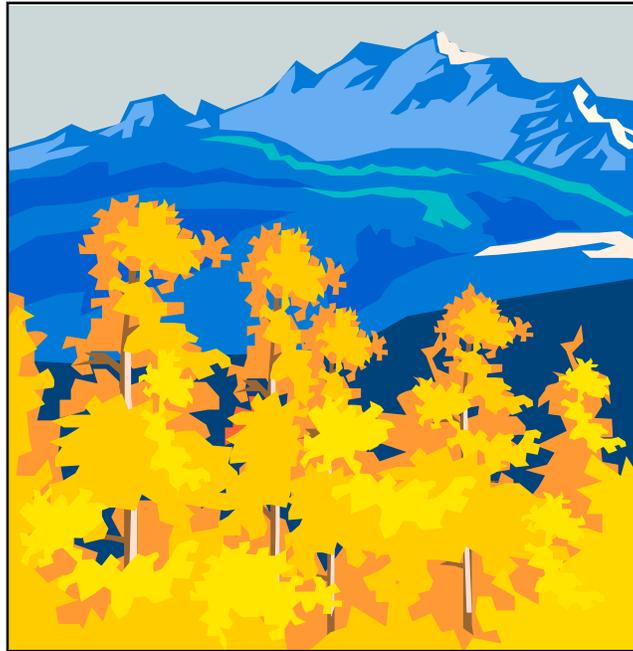


Utah Land Use Institute Fall Conference

October 21-22, 2025

Realtors Auditorium, Sandy, Utah



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the Utah Land Use Institute:

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Salt Lake Association of REALTORS
Home Builders of Utah
Real Property Section – Utah State Bar
Utah Chapter, American Planning Association*

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

Meg Ryan

Wilf Sommerkorn

Prof. David A. Thomas

Steve Waldrip

Craig M. Call, Executive Director

Wilf Sommerkorn, Deputy Executive Director

Jonathan W. Call, Program Director

The Utah Land Use Institute

P.O. Box 13295, Ogden, UT 84412

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(801) 859-2255

SAVE THE DATE – SPRING CONFERENCE, FRIDAY MARCH 20, 2026
FALL CONFERENCE, THURSDAY-FRIDAY OCTOBER 22-23, 2026

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

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Utah Land Use Institute
Fall Conference 2025
October 21-22 – Realtors Auditorium, Sandy
230 West Town Ridge Parkway – NE Corner of Ground Level of Building
Subject to Changes as Necessary

TUESDAY, OCTOBER 21 – NO MORE “NO”! – DEVELOPMENT OUTSIDE OF CITY BOUNDARIES, ANNEXATION, INCORPORATION, AND WHAT’S COMING

- 1:30 **Welcome** – David Hirschi, Chair, Utah Land Use Institute
- 1:35 **Ripped from the Headlines** – Our topic leaders will riff on what’s happening today, projects that have made the news, case studies, and the direction we are currently heading.
 Wilf Sommerkorn, Utah Land Use Institute
 Brent Bateman, Dentons Durham Jones Pinegar
- 2:30 **Annexation in Transition – Is Forced Annexation Next?** State Policy requires more housing. Developers can only develop the land that is available, and as a result, there is increasing pressure to develop land outside of city boundaries. The current annexation code was built for a different time and different needs. Its flaws are covered with years of legislative band-aids. Where are we with annexation policies, how did we get here, and where are we going?
 Wilf Sommerkorn, Moderator
 Matt Marziale, Salem City
 Jason Harris, Fieldstone Homes
 Jared Tingey, Utah League of Cities and Towns
 Tony Kohler, Heber City
- 3:30 **Break**
- 3:45 **Alternatives to Annexation as a Means to Manage Development – Preliminary Municipalities.** Annexation is legislative, and thus highly discretionary. But development outside of city boundaries is not always possible - or wise. For many, changes to annexation policy are difficult to support, especially where growth outpaces infrastructure or if doing so comes with a loss of legislative discretion.
 Brent Bateman, Moderator
 Bruce Baird, Attorney
 Charlie Ewert, Weber County
 Chris Gamvroulas, Ivory Companies
 Rob Terry, Office of the Property Rights Ombudsman
- 4:45 **Adjourn**

