



# WASATCH FRONT REGIONAL COUNCIL

## REGIONAL GROWTH COMMITTEE AGENDA May 19, 2022

A meeting of the Regional Growth Committee will be held on **Thursday, May 19, 2022 at 9:45am at WFRC's office, 41 N Rio Grande Street, Salt Lake City, UT and virtually via Zoom:**

<https://us02web.zoom.us/j/89420242551?pwd=dHhEYVRUTUovbVBGMzJrSINZTXFVUT09>

Meeting ID: 894 2024 2551 Passcode: 689408

One tap mobile **+12532158782,,89420242551#**

The agenda will be as follows:

1. **Introductions and Consent Agenda**  
**ACTION:** [Minutes](#) of the RGC Meeting held March 17, 2022
2. **Public Comment**
3. **[New Research](#): How Utahns link growth, housing, and equity to their underlying values, Envision Utah**
4. **[Wasatch Choice](#) & the 2023-2050 Regional Transportation Plan**
  - a. Forecasting the future
  - b. Prioritizing projects
5. **[Station Area Planning](#) (per HB462) and WFRC's role**
  - a. **ACTION: Certification Process and Technical Assistance Approach**
6. **Other Business / Adjournment**  
Next Meeting: August 18, 2022

### Upcoming Events:

- *WFRC Council Meeting, May 26*
- *Joint Policy Advisory Committee (JPAC), June 2*
- *WFRC Active Transportation Meeting, June 8*
- *Wasatch Front Economic Development District Meeting, June 15*
- *WFRC Trans Com Meeting, June 16*
- *WFRC RGC Technical Advisory Committee Meetings, July 13*

Informational materials can be located on WFRC's website at [www.wfrc.org](http://www.wfrc.org).

*Wasatch Front Regional Council is an Equal Opportunity program. Public participation is solicited without regard to age, sex, disability, race, color or national origin. Auxiliary aids or translation services are available upon request by contacting WFRC's Title VI Administrator. Call 801-363-4250 (hearing impaired individuals may use Relay Utah by dialing 711) or email [apearson@wfrc.org](mailto:apearson@wfrc.org) at least 72 hours in advance.*

*Wasatch Front Regional Council is holding public meetings in-person in its office, with a virtual option. Interested attendees are encouraged to visit [www.wfrc.org/committees](http://www.wfrc.org/committees) for more information.*

*Wasatch Front Regional Council es una organización de Oportunidad Igual. Se solicita la participación del público, sin importar la edad, el sexo, la discapacidad, la raza, color o nacionalidad. Personas que requieren servicios de traducción deben contactar al Administrador de Título VI de WFRC por teléfono a 801-363-4250 (personas con discapacidad auditiva pueden llamar a Spanish Relay Utah - 1-888-346-3162) o por correo electrónico [apearson@wfrc.org](mailto:apearson@wfrc.org), por lo menos 72 horas antes de la reunión.*

*Wasatch Front Regional Council está teniendo las reuniones públicas en persona en la oficina, con la opción de atender virtualmente. Personas interesadas en atender, pueden visitar [www.wfrc.org/committees](http://www.wfrc.org/committees) para obtener más información.*

Jeff Silvestrini, Chair  
Mayor, Millcreek

Jeff Scott, Vice Chair  
Commissioner, Box Elder County

Mark Allen  
Mayor, Washington Terrace

Dirk Burton  
Mayor, West Jordan

Mike Caldwell  
Mayor, Ogden

Robert Dahle  
Mayor, Holladay

Jim Harvey  
Commissioner, Weber County

Scott Jenkins  
Commissioner, Weber County

Erin Mendenhall  
Mayor, Salt Lake City

Mike Newton  
Commissioner, Morgan County

Kristie Overson  
Mayor, Taylorsville

Joy Petro  
Mayor, Layton

John Pohlman  
Mayor, Fruit Heights

Mark Shepherd  
Mayor, Clearfield

Bob Stevenson  
Commissioner, Davis County

Troy Walker  
Mayor, Draper

Scott Wardle  
Councilmember, Tooele County

Jenny Wilson  
Mayor, Salt Lake County

Aimee Winder Newton  
Councilmember, Salt Lake County

Senator Wayne Harper  
Utah State Senate

Representative Mike Schultz  
Utah House of Representatives

Carlton Christensen  
Utah Transit Authority

Carlos Braceras  
Utah Department of Transportation

Dawn Ramsey  
Utah League of Cities & Towns

Lorene Kamalu  
Utah Association of Counties

Ari Bruening  
Envision Utah

Laura Hanson  
State Planning Coordinator

Andrew Gruber  
Executive Director



WASATCH FRONT REGIONAL COUNCIL

**DRAFT MINUTES**  
**Regional Growth Committee**  
 March 17, 2022

A meeting was held on Thursday, March 17, 2022, via Zoom connection, due to the safety restrictions put in place by the Utah Governor's Office, in response to continuing COVID-19 concerns. The following were present:

