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Lorene Kamalu
Utah Association of Counties

Ari Bruening
Envision Utah

Laura Hanson
State Planning Coordinator

Andrew Gruber
Executive Director

MEMORANDUM

Date: September 2, 2021

Subject: Amendment 4 to the 2019-2050 Regional Transportation Plan, Level 1 - Staff Modifications Approval

Per the Wasatch Front Regional Council's (WFRC) Regional Transportation Plan (RTP) amendment process policy, Level 1 - Staff Modifications require approval by the WFRC Executive Director after consultation with the Regional Growth Committee (RGC) Chair and Vice Chair. The Wasatch Front Regional Council approved the amendment process policy on August 26, 2021.

Amendment 4 to the 2019-2050 RTP consists of one Level 1 amendment - region-wide refinements to the Wasatch Choice Regional Vision Centers.

With the adoption of Senate Bill 34 (2019), many communities throughout our Region have revised or developed new visions and plans that warrant further refinement of the Wasatch Choice Regional Vision for better alignment with our communities' local visions. In addition, these boundary improvements will increase the accuracy of inputs into WFRC's models and the accuracy of population and employment projections and transportation forecasts.

To view these boundary refinements, please utilize the [Wasatch Choice Center Boundary Comparison](#) interactive map. For more information about the refinement process and feedback received, please utilize the attached appendix.

After consultation with and approval from the Regional Growth Committee (RGC) Chair and Vice Chair on September 2, 2021, Amendment 4 to the 2019-2050 RTP is approved.

Sincerely,

Andrew S. Gruber
Executive Director

Wasatch Choice Vision Centers Refinement

The Wasatch Choice Vision Centers refinement effort was initiated as an internal project by WFRC staff. Staff gathered and utilized future land use data, general plans, small area / station area plans, visioning studies, aerial imagery, Google Street View imagery, and survey responses in the initial review and refinement of center boundaries. The refined boundaries were then sent out to cities, counties, and other stakeholders (MIDA, University of Utah, etc) for their review. Follow-up emails and phone calls were made until feedback was received from all parties. Comments were incorporated into the refined center boundaries data and finalized.

Please see supporting documentation below:

- Outreach email text
- Condensed stakeholder feedback
- Maps with boundary comparisons

For a more detailed view of the boundary refinements, please see the interactive maps linked in the email text below.

Outreach Email Text

Dear City Planner,

We would appreciate your feedback on revisions to the Wasatch Choice Centers. Below you will find a reference map of the centers in your community and links to interactive maps.

Wasatch Choice has been the shared regional vision for the Wasatch Front for over a decade. Built on community values through an extensive public input process, Wasatch Choice establishes a blueprint for growth that supports a well-functioning economy, improves air quality, and enhances the overall quality of life for Utahns living across the Wasatch Front. Local communities provided initial input on Wasatch Choice centers, including location, type, and anticipated timeframe for development during the Wasatch Choice Regional Vision and 2019-2050 Regional Transportation Plan development process. *WFRC is now looking for any feedback from your community to clarify the precise boundaries of your Wasatch Choice centers.*

What is a “Center”

Centers are the hearts of a community, both socially and economically. They vary in scale but in all cases:

1. Are more intense than their surrounding area;
2. Are walkable, often served by a variety of transportation options; and
3. Offer a mix of uses, including office, dining, retail, and/or residential.



#wherematters

Growth within centers supports one of the key strategies of the Wasatch Front Regional Vision - linking economic development with transportation and housing decisions. In other words, where development occurs matters. The [Wasatch Choice Centers Criteria Matrix](#) offers more detail on center types and characteristics.

Refinement Process

Since the last update to the Wasatch Choice Regional Vision, many communities throughout our Region have revised or developed new visions and plans. This newer, more detailed data supports further refinement of the Wasatch Choice map in order to better align it with your community's individual vision. In addition, the boundary improvements will increase the accuracy of inputs into WFRC's models which will increase the accuracy of our population and employment projections and transportation forecasts.

Data utilized in the review and refinement process includes:

- Generalized future land use (see [Generalized Future Land Use interactive map](#))
- General plans, small area plans, station area plans, and visioning studies
- Feedback gathered from city / county planners and leadership
- Aerial and Google Street View imagery

Input Needed

The map below shows the centers in your city that we would like you to review. Please review the following city-specific questions and the interactive maps. If you feel that no additional changes are needed, please confirm with us via [email](#). If additional modifications are needed, please respond via email with your feedback. If desired, we are available to talk or meet with you to discuss in further detail.

MAPS

CITY-SPECIFIC QUESTIONS

Interactive maps

Use the interactive maps to compare the current Wasatch Choice center boundaries to the refined center boundaries and to review WFRC's recommendations. To assist your review, there

are two versions of the interactive map. [Comparison map #1](#) shows generalized future land use data as the background. [Comparison map #2](#) shows aerial photography as the background. Within the interactive maps, click on a center to view our recommendations. Recommendations are divided into two categories, 'boundary' and 'other'.

