

HIGH IMPACT LAND USE CLAIMS

RISKS IN NO PARTICULAR ORDER

- Federal Rules
- General Administrative Decisions
- Development Agreements
- General Legislative Decisions
- Quasi-Judicial Decisions
- Impact Fees
- City Sponsored Projects

D. B. S.

- DON'T
- BE
- SILLY

DOLLARS AND CENTS

- Dollars
 - Development Agreement (legislative)
 - Federal Rules (fair housing, FCC)
 - Impact Fees (Legislative)
 - Administrative

Disinterested 3rd parties

DOLLARS AND CENTS

- Cents
 - Legislative
 - Quasi-Judicial
 - City Sponsored Projects

- All my thoughts are given in hindsight after others have learned many tough lessons. I am confident I would have missed several of the same things
- I will absolutely get something wrong today. Get an expert for your particular situation when it comes up



DEVELOPMENT AGREEMENTS

Tooele Associates Limited Partnership v. Tooele City



DEVELOPMENT AGREEMENTS

- Know how much the DA will cost you
- Give yourself wiggle room
- Only promise what you already have
- Binding Arbitration



FEDERAL REGULATED AREAS

Assisted Living Center



GROUP HOMES

“This is a single-family neighborhood”



IMPACT FEES

CASE STUDY



DISINTERESTED 3RD PARTIES



GET A MEDIATOR & TALK AS A GROUP



<https://propertyrights.utah.gov/>