MEMBERS AND ALTERNATES PRESENT		OTHER APPOINTED MEMBERS AND ALTERNATES	
Dennis Bott, Member (Brigham City)	no	Natalie Gochnour, Member Utah Transportation Commission	yes
Jeff Scott, Alternate (Box Elder County)	yes	Kevin Van Tassell, Alternate Utah Transportation Commission	yes
John Pohlman, Member (Fruit Heights)	yes	Beth Holbrook, Member Utah Transit Authority Board of Trustees	yes
Kendalyn Harris, Alternate (Bountiful)	yes	Carlton Christensen, Alternate Utah Transit Authority Board of Trustees	yes
Brian Horrocks, Member (North Salt Lake)	yes	Erin Mendenhall, Member Utah Air Quality Board	no
Brian Vincent, Alternate (West Point)	yes	Ari Bruening, Member Envision Utah	yes
Matt Wilson, Member (Morgan County)	yes	Ryan Beck, Alternate Envision Utah	yes
Mike Newton, Alternate (Morgan County)	no	<b>NON-VOTING MEMBERS AND ALTERNATES PRESENT</b>	
Jenny Wilson, Member (Salt Lake County)	yes	Ben Huot, Member Utah Department of Transportation	no
Marcus Stevenson, Alternate (Midvale)	no	Andrea Olson, Alternate Utah Department of Transportation	no
Dawn Ramsey, Member (South Jordan) <b>Chair</b>	yes	Russ Fox, Member Utah Transit Authority	yes
Richard Snelgrove, Member (Salt Lake County)	yes	Kerry Doane, Alternate Utah Transit Authority	no
Monica Zoltanski, Member (Sandy)	yes	Bryce Bird, Staff Representative Utah Air Quality Board	yes
Lorin Palmer, Alternate (Herriman)	yes	Ivan Marrero, Member FHWA-Utah Division	no
Dan Peay, Alternate (Magna)	no	Jennifer Elsken, Alternate FHWA-Utah Division	yes
Cherie Wood, Alternate (South Salt Lake)	no	tbd Utah League of Cities and Towns	-
Brett Hales, Alternate (Murray)	yes	Dina Blaes Utah Association of Counties	no
Kendall Thomas, Member (Tooele County)	yes	Julie Fullmer, Vineyard Mayor Mountainland Association of Governments	yes
Ed Hansen, Alternate (Tooele City)	no	<b>WFRC APPOINTMENTS FROM OTHER ORGANIZATIONS</b>	
Jim Harvey, Member (Weber County)	yes	Robert Schmidt / Ibi Guevara, Utah Urban Lands Institute	yes/no
Dale Fowers, Alternate (Hooper)	no	Laura Hanson, GOPB	yes
Robert Dandoy, Member (Roy) <b>Vice Chair</b>	yes	Ginger Chinn, Utah Transportation Coalition	yes
Gordan Cutler, Alternate (Uintah)	no	Reid Ewing, University of Utah	no

<b>OTHER ATTENDEES PRESENT, including WFRC Staff:</b>	
Shaleane Gee, Zions Bank; Colby Oliverson, GOPB;	<b>WFRC Staff:</b> Ted Knowlton, Andrew Gruber, Jory Johner,
Steve Shields, Herriman; Roger Borgenicht, Breathe Utah;	Megan Townsend, Mikala Jordan, Mike Sobczak,
Helen Peters, Salt Lake Co; Brett Millburn, Draper City;	Rosie Hernandez, Miranda Jones Cox, Hugh Van Wageningen,
Nichol Bourdeaux, UTA; Jay Aguiar, UDOT;	Nikki Navio, Christy Dahlberg, Julie Bjornstad, Lauren Victor,
Evelyn Everton, Sandy City; Colby Dailey; Danny Ostler;	Ned Hacker, Marcia White, Jordan Taft, Andrea Pearson
Ellen Reddick	