Boundary

- Adjustment - the new center boundary (the right-side of the interactive maps) shows our recommendation for the refined boundary.
- Remove - in general, we recommend removing a center because it did not meet the center criteria based on the data reviewed. Please contact us if your city has a vision for center development in this area.

Other

- Type change - Recommend changing the center type to a type that may be a more appropriate fit based on the provided center criteria (e.g., change from neighborhood to city center).
- Phase change - Recommend changing the center phase (anticipated timeframe for development) to a phase that may be a more appropriate fit based on the current rate of development.
- Name change - Please tell us what this center should be named! In some cases, we recommended a name change because the name and center type combination were confusing.

Thank you for your support of the Wasatch Choice Regional Vision. Through your work in your community, and our shared work together in our region, we can ensure a high quality of life for generations to come.

Please feel free to contact us with any questions.

Nicole Mendelsohn, GIS Analyst - nicole@wfr.org

Jory Johner, Long Range Planning Manager - jjohner@wrc.org

Julie Bjornstad, Senior Transportation Planner - julieb@wfr.org

Condensed Stakeholder Feedback

| City | Planner | Notes |
|-----------|---------------|--|
| BE County | Marcus Wager | Move center to new location - see email |
| Kearns | Kayla Mauldin | Warehouse Dist - Employment, Neighborhood Center - name change to Oquirrh View |
| Kearns | Kayla Mauldin | Recreation Hub - keep as neighborhood center, match boundary to general plan |

| | | |
|--------------------|--------------------------|--|
| Midvale | Alex Murphy | Jordan Bluffs - phase 2, Bingham Junction - phase 1, Midvale Main St should include the properties along the south side of center street (see zoning map) |
| Kaysville | Lyle Gibson | Reinstate Kaysville Business Park as neighborhood center, Lyle will send new boundary via email |
| Riverdale | Mike Eggett | Change West Riverdale Center to Employment Dist, Clip bndy of Ogden Downtown at 31st St and make south part new city center per convo with Jory |
| Copperton | Kayla Mauldin | Rename Copperton East Center to Copperton Community Center, remove Copperton West Center |
| Magna | Kayla Mauldin | Rename Main St Center to "Historic Magna Main Street", add new city center - see Kayla's email |
| Perry | Robert Barnhill | 1100 S Center should be reduced in size - bring boundary to 1500 S all the way across. New neighborhood center requested - Perry City Park and property south of it on the west side of 89. |
| Clinton | Valerie Claussen | Add new neighborhood center - see email attachment - Clinton Town Center |
| Brigham City | Paul Allred | Extend Brigham City Main St down to 200 N, cut Historic Downtown at 300 S |
| Layton | Brandon Rypien | Change the following to city center: Church & Hwy 193, Hwy 89 & Gordon, Gordon & Fairfield, Gentile & Fairfield; add "town center" to those 4 center names. |
| Sandy | Brian McCuiston | Expand area of Historic Sandy Station, see email attachment; rename Midvale Union Park center to "7th Street Sandy Point Center" |
| Sandy | Brian McCuiston | Change Sandy Union Park to neighborhood center |
| Cottonwood Heights | Andy Hulka, Mike Johnson | Add mixed use property west of Wasatch Blvd to the Old Mill center, change north section of Old Mill to Employment District |
| Holladay | LaNiece Davenport | Holladay City Center - reconnect with Cottonwood Mall along murray-holladay rd, change to urban center, change to phase 1. Change north section of Old Mill center to employment district, rename "Millrock Employment Center", phase 1. Add new center at Highland and Van Winkle - see email attachment "Holladay Crossroads", urban center, phase 1 |
| West Valley City | Steve Pastorik | Change Hunter Town Center to neighborhood center, Add Highberry Neighborhood Center, adjust boundaries of several centers - see screenshots in notes text doc |
| U of U | John Close | Reinstate University gardens as Neighborhood center, cut boundary at ~200 S. Split research park from U of U and classify as City Center - see email and Research Park Vision for boundary, approx. split at Red Butte Creek |
| Layton | Brandon Rypien | Split Antelope & Main Town Center from Clearfield Downtown |

