Quinney College of Natural Resources at Utah State University. Her research focuses on water policy, urban landscape water use and conservation, the human dimensions of drought and climate change, and the integration of land and water in planning. Her Extension role includes working with the Center for Water Efficient Landscaping and the WaterMAPS™ applied research team. Dr. Endter-Wada is part of the team implementing Utah Growing Water Smart for the Utah Division of Water Resources, and she is conducting a state-wide survey about

Great Salt Lake. She previously served on Governor Herbert's State Water Strategy Advisory Team that produced the 2017 Recommended State Water Strategy. Dr. Endter-Wada is Co-Chair of the Policy Committee for the American Water Resources Association and is an Associate Editor of the *Journal of the American Water Resources Association*. Dr. Endter-Wada holds a Ph.D. from the School of Social Sciences at the University of California, Irvine.

Shelby Ericksen

Shelby Ericksen is a Water Conservation Section Manager at the Utah Division of Water Resources. She works with and provides support to local water agencies throughout the state of Utah on Water Conservation Plans, administers statewide efficiency and rebate programs, advises on public information campaigns, and other conservation-related projects and programs. Her love for water and conservation bloomed during a college internship with Central Iron County Water Conservancy District which led to a career in water conservation. Shelby is a graduate of Southern Utah University's Political Science program.

Bart Forsyth

Mr. Forsyth is the General Manager and CEO of Jordan Valley Water Conservancy District (JVWCD). He earned a Bachelor of Science in Civil Engineering from the University of Utah and is a licensed Professional Engineer in the state of Utah. In May 1985, Mr. Forsyth was hired by JVWCD as a Staff Engineer. During his tenure in the Engineering Department, Mr. Forsyth held the positions of Staff Engineer, Senior Staff Engineer, and Engineering Department Manager. He designed and managed more than 350 engineering projects including large diameter water transmission pipelines, pump stations, and underground wells. In 2001, Mr. Forsyth was promoted to Assistant General Manager. His responsibilities included supervising and managing JVWCD operations, communications, water

conservation initiatives and efforts, and water supply resources. Mr. Forsyth has been instrumental in establishing the District as a recognized leader in water conservation and has become one of the foremost water conservation policy experts in the state of Utah.

William Fulton

William "Bill" Fulton (born September 26, 1955) is an American author, urban planner, and politician. He served as mayor of Ventura, California, from 2009 to 2011, and later as the Planning Director for the City of San Diego. From 2014 to 2022, he was the head of the Kinder Institute for Urban Research at Rice University in Houston, Texas. He is considered an advocate of the "Smart Growth" movement in urban planning. In 2009, he was named to Planetizen's list of "Top 100 Urban Thinkers". He is the founder and publisher of the *California Planning & Development Report*.

Guzman, Shawn

Shawn 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.

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.

Laura Hanson

Laura joined the Governor's Office of Planning and Budget (GOPB) in 2021 with over 20 years of experience as a professional planner in both the public and private sectors. Prior to joining GOPB, Laura served as the planning director for the Utah Transit Authority. Laura also served as the first executive director of the Jordan River Commission (JRC). She holds a bachelor's degrees in urban planning and environmental studies, and a master's degree in urban planning from the University of Utah. Post graduate certificates include public involvement, leadership, conflict resolution, and visual resource management.

Jason Harris

Jason Harris is the Vice President of Land Acquisitions at Fieldstone Homes where he's been for nearly a decade. Jason started in the industry in 2005 by providing deal sourcing, due diligence and entitlement services for local investors and developers. At the same time, he attended college at Brigham Young University and, in 2008, graduated with a degree in Construction Management. Following graduation, and during the height of the recession, Jason received his real estate license and provided realtor and consulting services to organization like the FDIC, Well Fargo, and other local banks and lenders helping them dispose of millions of dollars in land and commercial assets. As the local development market started to recover, Jason focused on niche' infill development opportunities and delivered lots to small home builders in his community. He now oversees the land acquisition, entitlement, and land sale

opportunities for the company on thousands of lots in all phases of the process. Jason is an advocate for attainable housing and firmly believes that municipalities and developers can collaborate on making communities better for all.

David 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 and the Centerville City Planning Commission. He has formerly served as Chair of the Business Law Section of the Utah State Bar and the Real Property Section of the Utah State Bar, the Centerville City Board of Adjustment, 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, the Washington State Bar Association, and the American Bar Association where he currently serves as a member of the ABA State and Local Bar Relations Committee of the ABA Business Section and as Chair of the ABA Business Bar Leader's Conference Planning Committee. 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, 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.

