



**TRANSPORTATION  
AND  
LAND USE CONNECTION**



UTA



STACK  
REAL ESTATE

HAMILTON  
PARTNERS



Rendering: Clearfield Station Master Development Plan

# ANNUAL REPORT CARD



Photograph: Bountiful, Photo Credit: Penna Powers

# 2021

## Mission

The Transportation and Land Use Connection supports local governments in their planning efforts to implement the Wasatch Choice Regional Vision.

## Goals

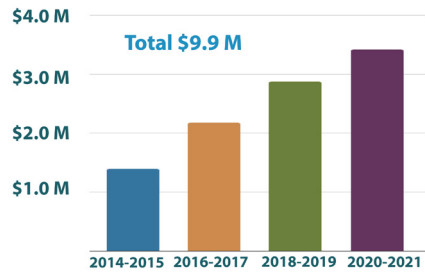
- Maximize the value of investment in public infrastructure
- Enhance access to opportunities
- Increase travel options to optimize mobility
- Create communities with opportunities to live, work, and play

CHALLENGES

Utah communities face the dual planning challenges presented by rapid population growth and the effects of the COVID-19 pandemic. TLC can help communities face, plan for, and respond to these challenges.

INVESTMENT

Cities, counties, and transportation agencies are partnering together to fund implementation-focused planning efforts through the TLC program. The cumulative amount of investment in fiscal years 2014 through 2021 is shown below.



In 2021, TLC partners awarded \$1,378,500 to communities throughout the region. Communities matched with \$260,500, for a total of \$1,639,000 in region-wide funding.

WASATCH CHOICE

The TLC Program provides technical assistance to local communities to help them achieve their goals and plan for growth. This approach is consistent with the [Wasatch Choice Regional Vision](#), a locally driven approach in which cities, counties, community organizations, transportation partners, businesses, and the public work together to create local solutions with regional significance that improve quality of life.



Project Development and Selection

The Transportation and Land Use Connection (TLC) Program selects projects using a set of evaluation criteria that are based on the goals of the program. Selected projects align with local community desires, addressing both transportation and land use needs. The TLC Program aims to guide projects through to implementation and encourages locally driven, multi-jurisdictional projects that have a significant and positive regional impact.

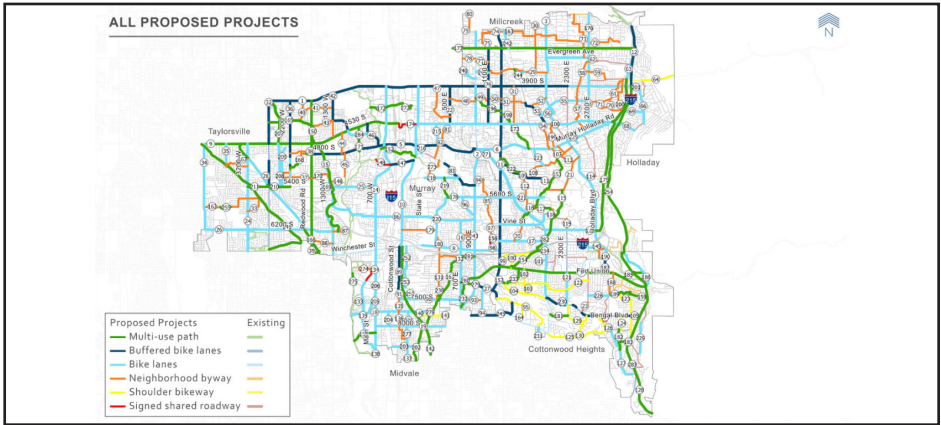
Project Outcomes

The TLC program brings together key stakeholders to make decisions that are efficient and implementable through integrated land use and transportation planning. The cumulative number and type of projects from 2014 through 2021 include:

	Small Area and Transit Station Area Plans	36
	Ordinances	17
	Transportation/Active Transportation Master Plans	22
	Studies	18
	General Plan Updates	22
	Regional Visions	3

The TLC Program supports projects that will make an impact throughout the region and implement the Wasatch Choice Regional Vision. Over two dozen TLC projects have collaboratively addressed land use, transportation, housing, and/or economic development across municipal or other boundaries to advance regional goals.

- 19 projects developed from collaboration between at least two communities or agencies.
- 7 additional projects had a county-wide scope and thus fostered work among multiple municipalities.
- Active Transportation Plans comprise 42 percent of the multijurisdictional projects.
- Other multijurisdictional projects include corridor studies and master plans, parking studies, and market analyses.