**1. Introductions and Consent Agenda [00:00:03]**

Mayor Dawn Ramsey, RGC Chair, called the meeting to order at 9:31am. Introductions were made via roll call. **ACTION [00:2:30]** Mayor Ramsey entertained a motion to accept the minutes from January 20, 2022. A motion was made by UTA Board Trustee Carlton Christensen, and seconded by Mayor John Pohlman that the minutes be approved. The motion passed unanimously. **[00:03:30]** Mayor Ramsey welcomed the new and returning members of the Regional Growth Committee.

**2. Public Comment [00:09:54]**

Mayor Ramsey opened the meeting for public comments. There were none.

**3. Legislative Session outcomes and Wasatch Choice [00:10:15]**

WFRC Government Affairs Manager Miranda Jones Cox and Executive Director Andrew Gruber provided a review of the 2022 Legislative Session, focusing on key transportation, housing and growth items. This was a significant session, both in terms of notable investments and substantive legislation, to address Utah’s nation-leading growth and advance our region’s shared [Wasatch Choice Vision](#).

**4. ACTION: Wasatch Choice and the 2023-2050 Regional Transportation Plan (RTP) Update [00:48:33]**

WFRC Senior Transportation Planner Julie Bjornstad provided an update on development of the Regional Transportation Plan (RTP), the transportation element of the [Wasatch Choice Vision](#). The first topic for discussion, and a subsequent motion is:

- **Phasing Criteria** - continuing the conversation from January, Ms. Bjornstad outlined the criteria and weighting for use in prioritizing roadway, transit, and active transportation projects within the 2023-2050 Regional Transportation Plan based on input from multiple sources. **ACTION [01:05:40]:** Mayor Ramsey entertained a motion to endorse the phasing criteria in substantially the form presented. A motion was made by Mayor Monica Zoltanski, and seconded by Commissioner Jim Harvey. The motion passed unanimously.

Ms. Bjornstad continued with the presentation with the topics below:

- **Finalized Preferred Scenario** - which represents the package of transportation projects and land development assumptions that will act as the basis for the next RTP. WFRC staff have reviewed comments on projects from Wasatch Choice Workshops and stakeholder outreach in collaboration with UDOT, UTA, and follow up with local communities.
- **Considering the local context for regional projects** - discussing the next steps for exploring the context sensitivity of regional projects.

**5. New Research: How Utahns link growth, housing, and equity to their underlying values [001:33:30]**

Envision Utah’s Executive Director Ari Bruening was scheduled to provide this information at this meeting. However, due to time constraints, this agenda item has been tabled until a future meeting.

**6. Transportation and Land Use Connection 2022 Project Awards [01:34:31]**

WFRC Community and Economic Development Director Megan Townsend announced the Transportation and Land Use Connection (TLC) program 2022 awards. This year, the program will fund 15 new projects for a total amount of about \$1.5 million. There are eight projects in the Salt Lake Urbanized Area, seven projects in the Ogden/Layton Urbanized Area, and one project in Tooele City, which is in a Rural Planning Organization (RPO) Area.

**7. Other Business / Adjournment [01:43:56]**

The next meeting is scheduled for May 19, 2022. Mayor Ramsey mentioned upcoming WFRC meetings as listed on the agenda, and asked if there were other items of business to discuss. There were no items brought forward so the mayor entertained a motion to adjourn. Commissioner Jim Harvey made a motion to adjourn, which was seconded by Councilmember Richard Snelgrove. The meeting adjourned at 11:45am.

*A recording of this meeting, as well as meeting materials, may be found on the WFRC website at [www.wfrc.org](http://www.wfrc.org)*

**DATE:** May 12, 2022  
**AGENDA ITEM:** 3  
**SUBJECT:** **New Research: How Utahns link growth, housing, and equity to their underlying values**  
**PREPARED BY:** Ted Knowlton, Deputy Director

At the May 19th meeting, the Regional Growth Committee (RGC) will discuss new research by Envision Utah that seeks to understand how Utahns link their experiences with growth and housing to their enduring underlying values. This type of research helps us better understand Utahns' various attitudes towards growth and has been used in the past to inform planning processes and related communications throughout Utah.