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|-----------------|--------------------|--|
| West Jordan | Mark Forsythe | Slight adjustment to industrial park in SW quadrant, see email |
| West Point | Bryn MacDonald | Split Cold Springs Center from Syracuse SR193, change to city center |
| Clearfield | Brad McIlrath | Change East Antelope Center to Neighborhood center |
| Weber County | Charlie Ewert | See email, several changes and new centers |
| Ogden | Barton Brierly | West Ogden - change to neighborhood center, Newgate - OK w/ split or keep as one center, 12th St - maybe expand down Washington Ave a bit - huge apartment developments in this area |
| South Ogden | Marc Vlasic | Split out South Ogden City Center from Newgate Center, add stretch along 40th following mixed use development; rename Skyline center to South Ogden Gateway |
| South Jordan | Steve Schafermeyer | Include pink area south of WJ Ind. Dist; 2 new mixed use centers west of daybreak - Cascade Village neighborhood center, Bacchus City Center; change daybreak to urban center; New neighborhood center north of daybreak lakes - North Shore; Change The Cairns South Jordan to South Jordan Gateway, bring north boundary west to Jordan Gateway Rd |
| North Ogden | Scott Hess | Minor boundary adjustments, see email attachment |
| Taylorsville | Mark McGrath | Minor boundary adjustments, see email |
| South Salt Lake | Sean Lewis | Rename Meadowbrook Employment District to "West Central Employment District"; Expand Millcreek Station west to I-15; Downtown - cut east boundary at State St; 300 E S-line - extend boundary to State, include M building; narrow State St and change to phase 3 |
| Draper | Todd Draper | Minor boundary adjustments to Draper City Center, Lone Peak, Highline and Kimballs Lane, see email attachments |
| North Salt Lake | Ali Avery | Rename industrial dist to North Salt Lake / Woods Cross Industrial District; rename Legacy Trail Center to Redwood Center; Rename 1100 N Center to 2600 South Center; Remove Orchard Center |
| Bountiful | Francisco Astorga | Separate Bountiful 200 West from 500 South section, change to neighborhood; Add 2 new neighborhood centers - Renaissance Towne Center and Orchard Drive 2200 South - see email with details |
| Farmington | Dave Petersen | Split Station Park / North Station into separate centers, boundary adjustment for North Station, minor boundary adjustment and name change for Farmington Downtown, see email |
| South Weber | David Larsen | Remove south weber center |
| Salt Lake City | Angela Price | Extend north boundary of East Downtown to South Temple |
| Salt Lake City | Jon Larsen / Bert | Extend downtown to include new trax station development |

