Utah Land Use Institute Fall Conference

October 22-23, 2026

Realtors Auditorium, Sandy, Utah

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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
Wade Budge
Gary Crane
Wilf Sommerkorn
Jared Tingey
Brent N. Bateman
Nicole Cottle
Prof. Arthur C. Nelson
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

MATERIALS FOR SESSIONS OF THE CONFERENCE ARE AVAILABLE ONLINE AT WWW.UTAHLANDUSE.ORG

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

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
Chase Andrizzi, DAI
Jordan Cullimore, Office of the Property Rights Ombudsman
Frederic Donaldson, Bluffdale
Jason Harris, Fieldstone Homes
Marcie Jones, Office of the Property Rights Ombudsman
Lacy Richards, Nilson Homes
Todd Sheeran, Attorney
Marcus Stevenson, Garbett Homes

3:00 **Break**

3:15 **More Detail – Specific Challenges in Land Use Management**
Speakers and moderators listed above

4:45 **Adjourn**

Funding for some of the costs associated with this conference is provided by the Office of the Property Rights Ombudsman has also provided funding from the 1% surcharge on all building permits in the State of Utah. The firm of Piper Sandler has graciously provided scholarships for some attending. The Utah Land Use Institute deeply appreciates the ongoing support of the S. J. and Jessie E. Quinney Foundation as well.

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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

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

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

2:40 **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

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

3:50 **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
Senator Cal Musselman, Utah State Legislature
Wilf Sommerkorn, Utah Land Use 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. 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

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

Background Information –

Speakers, Moderators and Board Members
Utah Land Use Institute
October 22-23, 2026

Chase Andrizzi
Chase Andrizzi is a land use attorney who loves seeing good projects come to life. As Director of Entitlements and General Counsel at DAI, he helps take projects from concept to approval, guiding them through zoning and entitlements while also handling the legal side of things. Over his career, Chase has been involved in the entitlement of more than 13,000 residential units, from large master planned communities to in-fill subdivisions, apartments and other multi-family, as well as industrial and commercial projects. He has also helped organize public finance tools to support those developments. Before DAI, Chase served as the Herriman City Attorney while the City was going through rapid, record-breaking growth. While he did enjoy working at the City, he finds that is preferred dress of shorts and t-shirt fit better in the private sector. He earned his undergraduate degree at the University of Utah and his law degree at BYU, a combination that taught him a thing or two about finding common ground with contentious issues and adversarial parties. Chase was born and raised in Sandy, Utah, and still calls it home, living there with his wife, three children, and their dog. When he's not working on the next project, you'll likely find him out hunting, golfing, or playing with his kids.

Bruce Baird
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 is 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."

Benjamin Becker
Benj Becker is a managing director and head of the Utah special district group at Piper Sandler. Becker 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. Previous to Piper Sandler, Benj 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 funding developments.

Hilary Blair
Hilary Blair is a dynamic keynote speaker, transformational facilitator, and CEO & Co-Founder of ARTiculate: Real & Clear. She's the creator of Fruitful Friction®, a framework that redefines tension as a catalyst for innovation, collaboration, and trust. Blending her background as a professional actor with deep expertise in communication and executive presence, Hilary helps leaders and teams stay in the conversation when it matters most. A featured TEDx speaker Hilary's work inspires leaders to engage authentically, communicate courageously, and transform friction into traction for growth.

Matthias Boone
Matthias Boone has worked for the Office of the Legislative Auditor General (OLAG) for 14 years and currently manages teams as a Senior Supervisor. Among other projects, Matthias has reviewed the performance and improvement of Utah's higher education system, Department of Corrections, Medicaid oversight, water improvement districts, and independent entities. Matthias enjoys the challenge of understanding diverse organizations and helping them improve. He is a proud graduate of BYU, having received both a B.S. and MPA from the university. Matthias is a certified internal auditor and since 2023 has served on the local Salt Lake City chapter for the Institute of Internal Auditors, currently as a member of the Board of Governors.

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 experienced in 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 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 is a member of the Charter Class, the first graduates of BYU Law School. 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, small business owner and manager, and general contractor specializing in historic preservation. Craig served four years in the Utah Legislature and two years 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 the Land Use Appeals Hearing Officer for eighteen municipalities and counties and 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.

Jon Call
Jon 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 R. Crane is a distinguished municipal law attorney with four decades of public service and legal expertise across Utah. He recently retired as City Attorney for Layton City after more than 30 years, where he was instrumental in shaping local governance and legal frameworks. He continues to serve as City Attorney for Morgan City, a role he has held for over 25 years. Throughout his career, Gary has represented a broad spectrum of municipalities alongside public and private entities. His practice focuses extensively on land use, real estate, and municipal development law. A recognized leader in municipal legislative issues, he has actively collaborated with the Utah League of Cities and Towns and served on a number of statewide boards and commissions. Gary is a frequent speaker and has written on critical municipal topics, including impact fees, subdivision law, and annexation.

