

Utah Land Use Institute
Spring Conference 2025
March 27 – Best Western Abbey Inn
1129 South Bluff Street, St. George, UT 84770

THURSDAY, MARCH 27
IN PERSON AND VIA ZOOM BROADCAST
(subject to change as needed)

- 8:25 **Welcome** – Utah Land Use Institute
- 8:30 **Land Use and Housing Issues at the 2025 Utah Legislature.** Now that the 2025 General Session is history, we pause to consider what the legislation approved will mean for land use and housing in 2025 and going forward. Topics include gravel pits, annexation, plan review, financing housing and infrastructure, citizen initiatives, and more.
Wilf Sommerkorn, ULUI, Moderator and Speaker
Karson Eilers, Utah League of Cities and Towns
Steve Waldrip, Governor’s Senior Advisor on Housing Innovation
Shawn Guzman, St. George City Attorney/Govt. Affairs
Realtors Representative (Invited)
- 9:45 **Break**
- 10:00 **Common Ownership – the Pros and Condos.** Are we missing some good opportunities for middle-income families to build equity by making condominium development more difficult? What state and local laws regulate HOA’s and condo developments? What did the legislature do recently to promote condo housing types?
, Moderator and Panelist
Stacy Young, Southern Utah Homebuilders
Bruce Jenkins, Jenkins Bagley
Steve Waldrip
Others to be Invited
- 11:00 **How Do We Build a Public Consensus on Housing?** The response of neighbors to proposals for density and housing options is commonly expected to be negative. How can local policy leaders and decision makers promote housing solutions and minimize opposition to good attainable housing proposals?
, Moderator and Panelist
Ryan Beck, Envision Utah
Kate Bradshaw, Bountiful City Council
Brent Bateman, Denton Law Firm

12:00 **Lunch is Served.**

12:30 **Luncheon Speaker – Prospects for Planning.** When have we had more dramatic developments in land use regulation and local planning? Housing affordability suffers a triple whammy with interest rates, insurance costs, and inflationary building costs. Climate change and multiple disasters create uncertainty in national policy and economics while a host of federal policies are subject to dramatic changes under the Trump administration. For a 30,000 foot view of where we are headed with land use planning, including the appropriate role of land use regulation and other responses to growth and change, we turn to one of the most informed and experienced planners in the Intermountain West.

Prof. Arthur (Chris) Nelson. Introduction and Comments
Don Elliott, FAICP, Clarion Associates, Denver

1:30 **Break**

1:40 **Housing – Dramatic Changes in Costs and Affordability.** What impact will disasters in distant places and national economic policies have on Utah housing costs? What impact can we expect with rising insurance costs on families who wish to finance a home? Can we anticipate any moderation in mortgage interest rates? Will the cost of materials and construction rise again in light of tariffs and new federal immigration policies?

, Moderator and Panelist
Troy Ence, Ence Homes
Others to be Invited

2:40 **Break**

2:50 **Southern Utah Economic Review –** The Gardner Institute recently completed a study of the economic future of Southwestern Utah. What do the conclusions and forecasts included in this report mean for planners, builders, real estate professionals and local decision-makers?

Stacy Young, Govt. Affairs Director, SUHBA, Moderator and Panelist
Emily Merkley, Washington County Board of Realtors
Others to be Invited

3:50 **Adjourn**

**Background Information –
Speakers, Moderators and Board
Members
Utah Land Use Institute
March 27, 2025**

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.

Ryan Beck

Ryan Beck began working with Envision Utah in 2008. He serves as the Vice President of Planning. Ryan is currently involved with Guiding Our Growth, a statewide conversation about Utah's future and Land Use Review for Attainable Housing with DWS Housing and Community Development. Recently, Ryan was involved with Envision Utah's planning work for the Point of the Mountain, Valley Visioning, and Your Utah Your Future. Prior to working at Envision Utah, Ryan worked with a local private transportation planning firm. While there, he prepared city transportation plans and operated travel demand models. Ryan was involved with the Twin Falls Master Transportation Plan, Vision Dixie, and UTA/Brigham City Transit Feasibility Studies. Ryan's education includes a B.A. in History from the University of Utah and a Master of Law and Policy from the Sturm College of Law at the University of Denver.

Kate Bradshaw

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 several municipalities and counties. 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.

