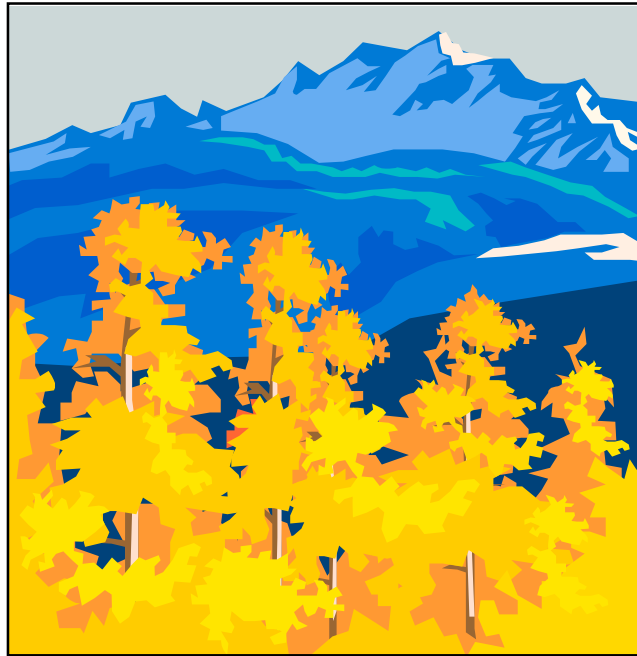


Utah Land Use Institute Spring Conference

March 27, 2025

Abbey Inn, St. George, 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.

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Jonathan W. Call, Program Director

The Utah Land Use Institute

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SAVE THE DATE – FALL CONFERENCE OCT 21-22, 2025

MATERIALS FOR SESSIONS OF THE CONFERENCE ARE AVAILABLE ONLINE
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SUPPLEMENTAL POSTINGS TO THE ONLINE LIBRARY WILL BE MADE
DURING THE CONFERENCE



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, Panelist
Steve Waldrip, Governor's Sr. Advisor on Housing, Panelist
Shawn Guzman, St. George City Attorney/Govt. Affairs, Panelist

9:45 **Break**

10:00 **Common Ownership – the Pros and Cons.** 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?
Steve Waldrip, Moderator and Panelist
Bruce Jenkins, Jenkins Bagley, Speaker
Chris Ensign, Solstice Development, Panelist
Stacy Young, Southern Utah Homebuilders, Panelist

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?
Jon Call, North Ogden City, Moderator and Panelist
Ari Bruening, Envision Utah, Speaker
Kate Bradshaw, Bountiful City Council, Panelist
Brent Bateman, Dentons Law Firm, Panelist

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 as Panelist
Don Elliott, FAICP, Clarion Associates, Denver, Speaker

1:30 **Break**

1:40 **Housing – Zoning Solutions that Directly Impact Home Prices.** What are the effects of our current land use protocols on the home building industry and our future children? We will discuss home price focused zoning regulations rather than density focused zoning, as well as real economic case studies. What are the challenges to improving trust between cities and developers? What does a zoning code look like that focuses on home price first?

Jason Harris, Fieldstone Homes, Speaker and Moderator
Troy Ence, Ence Homes, Panelist
Paul Hancock, Lehi City Council, Panelist
Brandon Green, Flagship Homes, Panelist

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, Panelist
Chad Thomas, St. George City, Panelist

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.

Kate Bradshaw

Kate Bradshaw is in her 7th year serving on the Bountiful City Council. She serves as the 1st Vice President of the Utah League of Cities & Towns and as a Commissioner on the State's Utah Outdoor Adventure Commission representing municipalities.

She has spent her career working for and with elected officials at all levels of government in a variety of capacities from staffer to advocate. It has given her a deep background in how to get things done that informs how she now personally carries forward the policy engagement and financial stewardship of her community on the city council. Professionally, she is the Director of Government Affairs for the law firm of Holland & Hart and oversee the firm-wide government affairs program for 9 western states. She is a graduate of Westminster University and a past Co-Chair of the Utah Business Coalition and past Chair of the Westminster College Alumni Board.

In her free time, Kate & her husband Michael are most likely to be found outdoors. As a family, they are avid campers, mountain bikers, skiers, and hikers along with their dog Henry who comes along on outdoor adventures

Ari Bruening

Ari Bruening has extensive experience in visioning and implementation efforts for regions, large areas, and critical growth-related topics. At Envision Utah, he helped lead the Your Utah, Your Future statewide vision that engaged 52,845 Utahns to tackle eleven different topics, as well as the recommended State Water Strategy, the Point of the Mountain vision, the Vision for Teacher Excellence, and numerous other critical efforts. Ari, an AICP certified planner, graduated magna cum laude from Harvard Law School, where he was an editor for the Harvard Law Review.

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 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 former 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.

Chris Ensign

Brandon Green

Brandon Green has extensive experience in city government, development, and construction. Before joining Flagship Homes, he worked with Jones & Associates Consulting Engineers for 2 years and served as a City Manager in Northern Davis County for 18

years. His background includes city budgets, urban planning, zoning, and subdivision development, and city standards. Brandon is also a licensed building inspector with a strong understanding of construction practices and building codes. His broad experience helps him effectively navigate city management, development, and regulatory processes.

