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Laura Hanson  
State Planning Coordinator

Andrew Gruber  
WFRC Executive Director

# Regional Growth Committee (RGC) AGENDA May 15, 2025

The Regional Growth Committee will meet on **Thursday, May 15th at 9:15 am** at the WFRC offices, 41 N Rio Grande Street, Salt Lake City, Utah, and via Zoom. [Click here to join the webinar](#). **Webinar ID:** 856 1400 1622, **One Tap Mobile:** +16699009128,85614001622#

The agenda will be as follows:

1. **Introductions and Consent Agenda**
  - a. **ACTION:** Minutes of the RGC Meeting held March 20th, 2025
2. **Chair Report**
  - a. Corridor Preservation update Ted Knowlton
3. **Public Comment**
4. **Wasatch Choice Vision**
  - a. [2025 Wasatch Choice Vision land use update](#) Tim Watkins
  - b. **ACTION:** [Amendment #3 to the 2023-2050 RTP](#) Julie Bjornstad
  - c. [Planning for Emerging Transportation Technologies](#) Chay Mosqueda
5. **ACTION: [Station Area Planning Certifications](#)** Byron Head
  - a. West Jordan 5600 W Old Bingham Hwy
  - b. Draper Town Center
  - c. Taylorsville BRT
6. **Other Business and Adjournment**  
Next Meeting: August 21, 2025

**Upcoming Meetings and Events:**

- Wasatch Front Regional Council Meeting, May 22, 2025 at 1:30pm
- Trans Com Technical Advisory Meetings, May 28, 2025 at 8am and 2pm
- WFRC Active Transportation Committee Meeting, June 10, 2025 at 9:15am
- Wasatch Front Economic Development District Meeting, June 12, 2025 at 1:30pm
- WFRC Transportation Coordination Committee Meeting, June 19, 2025 at 1:30pm

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

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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.

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Wasatch Front Regional Council está teniendo las reuniones publicas en persona en la oficina, con la opcion de atender virtualmente. Personas interesadas en atender pueden visitar [www.wfrc.org/committees](http://www.wfrc.org/committees) para obtener mas informacion.



**WASATCH FRONT REGIONAL COUNCIL**

**MINUTES**  
**WFRC || Regional Growth Committee**  
March 20, 2025

*WFRC Regional Growth Committee Meeting was held at WFRC Office, 41 N Rio Grande Street, Salt Lake City and via Zoom.*

**1. Welcome & Consent Agenda [00:00:06]**

At 9:22 a.m., Mayor Robert Dandoy of Roy City, Chair of the Regional Growth Committee, called the meeting to order and welcomed the members and guests. Introductions were made both in person and online. Mayor Dandoy introduced the new RGC members for 2025, allowing them a moment to introduce themselves. **ACTION:** [00:06:24] Sandy City Mayor Monica Zoltanski made a motion to approve the [Minutes](#) of the RGC Meeting held Jan 16, 2025. Sandy City Councilmember Alison Stroud seconded the motion. There was no discussion and the minutes were approved unanimously.

**2. Public Comment [00:07:07]**

There was no public comment.

**3. Chair Report [00:07:26]**

- a. **Overview of RGC, Identify issues of interest: [00:07:52]** Ted Knowlton, Deputy Director at WFRC, provided an overview of the Regional Growth Committee, outlining the group's roles and responsibilities. He also facilitated a discussion on key considerations for 2025, inviting suggestions on topics the group would like to explore further. Ted inquired whether the RGC is striking the right balance between a big-picture perspective and more detailed discussions.
- b. **Legislative Outcomes [00:33:22]** Miranda Jones Cox, Government Affairs Manager at WFRC, provided a report on the outcomes of the 2025 Legislative Session, highlighting key developments related to transportation, growth, and housing.