Ari Bruening, CEO of Envision Utah, will introduce the findings for discussion.

**BACKGROUND:**

Envision Utah has used values research to guide regional visioning and strategic planning for over 20 years. The first study, "Charting a Course for Utah's Future" was completed in May 1997. Since that time the state has witnessed massive economic and population growth.

The priority of this new research is to quantitatively identify the values and priorities underlying the issues and attributes of growth. A scientific survey with samples representing the entire population as well as key subgroups has been central to meeting this goal.

**RECOMMENDATION:**

This item is for information only.

**CONTACT PERSON:**

Ted Knowlton, 801-425-3534, [ted@wfrfc.org](mailto:ted@wfrfc.org)

**DATE:** May 12, 2022  
**AGENDA ITEM:** 4  
**SUBJECT:** Wasatch Choice and the 2023-2050 Regional Transportation Plan (RTP) Update  
**PREPARED BY:** Jory Johner, Long Range Planning Manager

At the May 19th Regional Growth Committee (RGC) meeting, WFRC staff will provide an update on development of the Regional Transportation Plan (RTP) — the transportation element of the [Wasatch Choice Vision](#). RGC acts as the steering committee for the RTP.

In this update we will focus on the forecasts that are made in the RTP that help us approximate the future. The RTP forecasts such things as:

- 1) Where homes and jobs are anticipated to be located
- 2) Where and how local transportation trips will occur
- 3) The impacts of that transportation behavior, e.g., traffic congestion and air quality
- 4) Anticipated transportation revenue
- 5) Anticipated expense related to transportation construction

These forecasts have a significant impact on the RTP. They affect which transportation projects are planned and within which phase they are prioritized, among other things. As such staff would like to highlight:

- Why we forecast what we do.
- The process of forecasting (for example: data, models, and use of community feedback).
- Preliminary forecasting results.

#### **BACKGROUND:**

The [Wasatch Choice Vision](#) is our shared framework to prepare our communities and Region to address the challenges of growth, prepare for uncertainties of the future, and preserve and enhance quality of life for generations to come. Through the Wasatch Choice Vision, WFRC coordinates regional transportation planning with local land use and economic development efforts. The regional transportation element of the Wasatch Choice Vision is the officially adopted RTP. The RTP is adopted every four years – the next RTP will be adopted in May 2023 and will address transportation needs through the year 2050.

#### **CONTACT PERSON:**

Jory Johner, 801-363-4250 ext. 1110, [jjohner@wfr.org](mailto:jjohner@wfr.org)

**DATE:** May 13, 2022  
**AGENDA ITEM:** 5  
**SUBJECT:** Station Area Planning (per HB462) and WFRC's role  
**PREPARED BY:** Megan Townsend, Community and Economic Development Director

The purpose of this memo is to review and establish WFRC's role and activities in implementation of [HB462](#) (Housing Affordability Amendments). This memo outlines:

1. Certification. The proposed process for WFRC's certification of local Station Area Plans as required by HB462.
2. Technical Assistance. The approach to administering technical assistance utilizing GOEO funds authorized by the legislation.

Included with this memo is a draft policy for consideration by the Regional Growth Committee (RGC) and WFRC Council.

### **BACKGROUND:**

Utah faces significant challenges from being the fastest-growing state in the nation, most notably in housing availability and affordability. During the 2022 legislative session, there was discussion about mandating specific densities in our local communities. However, WFRC was involved in dialogue with legislators, state, regional, and local partners including ULCT, UTA, private sector developers, and others to develop an alternative approach that valued local land use authority and expertise and incorporates the principles of our shared Wasatch Choice Vision. That approach was embodied in HB462, which recognizes that the areas around high-capacity transit stations are well-suited to help accommodate Utah's growth. HB462 requires the cities to develop station areas plans around those stations – but does not dictate particular development approaches; rather, it acknowledges and respects local context and decision making, while advancing shared state and local objectives.

The metropolitan planning organizations (MPOs) – WFRC and MAG – are given two primary responsibilities by HB462: to provide technical assistance to the cities in developing their SAPs, and to certify that the SAPs satisfy the statutory requirements. Now, we must work as a Council to assist the local governments to plan for their futures, and maximize the investment that has been made in our robust transit system in the way we review, certify, and support the creation of station area plans.