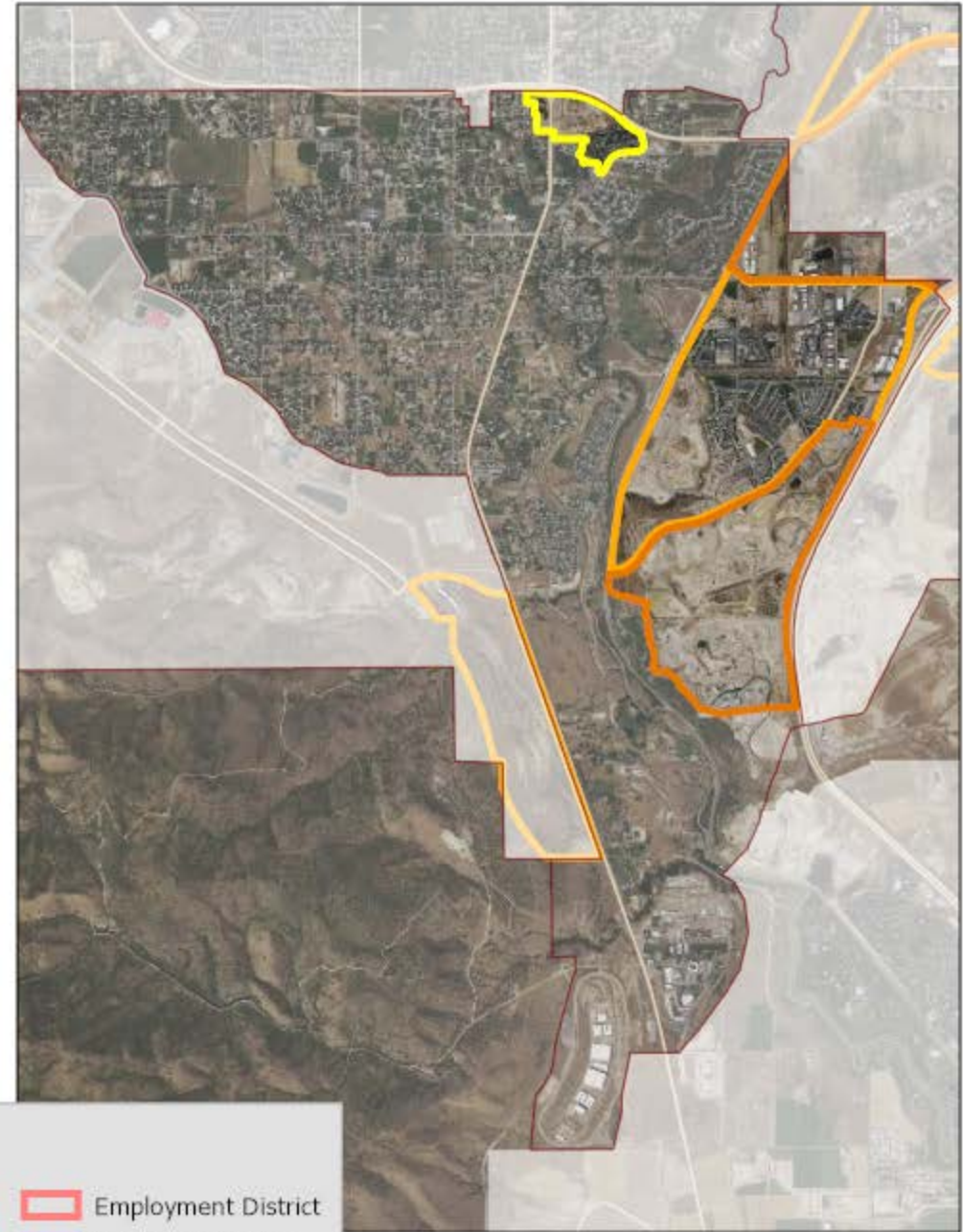
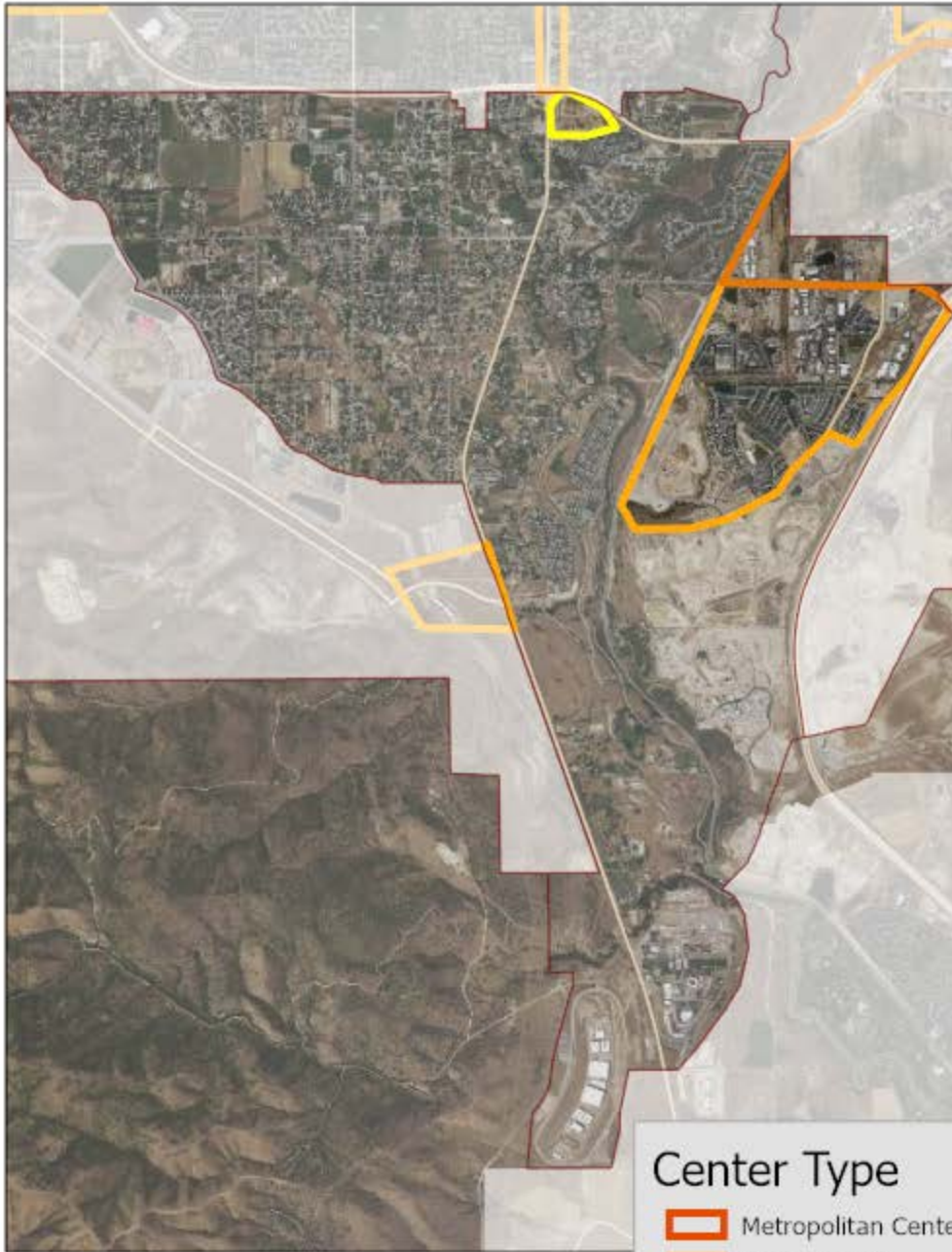
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| Herriman | Clint Spencer | Extend 12600 S MVC Center to north, see email |
| Woods Cross | Tim Stephens | Split Woods Cross Business Park from West Bountiful Ind Dist west of FR station per WX Station Area Plan, Expand Gateway City Center to Legacy per WX annexation policy, see email thread |
| Holladay | LaNiece Davenport | Change all centers to City Center level |
| Weber State | Mark Halverson | Change Harrison Blvd North to neighborhood center |
| Bluffdale | Grant Crowell | Split Independence center at Porter Rockwell - Urban Center for Gravel Pit area (Porter Rockwell Center), city or neighborhood for Independence center |
| Washington Terrace | Tom Hansen, Tyler Seaman | Expand center further south, see image in email |
| Millcreek | Francis Lilly | Split village center at murray holladay road from Holladay city center; expand Meadowbrook center to Frontrunner; adjust St Marks to correspond with MedTech CRA Map |

Stakeholders not listed in this table sent their approval of the refinements without any requests for adjustments.