Clark Ivory

Clark has been the Chief Executive Officer of Ivory Homes, Salt Lake City, Utah since 2000. Ivory Homes has been Utah's Number One Homebuilder for 29 consecutive years, having sold over 18,000 single-family homes. In 2006 Clark formed ICO which has become one of Utah's largest apartment builders and property management companies. Clark was a director of the Salt Lake City branch of the Federal Reserve Bank of San Francisco from 2006 to 2011 and served as chairman of the Salt Lake branch for three years. He served on the University of Utah Board of Trustees from 2007 to 2014, serving as chairman for five years. Clark is currently co-chairman of the Real Estate Advisory Board to the David Eccles School of

Business and serves on the Advisory Board for the Kem C. Gardner Policy Institute. Clark is the past chairman of the Board of Governors for the Salt Lake area Chamber of Commerce, a past member of the Intermountain Healthcare Board of Trustees and a founding member of the Prosperity 2020 movement that focuses on improving education in Utah for students of all ages. From 2014 to 2017, Clark served as the president of the Romania-Moldova Mission for the Church of Jesus Christ of Latter-day Saints. This experience led Clark to establish the Utah-Moldova Business Partnership to help educate and assist young entrepreneurs in navigating the hurdles of starting a business in Eastern Europe. Clark D. Ivory graduated from the University of Utah with a BA in Political Science in 1988. In 1992 he received an MBA from Harvard Business School. Clark and his wife Christine reside in Holladay, Utah and are the parents of four daughters and one son. Clark enjoys spending time with his family, playing golf and tennis with friends, and traveling with his wife.

Ted Knowlton

Ted serves as Deputy Director of the Wasatch Front Regional Council. He is an expert at coordinating transportation, land use, and economic development. Prior to joining WFRC, he worked with the non-profit organization Envision Utah as well as in private consulting. 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 for growth and transportation. Ted has a master's 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 a past president of APA Utah and serves on the city council of 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.

Prof. Arthur C. (Chris) Nelson

Dr. Nelson is Professor Emeritus of Planning and Real Estate Development 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 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 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. Dr. Nelson is both a Fellow of the Academy of Social Sciences (FACSS) and 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.

Christina Oliver

Christina is the director of the Housing and Community Development Division. She previously served as the department director over Community Development for Draper City. Prior to that position, she held roles at Salt Lake County as the Regional Economic and Business Development Division director and as the associate Parks and Recreation Division director. At Draper City, Christina re-wrote the city's 15-year-old general plan and the land use municipal code to align with state statute. These efforts included extensive public

outreach and feedback campaigns that resulted in simplified planning documents utilized by the citizens of Draper on a daily basis. At Salt Lake County she drafted numerous legislative documents and grant proposals including the Convention Center Hotel bill. In the Parks and Recreation Division, she brought the personnel and operations budgets into balance for the first time in the history of the division.

Rob Patterson

Rob Patterson is a land use and municipal attorney serving more than a dozen cities across Utah. He serves as a land use appeal authority for Woodland Hills, and he has assisted with and defended Utah cities, counties, interlocal entities, and other local government entities in complicated disputes over zoning and development, pioneering agreements, and referenda on tax increases and rezoning. He has helped negotiate, facilitate, and defend large public infrastructure projects, including the Uinta Bain Railway project. He graduated *cum laude* from the University of Utah, *summa cum laude* from the J. Reuben Clark Law School at BYU, and he holds a graduate certificate in mediation and conflict resolution from the University of Utah.

Scott Paxman

Scott Paxman is the General Manager/CEO of the Weber Basin Water Conservancy District located in Northern Utah. He has work in the water industry for over 37 years and with the District for 32 years. His career consists of years in engineering design and project management of water works facilities such as water treatment plants, pipelines, canals, dams, and storage tanks. As General Manager/CEO of the District, Mr. Paxman administers the operations, maintenance, repair and replacement of irrigation and municipal water facilities in five Utah counties. As sponsor of the federal Weber Basin Project, Weber Basin manages seven major dams and reservoirs, three hydro-power generation plants, and hundreds of miles of canals, pipelines, and aqueducts in northern Utah.

Mr. Paxman continues to be active in the water industry as well as in the community. He is serving on several irrigation boards and committees and is the past Chair of the Davis Chamber of Commerce Legislative Affairs committee. He is a former National Director of the American Water Works Association and is currently very involved locally with that association.

Mr. Paxman is a Registered Professional Civil Engineer with degrees in Civil and Environmental Engineering from Brigham Young University and Utah State University,

Zach Renstrom

Zach Renstrom is the general manager for the Washington County Water Conservancy District. In this capacity, he oversees all operational and financial activities for the district and its employees. Prior to joining the district in 2019, Renstrom served as a Washington County Commissioner and worked as an attorney for Lincoln, Gustafson & Cercos. He was also a principal owner at a local engineering firm. Renstrom is a licensed professional and structural engineer in Utah with more than 20 years of experience; and a member of the Utah and Nevada state bars with more than 15 years of experience. His background gives him insight into the complexities of water treatment and engineering systems, as well as the legal realm of government, contracts, water law and legislation.