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WEDNESDAY, OCTOBER 22 – STATE HOUSING PLAN

- 8:25 a.m. **Welcome** – David Hirschi, Chair, Utah Land Use Institute
- 8:30 a.m. **Housing** – Commentary on the recently-released draft Statewide Housing Strategic Plan. Leaders of the effort to envision and define a strategy for more attainable housing will discuss housing options and solutions that may be considered by the 2026 Legislature. Join us to engage with them and their predictions and recommendations.
 Mike Ostermiller, Northern Wasatch Realtors, Moderator
 Steve Waldrip, Governor’s Sr. Advisor on Housing Innovation
 Cameron Diehl, Director, Utah League of Cities and Towns
 Chris Gamvroulas, Ivory Companies
- 10:15 **Break**
- 10:30 **Follow Up** – We will discuss the latest data on population and housing demands as well as evolving need for housing options. With respect to land use regulations and local government incentives, what practical efforts and adjustments could help make housing more attainable? How have recent efforts been received and what effect have they had on needed housing? What impact will the anticipated legislation and other changes have on dealing with our future quality of life?
 Steve Waldrip, Moderator
 Dr. Arthur (Chris) Nelson, Univ. of Utah Presidential Professor Emeritus
 Mayor Dawn Ramsey, South Jordan
 Charlie Ewert, Weber County
- 11:30 **Wrap Up – Audience Participation** with response from panelists.

 Panelists will only respond to audience questions – this time is reserved for the comments and questions of those attending.
- 12:00 **Lunch is Served.**

12:15

Luncheon Panel – Stump the Ombuds. This session will have no firm outline or agenda. We will engage in a conversation on topics the panel and the audience raise that are significant to those on the front lines (and front counters) of land use issues today. Our guests will include the three individuals who have served as the lead attorneys in the Office of the Property Rights Ombudsman since its inception in 1997. One is now serving as the appeal authority for several counties and municipalities, another is now a prominent attorney for developers, and the other is still leading the OPRO. Bring your questions of general interest and join us for a wide-ranging and informative discussion.

Jodi Hoffman, Hoffman Law, Moderator

Craig Call, Utah Land Use Institute

Brent Bateman, Denton Law Firm

Jordan Cullimore, Office of the Property Rights Ombudsman

1:30

A New Sheriff in Town – the EPA, BLM, COE, and Other Agencies In Transition? Since the dramatic changes of Trump II, what can we expect over the next three years in terms of the management, procedures, perspective and focus of federal agencies with huge influence on Utah land use issues? Will the issues related to wetlands, storm water, agriculture, clean air, and other vital topics be dealt with in the same manner as we have worked with agencies in the past or should we anticipate some changes?

Wade Budge, Moderator

Senator Mike Lee (via video recording)

Rep. Blake Moore (in person or live from Washington)

John Andrews, Snell & Wilmer

Afternoon Break-out Sessions

Afternoon Break-out Sessions

2:40 **Wasatch Choice Centers** – Our future quality of life depends on the choices we make today. Wasatch Choice Vision is our communities’ shared vision for coordinated transportation investments, development patterns, and economic opportunities. Join in a discussion of the Wasatch Choice Vision map and key strategies and how advancing the Vision can enhance quality of life even as we grow.
Meg Ryan, Utah League of Cities and Towns, Moderator
Meg Padjen, Wasatch Front Regional Council
LaNiece Davenport, Mountain Land Association of Governments

Accessory Dwelling Units – In My Backyard, Of Course.