Comparison Maps

Current Center Boundaries

Refined Center Boundaries

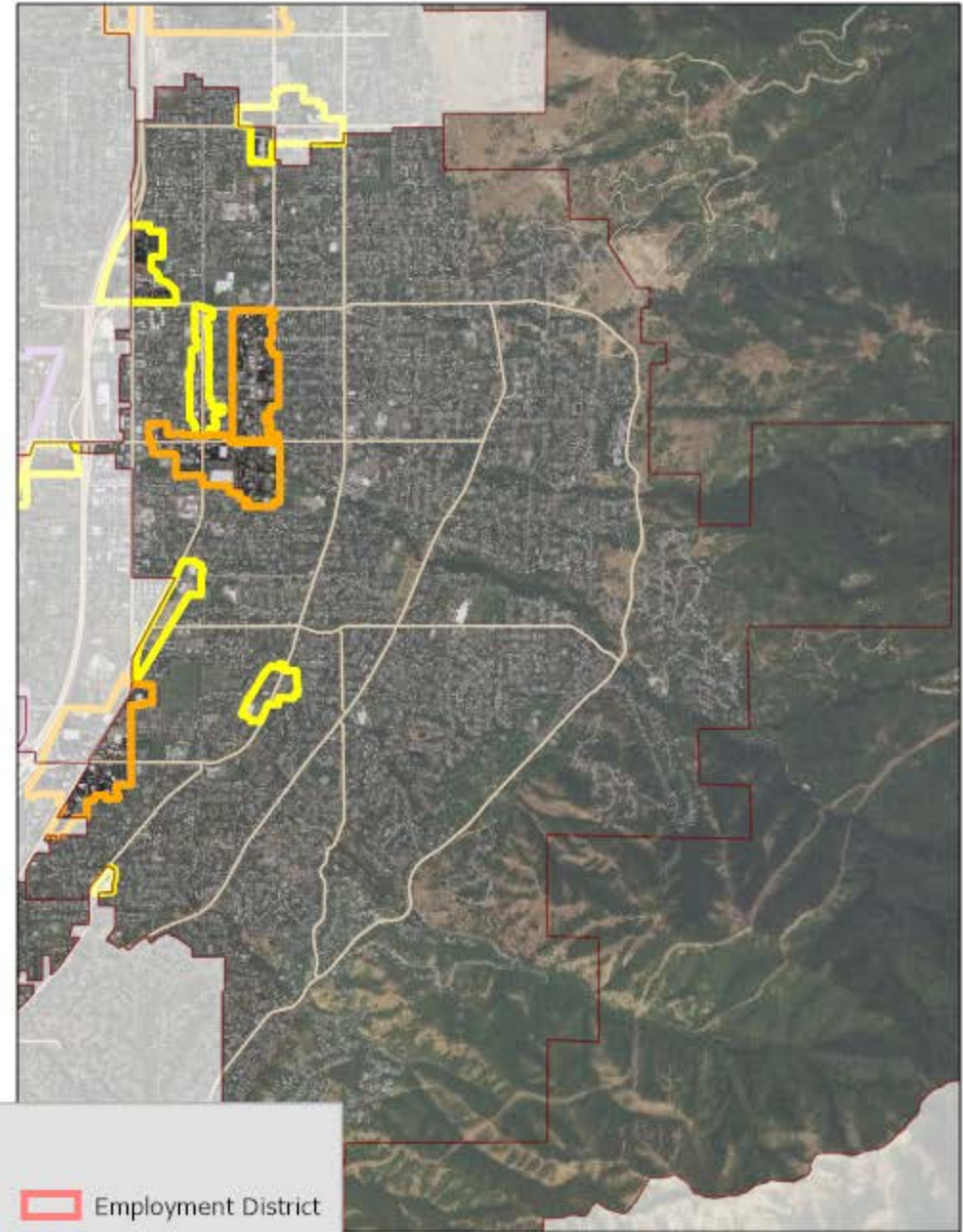
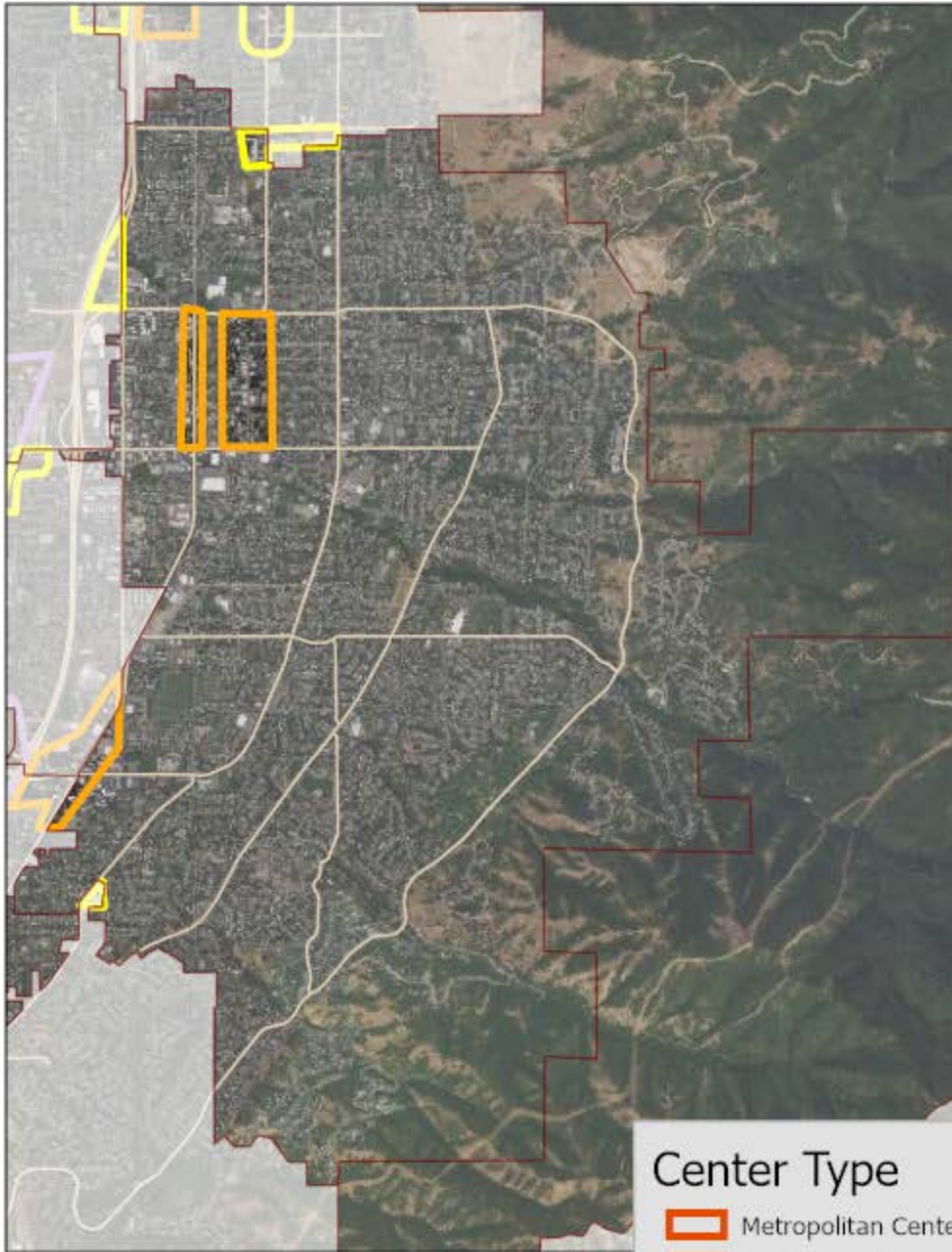