**4. Community Planning Updates [01:09:24]**

- a. **Transportation & Land Use Connection Program 2025 Awarded Projects [01:10:59]** Megan Padjen, Community & Economic Development Director at WFRC, reviewed the communities and projects selected to receive Transportation & Land Use Connection technical assistance in 2025.
- b. **Station Area Plan Certification: Sandy City [01:23:50]** Byron Head, Community Planner at WFRC, provided an overview of Sandy City's Station Area Plan, which includes five stations: Historic Sandy TRAX, Sandy Expo TRAX, Sandy Civic Center TRAX, Crescent View TRAX, and the South Jordan FrontRunner (Sandy portion). Mayor Monica Zoltanski of Sandy City emphasized the importance of these Station Areas, and Jake Warner from Sandy City outlined the efforts involved in preparing the Station Area plans.  
**ACTION:** [01:44:21] Mayor Monica Zoltanski made a motion to recommend the certification of the Sandy Station Area Plan to the Wasatch Front Regional Council. Sandy City Councilmember Alison Stroud seconded the motion. With no further discussion, the motion passed unanimously.

**5. Wasatch Front Travel Demand Model Upgrade ("Activity-based Model") [01:45:09]**

Bert Granberg, Analytics Director at WFRC, provided an overview of the upgrade to the Wasatch Front Travel Demand Model and explained how it helps assess the impact of potential transportation and growth decisions on Utah's future development.

**6. Planning for Emerging Transportation Technologies [01:58:25]**

Mayor Dandoy announced that, due to time constraints, Item #6, 'Planning for Emerging Transportation Technologies,' will be tabled for a future meeting.

**7. Other Business & Adjournment [01:59:06]**

Mayor Dandoy announced that the next Regional Growth Committee meeting is scheduled for May 15, 2025, at 9:15 AM. He noted that photos will be taken at the beginning of the meeting and requested that members be on time and attend in person. [01:59:42] Mayor Brandon Stanger of Clinton City made a motion to adjourn the meeting, which was seconded by Bryce Bird of the Air Quality Board. The meeting adjourned at 11:21 am.

## Regional Growth Committee

2025 RGC MEMBERS			Present	Others in attendance
<b>BOX ELDER COUNTY</b>				<b>Sandy City Attendees</b>
Member -	Dennis Bott, Mayor	Brigham City	No	Shane Pace
Alternate -	Tyler Vincent, Commissioner	Box Elder County	No	Brian McCuiston
<b>DAVIS COUNTY</b>				Sarah Stringham
Member -	Brandon Stanger, Mayor	Clinton	Yes	Kim Bell
Alternate -	Kendalyn Harris, Mayor	Bountiful	No	Susan Wood
Member -	Tamara Tran, Mayor	Kaysville	Yes	Jake Warner
Alternate -	Brian Horrocks, Mayor	North Salt Lake	No	Melissa Andersen
<b>MORGAN COUNTY</b>				
Member-	Tony London, Councilmember	Morgan City	No	<b>Other Attendees</b>
Alternate -	Blaine Fackrell, Commissioner	Morgan County	Yes	Chandler Beutler, UTA
<b>SALT LAKE COUNTY</b>				Roger Borgenicht, UBET
Member -	Dawn Ramsey, Mayor	South Jordan	No	Cody Lutz, Envision UT
Alternate -	Alison Stroud, Councilmember	Sandy	Yes	Natalie Bowen, SL Chamber
Member -	Jenny Wilson, Mayor	Salt Lake County	No	K. Marousis
Member -	Kristie Overson	Taylorsville	Yes	Joe Taylor, SLC
Member -	Monica Zoltanski, Mayor	Sandy	Yes	Isaac Higham, SLC
Alternate -	Eric Barney, Mayor	Magna	No	Brandon C.
Alternate -	Cherie Wood, Mayor	South Salt Lake	Yes	
Alternate -	Brooke D'Sousa, Councilmember	Sandy	Yes	<b>WFRC STAFF</b>
<b>TOOELE COUNTY</b>				Andrew Gruber
Member -	Kendall Thomas, Councilmember	Tooele County	Yes	Ted Knowlton
Alternate -	Ed Hansen, Councilmember	Tooele City	No	Andrea Pearson
<b>WEBER COUNTY</b>				Jordon Chandler
Member -	Sharon Bolos, Commissioner	Weber county	No	Rosie Hernandez
Alternate -	Ken Phippen, Mayor	Farr West	No	Miranda Jones Cox
Member -	Robert Dandoy, Mayor (Chair)	Roy	Yes	Jory Johner
Alternate -	Gordon Cutler, Mayor	Uintah	No	Julie Bjornstad
<b>OTHER APPOINTMENTS:</b>				Lauren Victor
Member -	Natalie Gochnour, Commissioner	Utah Transportation Commission	No	Johnnae Nardone
Alternate -	Brad Dee, Commissioner	Utah Transportation Commission	Yes	Megan Padjen
Member -	Beth Holbrook, Trustee	UTA	Yes	Byron Head
Alternate -	Carlton Christensen, Trustee	UTA	Yes	Tim Watkins
Member -	Kevin Cromar, Board Member	Utah Air Quality Board	Yes	Marian Florence
Alternate -	Vacant	Utah Air Quality Board		Chay Mosqueda
Member -	Ari Bruening, Executive Director	Envision Utah	No	Madison Aviles
Alternate -	Ryan Beck, Deputy Director	Envision Utah	No	Ellie Spencer
<b>NON-VOTING MEMBERS</b>				Bert Granberg
Member -	Tiffany Pocock, Program Development Dir.	UDOT	Yes	Matt Ryan
Alternate -	Andrea Olson, Planning Director	UDOT	No	Samantha DeSeelhorst
Member -	Nichol Bourdeaux, Chief Planning & Engmt Ofc	UTA	Yes	Chad Worthen
Alternate -	Vacant	UTA		Bill Hereth
Member -	Bryce Bird, Director	Department of Air Quality	Yes	Christy Dahlberg