We have talked about these for a decade now, but they are still not only a source of controversy but, to many, a viable solution to some real problems. And the private sector has really stepped up with innovative fabrication of compact living spaces. What are the latest trends and what may be ahead of us in the 2026 legislature with ADUs?
Gary Crane, Attorney, Moderator
Lee Sands, Libertas Institute
Lyle Gibson, Farmington City
Nick Norris, Salt Lake City

3:50 **The Real Impact of Growth – Envision Utah.** With the support of the Land Use Training Fund, Envision Utah has been developing “rules of thumb” guidelines regarding the impacts of growth. Join us to discuss how these resources can help municipalities have data-informed conversations about growth and development. Topics will include fiscal impacts, water demand, and crime trends.
Nicole Cottle, Moderator
Cody Lutz, Envision Utah
Ben Gibbs, BYU and Socio Analytics
Dejan Eskic, Gardner Institute

Land Use Law Update - Recent land use decisions in the appellate courts – substantial evidence, standing to appeal, record reviews, no “Chevron” deference to local decisions. Federal lands lawsuit by the Utah Attorney General. Proposed non-housing legislation in the 2025 session.
Prof. David Thomas, BYU Law (emeritus), Moderator (Invited)
Mike Hutchings, Holland and Hart
Nathan Bracken, Smith Hartvigsen
Rick Plehn, Office of the Property Rights Ombudsman.

4:50 p.m. **Adjourn**

Background Information –

Speakers, Moderators and Board Members Utah Land Use Institute October 21-22, 2025

Andrews, John

John has over 30 years of practice experience in public lands, real estate, mineral, water rights, environmental, and energy law matters. Before joining Snell & Wilmer in 2018, he was chief legal counsel and associate director for Utah's state land management agency, where he provided legal representation and management for a 3.4-million-acre land portfolio. His current practice focuses on land and permitting issues associated with large energy projects, including geothermal, green hydrogen, solar, lithium extraction, and energy storage. John continues to work with clients in traditional mining, oil and gas, water law, ranching, and real estate development matters. John also works on complex land and mineral title and royalty issues, federal and state land exchanges, NEPA, tribal law, endangered species and wildlife, state legislative interaction, and other issues involving western lands

Bruce Baird, Attorney

Bruce Baird has been doing land use law for too damn long. He is trying to retire but people keep throwing money at him to help them. He believes that he is neither as good as some people think, nor as evil as others seem to believe. But he appreciates both reputations. He is both sad and happy that he is here today instead of being somewhere else in the world where he has been traveling the last few years when this conference has been held, breaking a 20-year stretch of presenting.

Brent Bateman

Brent N. Bateman is a dedicated purveyor of legal mumbo-jumbo (both written and spoken), frequent question answerer, advice giver, and knower of stuff both useful and not. He takes his work very seriously, but not himself. Thus, he considers writing a bio about himself as an opportunity for creative expression. Poetry today, methinks:
"Something wicked this way comes!" / Cries Brent's local government chums; / When he arrives with spit and vinegar / from Dentons Durham Jones Pinegar. / "What are you doing now?" he quacks, / "When you unproportionally exacts?" / "And what's with this propensity," / "To cut my client's density?" / "I have had it with this rodeo!" / "Just please go watch my video."

Nathan Bracken

Nathan joined Smith Hartvigsen as of counsel in 2015. Previously, he served as the assistant director and general counsel for the Western States Water Council, where he represented state engineers and water quality administrators from Utah and seventeen other western states. He has experience in water rights, water quality, energy, public policy, and government relations. A trained mediator and facilitator, Nathan has led multi-stakeholder initiatives that have influenced federal legislation and policies involving the Clean Water Act, groundwater, and tribal and federal reserved water rights. Nathan began his legal career as an attorney and mediator with Dart, Adamson & Donovan in Salt Lake City.

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, industrial 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 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 an attorney licensed in both Utah and Wyoming. After retiring from a 25 year career in municipal government Nicole is enjoying a portfolio career with a primary focus in telecommunications, real estate and land development, economic development, municipal law and transactional law. Nicole provides legal services to a variety of clients in addition to her employment as Director of Government Relations and General Counsel for UTOPIA Fiber. She has provided public private partnership facilitation services on behalf of the State of Utah for nearly four years and has helped many projects connect to financing, building partners and other necessary players to bring successful partnerships to fruition. Nicole enjoys serving on the Cities Strong Foundation Board of Directors, the University of Utah Opportunity Scholars Board and as an Honorary Commander to the 388th Fighter Wing at Hill Air Force Base. She and her husband of thirty years have two grown kids who are epic!

