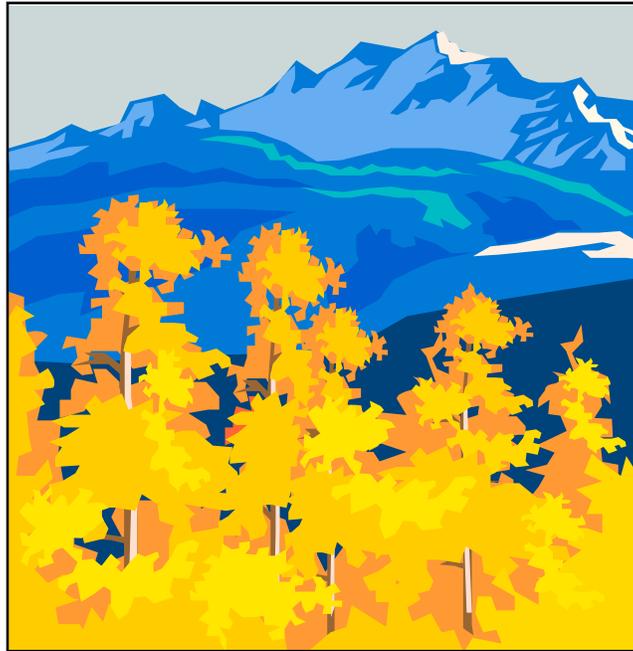


# Utah Land Use Institute Spring Conference

March 20, 2026

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.

David Hirschi, Chair

Jodi Hoffman, Vice Chair

Brent N. Bateman

Nicole Cottle

Prof. Arthur C. Nelson

Wilf Sommerkorn

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The Utah Land Use Institute

P.O. Box 13295, Ogden, UT 84412

[www.utahlanduse.org](http://www.utahlanduse.org)

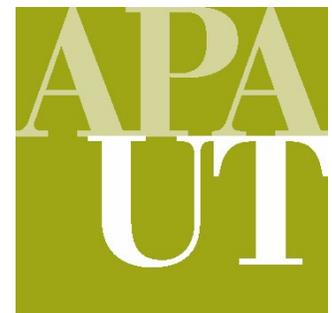
(801) 859-2255

**SAVE THE DATE – FALL CONFERENCE OCT 22-23, 2026**

**NOTE: THIS IS A THURS-FRI, NOT OUR NORMAL TUES-WED.**

MATERIALS FOR SESSIONS OF THE CONFERENCE ARE AVAILABLE ONLINE  
AT [WWW.UTAHLANDUSE.ORG](http://WWW.UTAHLANDUSE.ORG)

SUPPLEMENTAL POSTINGS TO THE ONLINE LIBRARY WILL BE MADE  
DURING THE CONFERENCE



# Utah Land Use Institute

Spring Conference 2026  
March 20 – Best Western Abbey Inn  
1129 South Bluff Street, St. George, UT 84770

**FRIDAY, MARCH 20**  
**IN PERSON AND VIA ZOOM BROADCAST**  
(subject to change as needed)

- 8:25 **Welcome** – David Hirschi, Chair, Utah Land Use Institute
- 8:30 **Housing Update** – Are the current efforts to blunt the challenges to housing attainability making any difference? Dr. Arthur (Chris) Nelson will review the latest numbers from the Gardner Institute and other sources to track how housing starts and housing costs are trending in Utah, including the most recent data for Washington County.  
Arthur C. Nelson, Speaker
- 9:00 **Infrastructure – Solutions for Housing.** Without pipes, power, and pavement, there is no housing. What is being done and can be done to expedite the municipal facilities that will allow for more housing starts and address housing costs? We may touch on financing, impact fees, special districts, and other topics in discussing the options both new and old for serving the needs of housing.  
Brent Bateman, Dentons, Moderator  
Rep. Cal Roberts (invited), Panelist  
Steve Waldrip, Governor’s Sr. Advisor on Housing, Panelist  
Benj Becker, Piper Sandler, Panelist
- 10:15 **Break**
- 10:30 **Land Use and Housing Issues at the 2026 Utah Legislature.** Now that the 2026 General Session is history, we pause to consider what the amendments to the statutes approved by the legislature will mean for land use and housing in 2026 and going forward. Topics will focus on significant changes which may include infrastructure funding, external ADUs, the new Division of Housing reorganization, and other changes.  
Wilf Sommerkorn, ULUI, Moderator and Speaker  
Steve Waldrip, Panelist  
Shawn Guzman, St. George City, Panelist  
Karson Eilers, Utah League of Cities and Towns, Panelist
- 12:00 **Lunch is Served.**

12:30 **Luncheon Speaker – Thoughts on Local Planning and Growth.** As a former attorney in the Washington County Attorney’s office and lawyer for several Washington County municipalities, Steven Snow has been on the front lines of growth in Southern Utah. He was called as a General Authority Seventy for the Church of Jesus Christ of Latter-day Saints in 2001 and served for a time as the Church Historian and in the Presidency of the Seventy. Since his release, he has enjoyed returning to his hometown and is active in civic functions including his role as chair of the Virgin River Land Trust. Steve will offer his thoughts on how we can each engage in improving Utah as we grow.

Nicole Cottle, Moderator

Steven E. Snow, Speaker

1:30 **Break**

1:40 **The Need for Speed.** Local officials and builders agree that an optimal balance between being thorough and fast is ideal when reviewing and approving land use applications. What strategies and practices can make the process both efficient and deliberate?