Member -	Ivan Marrero	Federal Highway Association	No	Sarah Lawless
Alternate -	Zane Pulver	Federal Highway Association	Yes	
Member -	Lorin Palmer, Herriman City Mayor	Utah League of Cities & Towns	Yes	
Member -	Dina Blaes, Salt Lake County	Utah Association of Counties	Yes	
Member -	Julie Fullmer, Vineyard City Mayor	Mountainland Assoc. of Governments	Yes	
Member -	Lorene Kamalu, Commissioner (Vice Chair)	Davis County	Yes	
Member -	Kristen Cordova	Utah Urban Land Institute	Yes	
Member -	Laura Hanson	GOPB/Quality Growth Commission	Yes	
Member -	Mary Catherine (MC) Perry	Salt Lake Chamber	No	
Member -	Reid Ewing	University of Utah	Yes	



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 8, 2025  
**AGENDA ITEM:** 4a  
**SUBJECT:** Wasatch Choice Vision land use update  
**PREPARED BY:** Tim Watkins, Community Planner

At the May 15th RGC meeting, staff will share the updated land use component of the Wasatch Choice Vision, will provide a status update on identification of draft transportation projects (for the 2027-2055 Regional Transportation Plan), and will look ahead to Wasatch Choice Vision activities in the next few months.

## **BACKGROUND:**

The [Wasatch Choice Vision](#) is the shared framework to prepare communities and the region to preserve and enhance the quality of life even as we grow. The land use in the Vision reflects the framework each community has for how they want to address growth.

WFRC gathered information from each community throughout our region. Starting with the 2024 Wasatch Choice Vision fall workshops, WFRC staff have coordinated with each city and county, and other key stakeholders. Over the past few months, WFRC staff have been confirming and updating regionally significant land use boundaries and characteristics with city and county staff and elected officials.

A key component of the land use is each community's city and town "centers" – centers are the hearts of our communities; walkable areas where activity is focused, with places to live, work and play. The updated land use layer demonstrates ongoing significant interest in centers across the region, at scales and sizes that work within the landscape of each community.