Center Type

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|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries

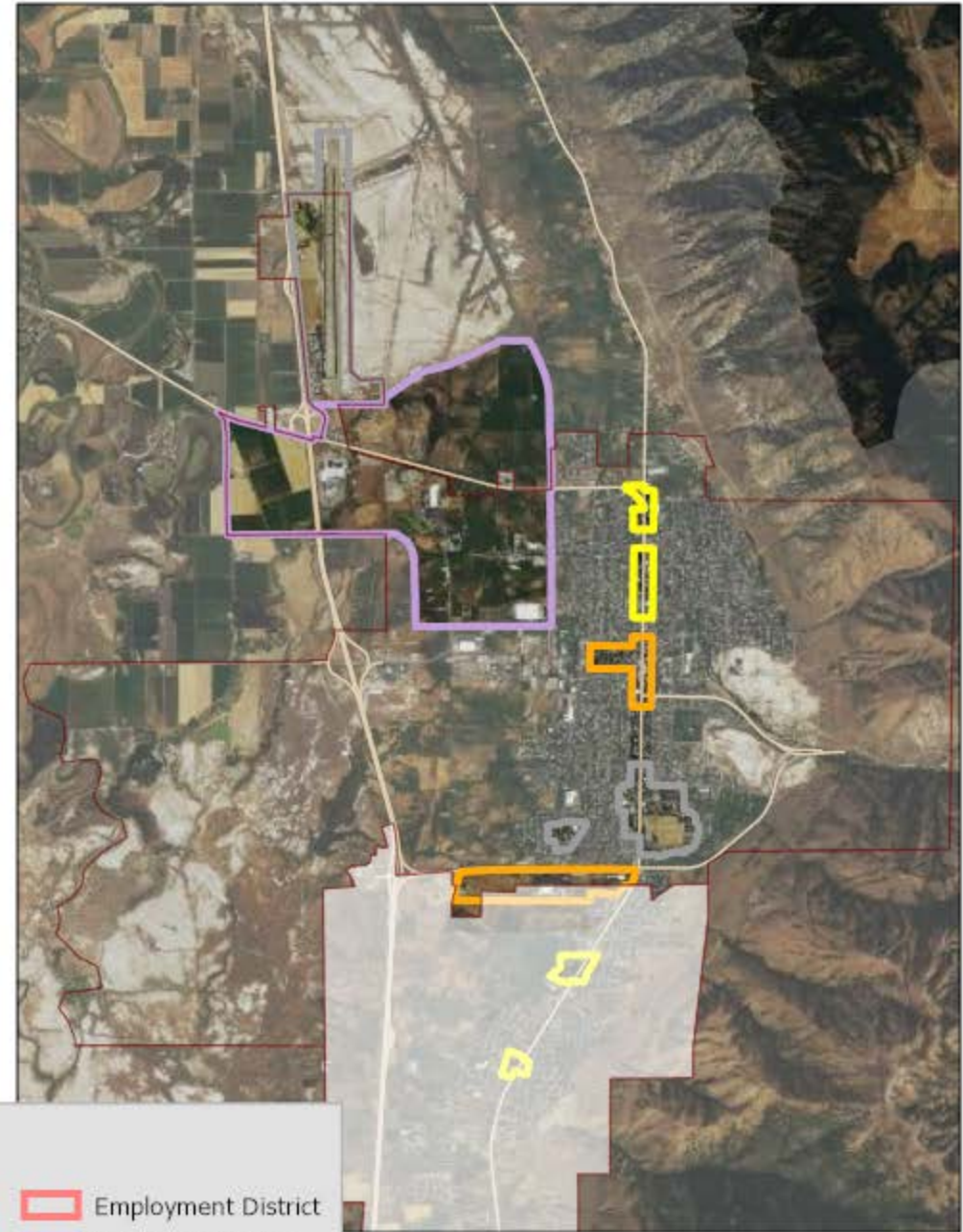
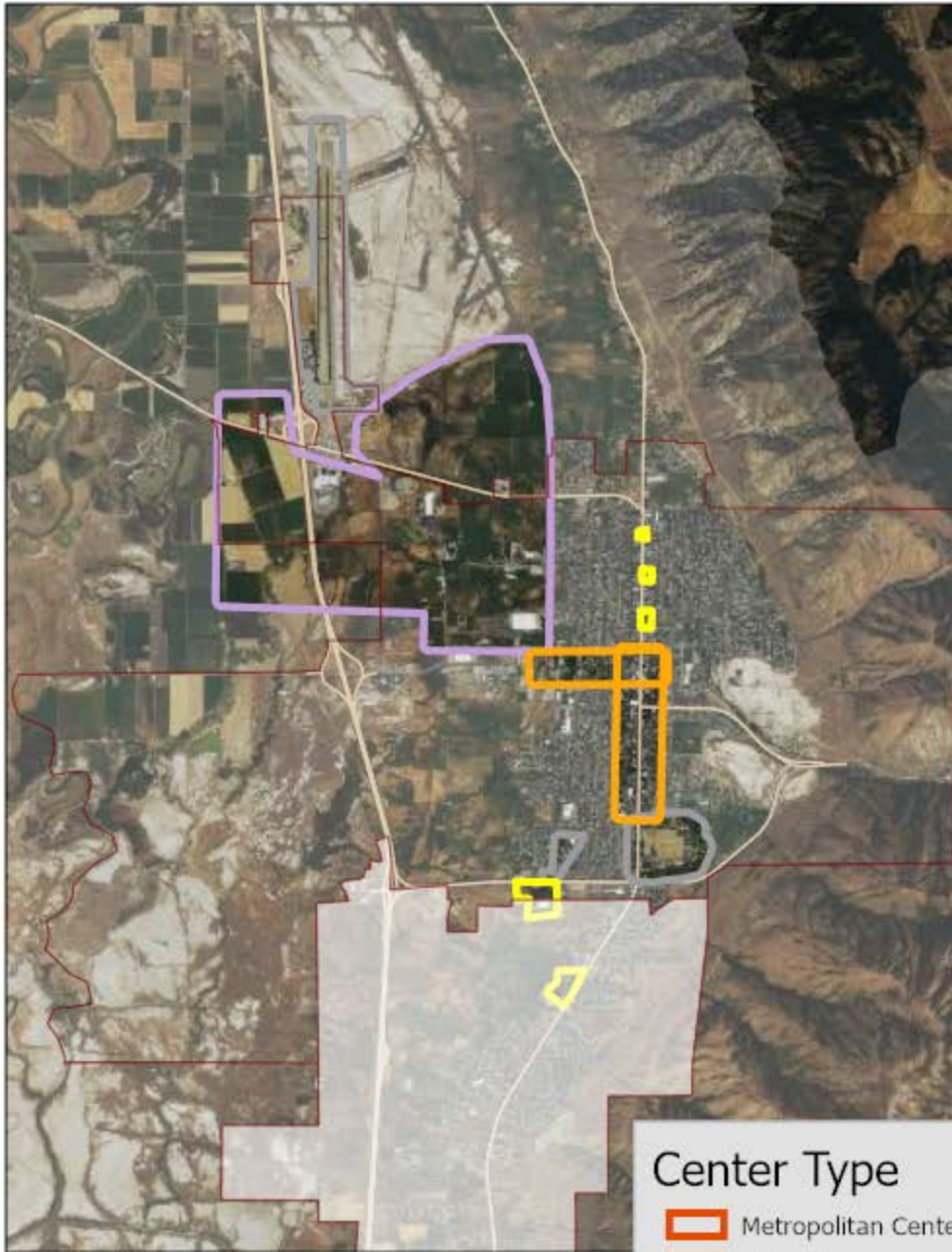