### **HB462 SAP Requirements Overview**

If a city has a fixed-guideway public transit station (rail or brt), it is required to develop a Station Area Plan (SAP) for that station and update its general plan and zoning to implement the Station Area Plan. Cities with "fixed guideway public transit" are required to plan ½ mile radius around a rail (FrontRunner, Trax, Streetcar) station, and ¼ mile radius around a bus rapid transit (which uses a separate right-of-way) station, and adopt any appropriate land use regulations to implement the station area plan.

Station Area Plans are intended to promote four key shared objectives, which are spelled out in HB462, and which reflect the key strategies of the Wasatch Choice Vision:

1. Increasing the availability and affordability of housing, including moderate income housing.
2. Promoting sustainable environmental conditions.
3. Enhancing access to opportunities.
4. Increasing transportation choices and connections.

Station Area Plans must include five key elements:

1. Station Area Vision. The Vision must be consistent with the Station Area Objectives.
2. Station Area Map. The map depicts the areas within the municipality and station area subject to the plan, and where actions are needed to implement the plan (i.e., the actual implementation plan may be for selected portions of the area, and vision and plan can be greater than ½ or ¼ mile radius).
3. 5-Year Implementation Plan. The implementation plan identifies and describes actions over the next five years the city intends to take, and action needed by others, needed to implement the station area plan.
4. Explanation of how the four objectives are met. The statute specifies several possible measures through which to satisfy each objective. (see above)
5. Public Involvement and Stakeholder Engagement (MPOs, UTA, Public, Businesses, etc.)

The requirement to develop a SAP is incorporated into the Moderate Income Housing Plan review architecture, but they are reviewed and certified by the relevant Metropolitan Planning Organization (MPO), not by the state (DWS).

### **Station Area Plan Certification Proposed Process**

HB462 gives metropolitan planning organizations (WFRC and MAG) the responsibility to review and – if statutory requirements are met – certify Station Area Plans (SAP) developed by cities in our region. The certification requirement was given to the MPOs for several reasons:

- The MPOs are bodies made up principally of local governments, thereby enabling a peer-review of SAPs.
- MPOs have subject-matter expertise and background in transportation and land use planning, including in assisting communities to develop local area and station area plans.

For WFRC, the RGC is principally responsible for development of our region’s long-range transportation and land use plan, the Wasatch Choice Vision. RGC has also overseen the creation and administration of our Transportation and Land Use Connection Program (TLC), which provides assistance for local area planning. RGC can serve the related function of reviewing SAPs submitted for certification, and making a recommendation for action to the full WFRC Council.

Proposed steps in WFRC certification of station area plans:

1. Municipalities submit to WFRC through an online portal the following:
  - a. adopted station area plans,
  - b. adopted resolutions demonstrating that fulfilling some or all of the SAP objectives or required components are impracticable, and/or
  - c. adopted resolutions demonstrating that the municipality has already satisfied the SAP requirements in whole or in part based on prior actions.Communities will be asked to submit Station Area Plans (and related materials) not less than 15 business days prior to the next RGC meeting, allowing WFRC staff time to review and make a recommendation.
2. WFRC staff, in consultation with UTA per HB462, will review SAPs to assess their satisfaction of the requirements of the statute. A review checklist or template will be provided in advance to communities to ensure transparency and clarity in the review expectations.



3. Staff will make either a positive or negative recommendation to RGC; at each meeting, staff will present the list of submitted SAPs, and note the staff recommendation for certification or not (and the reasons why).
  - a. Staff will notify the municipality of this recommendation in advance of the meeting.
  - b. Before bringing a negative recommendation, i.e., that the SAP does not satisfy the statutory conditions and therefore should not be certified, to RGC, the local government will be given the opportunity to revise and resubmit their SAP, or pull their SAP from consideration. WFRC staff will continue to work with local governments to attempt to rectify any shortcomings relative to statutory requirements. If the local government disagrees with the WFRC staff recommendation, they may still opt to have the SAP reviewed by RGC for a certification decision.
  - c. All communities being considered for certification will be given the opportunity to present additional information to RGC about their SAP.
4. RGC will make a recommendation to Council as to which SAPs to certify. RGC's recommendation may vary from WFRC staff recommendations.
5. Following the receipt of a positive recommendation from RGC, the WFRC Council will vote to certify those plans which they deem have met the statutory requirements.
6. WFRC will provide Certificates of Compliance to the submitting municipality for all stations which are certified by a WFRC Council vote.