This updated land use layer is critical in shaping the Regional Transportation Plan and Utah's Unified Transportation Plan. In the near term the land use layer will be incorporated into WFRC transportation analysis for the next phase of the Regional Transportation Plan. In addition to this updated land use layer to the Wasatch Choice Vision, staff has been evaluating over 1,000 transportation projects. A preferred transportation scenario will be developed for review by communities and the public during the 2025 fall round of workshops and public engagement activities.

**CONTACT PERSON:**  
Tim Watkins, 435-764-1787, [tim@wfr.org](mailto:tim@wfr.org)



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 8, 2025  
**AGENDA ITEM:** 4b  
**SUBJECT:** **ACTION:** Amendment #3 to the 2023-2050 Regional Transportation Plan  
**PREPARED BY:** Julie Bjornstad, Senior Transportation Planner

At the Regional Growth Committee (RGC) meeting, the Wasatch Front Regional Council (WFRC) staff will present the proposed Amendment #3 to the [2023-2050 Regional Transportation Plan \(RTP\)](#). The RTP is the regional transportation element of the [Wasatch Choice Vision](#). Pursuant to the WFRC [RTP Amendment Process](#), project amendments are organized into three levels. “Level 1 - Staff Modification” projects, which are approved by the WFRC Executive Director in consultation with the RGC Chair and Vice Chair; “Level 2 - Board Modification” projects, which require approval by RGC; and “Level 3 - Full Amendment” projects, which require a 30-day public comment period prior to adoption by WFRC. Amendment #3 to the 2023-2050 RTP only includes Level 1 and Level 2 recommendations.

These proposed amendments are developed in consultation with and at the request of our transportation partner agencies and the municipalities in our Region. The proposed amendments were presented to the Regional Growth Committee Technical Advisory Committees on April 16, 2025, with the intent to approve Level 1 - Staff Modifications after the RGC meeting on May 15, 2025.

## **BACKGROUND:**

Every four years, WFRC prepares and adopts an RTP, the transportation component of the Wasatch Choice Vision. WFRC adopted the current 2023-2050 RTP in May 2023, adopted RTP Amendment #1 in May 2024, and adopted RTP Amendment #2 in August 2024. While the RTP receives considerable review before being formally adopted, circumstances may warrant a change to the RTP after its initial adoption, including funding availability, local and state needs, changes to land use, the determination of final environmental impact statements, or the rapid development of certain projects. These amendments adhere to the [RTP Amendment Process](#), which maintains the rigor of the planning process including review of financial constraints, public input, and air quality conformity. The currently adopted amendment process was approved by WFRC on March 28, 2024.

Amendment #3 includes a total of 11 project requests that will be presented for the RGC’s information and review:

- Five Level 2 (board modifications of non-regionally significant projects) roadway requests from local communities;
- Five Level 1 (staff modifications) transportation-related requests from local communities and the University of Utah related to active transportation, and mobility hubs; and
- One Level 1 (staff modifications) update of the Wasatch Choice Vision land use layer.

A description of each of the proposed revisions are included within this memo. Technical considerations were utilized in evaluating the projects, and will be presented at the May 15th RGC meeting.

## **PROCESS:**

Pursuant to the [RTP Amendment Process](#), WFRC staff have reviewed the amendment requests with their respective sponsors, analyzed the scope of the projects, potential technical considerations, and financial implications, and determined that the 2023-2050 RTP is able to maintain its fiscal constraint and air quality conformity for these projects in all phases. The RTP is required to be “fiscally constrained,” which means that only those projects are included in the RTP that can be reasonably funded based on the projected availability of funding from current or potential additional sources. The RTP is also required to conform to the air quality emissions limitations in official air quality plans.