Gary Crane

Gary Crane is currently serving as City Attorney for 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 is the Lead Attorney in the Office of Property Rights Ombudsman, an independent, neutral state agency that helps to resolve property rights disputes and provides training about property rights issues. 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 2015. Jordan has also worked as a city planner in Utah.

LaNiece Davenport

LaNiece Davenport is the MPO Director for the Mountainland Association of Governments in Utah County, Utah. She leads the Planning Department for Mountainland Association of Governments (MAG), which is the regional planning agency for 3 counties, 39 cities, and 809,000 residents in Northern Utah and includes the Metropolitan Planning Organization (MPO) for Utah County and the Rural Planning Organization (RPO) for Summit and Wasatch Counties. LaNiece's career has been defined by her commitment to the development and execution of effective transportation and land use plans, projects, programs, and policies. LaNiece holds a Master of Public Administration and Bachelor of Science in Geography from the University of Utah. Outside of the office, she finds joy in spending time with her husband and daughter, particularly outside in nature or at live music events.

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.

Dejan Eskic

Dejan Eskic is a senior research fellow and scholar at the Kem C. Gardner Policy Institute. Eskic is involved in housing, construction and real estate research, fiscal impact studies and economic and demographic analysis. His professional career has focused on providing the best information to key decision makers, whether they'd be local or state officials, executives of national retailers or publicly listed REIT's. Prior

to joining the Gardner Policy Institute, Eskic worked in the retail research industry where he evaluated current and future sales performance for retail sites through statistical gravity modeling reflecting market demographics throughout the Country. Additionally, he has worked on a number of public-private-partnerships relating to Tax Increment Financing, along with numerous real estate market studies and economic development plans. Before earning a Master's in Real Estate Development, Eskic earned a B.S. in Urban Planning, both from the University of Utah. He also serves as an adjunct professor of Real Estate Market Analysis at the University of Utah.

Charlie Ewert

Charlie is a seasoned planning professional with over 18 years of experience guiding rapidly growing communities through complex development challenges. For the past 11 years, he has served as Principal Planner for Weber County, where he has led the development and implementation of two new general plans, multiple plan updates, and is continually focused on zoning reform. Charlie has overseen the entitlement of more than 19,000 residential units within master-planned communities, each built through collaborative developer/community partnerships. He is a strong proponent of market-driven innovation, preferring mutually beneficial development negotiations over traditional command-and-control zoning. An advocate for smart growth principles, Charlie prioritizes community connectivity and equitable investment in active transportation infrastructure. He holds an MPA from the University of Utah and is AICP-certified.

Chris 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. 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.

Benjamin Gibbs

Dr. Gibbs is a professor in the Department of Sociology at Brigham Young University. He has published in a wide range of topics including early childhood development, education, inter-generational poverty and more. He is co-founder of

Socio, a private entity created to bridge the gap between cutting-edge academic research and the world of entrepreneurs, policymakers, and do-gooders. Socio helps them create positive change using context-rich social data and insights.

Lyle Gibson, Farmington City

Since completing his studies of urban planning at the University of Utah in 2011, Lyle has been working in municipal planning along Utah Wasatch Front. Lyle has been employed by multiple jurisdictions of varied sizes working with councils, commissions, developers, and colleagues to improve land use policy, administer code, entitle development, and improve plans for growth. Currently serving as the Community Development Director of Farmington, UT, Lyle and his team are working to bring a mixed-use center to life near one of the regions popular lifestyle centers and a historic amusement park. Lyle is a Utah native who is happily married and the proud father of 4 children. When he is not hanging out with his kids or watching their games and recitals, Lyle enjoys playing or watching ice hockey, hiking, or playing drum set.

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.

