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WASATCH FRONT REGIONAL COUNCIL

# Station Area Plans: Consultant Pool Information Session

July 14th, 2022

# Consultant Pool Refresher

- Current Pool: 2020-2022
  - Transportation and Land Use Connection (TLC) and WFRC/Mountainland Association of Governments (MAG) Model Development
- Procurement: competitive over \$50k, 3+ firms invited (selected by project awardee), shortened RFP period and proposal
- TLC awards are made annually
- Pool Update: Request for Statements of Qualifications this fall
  - **WFRC and MAG Planning and Modeling Consultant Pool**
    - **TLC, SAP, TAG, Modeling...**

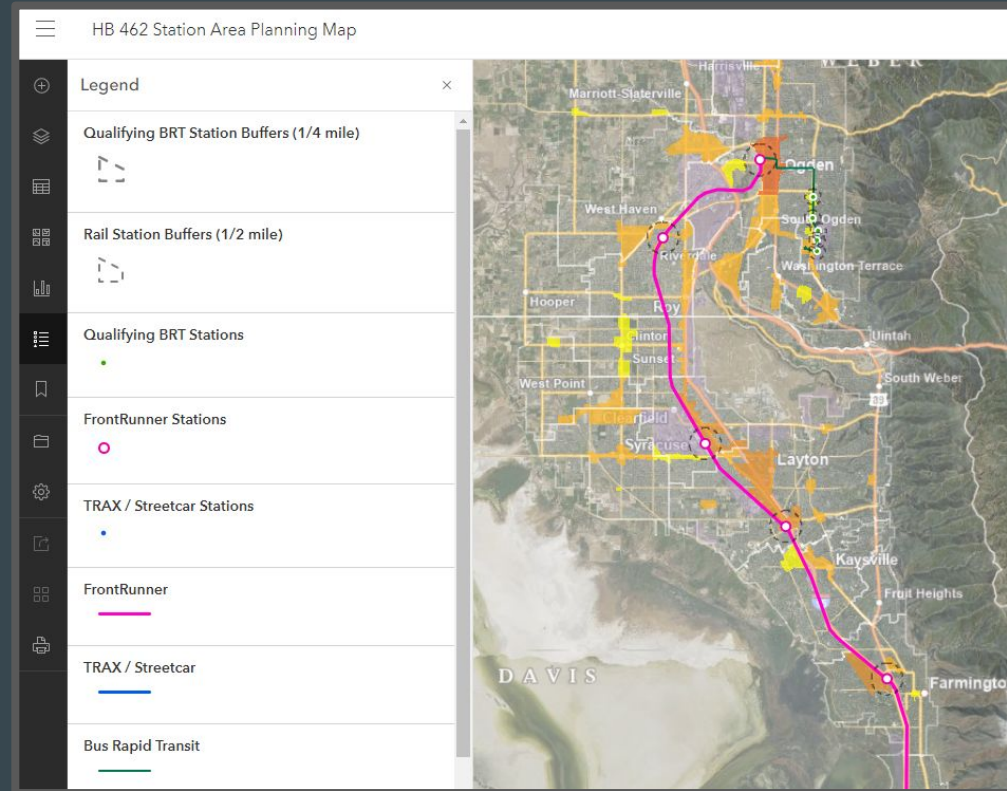
*Station Area Planning*

# Shared Objectives

- *Increase the availability and affordability of housing*
- *Promote sustainable environmental conditions*
- *Enhance access to opportunities*
- *Increase transportation choices and connections*

# Station Area Planning Requirements

- *Cities with FrontRunner, TRAX, Streetcar stations develop SAP half mile (1/2) mile around stations*
- *Cities with Bus Rapid Transit stations develop SAP quarter mile (1/4) around stations*



# Station Area Planning Requirements

## 5 SAP COMPONENTS:

### 1. *Vision*

- *Development of existing and future land including open space (opportunities & constraints) and future transportation*

### 2. *Map*

- *Area subject to SAP (may apply to areas outside of the station area). City doesn't have to develop the entire SAP area*

### 3. *5 -Year Implementation Plan*

- *Action plan that specifies land use changes and capital improvements*
- *Identifies responsible parties for implementation (regulations, infrastructure improvements, legal docs, funding, design, environmental remediation, etc.)*

### 4. *Statement Promoting Four (4) Shared Objectives*

- *Availability and Affordability of Housing including moderate-income housing; Promote Sustainable Environmental Conditions; Enhance Access to Opportunities; Increase Transportation Choices and Connections*