WFRC staff reviewed all projects with the Interagency Coordination Team (ICT) on April 9, 2025 to assign the appropriate amendment level and determine air quality requirements. On April 16, 2025, the RGC TACs (groups composed predominantly of the planners from the communities in the WFRC Region) reviewed and unanimously recommended approval of all proposed amendments. On May 15, 2025, WFRC's Executive Director, in consultation with the RGC Chair and Vice Chair, intends to approve the Level 1 - Staff Modifications following the RGC meeting. At the May 15, 2025 Regional Growth Committee meeting, WFRC staff will review the five Level 2 - Board Modification and request approval from RGC.

**RECOMMENDATION:**

WFRC staff recommends that the Regional Growth Committee approve the Level 2 - Board Modification projects at the May 15, 2025 meeting.

Suggested motion language:

*Motion: I make a motion that the Regional Growth Committee approve the Level 2 - Board Modifications for Amendment #3 to the 2023-2050 Regional Transportation Plan.*

**CONTACT PERSON:**

Julie Bjornstad, WFRC 801-363-4250 x1105, [julieb@wfr.org](mailto:julieb@wfr.org)

**ATTACHMENT:**

Amendment Number 3 Project Overviews



## **AMENDMENT NUMBER 3 PROJECT OVERVIEWS**

### **Level 1 – Staff Modifications**

#### **1. Wasatch Choice Vision Land Use Layer - 2025 Update**

WFRC has worked with the communities across the region to update their vision for major land use changes. That layer is reflected in the [Wasatch Choice Land Use Update map](#). This process started with gathering input within the Wasatch Choice Vision Workshops in the fall of 2024. The process included reaching back out to community representatives with a draft layer to ensure it reflects communities' desires. More details are in the RGC meeting packet under item 4a: Wasatch Choice Vision land use update

#### **2. 4000 West Bike Lane (West Valley City)**

**Cost: \$320 Thousand**

Project A-S-120 is 2.5 miles, from 3100 South to 4700 South. This amendment will move the project from Phase 2 (2033-2042) Fiscal Constraint to Phase 1 (2023-2032) Fiscal Constraint. The project has received County of the First Class Highway Projects (CFCHP) funding. Potential additional funding sources include city funds, county funds, Surface Transportation Program (STP), Congestion Mitigation and Air Quality (CMAQ), Transportation Alternatives Program (TAP), Carbon Reduction Program (CRP), and/or Transportation Investment Fund Active (TIF Active).

#### **3. 6200 South Sidepath (West Valley City)**

**Cost: Included in roadway project with same extents**

Project A-S-176 is 0.7 miles, from SR-111 to the Mountain View Corridor. This amendment will move the project from Phase 3 (2043-2050) Fiscal Constraint to Phase 1 (2023-2032) Fiscal Constraint. The project will be built with roadway project R-S-84, which has received County of the First Class Highway Projects (CFCHP) funding. Potential additional funding sources include city funds, county funds, Surface Transportation Program (STP), Congestion Mitigation and Air Quality (CMAQ), Transportation Alternatives Program (TAP), Carbon Reduction Program (CRP), and/or Transportation Investment Fund Active (TIF Active).

#### **4. 1300 West/Temple Drive Buffered Bike Lane (West Jordan)**

**Cost: \$760 Thousand**

Project A-S-173 is four miles, from 6235 South to Four B Lane. This amendment will move the project from Phase 2 (2033-2042) Need and Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. The project has received County of the First Class Highway Projects (CFCHP) funding. Potential additional funding sources include city funds, county funds, Surface Transportation Program (STP), Congestion Mitigation and Air Quality (CMAQ), Transportation Alternatives Program (TAP), Carbon Reduction Program (CRP), and/or Transportation Investment Fund Active (TIF Active).

#### **5. South Campus Mobility Hub (University of Utah)**

**Cost: \$16.4 Million**

Project T-S-55 is a mobility hub near the University South Campus Station. The University of Utah has requested this amendment, which is located at the northwest corner of South Campus Dr. and Campus Center Dr. Mobility hubs are points for passengers to transfer between mobility services, and are typically located in central nodes of activity to maximize efficiency. This amendment will move the project from Phase 2 (2033-2042) Need and Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. The rationale for this amendment is due to an expedited implementation timeline, with construction of this project now estimated to begin prior to 2027. Potential funding sources include local, state, and University sources.