David Hirschi

David Hirschi is a partner at the law firm of NELSON CHRISTENSEN HOLLINGWORTH & WILLIAMS, P.C. 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 former Chair and current emeritus member of the Utah State Supreme Court Board of Mandatory Continuing Legal Education and is the current Chair and member of the Board of Directors of the Utah Land Use Institute. He also currently serves as a member of the Centerville City Board of Adjustment. He has formerly served as Chair of the Business Law and Real Property Sections of the Utah State Bar and the Centerville City Planning Commission. 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, and the Washington State Bar Association. Mr. Hirschi is admitted to practice before the state and federal courts in Utah, Idaho and Washington, the Ninth Circuit Court of Appeals, and the United States Supreme Court.

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.

Michael Hutchings

Michael Hutchings is an experienced land use and real estate attorney with Snell & Wilmer. He represents some of the largest real estate developers in Utah, working on public improvement projects, mountain resorts, mixed-use developments, and real estate assets of all sizes. Michael has

extensive experience assisting clients in buying and selling real estate, obtaining development entitlements, structuring public incentives such as tax increment financing, and protecting property rights before the Utah Property Rights Ombudsman. Additionally, Michael advises clients in state and federal courts on matters related to land use issues and constitutional property rights claims.

Tony Kohler

Tony Kohler serves as the Community Development Director for Heber City, Utah, a role he has held since 2023. Prior to this appointment, he was the city's Planning Director from 2012 to 2023, and has been a dedicated member of Heber City's planning team since 2001. Over the course of his tenure, Tony has helped guide the city through a period of significant growth, with the population increasing from 7,291 at the 2000 Census to nearly 20,000 in 2025. Tony is a member of the American Institute of Certified Planners (AICP) through the American Planning Association. He holds a Bachelor of Arts in Geography with a minor in Environmental Studies from Central Washington University and a Master of Public Administration (MPA) from the University of Utah. A driving force behind Heber City's long-range planning initiatives, Tony played a key role in the development and implementation of the city's General Plan update, *Envision Heber 2050* (2021), and its follow-up, *Envision Central Heber* (2023). His leadership has been instrumental in shaping policies related to annexation, zoning, development agreements, affordable housing and infill housing. Most recently, he oversaw the successful adoption of the Central Heber Overlay Zone (CHOZ), a strategic update to the city's infill policy. Upcoming challenges for Tony and the city involve the design and development of C Street, a downtown pedestrian-oriented alley, Trailhead Plaza, an activated public open space, and the promotion of redevelopment, public spaces and historic preservation within the downtown area. Tony is passionate about revitalizing downtown and Main Street, promoting affordable housing, preserving historic character, preserving property rights and fostering sustainable economic development. His work continues to influence the future of Heber City through thoughtful planning and community-focused development.

Senator Mike Lee

Elected in 2010 as Utah's 16th Senator, Mike Lee has spent his career defending the fundamental liberties of all Americans and advocating for America's founding constitutional principles. Senator Lee acquired a deep respect for the Constitution early in life while watching his father, Rex E. Lee, serve as the Solicitor General under President Ronald Reagan. He attended most of his father's arguments before the U.S. Supreme Court, giving him a unique and up-close understanding of government.

Lee graduated from Brigham Young University with a degree in Political Science, and served as BYU's Student Body

President in his senior year. He graduated from BYU's Law School in 1997 and went on to serve as law clerk to Judge Dee Benson of the U.S. District Court for the District of Utah, and then with future Supreme Court Justice Judge Samuel A. Alito, Jr. on the U.S. Court of Appeals for the Third Circuit. Lee spent several years as an attorney with the law firm Sidley & Austin specializing in appellate and Supreme Court litigation, and then served as an Assistant U.S. Attorney in Salt Lake City arguing cases before the U.S. Court of Appeals for the Tenth Circuit.

