

Gage Hart Zobell

Partner

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Salt Lake City – 801.933.4070

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Gage helps clients acquire, develop, and operate their agricultural, natural resource, and renewable energy projects.

Gage focuses primarily on natural resource, agricultural, and renewable energy development. He regularly assists oil & gas, mining, renewable energy, and agricultural clients with acquisition and divestiture, project development, permitting, and operating their projects.

Gage enjoys partnering with his clients from the onset of pre-project planning and design, through community outreach and land-use planning, to project development and permitting, and into end-of-life planning and divestiture. He regularly reviews project development plans, surveys, and title insurance commitments, and assists with local land-use planning and title review, due diligence, and curative. Gage assists in project development by helping clients navigate, among other issues, NHPA Section 106 consultations, BLM and USFS land access and approvals, and coordinating land use permitting with state and local agencies.

In addition, Gage maintains an active water law practice throughout the Intermountain West. He assists oil & gas, mining, agricultural, and renewable energy companies in due diligence, acquiring, permitting, and defending water assets. His varied water law practice includes permitting saltwater disposal wells, defending water rights through basin adjudications, and representing clients before state agencies in change of use applications. Gage also regularly assists client in acquiring and divesting of water assets through negotiating and drafting water supply agreements, municipal water contracts, water leases, options, and purchase and sale agreements.

Select Experience

- Negotiated, permitted, and secured through option agreement over \$40M of water supply for new pumped-storage hydro project in Nevada.

Education

- Brigham Young University, J. Reuben Clark Law School (J.D., 2014)
 - *magna cum laude*, Order of the Coif
- Brigham Young University - Idaho (B.S., Economics, 2011)
 - *magna cum laude*, Newel K. Whitney Scholar

Bar Admissions

- Montana
- Nevada
- North Dakota
- Utah

- Coordinated local, state, and federal permitting related to development of \$2.2B pumped-storage hydro project in Nevada.
- Represented international agricultural conglomerate in negotiating 500 Mwh solar lease on over 7,500 acres in Texas.
- Represented international mining company in due diligence, acquisition, and permitting of over \$50M of water supply for new copper mine in Nevada.

Professional Affiliations

- Rocky Mountain Mineral Law Foundation
 - Scholarship Committee
- American Exploration & Mining Association
 - Public Lands Committee
 - Environmental Committee
- Montana Mining Association
 - Legislative Committee
- Utah Mining Association
 - Legislative Committee
- American Agricultural Law Association
- J. Reuben Clark Law Society
 - MT Chapter – President (2016-2018)
- Montana State Bar Association; Water Law Section
- Utah State Bar Association; Energy, Natural Resources and Environmental Law Section

Charitable & Civic Involvement

- American Exploration of Mining, Environmental / Mining / Public Lands Committee member
- (former) President – Eagle Mount Billings
- (former) President – J. Reuben Clark Law Society, Montana Chapter

Accolades

- *Chambers USA*, Natural Resources & Environment, Utah, Montana, 2025-2026
- *Utah Business Magazine* Legal Elite, Up & Coming, Energy & Natural Resources, 2021

Languages

- Spanish (conversational)

Select Presentations

- Montana Tech's Annual Mine Design, Operations & Closure Conference

- 2018 – CERCLA 108(b) Updates
- 2019 – NHPA Section 106 Consultations
- Seminar Group's Annual Buying & Selling Ranches in Montana
 - 3rd Annual (2018) – Chair, presented on Environmental Due Diligence
 - 4th Annual (2019) – Chair, presented on Environmental Due Diligence
 - 5th Annual (2020) – Chair, presented on Real Property & Title Due Diligence
 - 6th Annual (2021) – Chair, presented on Real Property & Title Due Diligence
- Rocky Mountain Mineral Law Foundation
 - 2017 Annual Institute – Oil & Gas Section presenting on Produced Water
- American Exploration and Mining Association Annual Institute
 - 2017 - Developments in Federal CERCLA Liability for Historic Mining Properties
 - 2019 – State and Local Mine Permitting and Bonding

Insights

April 23, 2024

EPA's New Limits on PFAS: Gage Zobell Interviewed by The Texas Tribune, American Ag Network & The Denver Post

March 20, 2024

Water Law Partner Gage Zobell Featured in National and Local Media for SCOTUS Rio Grande Arguments

February 7, 2024

Energy & Natural Resources Partner Gage Zobell Interviewed on Working Ranch Radio Show

May 23, 2023

Dorsey Partner Gage Zobell Explains Colorado River Cuts

May 23, 2023

Dorsey Partner Gage Zobell Discusses the How the Latest Colorado River Cuts Impact Utah

May 22, 2023

Dorsey Partner Gage Zobell on Seven Colorado River Basin States Reaching a Deal to Save Water

May 22, 2023

Dorsey Partner Gage Zobell Discusses Colorado River States Agreement

April 25, 2023

Water Law Expert: Biden's Colorado River Analysis Could Pit Arizona and Nevada Against California

April 17, 2023

Dorey Partner Gage Zobell Discusses California's Strategy Toward Colorado River Water

March 8, 2023

Gage Zobell Discusses Decision to Suspend Extra Releases from Flaming Gorge

March 2, 2023

Dorsey Partner Gage Zobell on Decision Not to Release Water from the Upper Colorado Basin to Lake Powell

November 21, 2022

DIG Magazine - Fourth Quarter 2022

December 13, 2018

Clarifying "Muddy Waters:" EPA and Army Corps Propose Revisions to the Scope of CWA Jurisdiction

Industrial Siting