Karson Eilers

Karson Eilers graduated from East High School in 2012 and joined the AmeriCorps National Civilian Community Corps where he volunteered with FEMA and the American Red Cross for ten months. Upon returning home to Salt Lake City, Karson enrolled in classes at Westminster College. He quickly began working for the school's Katherine W. Dumke Center for Civic Engagement and the Utah Exploring Computer Science Initiative. During

his final semester at Westminster, he interned in the Utah House of Representatives. After graduating with an economics degree, Karson interned for the Utah League of Cities and Towns. He was hired full-time several months later and has worked for ULCT in various roles since.

Troy Ence Troy Ence, a native of St. George, Utah, spent his formative years in the budding landscape of Southern Utah's construction/development industry. As the son of one of the visionary founders of Ence Homes, Troy's passion for construction was kindled at an early age. His career in residential construction first began at the age of 15 when he got a job helping the stucco crews. In the decade that followed, Troy learned many different trades of the construction industry before assuming ownership of Ence Homes with his two brothers, Tracy and Kim Ence. Troy's construction background has been instrumental in helping to shape the company's trajectory over the past 27 years.

Troy pursued his education in Business at Dixie College and Southern Utah University where he gained additional skills and knowledge that have been vital to his career in the construction/development industry. For the past 17 years, Troy has steered Ence Homes' development and land/lot acquisition endeavors, contributing significantly to the company's growth and success. With a commitment to excellence and an understanding of the construction landscape, Troy and his current partners, Jon and Kolby Ence, continue to push Ence Homes to be a leader of the industry in the St. George area. They are committed to maintaining the Ence Homes' legacy of innovation and quality established by his family.

Don Elliott. Don is a Senior Consultant with Clarion Associates, LLC., based in Denver, and has been a member of the firm since 1995. He has assisted over 85 U.S. communities to update zoning and development regulations, with a particular focus on fair and affordable housing strategies. Key projects have included first-in-a-generation zoning code rewrites for Detroit, Philadelphia, Indianapolis, and Albuquerque. Don has also advised numerous local

governments in Russia, Mongolia, and India on land use issues and served as the Democracy and Governance Advisor to the United States Agency for International Development in Uganda for two years. He has managed planning and zoning projects that have been state-level award recipients from the American Planning Association in Colorado, Arizona, Indiana, New Mexico, Pennsylvania, and Virginia. He is the author of [A Better Way to Zone](#) (Island Press 2008), co-author of [The Rules that Shape Urban Form](#) (APA 2012) and the [Citizen's Guide to Land Planning](#) (APA 2009) and has served as the editor of [Colorado Land Planning and Development Law](#) for 30 years. Don teaches a graduate-level course on Land Use Regulation at the University of Colorado at Denver School of Architecture and Planning and is a member of the Denver Planning Board. He has a bachelor's degree in Urban Planning and Policy Analysis from Yale University, a law degree from Harvard Law School, and a master's degree in City and Regional Planning from the John F. Kennedy School of Government at Harvard.

Shawn Guzman

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.

Bruce Jenkins

Emily Merkle

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)."

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.

Steve Waldrip

Steve Waldrip has extensive experience in real estate development, law and government operations in public and private partnerships. For the past 11 years, he's been a partner and co-founder of the Rocky Mountain Homes Fund, which focuses on providing working professionals in the middle class with homeownership opportunities. Waldrip also serves on the boards of United Way Northern Utah and Ogden Valley Land Trust. He served as chair of the Utah Commission on Housing Affordability and continues to serve on that commission. A former state legislator, Waldrip served in the Utah House representing District 8 from 2019 to 2022. In addition to his public service, Waldrip previously oversaw leasing and new development for the Business Depot Ogden (BDO) project, helping manage a 6.5 million square foot portfolio, including the construction of 2 million square feet of new industrial space. He also managed construction and development of 250,000 square feet of commercial/office buildings. Waldrip has a bachelor's degree in English from Brigham Young University, a law degree from the University of Utah, and a Master of Taxation (LLM) from the University of Washington School of Law.

Stacy Young

Stacy Young has been a developer and land use attorney for the past 20 years. In that time, he has directed the development of thousands of homesites and related commercial and civic uses in Washington County. He is also the Government Affairs Director for the Southern Utah Home Builders Association. Stacy earned degrees from the

University of Utah (BA) and Washington
University in St. Louis (JD, MBA).

DRAFT