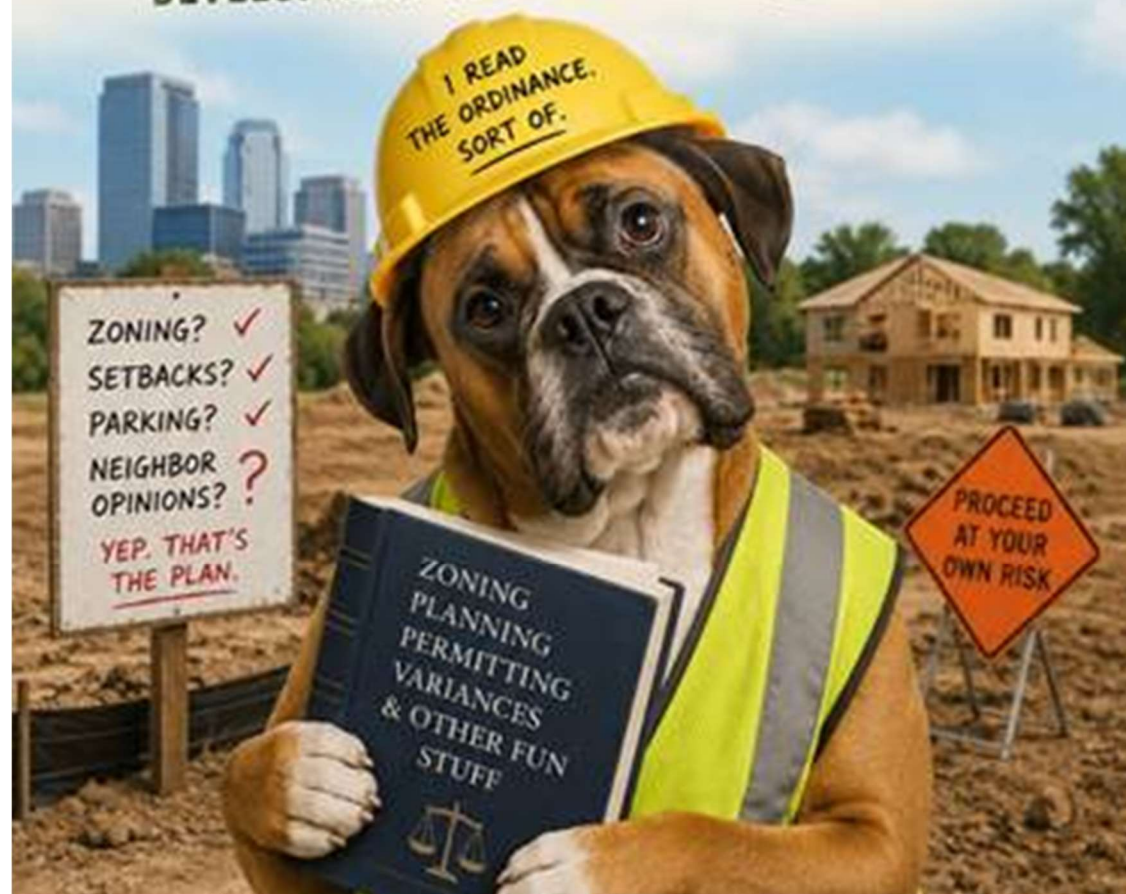


LAND USE LAW — FOR — KNUCKLEHEADS

DEVELOPMENT ADVICE FOR THE REAL WORLD



Utah Land Use Institute
Fall Conference 2026
October 22-23 – Realtors Auditorium, Sandy
230 West Town Ridge Parkway – NE Corner of Ground Level of Building
Subject to Changes as Necessary

THURSDAY, OCTOBER 22 – SOLUTIONS, NOT THEORIES

- 1:30 **Welcome** – David Hirschi, Chair, Utah Land Use Institute
- 1:35 **Land Use Law for Knuckleheads – Development Advice for the Real World.**
Everyday practitioners of zoning, land use, and development law have chosen three topics very pertinent to today’s land development arena. Seasoned experts will explain the law, discuss frequently asked questions, propose solutions to open and debated issues, and share their wisdom about how to navigate the perilous shoals of Utah land use regulations. Topics include the development application process, development agreements, and bonding.
Brent Bateman, Dentons Durham Jones Pinegar, Moderator
Wilf Sommerkorn, Utah Land Use Institute, Moderator
Jordan Cullimore, Office of the Property Rights Ombudsman
Jason Harris, Fieldstone Homes
Marcus Stevenson, Garbett Homes
Todd Sheeran, Attorney
Lacey Richards, Nilson Homes
Marcie Jones, Office of the Property Rights Ombudsman
- 3:00 **Break**
- 3:15 **More Detail – Specific Challenges in Land Use Management**
Speakers and moderators listed above
- 4:45 **Adjourn**

Utah Land Use Institute
Fall Conference 2026
October 22-23 Realtors Auditorium, Sandy
230 West Towne Ridge Parkway – NE Corner of Ground Level of Building
Subject to Changes as Necessary

FRIDAY, OCTOBER 23 – WHO'DA THOUGHT?

