

Bluff Planning and Zoning virtually attends the Utah Land Use Institute Spring Conference on Friday, March 20, 2026, from 8:30 AM-4:00 PM

In Person

Bluff Community Center Building
190 N 3rd E Street, Bluff, UT 84512

Virtual Meeting

Unavailable. Commissioners will be
attending via virtual link

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) Steve Waldrip, Governor's Sr. Advisor on Housing Benj Becker, Piper Sandler

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 Shawn Guzman, St. George City Karson Eilers, Utah League of Cities and Towns, Panelist

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.

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 Lynn Pace, Sandy City Attorney Chris Gamvroulas, Ivory Homes

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 Francis Lilly, Millcreek City Jim Kaiserman, Wasatch/Rich County Surveyor (retired)

3:50 Adjourn