#### **6. Research Park Mobility Hub (University of Utah)**

**Cost: \$16.4 Million**

This project is a request for a new mobility hub in Research Park at the southeast corner of Blackhawk Way and Komas Dr. The University of Utah has requested this mobility hub. Mobility



hubs are points for passengers to transfer between mobility services, and are typically located in central nodes of activity to maximize efficiency. The amendment would add the project under Phase 1 (2023-2032) Need and Fiscal Constraint. The rationale for the addition of this project is due to the adoption of the University of Utah's Campus Master Plan, the Physical Development Framework effort, and the Davis-Salt Lake City Community Connector bus project, which runs adjacent to this proposed mobility hub. Potential funding sources include local, state, and University sources.

## **Level 2 – Board Modifications**

### **1. South Frontage Road New Construction (West Valley City)**

#### **Cost: \$5 Million**

Project R-S-59 is a 0.3-mile new construction project of the southern frontage road to Mountain View Corridor connecting Beagley Road to Parkway Blvd. This amendment will move the project from Phase 3 (2043-2050) Need and Unfunded Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint of the 2023-2050 RTP. The project has funding from local and state funds.

### **2. 6200 South Widening (West Valley City)**

#### **Cost: \$7 Million**

Project R-S-84 is a 0.7-mile widening project of 6200 South from Mountain View Corridor to SR-111. This amendment will update the project from three lanes to five lanes and move the project from Phase 2 (2032-2042) Need and Phase 3 (2043-2050) Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. The project has received County of the First Class Highway Projects (CFCHP) funding. Potential additional funding sources include city funds, county funds, and/or federal funds.

### **3. 6700 West New Construction (West Jordan)**

#### **Cost: \$42.4 Million**

Project R-S-125 is a two-mile new construction project on 6700 West connecting 8600 South to Old Bingham Hwy / 10200 South. This amendment will move the project from Phase 2 (2032-2042) Need and Phase 3 (2043-2050) Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. The project has received a County of the First Class Infrastructure Bank (CFCIB) grant . Potential additional funding sources include city funds, county funds, and/or federal funds.

### **4. 2700 West Widening (Riverton)**

#### **Cost: \$11.6 Million**

Project R-S-192 is a 0.5-mile widening project on 2700 West from 13400 South to Bangerter Hwy. This amendment will update the project from three to five lanes and move the project from Phase 2 (2032-2042) Need and Phase 3 (2043-2050) Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. The project has received a County of the First Class Infrastructure Bank (CFCIB) grant. Potential additional funding sources include city funds, county funds, and/or federal funds.

### **5. 1200 West Widening (Brigham City)**

#### **Cost: \$5.6 Million**

Project R-B-3 is a 1.6-mile widening project of 1200 West from Forest Street to Promontory / SR-13. This amendment will update the project from two to five lanes, changing it from an operational project to a widening project, and will move the project from Phase 2 (2033-2042) Need and Fiscal Constraint to Phase 1 (2023-2032) Need and Fiscal Constraint. This project has received partial Surface Transportation Program (STP) funding and further potential funding sources include city funds, county funds, and/or federal funds.



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 8, 2025  
**AGENDA ITEM:** 4C  
**SUBJECT:** Planning for Emerging Transportation Technologies  
**PREPARED BY:** Julie Bjornstad, Senior Transportation Planner

The Regional Growth Committee (RGC) acts as the steering committee for the Regional Transportation Plan (RTP), a central component of the [Wasatch Choice Vision](#). The RTP is adopted every four years; the next RTP is expected to be adopted in May 2027 and will address transportation needs through the year 2055.

On May 15th, staff will present and seek feedback on a key focus area of the in-progress RTP: improving the Region's resilience in the face of rapidly changing transportation technologies, shifting travel behaviors, and other [external forces](#) that shape transportation. Staff will introduce these external forces for feedback by the RGC.