Jeff Silvestrini

Jeff Silvestrini is serving his second term as the first mayor of Millcreek. Millcreek was the first settlement outside of Utah Fort, but did not incorporate until 2017. With a population of over 63,000, it is Utah's 12th largest city. Jeff is working to form a new, transparent and technologically advanced city and appreciates creativity and initiative in local government. Jeff has formulated a forward-thinking, growth-oriented policy on housing and development in Millcreek, with emphasis on building transit-oriented development around

Millcreek's two "adopted" TRAX stations and in Millcreek's new city center development which is anchored by the transformational "Millcreek Common." Jeff believes that having solid representation at the decision-making table is important to residents of his city. Jeff currently serves as the chair of the Wasatch Front Regional Council and was recently elected to serve as president of the Utah League of Cities and Towns. Jeff graduated from the University of Utah College of Law and holds his undergraduate degree from the University of Michigan. He and his wife, Leslie, have two grown daughters. Jeff practiced law in Salt Lake City for 37 years litigating real property and commercial disputes and served as a volunteer on the Mount Olympus and Millcreek Township councils before becoming mayor.

Wilf Sommerkorn

Wilf Sommerkorn retired as the Director of Regional Planning and Transportation for Salt Lake County in 2019, where he served from 2014. Prior to that, he was Salt Lake City Planning Director from 2008 to 2014, and Director of the Davis County Community & Economic Development Department for 14 years. He was a planner in various positions with that Department from 1981. Wilf has also served as the Community Development Director for Centerville City, and as an adjunct professor of urban planning at the University of Utah, where he taught a class in The Politics of Planning, something every planner should know! 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 APA Utah Chapter from 1986 to 1988. 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 now works with the non-profit Utah Land Use Institute as Deputy Executive Director, and also does planning consulting work through his firm, Sommerkorn Consulting. He is currently

serving on the Kaysville City Planning Commission.

Mark Stratford

Mark Stratford is General Counsel for Jordan Valley Water Conservancy District. He worked for Ogden City from 2007 to 2022 as Deputy City Attorney and Assistance City Attorney where he focused 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. Mark is a member of the Utah Water Task Force, which advises the legislature and governor on water related issues, and represents the Utah League of Cities and Towns on the Utah Watershed Council. He enjoys downhill skiing in the winter and hiking in the summer.

Mike Sullivan

Mike Sullivan is a senior vice president in the Piper Sandler special district group. Sullivan brings more than eight years of debt, capital markets and special district finance experience to the team. He is responsible for the Colorado and Utah special district practices in areas such as transaction execution, debt structuring, disclosure and document review, financial modeling and coordination of credit rating process. He works with clients at all phases of the development cycle, ranging from early stage, non-rated transactions to investment grade refinancings.

Before joining Piper Sandler, Sullivan was a vice president at D.A. Davidson & Co. with a similar focus on special district financings. Prior to that, he served as a financial analyst at Goldman Sachs in Dallas, Texas.

Additionally, Sullivan serves as a board member for HomeAid Colorado. Sullivan earned a bachelor's degree in business administration at the University of Colorado Boulder.

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.

Krisel Travis

Krisel Travis holds a degree in Construction Management from BYU and currently serves as a board member for the Utah Valley HBA. She has focused her career in the construction and land development industry and is an active member of their government affairs committee. As a small business owner and private consultant, Krisel discovered a passion for entitlement and has used her talents in various roles across multiple companies in the homebuilding industry. Over the past 10 years at D. R. Horton's local division, as Senior Land Acquisition & Entitlement Director, Krisel has played an integral part in the record housing growth experienced in Utah. Her passion is creating a lasting impact by bringing joy to everyday experiences – which she is able to express professionally through developing and managing some of the area's largest and most innovative master planned communities.

Laura Vernon

Laura Vernon is the Great Salt Lake Coordinator with the Utah Department of Natural Resources Division of Forestry, Fire and State Lands. She has worked with federal, state, local governments and stakeholders on Great Salt Lake-related issues for over 15 years. With a Master's in Public Administration, her education and work experience focus on land use planning and management, public involvement, socioeconomic analyses, project management and strategic planning.

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.

Doug Wilkes

Doug Wilks is the executive editor of the Deseret News. His four-decade news career as reporter and editor included stints with Gannett in Marin County, California, and the New York Times Regional Media Group as an editor before joining the Deseret News in 2012. He resides in Salt Lake City with his wife, Christiana.