



Anaya Gayle

Of Counsel

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Anaya guides clients through the acquisition and development of mixed-use, commercial, and residential development, with specialty experience in resort and hospitality projects.

PRACTICES

Real Estate
Resorts and Hospitality
Master Planned Communities
Leasing

EDUCATION

Brigham Young University, J. Reuben
Clark Law School, J.D., 2011
magna cum laude
BYU Law Review, Managing Editor

Brigham Young University, M.A., 2001

Brigham Young University, B.A., 1995
cum laude

BAR ADMISSIONS

Utah
Colorado
North Dakota

COURT ADMISSIONS

U.S. District Court for the District of Utah

Developers envision it, investors pay for it, Anaya facilitates it. She is an experienced dirt real estate attorney specializing in mixed-use, commercial, and residential development, including high-end resort development and operation. Her experience ranges from complex land acquisition and disposition transactions to entitlements and land use, from community association to private club creation and governance, and everything in between including liquor licensing and other specialties related to resort and hospitality projects.

Anaya works creatively and collaboratively with owners and developers to achieve their unique goals. Her clients include national homebuilders, as well as developers, and operators of public and private resorts, luxury condominium properties, and planned communities.

Anaya rejoined Holland & Hart, having practiced at the firm after graduating from law school. She then served as an assistant dean at a top 25 law school for several years. Prior to rejoining the firm, Anaya practiced law with an AmLaw 100 firm.

Prior to attending law school, Anaya was a professional actor and director, and taught in the Department of Theatre and Media Arts at a top-ranked national university.

EXPERIENCE

REAL ESTATE

- Land acquisition and disposition
- Zoning, land use, and entitlements
- Public and private resort development
- Resort condominium development
- Homeowner and condominium association creation and governance
- Creation and governance of mixed-use properties
- Development of planned communities
- Commercial leasing
- Other commercial real estate and development matters

- Formation and governance of private clubs.

LIQUOR LICENSING

- Secure local and state liquor licenses for retailers, bars, restaurants, and airlines.
- Renewal of local and state liquor licenses.

HOUSING

- Disposition and conversion of multiple public housing sites
- Redevelopment of former public housing and other HUD-financed properties
- Rental Assistance Demonstration (RAD) conversions

TIMESHARE

- Formation
- Regulatory compliance
- Registration
- Association Governance

PRO BONO

- Parental Termination and Adoption
- Name and Gender Marker Changes
- Nonprofit Governance

CLIENT RESULTS

Local counsel for the sale of a privately owned 2,600-acre mountain ski resort to two real estate investment and development firms, including complex title review and curatives, creation of two conservation areas totaling over 1,800 acres, entitlement and land use determinations, conveyance of water rights, restrictions on future mineral development, and environmental remediation.

Counsel for national developer to negotiate and close on the acquisition of 13,000 acres for the development of a private ski area in Utah. Work includes ongoing diligence, land-use and entitlements, subdivisions, club creation and operation, creation and operation of multiple special service districts, creation of condominiums, and various related association governing documents, construction contracts, referenda, and all ongoing matters related to the same.

Counsel for multiple luxury resort condominium projects, including acquisition, construction contracts, land use and planning permits, and approvals.

Counsel for multiple entities in acquiring state and local liquor licensing.

Counsel for national sporting and outdoor recreation retailer in acquiring commercial retail properties, including construction and leaseback

financing agreements.

Counsel for national homebuilders to facilitate the subdivision and development of single-family home communities, including the creation and governance of a community association.

Counsel for large multi-family developers in the negotiation, diligence, and matters related to the purchase and sale of multi-family properties.

Counsel to facilitate the disposition and conversion of multiple former public housing sites and other HUD-financed property for housing authorities in Utah and Colorado.

Facilitated multiple Rental Assistance Demonstration (RAD) conversions for nonprofit housing authorities providing affordable housing solutions in urban areas.

Negotiates and papers leasing of Class A office properties, large warehouse facilities, and retail properties.

Facilitates timeshare acquisition and merger transactions as well as timeshare registrations nationwide.

PUBLICATIONS

"Commentary: Don't Let Silence and Stigma Win the Day," *Salt Lake Tribune*, 12/22/2018

"Be Not Afraid of Greatness," *The Clark Memorandum*, Fall 2014

SPEAKING ENGAGEMENTS

"Building Inclusion in Utah," Panelist, *2024 National Consortium on Racial and Ethnic Fairness in the Courts*, May 20, 2024

"A Discussion of Well-Being and Ethics," *Utah State Bar Fall Forum, Panelist*, 11/04/2022

"Equal Means Equal," *Panelist, National Association of Women Business Owners Film Screening and Discussion Regarding the Equal Rights Amendment*, Salt Lake City, UT, January 2020

"Small Ideas, Big Results: How One Utah Community Demonstrated Inclusion of and Support for Its LGBTQ Community," *Encircle Summit*, Lehi, UT, December 2019

"Getting Real in Real Estate: Finding Perspective, Resiliency, and Fulfillment in Your Practice," *Utah State Bar*, Salt Lake City, UT, November 2019

"Surviving Suicide," *Wasatch County Mental Health Coalition*, Heber City, UT, August 2019

"Let it Be Me: Women for Equality," *Panelist, Equality Utah*, Park City, UT,

August 2019

RECOGNITION

- *Utah Business Magazine*, Utah Legal Elite, Real Estate, 2021
- *Best Lawyers: Ones to Watch in America®*, Land Use and Zoning Law, 2022-2024

PROFESSIONAL AND CIVIC AFFILIATIONS

- Salt Lake City Planning Commission, 2023 – Present
- North Dakota State Bar
- Women Lawyers of Utah, Board Member and Chair of Wellness Committee
- LGBT & Allied Lawyers of Utah, President, 2022-2024, Vice President, 2020-2022
- Well-Being Committee for the Legal Profession, Member
- National Association of Women Lawyers, Podcast Committee and Annual Meeting Planning Committee
- NAIOP, Member
- Utah Rainbow Law Clinic, Volunteer
- Utah Legal Services, Volunteer