Lee served the state of Utah as Governor Jon Huntsman's General Counsel and was later honored to reunite with Justice Alito, now on the Supreme Court, for a one-year clerkship. He returned to private practice in 2007. Throughout his career, Lee earned a reputation as an outstanding practitioner of the law based on his sound judgment, abilities in the courtroom, and thorough understanding of the Constitution. Senator Lee is Chairman of the Energy and Natural Resources Committee, Chairman of the Judiciary Subcommittee on Antitrust, Competition Policy, and Consumer Rights, and serves on the Foreign Relations and Budget Committees. Lee is a member of The Church of Jesus Christ of Latter-day Saints and served a two-year mission for the Church in the Texas Rio Grande Valley.

Cody Lutz

Cody Lutz joined Envision Utah in 2018 and has worked on research, analysis, stakeholder and public engagement, and land-use modeling for several regional and statewide efforts. He's interested in how Utahns can work together to tackle our most challenging growth-related issues. Most recently, he's managed projects and public engagement related to the relationship between housing and resources, infrastructure, and regulations. Cody's background working in collaborative regional planning and interest-based negotiation at the University of Utah, where he also earned a Master of City and Metropolitan Planning, informs his work at Envision Utah.

Matt Marziale, Salem City

Matt is the Salem City Manager and has been with Salem City for 16 years. He has worked as the Parks and Recreation Director, Public Works Director and for the past two years as the City Manager. Matt has enjoyed the challenges of an ever-growing City that has exceeded the MAG projections over the past two years. Prior to Salem, he worked for Spanish Fork City for 13 years. Matt and his wife Keri have 5 children and a herd of cattle. The cows are where he spends time to wind down from the world.

Congressman Blake Moore

Blake currently serves as the first-ever Utah Republican on the House Ways and Means Committee, where he sits on the Health, Social Security, and Trade subcommittees. He also serves on the House Budget Committee to push for policies to reverse our national debt crisis and advocate for Utah's

defense community. Blake continues to represent Hill Air Force Base as co-chair of the Armed Forces and Depot caucuses, and he was elected in November of 2023 to join the House leadership ranks as the Vice Chair of the House Republican Conference. He is the first Utahn to ever be elected to House or Senate leadership.

Before being elected to Congress, Blake worked for small businesses and in the foreign service, experiences that now guide his work on domestic and foreign policy. As a Principal at Cicero Group, Blake worked primarily in the social impact, marketing research, and strategy practice areas leading projects and serving clients throughout Utah and the nation. He has expertise in education, financial services, public policy, healthcare, transportation, supply chain, and waste industries, and this work informs his customer service and problem solver approach in Washington, D.C., as he identifies ways to help the federal government better work for Northern Utah. His passion for helping organizations manage the change process drives his ambition to overcome partisan gridlock, improve federal agencies, and smartly streamline the nation's bureaucracy.

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 (AICP)."

Nick Norris, Salt Lake City

Nick Norris is the Planning Director for the Salt Lake City and is a member of the American Institute of Certified Planners and the Urban Land Institute. He is passionate about urban places and is motivated to improve the quality of life for those that call Salt Lake City home. Nick is constantly looking at improving how things are done. He enjoys helping people find workable solutions to complex land use and development issues. Nick has been involved in a variety of planning activities in his career, including a strategic and measured update to the Salt Lake City zoning ordinance, working on people-oriented development, preservation of

historic buildings, revamping the city's master plan program, and leading an amazing team. When able to get away from the daily grind, Nick is usually spending his free time in the outdoors, running the trails in the foothills, biking up the canyons, or skiing in the backcountry (usually before the sun comes up).

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.

Meg Padjen

Meg Padjen is the Director of Community and Economic Development at the Wasatch Front Regional Council, where she leads initiatives in planning and economic development for the region. Meg engages with policymakers and technical experts at the state and local levels to drive impactful change through various programs built and administered by her and her team. Recently, her efforts have focused on implementing policies that encourage cities to plan around fixed transit stations, increasing housing accessibility. Her dedication lies in ensuring a high quality of life for all residents, current and future, along the Wasatch Front.

Meg holds a Master of City and Metropolitan Planning (MCMP) from the University of Utah, complemented by a Graduate Certificate in Real Estate Development, and a certificate Municipal Finance from the University of Chicago. She serves on the board of the Seven Canyons Trust, a non-profit organization she co-founded, and actively participates in various committees with the Utah chapter of the Urban Land Institute.