### 5. *Public Involvement and Stakeholder Engagement (MPOs, UTA, etc.)*

# Station Area Planning

## Timeline

Applicable Areas	Deadline
Cities with 3 (or less) Stations	December 31, 2025 <i>deadline for 4 stations</i>
Cities with 4 (or more) Stations	December 31, 2025 and Annually thereafter <i>deadline for additional stations AND 2 stations annually thereafter until all stations have met SAP requirements</i>
New Station	June 1, 2022 <i>starting June 1, 2022, new stations must have SAP before service begins</i>
Qualifying Land Use Application (QLUA)	July 1, 2022 <ul style="list-style-type: none"><li>• QLUA rec'd <u>before</u> July 1, 2022 trigger July 1, 2023 deadline</li><li>• QLUA rec'd <u>after</u> July 1, 2022 trigger 12-mo deadline</li><li>• Up to 2 QLUA in a 12 month period (City selects the 2)</li></ul>

QLUA = existing rail station, no SAP, >5 contiguous acres, GP or zoning amendment, higher density, new residential units, at least 10% for moderate income housing, city to start SAP. City must process QLUA 1st.

# MPO Technical Assistance & Certification

## TECHNICAL ASSISTANCE

- Funding for cities to hire consultants to develop/update SAPs, as well as implementing zoning
- Applied for through the MPOs, reviewed by MPOs, UTA, GOEO (IAA funding)
- \$5.2 million, available to be awarded for 2 years
- **First deadline 7/18/22, anticipated every 2 months following this**

## CERTIFICATION

- MPO Policy Committees to certify SAPs based on staff recommendation
- Peer review by cities
- Hands on support available through MPO staff

## *Station Area Planning*

# What to Expect

- New Station Area Planning or related projects funded through MPOs every couple of months (posted to WFRC and MAG webpages)
- Inquiries from cities on SAP qualifications
- Invitations to submit proposals, if you are selected by the city(ies)
- Scoping that results in projects that fulfill Utah code, and further city visioning
- Continued opportunities through TLC
  - And soon, TAG
- Request for Pool Statement of Qualifications in October
  - **WFRC and MAG Planning and Modeling Consultant Pool**





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**MAG: LaNiece Davenport**

Regional Planning Director

**[ldavenport@mountainland.org](mailto:ldavenport@mountainland.org)**

801-809-6828 (mobile)

<https://mountainland.org/station-area-plans>

**WFRC: Megan Townsend**

Community and Economic  
Development Director

**[mtownsend@wfr.org](mailto:mtownsend@wfr.org)**

801-404-8925

<https://wfr.org/programs/station-area-planning-hb462/>

# Station Area Plan

## Certification of Compliance

*As per Utah Code: (10) (a) A municipality that is required to develop and adopt a station area plan for a station area under this section shall submit to the applicable metropolitan planning organization and the applicable public transit district documentation evidencing that the municipality has satisfied the requirement of Subsection (2)(a)(i) for the station area, including: (i) a station area plan; or (ii) a resolution adopted under Subsection (2)(b)(i) or (ii). (b) The applicable metropolitan planning organization, in consultation with the applicable public transit district, shall: (i) review the documentation submitted under Subsection (10)(a) to determine the municipality's compliance with this section; and (ii) provide written certification to the municipality if the applicable metropolitan planning organization determines that the municipality has satisfied the requirement of Subsection (2)(a)(i) for the station area. (c) The municipality shall include the certification described in Subsection (10)(b)(ii) in the municipality's report to the Department of Workforce Services under Section 10-9a-408.*