This proposed process allows for (1) assistance to be provided by WFRC to submitting municipalities as they are developing their SAPs, (2) an objective and professional review of SAPs by WFRC staff, in consultation with UTA, for statutory compliance, and (3) a peer review through RGC, where RGC has the authority to deviate from the WFRC staff recommendation.

#### **Nature and Level of Certification Review by WFRC**

WFRC wants local communities to be successful, and as such intends to provide technical assistance to communities as they develop their SAPs, and to have dialogue with cities as they are in the process of developing their SAPs. It is WFRC's desire to certify all SAPs that are submitted.

In reviewing and certifying SAPs, they should be held to the standard of the legislation to ensure that the legislation has a positive impact as was intended, and to demonstrate the effectiveness of the cities and MPOs in fulfilling this role. Housing affordability planning, zoning and construction are being closely scrutinized. If stakeholders act in good faith, including the cities and WFRC, we will have a better likelihood of maintaining a system in which communities are given wide latitude in how they advance affordability objectives.

There will be circumstances in which the SAP materials as submitted do not lead to a clear determination of whether the statutory conditions are met, or that some discretion is involved in making such a determination. In such a case, WFRC will seek to balance:

- deference for local knowledge, preferences, and determinations, with
- achieving progress regionally on advancing the goals articulated in the statute (increasing the availability and affordability of housing, enhancing access to opportunities, increasing transportation choices and connections, and promoting sustainable environmental conditions).

During the RGC meeting on May 19th, 2022, the committee will discuss the level of review WFRC will perform – by staff, RGC, and Council. The different levels of review could be:

- A. *Perfunctory review.* WFRC will largely defer to the submitting municipalities' decisions and use a low level of scrutiny to determine whether the statutory requirements have been met. Small steps within the broad objectives will satisfy the requirements, as long as the city asserts that the requirements have been satisfied. The WFRC review and evaluation would be easy for submitting municipalities to satisfy in their overall fulfillment of HB462.
- B. *Reasonableness review.* WFRC will consider the submitting municipalities' decisions through a lense of reasonableness. WFRC staff would utilize professional judgment, and RGC would consider that professional review and the reasonableness of the municipality's determination that they have fulfilled the objectives and requirements for SAPs. WFRC would not dictate *how* a city satisfies the SAP requirements, but would assess whether the city had reasonably satisfied those requirements.
- C. *Strict scrutiny.* WFRC will review with strict scrutiny, determining whether the city's plan meets the objectives to the fullest extent. WFRC would ensure that the impact of station area plans is maximized, and would look closely to see whether each submitting municipality had considered and utilized the full range of possibilities at each station.

The draft Station Area Plan Certification Policy for RGC consideration that accompanies this memo is prepared utilizing the reasonableness level of review.

### **Station Area Planning Technical Assistance Proposed Approach**

HB462 allows for an applicable metropolitan planning organization (MPO) or municipality to apply for funding from the Governor's Office of Economic Opportunity (GOEO) Industrial Assistance Account for activities in connection with planning for housing, transportation, and growth, in order to provide technical assistance for station area planning. GOEO has indicated an intention to provide approximately \$5 million total for this purpose. This funding will be administered between the WFRC and the Mountainland Association of Governments areas in partnership with UTA and GOEO over two years. The goal of SAPs and therefore relevant technical assistance are outlined in statute. These statutory goals were intentionally designed to be consistent with our Wasatch Choice Vision goals.

The direction and funding for WFRC to provide technical assistance to communities in developing their SAPs is largely based on the successful model of our Transportation and Land Use Connection Program (TLC). For the TLC program, RGC adopted program goals that align with the Wasatch Choice Vision. Applications to TLC are reviewed according to criteria that reflect the program goals, along with TLC partners UDOT, UTA, and Salt Lake County. Awards are made in March and presented first to RGC. Projects receive assistance in the form of consultant time, or staff assistance from WFRC or UTA. WFRC holds the contracts with consultants, alleviating the administrative burden on communities. Consultants are selected from the WFRC Planning Consultant Pool for streamlined procurement. Participating in the scoping and management of the projects allows WFRC staff to ensure the scope of the efforts reflect the application and awards that were made, and to help guide the project to a successful result through engagement of all of the appropriate stakeholders.