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.

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 Glenns 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.

Fredric Donaldson
Fred is the City Attorney for Bluffdale. He was previously an Assistant City Attorney in Saratoga Springs. Prior to his municipal work, he worked for the Utah Attorney General's Office in the Division of Natural Resources representing the Division of Forestry, Fire, and State Lands and other natural resources agencies. He earned a J.D. and Certificate in Natural Resources and Environmental Law from the University of Utah and a B.S. and M.S. degree from Brigham Young University where he studied Geography and Political Science.

Ross Ford
Ross Ford is the Executive Officer of the Utah State Home Builders Association. With over 35 years of experience as a general contractor, he is a strong advocate for affordable housing and reducing regulatory burdens that increase housing costs. He has a strong background in career and technical education, with both industry and academic experience, including apprenticeship director at UVU and SLCC, UVU Professor in Technology Management, UVU CTE Director, Associate Director of DOPL, BA Construction Management, and an MBA.

Chris Gamvroulas
Chris Gamvroulas is president of Ivory Development, the land acquisition and development affiliate for Ivory Homes. He joined Ivory Homes in 1993 and became active in land development in 1996. Since that time Chris has overseen the land acquisition, planning, entitlement, and construction of over 22,000 home sites in over 650 different communities and hundreds of acres of retail, industrial, and commercial properties totaling nearly $3 billion in real estate assets. Chris completed the Harvard Business School Advanced Management Program and holds a Bachelor of Science degree in Political Science from the University of Utah.

Chris has also serves in leadership positions on the boards of various community and civic groups such as the UTA Transit Commission, Enbridge Gas Western Advisory Council, the National Association of Homebuilders, the Utah Commission on Housing Affordability, Chair of the Salt Lake City Redevelopment Agency Advisory Committee, Executive Committee of the Salt Lake Chamber Board of Governors, President of the Utah Property Rights Coalition, Chair of the Advancement Board of the College of Social and Behavioral Science at the University of Utah, the Utah Homeless Coordinating Committee, and Chair of the Better Business Bureau of Utah.

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.

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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.

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.

Marcie Jones

Marcie is an attorney with the Utah Office of the Property Rights Ombudsman—her favorite job ever. Before joining the state, she practiced real estate law at Holland & Hart and worked as both a public and private city planner. She has spent her career seeing development from just about every angle: representing developers, working in government, managing property, investing in real estate (including learning some expensive lessons in 2008), and now helping property owners and governments navigate land use disputes. Her first professional love is urban planning, and she remains a bit of a zoning-code nerd. She holds a master's degree in planning and was AICP-certified (lapsed, alas), and she especially enjoys the challenge of finding the sweet spot where good development, sound public policy, and private property rights can all coexist.

Keith Larson

Keith Larson is a principal at Bowen Collins & Associates. He specializes in design, master planning, and asset management of water related utilities. As part of the master planning process, he frequently assists cities and districts in developing and adopting new utility rates and impact fees. Having prepared more than one hundred impact fee documents for entities across the state of Utah, Keith has become a regional expert in impact fee issues. He frequently presents on different aspects of impact fee preparation at professional engineering conferences, has served as an expert witness in disputes regarding impact fees, and regularly participates in discussions with legislators and policy makers regarding impact fee policy. Keith offers the rare combination of a technically minded engineer with a deep-level understanding of the financial aspects and challenges associated with the development of Impact Fees for utilities. Keith has engineering degrees from both the University of Utah and the University of California at Davis, is an enthusiastic outdoorsman, and plays hot trombone solos in a local big band. He has four above average sons and one exceptional daughter.

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 degree in 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.

Senator Cal Musselman
Sen. Calvin R. Musselman represents District 4, covering Weber and Davis counties. He was first elected to the Utah House of Representatives in 2019 and went on to serve in the Utah Senate in 2024. He currently serves on the Senate Business and Labor Committee, the Senate Judiciary, Law Enforcement and Criminal Justice Committee and chairs the Economic and Community Development Appropriations Subcommittee. Sen. Musselman's legislative priorities focus on expanding workforce housing, advancing strategic economic development, strengthening public safety and supporting Utah's veterans. His guiding goal is to help make Utah a safe, prosperous and opportunity-rich place for families and businesses alike. A longtime resident of West Haven, Sen. Musselman and his wife are the proud parents of four children. Together they bring over five decades of experience in the real estate industry through their work at Golden Spike Realty. He previously served as Chair of the Utah Real Estate Commission (2018), President of the Northern Wasatch Association of REALTORS® (2008) and President of the Utah Association of REALTORS® (2013). With a deep background in real estate and a strong record of community service, Sen. Musselman brings practical experience, steady leadership and a commitment to common-sense solutions to his work in the Utah Legislature.

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)."

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.

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.