Wade Budge, Snell & Wilmer, Moderator and Speaker

Chris Gamvroulas, Ivory Homes, Panelist

Francis Lilly, Millcreek City, Panelist

2:40 **Break**

2:50 **Session Two – The Need for Speed.** With extended audience engagement, we do a deeper dive into the issues surrounding the goal to optimize the application, review, and approval process for land use development. Audience engagement is encouraged in this conversation.

Wade Budge, Moderator

Rep. Ray Ward, Utah House of Representatives, Panelist

Jim Kaiserman, Wasatch/Rich County Surveyor (retired),  
Panelist

3:50 **Adjourn**

**Background Information –  
Speakers, Moderators and Board Members  
Utah Land Use Institute  
March 20, 2026**

**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.

**Benjamin Becker**

Benj Becker is a senior vice president in the special district group at Piper Sandler, focusing on the Utah and Intermountain West markets. He works with special districts and community reinvestment areas to raise and deploy capital for public infrastructure, and consults with developers and cities regarding implementation of tax increment financing. For ten years, Becker worked in the San Francisco Bay Area with a real estate advisory group to provide highest and best use analyses and development strategies for a variety of public and private clients. Over the past several years, he has worked with Zions Bank Public Finance as a vice president of the municipal consulting group, consulting with municipalities, government agencies, and private developers to create redevelopment areas and implement economic development tools. Becker earned a bachelor's degree from Brigham Young University and a MAI degree in real estate from the National Appraisal Institute. He has held past positions on economic advisory boards, housing coalitions, and is a frequent presenter on economic development tools and bridging the funding gap with market realities and visionary development.

**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 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.

### **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 388<sup>th</sup> Fighter Wing at Hill Air Force Base. She and her husband of thirty years have two grown kids who are epic!

### **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.

### **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.

### **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.

### **David Hirschi**

David Hirschi 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.

### **Jim Kaiserman**

Jim earned a Bachelor of Science in Civil Engineering at Montana State College. He is a professional engineer and served as the Wasatch County Surveyor for 18 years. He also served as the Rich County Surveyor, by inter-local agreement for 11 years. He has been a licensed professional engineer for California, Nevada and Wyoming (inactive)

Jim served on the board of the Utah Association of Counties for 6 years and was president of the Utah Association of Counties Surveyors Affiliate. He was named the Utah Association of Counties Surveyor of the Year in 2006 and earned the Utah Council of Land Surveyors Life Time Achievement Award in 2017. He and his wife Carolyn have lived in Wasatch County for more than thirty years. They have five children.

### **Francis Lilly**

Francis Xavier Lilly grew up in the Salt Lake Valley, attended Judge Memorial Catholic High School, and went to the University of Utah — twice! He has a BS of Urban Planning and a Master's of Public Administration. Ever since he was a kid, he wanted to be involved in government and urban planning. He was the deputy director of community development and the housing administrator for South Salt Lake City, Utah. Currently, he is the planning director for Millcreek. When he's not planning, he loves to cook, garden, read, ride his bike, keep up with politics and current events, and — most importantly — spend time with his family and friends. He loves to travel whenever he can, he is a proud Star Trek geek, and he still plays with Legos.

### **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)."

### **Rep. Cal Roberts**

Cal has unique private sector experience in finance, investing, small business ownership, and commercial real estate development. He also has public sector experience that positions him to effectively understand important local issues such as taxes/budgets, land-use control, infrastructure, and public safety. A BYU graduate, Cal served on the Draper city council from 2020 – 2024, where he was involved in the Chamber of Commerce and Parks, Trails, and Recreation Committees and served as Mayor Pro Tempore. He owns and operates small businesses and is director at Reef Capital Partners, specializing in venture capital, private equity and commercial real estate development. Cal worked on Wall Street for 5 years at Credit Suisse doing mergers & acquisitions with large public / private companies. He represents the Bluffdale/Draper area in the Utah House.

### **Steven E. Snow**

Elder Steven E. Snow was sustained as a General Authority Seventy of The Church of Jesus Christ of Latter-day Saints on March 31, 2001. He was released on October 5, 2019. He previously served as a member of the Presidency of the Seventy from 2007 to 2012. During that time he had supervisory responsibility for the Utah Areas as well as the North America Central Area. He has also served as Executive Director of the Priesthood and Family Department, as President of the Africa Southeast Area of the Church, as Church historian and recorder, and as the Executive Director of the Church History Department.

Prior to his call to serve as a full-time General Authority of the Church, Elder Snow was a senior partner in the Utah law firm of Snow Nuffer. Elder Snow has been actively involved in supporting education, having served as a member and president of his local school board, chairman of the Utah State Board of Regents, and chairman of the Western States Commission of Higher Education.

The St. George, Utah, native attended Dixie College and earned his bachelor's degree in accounting at Utah State University and his

law degree at Brigham Young University. He is now the chair of the Virgin River Land Trust.

Steven Erastus Snow was born in St. George. He married Phyllis Squire. They are the parents of four sons.

### **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.

**Rep. Ray Ward**

Representative Ward began his legislative service in 2015. He represents Utah's House District 19 which consists of Bountiful and West Bountiful in South Davis County. He earned his Bachelor of Science degree from Brigham Young University and went on to complete a PhD in Pharmacology and a Doctor of Medicine from the University of Washington School of Medicine. Professionally, Ward works as a family physician at Ogden Clinic/Cope Family Medicine in Bountiful, Utah. He enjoys working with Medicare and Medicaid patients, and patients who have had difficulties with substance abuse.

In his personal life, he resides in Bountiful with his wife, Beverly. They have three adult children, and a young granddaughter. He enjoys running, reading, Sudoku, Pickle Ball and Complicated Tabletop Games. He and Beverly are also active in their community helping run a Math Circle for kids who want to prepare for math competitions.