Map from Mid-Valley Active Transportation Plan

Community Highlight: Taylorsville City

Taylorsville has utilized the TLC program to pursue one multijurisdictional and three independent projects. Taylorsville completed two small area plans, the *Center Point Master Plan Vision Document and Small Area Plan*, and the *Commercial Centers Revitalization Master Plan*. Both focus on linking redevelopment opportunities to transportation choices in key community areas. The *Commercial Centers Revitalization Master Plan* is highly implementation focused; it follows five principles: economic vibrancy, gathering, resilient redevelopment, building community identity, and connectivity enhancements.

Taylorsville has also focused on the connection between land use and active transportation (AT). Along with Millcreek, Cottonwood Heights, Holladay, Midvale, and Murray, Taylorsville recently developed the *Mid-Valley AT Plan* from 2019 TLC funds. This plan analyzed pedestrian and cyclists’ needs and opportunities in all six communities while considering local and regional implications. The City will soon begin the *Taylorsville Active Communities Plan*, which received TLC funding in 2021. This plan will not only lay out AT design standards, but also produce a transit and pedestrian-oriented development manual and zone classifications for the transit corridor.

Community Highlight: Clearfield City

Clearfield has received five TLC awards throughout the program’s duration. TLC has helped Clearfield pursue a general plan update, work with the Utah Transit Authority on both a station area plan and design guidelines at Clearfield Station, create a vision and implementation strategy for downtown Clearfield, and develop a form-based code for their downtown. Clearfield was also one of five communities funded for the multijurisdictional project, *North Davis County Active Transportation Implementation Plan*. This joint effort looked at connectivity of active transportation routes, safety, age and ability-friendly facilities, access, and the relationship of active transportation to transit. Additionally, Clearfield has just received an award for a parking study. They aim to right-size parking to positively impact different modes of transportation as well as the function of land uses at the site scale, further advancing their efforts to bring Downtown Clearfield to life.

Clearfield’s *Creating Downtown Clearfield*, produced internally by WFRC staff in close collaboration with Clearfield staff and UTA, established a vision for the downtown area to be walkable, vibrant, and mixed-use, and to retain Clearfield’s unique character. Clearfield’s form-based code implements that plan. For example, the code establishes street connectivity requirements. Such requirements have a positive effect on pedestrians and cyclists by allowing the most direct and shortest traveling routes. Additionally, they distribute vehicular traffic, which minimizes congestion. The code also establishes standards for street facades in order to create a built environment that makes walking more attractive.



Rendering from Clearfield City Form-Based Code

TAYLORSVILLE CITY

**Awarded Independently:**  
**\$322,700**  
 **Multi-Jurisdictional Awards:**  
**\$300,000**

***The TLC program and the funding it brought to our city has been a game-changer. Not only were we able to complete a series of small-area master plans, but that work has translated into actual development projects that will revitalize and enhance several areas of our city. The envisioning efforts will benefit our community in real and tangible ways, bringing greater connectivity, economic development, the addition of valuable gathering spaces and more.***

- Kristie Overson, Mayor, Taylorsville

CLEARFIELD CITY

**Awarded Independently:**  
**\$280,000**  
 **Multi-Jurisdictional Awards:**  
**\$110,000**

***Clearfield has been fortunate to be the recipient of several significant TLC projects over the years. These have assisted us greatly in planning for future growth and well-being. The Transportation and Land Use Connection program has been essential to the success of our planning efforts. It has allowed us to secure funding that will improve our decisions and continue to make Clearfield a great place to live, work, and play.***

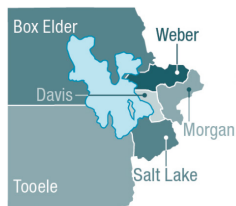
- Mark Shepherd, Mayor, Clearfield



## COMMUNITIES REACHED

The TLC program has significant reach across the region, evidenced by the geographic diversity of applications.

**95% of communities across the region have submitted applications**



## PROJECTS AWARDED

The TLC Program creates value for communities as shown by the number of projects awarded over the past eight years.



2014.....	13
2015.....	12
2016.....	11
2017.....	16
2018.....	13
2019.....	14
2020.....	17
2021.....	16
<b>Total.....</b>	<b>112</b>

## PARTNERS

Thank you to our partners Salt Lake County, Utah Department of Transportation, and Utah Transit Authority for their continued support, which allows us to better serve local communities in the region.

## LEARN MORE

Does your community have a project concept they would like to explore? To learn more, please contact Megan Townsend.

 [mtownsend@wfrc.org](mailto:mtownsend@wfrc.org)

 **801.404.8925**

 [wfrc.org/tlc](http://wfrc.org/tlc)

## 2014-2021 Project Map

### Legend

- **2021 Awarded projects**
- **2014-2020 Awarded**
- **County boundary**