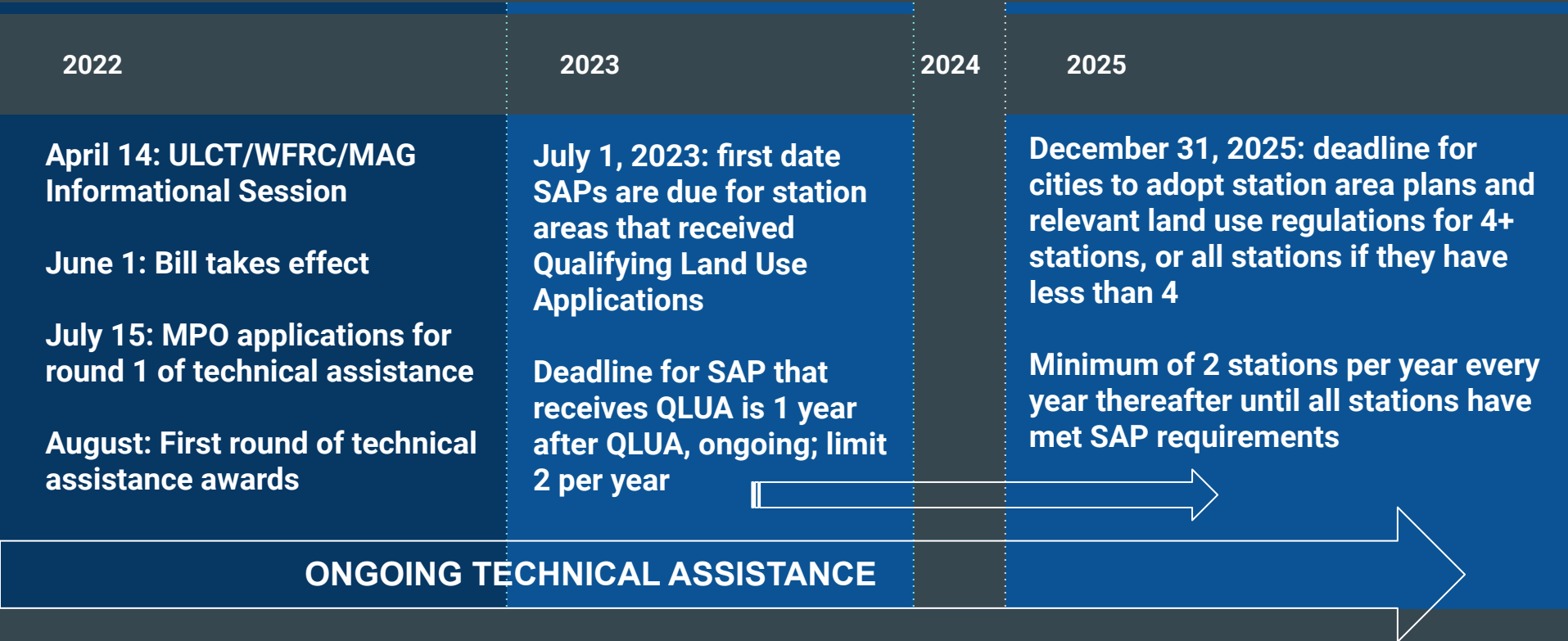
### Actions by City:

- Adopt SAP, Land Use Regulations, and Resolution
- Seek MPO Certification for SAP
- Include the Certificate of Completion in the MIHP Report to DWS

### Actions by MPO:

- Provide Technical Assistance
- Review SAP materials to determine compliance
- Provide City with Certificate of Completion for that Station Area

# Timeline



# *Station Area Planning*

# Requirements

*Utah Code: A municipality that has a fixed guideway public transit station located within the municipality's boundaries shall, for the station area: (i) develop and adopt a station area plan; and (ii) adopt any appropriate land use regulations to implement the station area plan.*

## **REQUIRED ACTIONS BY CITY:**

- *Adopt SAP (by 12/31/25\*)*
- *Adopt Land Use Regulations (by 12/31/25\*)*
- *Adopt Resolution (by 12/31/25\*)*
- *Seek MPO Certification*
- *Include the MPO Certification in the City's report to the Dept. Workforce Services*

# Station Area Planning Requirements

*Utah Code: To the extent that previous actions by a municipality do not satisfy the requirements of Subsection (2)(a) for a station area, the municipality shall take the actions necessary to satisfy those requirements.*

## REQUIRED ACTIONS BY CITY:

- *Describe how Prior Actions meet 1+ of 5 Components (public involvement, market assessments, vision, map, implementation plans, etc.)*
- *Adopt any remaining SAP components*
- *Adopt any needed land use regulations*
- *Adopt a resolution*
- *Seek MPO certification*

Prior  
Planning  
Actions  
may  
Satisfy SAP  
Requirement

# *Station Area Planning*

# Requirements

*As per Utah Code: A municipality that is required to develop and adopt a station area plan under this section may request technical assistance from the applicable metropolitan planning organization. An MPO that receives funds from the Governor's Office of Economic Opportunity shall, when utilizing the funds, give priority consideration to requests for technical assistance for station area plans required under Subsection (3)(d) - qualifying land use application.*

## **MPO Technical Assistance:**

- *Not Unfunded Mandate - \$5M from GOEO*
- *Eligible cities may request technical assistance from their MPO*
  - *WFRC: Salt Lake, Davis, Weber County cities*
  - *MAG: Utah County cities*
- *Cities select the right consultant for their project using streamlined MPO procurement process*

# *Station Area Planning*

# Requirements

*As per Utah Code: A municipality that is required to develop and adopt a station area plan under this section may request technical assistance from the applicable metropolitan planning organization. An MPO that receives funds from the Governor's Office of Economic Opportunity shall, when utilizing the funds, give priority consideration to requests for technical assistance for station area plans required under Subsection (3)(d) - qualifying land use application.*

## **OTHER PROVISIONS:**

- *SAP Compliance Ensures TIF and TTIF Eligibility*
- *Within a station area where a City has complied with the SAP requirements...*
  - *A  $\frac{2}{3}$  approval by the legislative body of a land use law would make the legislative action non-referable*
  - *Signature thresholds are increased within a station area*