**RECOMMENDATION:**

This item is for information only.

**CONTACT PERSON:**

Julie Bjornstad, 801-363-4250 ext. 1105, [julie@wfr.org](mailto:julie@wfr.org)



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 8, 2025  
**AGENDA ITEM:** **5AB&C—Station Area Planning**  
**SUBJECT:** **ACTION:** Station Area Plan Certification - West Jordan City  
**ACTION:** Station Area Plan Certification - Draper City  
**ACTION:** Station Area Plan Certification - Taylorsville City  
**PREPARED BY:** Byron Head, Community Planner

At the May 15th Regional Growth Committee (RGC) meeting, WFRC staff will present an overview of three Station Area Plans (SAP), covering five individual stations in three different cities. RGC will consider certification requests for station areas in West Jordan (5A), Draper (5B), and Taylorsville (5C), in accordance with the SAP components of state law and WFRC policy. WFRC staff has reviewed the SAPs in consultation with the Utah Transit Authority (UTA), and is making a positive recommendation to RGC.

## BACKGROUND:

[HB462](#), passed in 2022, as amended in 2023 and 2025, requires cities with fixed-guideway transit stations to develop a [Station Area Plan](#) (SAP) for the area around the station, within ½ mile for rail and ¼ mile for bus rapid transit. SAPs are intended to promote housing availability and affordability, sustainable environmental conditions, access to opportunities, and transportation choices and connections. The [SAP requirements](#) are consistent with communities' identification of [Wasatch Choice Vision](#) centers.

WFRC assists communities in the development of their SAPs, in partnership with Utah Transit Authority (UTA), the Governor's Office of Economic Opportunity (GOEO), and the Mountainland Association of Governments (MAG). State law establishes that the Metropolitan Planning Organizations (MPOs – WFRC and MAG) have the responsibility to review SAPs and, in consultation with UTA, certify each for compliance with statutory requirements. WFRC does this review consistent with WFRC's adopted [policy for the certification review](#) of SAPs.

WFRC has had the opportunity to assist all three of these cities in planning around their station areas.

- West Jordan is now planning for the redevelopment of the existing industrial area adjacent to their station into a southwestern gateway into the city.
- Draper is envisioning a more pedestrian- and cyclist-friendly main street and new housing in their town center.
- Taylorsville anticipates future mixed-use redevelopment on the south side of the Taylorsville Expressway, and are ensuring they are prepared with a plan when that time comes.

## 5A: ACTION: Certify West Jordan 5600 West Station Area Plan

In accordance with WFRC policy, WFRC staff, in consultation with UTA, has reviewed the SAP's consistency with state statute, and makes a [positive recommendation for certification](#) to the Regional Growth Committee.

All of the documentation is included within, including:

1. [5600 W SAP Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

**5B: ACTION: Certify Draper Town Center Station Area Plan**

In accordance with WFRC policy, WFRC staff, in consultation with UTA, has reviewed the SAP's consistency with state statute, and makes a positive recommendation for certification to the Regional Growth Committee.

All of the documentation is included within, including:

1. [Draper Town Center SAP Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

**5C: ACTION: Certify Taylorsville Expressway BRT Station Area Plan**

In accordance with WFRC policy, WFRC staff, in consultation with UTA, has reviewed the SAP's consistency with state statute, and makes a positive recommendation for certification to the Regional Growth Committee.

All of the documentation is included within, including:

1. [Taylorsville BRT SAP Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

**RECOMMENDED MOTIONS:**

5A: WEST JORDAN—"I move to recommend certification of the 5600 West Station Area Plan."

5B: DRAPER—"I move to recommend certification of the Draper Town Center Station Area Plan."

5C: TAYLORSVILLE—"I move to recommend certification of the Taylorsville Expressway BRT Station Area Plan."

**CONTACT PERSON:**

Byron Head, 801-363-4250 ext 1104, bhead@wfr.org