Lacy Richards
Lacy Richards grew up in beautiful Huntsville, UT, and is a graduate of Brigham Young University and Southern Utah University. Her interest in land use planning and housing policy was honed by her years of service on the West Haven City Planning Commission and City Council. She is an active volunteer in her community and especially loved serving on the Weber County RAMP advisory board. She enjoys travel, good food, and the thrill of the occasional victory on family board game nights.

Erin Rider
Erin is a native of Millcreek, UT, where she currently lives with her dog - a mini Bernedoodle named Penny. She graduated from BYU with her Bachelor's in Business Management and an emphasis in Entrepreneurship, then went on to receive her JD/MBA from Georgetown University in Washington, DC.

While in DC, Erin spent time on the Senate Finance Committee as a Law Clerk, participating in tax reform discussions prior to the tax reforms implemented under President Trump's first term. After graduating from Georgetown, Erin moved to Boston and began practicing law at Goodwin Procter. In 2019, Erin moved back to her home state of Utah and began working for Dorsey & Whitney in their corporate practice. She is excited to bring her experience to this new office and make a difference for homeowners and professionals in the HOA industry.

Todd Sheeran
Todd Sheeran is a Utah land use and municipal attorney who has spent his career advising some of the fastest-growing cities in the country. He currently serves as City Attorney for Cottonwood Heights, and his municipal practice has taken him through many of the Salt Lake Valley's highest-growth jurisdictions, including Herriman, Bluffdale, and South Jordan, where he handled land use, appeals, and compliance as both City Attorney and Assistant City Attorney. That front-line experience in rapidly developing communities has made land use regulation the heart of his practice, from conditional use permitting and development agreements to zoning, short-term rentals, accessory dwelling units, and Fair Housing Act compliance. He also sits as an Administrative Law Judge for land use appeals in Utah County and serves on the Utah League of Cities and Towns Land Use Task Force. A frequent speaker and author on land use topics, Todd is a past President of the Utah Municipal Attorney Association and a member of the Board of Directors of the International Municipal Lawyer Association. He earned his J.D. from the University of Utah S.J. Quinney College of Law and his bachelor's degree from Utah Tech University and is admitted to the Utah State Bar.

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.

Jay Springer
Jay Springer is an attorney focusing his private practice on land use, development, compliance, governance, and infrastructure financing. He assists individual property owners, developers, municipalities, and special purpose governmental entities including public infrastructure districts (PIDs), infrastructure financing districts (IFDs), and preliminary municipalities. He founded Meridian Land Counsel in late 2025 after years of experiencing both the developer and local government side of a land use practice at Smith Hartvigsen.

Danyce Steck
Danyce Steck has 25+ years in government finance and has read more budget documents than most people have read anything. As Administrative Services Director for West Jordan City, she oversees finance, IT, City Recorder, Customer Service, and Human Resources. Danyce began working with public infrastructure districts in April 2019 and was instrumental in building one of the first PID policies for local government in Utah (adopted in August 2020). In October 2024, the West Jordan approved its first PID for a master-planned community called Terraine. She is skilled at building partnerships of understanding between a community's needs and the realities of growth, structuring infrastructure financing for maximum shared benefit. A CPFO and past president of the Utah GFOA, Danyce held leadership roles with Murray City, UTA, Draper City, and Maricopa County. She lives in South Jordan with her husband, Greg, a middle-school math teacher, so nobody in the house gets away with rounding. They share four adult kids and 10 incredible grandkids.

Marcus Stevenson
Marcus Stevenson works in government relations, land acquisition, and entitlements at Garbett Homes. Before joining Garbett, Marcus served as the Midvale City Mayor where he worked on revitalizing Midvale's historic Main Street, established new funding sources for public recreation amenities, and started several new programs to support youth in the community. His experience in local government gives him a practical view of why municipalities make the decisions that they do.

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 serves as Governor Spencer Cox's Senior Advisor for Housing Strategy and Innovation and the State Housing Coordinator, bringing deep expertise in real estate development, law, and public policy. He holds 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. Early in his career, Waldrip oversaw leasing and development for Business Depot Ogden (BDO)—managing a 6.5 million-square-foot portfolio, helping secure $500 million in private investment, negotiating $250 million in leases, and facilitating over 4,000 new jobs. He served two terms in the Utah House of Representatives (2019–2022), co-founded the Rocky Mountain Homes Fund to expand middle-class homeownership, and continues to serve on the boards of United Way Northern Utah and the Utah Housing Corporation.

Waldrip was appointed as Senior Advisor in December 2023, where he led the effort to streamline Utah's state housing initiatives, culminating in the passage of House Bill 68. On July 1, 2026, the state officially launched the new Division of Housing and Community Development (DHCD) within the Governor's Office of Economic Opportunity (GOED), with Waldrip at the helm. Designed to accelerate homebuilding and align state resources with local partnerships and private-sector innovation, the new division consolidates critical statewide housing efforts—including starter home initiatives, moderate-income housing planning, rural planning support, and low-income housing efforts—into a unified entity to allow Utahns access to the American dream of homeownership.

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