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.

Paul Hancock

Paul Hancock is in his 12th year serving on the Lehi City Council. He serves on the board of the Lehi Irrigation Company, Chair of the Lehi City Audit Committee, as well as an active participant with the Traverse Mountain Trails association since its inception.

Paul graduated with his MaCC from Brigham Young University in 2000 before working for Intel Corporation. While working in Intel's finance department he graduated from Babson College in 2005 with his MBA. Shortly after earning his MBA, he was hired by Boart Longyear as part of their finance team as they were going through their IPO process. After a short stint (starting and selling his own drilling company) Paul got back into the tech space in the Wasatch front and has held education, sales, and customer success roles at Workfront and Currently Domo. His combination of finance and sales background drives how he views the issues that face Lehi and how to best represent his constituents needs.

Outside of work and his city council responsibilities Paul enjoys spending time hiking/running (even sledding in the winter) on trails all along the Wasatch Front as well as travelling with his wife Cindy and their family.

Jason Harris

Jason Harris is the Vice President of Land Acquisitions at Fieldstone Homes, where he has played a pivotal role for over a decade. He brings nearly 20 years of experience in real estate, specializing in land acquisition, entitlement, and development strategy. Jason began his career in 2005, providing deal sourcing, due diligence, and entitlement services for local investors and developers while attending Brigham Young University. He graduated in 2008 with a degree in Construction Management and soon after obtained his real estate license during the height of the Great Recession. During this challenging period, he provided real estate and consulting services to organizations such as the FDIC, Wells Fargo, and other financial institutions, assisting in the disposition of millions of dollars in land and commercial assets.

As the development market rebounded, Jason shifted his focus to infill development, delivering lots to small homebuilders in his community. Now, at Fieldstone Homes, he oversees land acquisition, entitlement, and land sales for thousands of residential lots in various stages of development. A strong advocate for attainable and affordable housing, Jason believes in the power of

collaboration between municipalities and developers to create thriving communities. He is actively involved in the Land Use Task Force and Property Right Coalition and has previously participated in the Commission on Housing Affordability and The Guiding Growth Technical Committee. Additionally, he serves on the Board of Directors for Partners in Hope and the Haika Foundation, organizations dedicated to assisting those in need.

Bruce Jenkins

Bruce C. Jenkins is a founding member of Jenkins Bagley Sperry and has been representing community associations since 1991. His legal practice focuses on homeowner association law, real estate, land use, construction defect litigation, municipal law, business law, and civil litigation. A dedicated member of the Community Association Institute (CAI) and its Southern Utah Subchapter, Bruce is also an emeritus member of the Utah CAI Legislative Action Committee (LAC) and a past president of the Utah Community Association Bar Section. As a principal drafter of laws affecting common interest communities, his expertise has shaped legislation in this field. In 2012, he was honored as a Fellow of the College of Community Association Lawyers (CCAL). Bruce is deeply committed to community service and has served for several years on the Switchpoint Board of Trustees, supporting local homelessness initiatives. As a recognized authority on community association law, Bruce has served as an expert witness and a featured speaker at national and local conventions. He regularly trains property managers and association board members and has authored multiple articles on homeowner association matters. His contributions to the legal field have earned him recognition in Legal Elite and Super Lawyers for several years. Outside of his legal work, Bruce enjoys spending time outdoors with his family.

Emily Merkley

Emily Merkley brings 15 years of experience in leading and strengthening REALTOR® associations, including the past three years serving the REALTORS of Washington County, Utah and their Multiple Listing Service. She is deeply committed to education and promoting high standards of professionalism among REALTORS®, ensuring they are well-equipped

to serve their clients with integrity. Beyond her work in professional development, Emily is a passionate advocate for homeownership and expanding housing opportunities for all. She serves on the executive board of the local housing action coalition, working to address critical housing needs in the community. Most recently, she worked with the Washington County Board of Realtors to found "Realtors REACH" (Real Estate Assistance for Community Housing), a foundation dedicated to expanding access to affordable and quality housing through down payment assistance grants to individuals needing assistance.

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.

Chad Thomas

Chad Thomas is the Economic Development Director for the City of St. George where he manages economic development projects for Southern Utah's top economy along with marketing and communications for the City of St. George.

With over a decade of experience in public administration and economic development, he has held key leadership roles in multiple cities and counties. Previously, he served as Vice President of Economic Development for Iredell County Economic Development Corporation managing economic development projects producing over \$1 Billion in investment and the creation of more than 1,000 jobs. He also helped increase industrial speculative development from 1 Million in 2021 to more than 14 million in 2023. He has also worked for Provo City, Layton City, Town of Kilmarnock (VA), and the Town of Davidson (NC).

Chad holds a Master of Public Administration from Appalachian State University and a Bachelor of Arts in Communication with a public relations emphasis from Southern Utah University.

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).