Rick Plehn

Richard or "Rick" Plehn is an attorney for the Office of the Property Rights Ombudsman and regularly tracks land-use related legislation and appellate decisions in order to provide

legislative and case law updates to groups of attorneys and planning officials. Rick is a firm believer in the Ombudsman's role as a resource for alternative dispute resolution when government action affects property rights and constitutional issues. Rick's educational and career goals have centered around conflict resolution and public policy work. Rick graduated with a bachelor's degree from BYU-Hawaii and J.D. from BYU law school. Rick has both litigated and mediated a variety of cases and issues, having previously practiced in a small law firm before working for the state, and mediating as a member of the Utah Court's roster of mediators for several years.

Dawn Ramsey

As Mayor, Dawn's passion for the City of South Jordan stems from her years of service in the community. During her service on the Utah PTA Board of Directors and as Region Director overall schools in the Jordan School District, she has spent thousands of hours with parents, teachers, administrators, legislators and state organizations advocating for the health, safety, and educational opportunities of every child across the state. As mayor, she now serves on a number of local and State-appointed boards and commissions. Additionally, Dawn continues to serve on the Executive Committee of the Jordan Education Foundation Board of Directors, working to engage the community and local business leaders to help bridge the gap in education funding, providing resources that enhance educational experiences, strengthen students, and fuel success in Jordan School District. Dawn grew up in the Salt Lake Valley, attending Cyprus High School, Salt Lake Community College, the University of Utah, and Brigham Young University.

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.

Lee Sands

Lee is the Local Government Policy Analyst at Libertas Institute, specializing in land use policy. In his role, he researches policies, publishes educational materials, and acts as a resource for elected officials and the general public. His work emphasizes the everyday concerns of property owners,

small businesses, and entrepreneurs. He focuses on issues such as ADUs, mobile businesses, and other policies related to property use and economic opportunity. A native of rural northeast Florida, Lee moved to Provo, Utah in 2004. Since graduating from BYU and attending the Vermont College of Fine Arts, he has worked in a variety of professional and entrepreneurial roles before joining Libertas, including technical writing, covering local events as a journalist, and startups. Outside of work, he enjoys time with his family, the outdoors, history, and creative pursuits.

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.

Rob Terry

Rob Terry is the Statewide Land Use Training Director for the State of Utah, housed within the Office of the Property Rights Ombudsman. His efforts are focused on coordinating land use training and planning resource assistance with and between the many agencies and stakeholders throughout the state. During his nearly twenty-year career, Rob has served in technical and management roles at the state, regional, and local levels of government, with his primary focus on services within rural areas. As an undergrad, he attended Cal Poly, San Luis Obispo, majoring in City and Regional Planning, and Utah Valley University, majoring in Public Service Management. He holds a master's degree in public administration from Troy University and is AICP accredited.

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 70+ 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. He received his J.D. degree at Duke University Law School in 1972, following an interruption for military service. David is a decorated Vietnam veteran, having served with the U.S. Army 1st Infantry Division during 1969-70. Following retirement from BYU, David and his wife Paula, during 2016-2018, served a mission 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 three great grandchildren.

Jared Tingey

Jared Tingey is the Legal Director for the League of Cities and Towns. He has been heavily involved in negotiations in the Land Use Task Force and other policy forums related to housing. He has advocated for cities and towns during the legislative session on very diverse legislation – from data privacy, free speech, and bonding to bunkers, marijuana, and code enforcement. He regularly trains elected officials and is a legal resource for all 255 cities and towns in Utah. Before joining ULCT, Jared worked at the city and county level in both urban and rural environments – first as a Deputy County Attorney for Duchesne County and then as a Senior Assistant City Attorney for West Jordan City. Jared received his B.A. degree in political science from Brigham Young University and J.D. degree from the University of San Diego School of Law. He enjoys hunting elk and playing sports. He and his wife are parents to three children and have a dog named Buddy.

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.

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