8:25 a.m. **Welcome** – David Hirschi, Chair, Utah Land Use Institute

8:30 a.m. **Did You See That Coming? All-of-a-Sudden Issues in Land Use –**
Our conversation will include cutting edge issues involving recent developments that are changing the land use landscape, which now appears to have even more moving parts than we were aware of last year. Included may be the latest developments related to

- Water
- Great Salt Lake
- Data centers
- Immigration trends
- State and local roles in land use regulation
- Development agreements
- Storm water
- State development authorities
- Demographic changes
- Growth projections
- Preliminary municipalities
- Housing costs
- Artificial intelligence
- Other topics

Chris Nelson, Univ. of Utah Presidential Professor
Emeritus, Moderator

Invited Commentators:

Cameron Diehl, Utah League of Cities and Towns

Chris Gamvroulas, Ivory Companies

Ross Ford, Home Builders of Utah

Jordan Cullimore, Office of the Property Rights Ombudsman

Steve Waldrip, Division of Housing and Community
Development, State of Utah

Bruce Baird, Attorney

Mike Ostermiller, Northern Wasatch Assn of Realtors

Jason Harris, Fieldstone Homes

Board of Directors of the Utah Land Use Institute

10:15 **Break**

- 10:30 **Continued Conversation**
- 12:00 **Lunch is Served.**
- 12:15 **Luncheon – Fruitful Friction** A noted trainer and facilitator skilled in the art of public engagement will lead a discussion on how conflict can be both positive and productive. This session will be followed by an afternoon workshop on the same topic. Professionalism and Civility education credit hour for attorneys.
David Hirschi, Moderator
Hilary Blair, ARTiculate

Afternoon Break-out Sessions

- 1:30 **Fruitful Fiction** Breakout workshop session conducted by Hilary Blair with more insights on fruitful friction. (Up to two hours in length)
David Hirschi, Moderator
Hilary Blair

Other Sessions – Order and times not yet assigned

Impact Fees. Discussion of the recently-released audit by the Legislative Auditor General on the real-world practices associated with adopting, collecting, and expending impact fees in Utah. The latest news on the ongoing U.S. Supreme Court review of the impact fees assessed by El Dorado County, California as the US Supreme Court denies cert on the second appeal. Does this case affect Utah laws and practices?>=

Jodi Hoffman, Moderator
Matthias Boone, Office of the Legislative Auditor General
Chris Nelson
Keith Larson, Bowen Collins

PIDS, TIFS, and Infrastructure Financing. Latest updates from the 2026 Legislature as well as plans for 2027. What initiatives are making the most difference in facilitating housing solutions?

Nicole Cottle, Moderator
Benjamin Becker, Piper Sandler
Jay Springer, Meridian Land Counsel
Danyce Steck, West Jordan City

Annexation, Incorporation and Growth. The Legislature revisited how communities are created and grow in recent years and will consider the topics again in 2027. What practical effect do recent changes have on expanding municipalities and what is on the horizon?

Jared Tingey, Moderator
Wilf Sommerkorn, Utah Land Use Institute

Homeowner Associations – Friend or Foe? HOA's are created for many reasons, including the need to maintain and manage amenities, the need to respond to accelerated development and density ahead of a municipality's capacity to provide infrastructure or services, and the desire for flexibility in construction standards. Let's step back and discuss how HOAs have affected home ownership, housing costs, and related issues. Are there other viable options? How can we minimize the potential downstream effects of an HOA? Does an HOA always require CC&Rs as well as committee management of neighborhood preferences and standards? Pending legislation for the 2027 legislature will also be discussed.

Gary Crane, Moderator
Erin Rider, HOA Ombudsman
Rob Terry, Office of the Property Rights Ombudsman
Paxton Guymon, Edge Homes?

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. Non-housing legislation in the 2026 and 2027 sessions.

Prof. David Thomas, Moderator
Mike Hutchings, Holland and Hart
Nathan Bracken, Smith Hartvigsen
Rick Plehn, Office of the Property Rights Ombudsman

Public Hearings – Do We Have Too Many? – Utah law, with but two exceptions for minor issues, does not require that the local land use authority hold a public hearing in processing any administrative application. This includes subdivisions, conditional use permits, some development agreements, and PUD plans that don't require a zone change. Recently the legislature prohibited public hearings on variance requests and land use appeals. What are the pros and cons of holding a public hearing or not?

Wade Budge, Moderator
Jon Call, North Ogden
Francis Lilly, Millcreek

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

Background Information –

Speakers, Moderators and Board Members