Technical assistance for SAPs will be provided in a similar manner to TLC. The key difference will be that awards will be made more frequently (1-2 month application cycles or rolling awards depending on demand) and reviewed quickly, according to objective, statutorily based criteria, in consultation with partners at MAG, UTA, and GOEO. Eligibility will include any effort that furthers a city's ability to comply with the SAP provisions of HB462, and furthers the implementation of transit oriented development in station areas. WFRC staff will report to RGC regularly in regards to the awards made and the progress of the projects.

**RECOMMENDATION:**

RGC make a motion to “recommend that the Wasatch Front Regional Council adopt the Station Area Plan Certification Policy”

**EXHIBIT:**

WFRC Station Area Plan Certification Policy

**CONTACT PERSON:**

Megan Townsend, WFRC Community and Economic Development Director, 801-404-8925,  
mtownsend@wfrfc.org

**WASATCH FRONT REGIONAL COUNCIL**  
**Station Area Plan Certification Policy**  
DRAFT 5/13/2022

The provisions of [HB462](#) require the Wasatch Front Regional Council (WFRC) to review and certify, if appropriate, Station Area Plans (SAP) prepared by cities within the WFRC area. HB462 specifies that the applicable metropolitan planning organization, in consultation with the applicable public transit district, shall review the documentation submitted by cities to WFRC for certification under the provisions of the statute to determine the municipality's compliance with the statutory requirements; and provide written certification to the municipality if the applicable metropolitan planning organization determines that the municipality has satisfied the requirement(s) for Station Area Plans.

This policy is intended to guide and govern the WFRC process for review and certification of Station Area Plans.

**Certification Process**

1. Cities submit station area plans to WFRC. Station area plans must include five key elements, pursuant to HB462 and summarized here: 1) Station Area Vision; 2) Station Area Map; 3) Implementation Plan describing actions needed over the next five years; 4) a statement of how the Station Area Plan promotes the plan objectives; and 5) involvement of key stakeholders.
2. Cities may submit adopted resolutions demonstrating that fulfilling some or all of the SAP objectives or required components are impracticable, and/or adopted resolutions demonstrating that the city has already satisfied the SAP requirements in whole or in part based on prior actions.
3. Pursuant to HB462, Station Area Planning boundaries may cross municipal boundaries. Two or more municipalities with jurisdiction over a station area may coordinate to develop a shared station area plan for the entire station area that crosses municipal boundaries. Multiple stations may be included in one SAP. A local government(s) may submit for multiple stations at once provided the stations are within close proximity of one another. Station Area Planning boundaries may overlap.
4. WFRC staff reviews the SAP according to the statutory requirements. WFRC staff develops a recommendation to the Regional Growth Committee (RGC) as to whether each SAP has met the requirements for certification.
5. Prior to consideration by RGC, WFRC will notify the community of this recommendation. If the recommendation is that the SAP does not meet the requirements for certification, the community will be given the opportunity prior to the meeting to revise and resubmit the SAP, or request that their SAP not be considered by RGC, or allow the SAP to proceed to review by RGC.
6. At the RGC meeting, the SAP will be considered and a vote will be taken as to whether the SAP satisfies the requirements for certification. The submitting municipality will be given the opportunity to offer additional information regarding the SAP to RGC.
7. Following the receipt of a recommendation for certification from RGC, the WFRC Council will vote to certify those SAPs which they determine have met the statutory requirements. Only SAPs that have received a recommendation for certification from RGC will be considered by the Council.
8. A Certificate of Compliance will be provided to the applicable city for each station that WFRC certifies.

### **Standard of Review in Certification of Station Area Plans**

The review of SAPs shall determine if the statutory requirements for certification have been met. To the extent that such a determination is not clear, or if there is discretion involved in making such determination, WFRC will seek to balance:

- deference for local knowledge, preferences, and determinations, with
- achieving progress regionally on advancing the goals articulated in the statute (increasing the availability and affordability of housing, enhancing access to opportunities, increasing transportation choices and connections, and promoting sustainable environmental conditions).

In evaluating a municipality's demonstration of fulfilling the SAP objectives and requirements WFRC shall consider the reasonableness of the demonstration.

### **Certification Timeline**

Local governments must submit SAPs no less than 15 business days prior to the next RGC meeting in order to be considered for certification at that meeting. RGC will consider all SAPs submitted prior to this deadline at each of their meetings unless the community withdraws a SAP proposal.