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Current Center Boundaries

Refined Center Boundaries



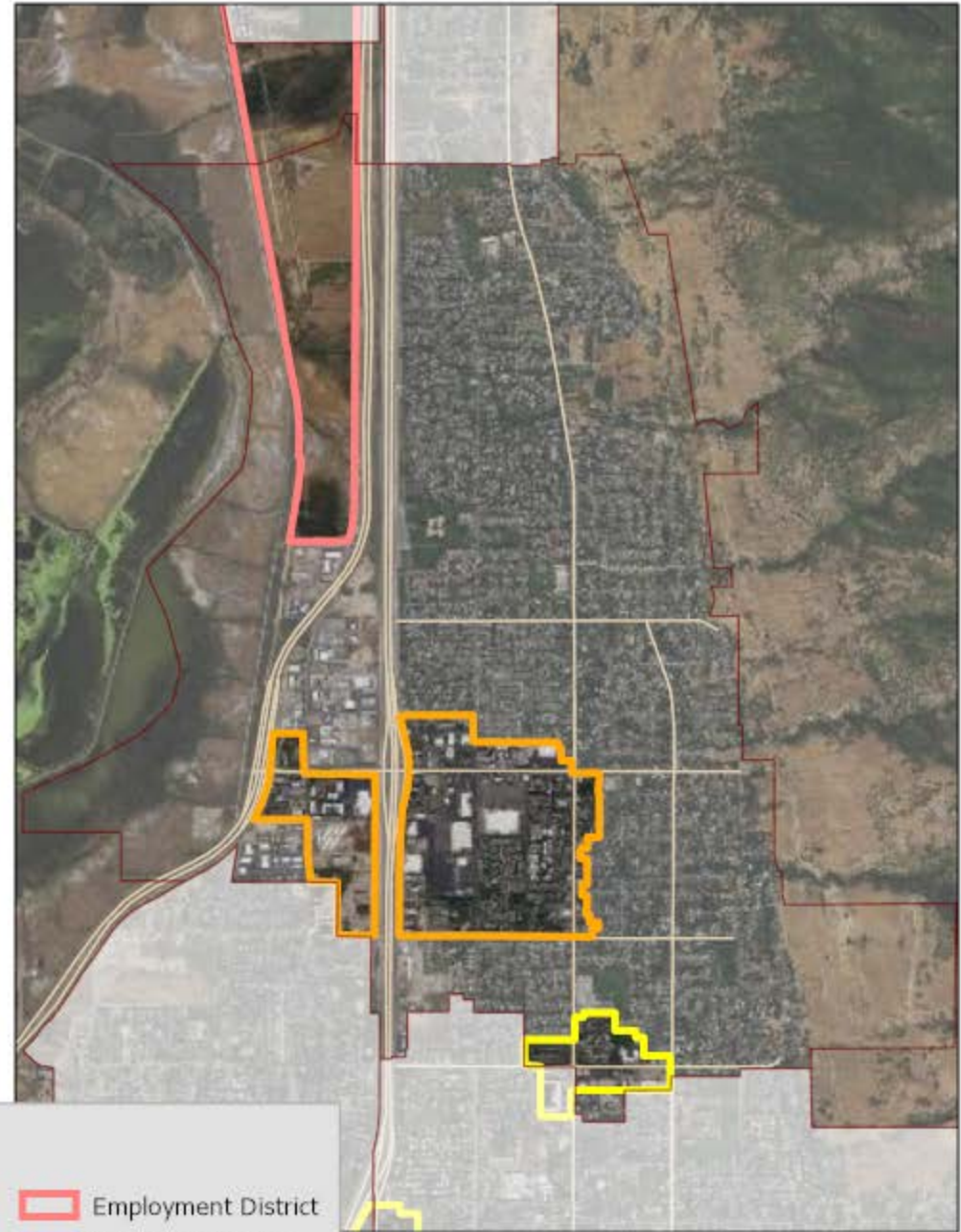
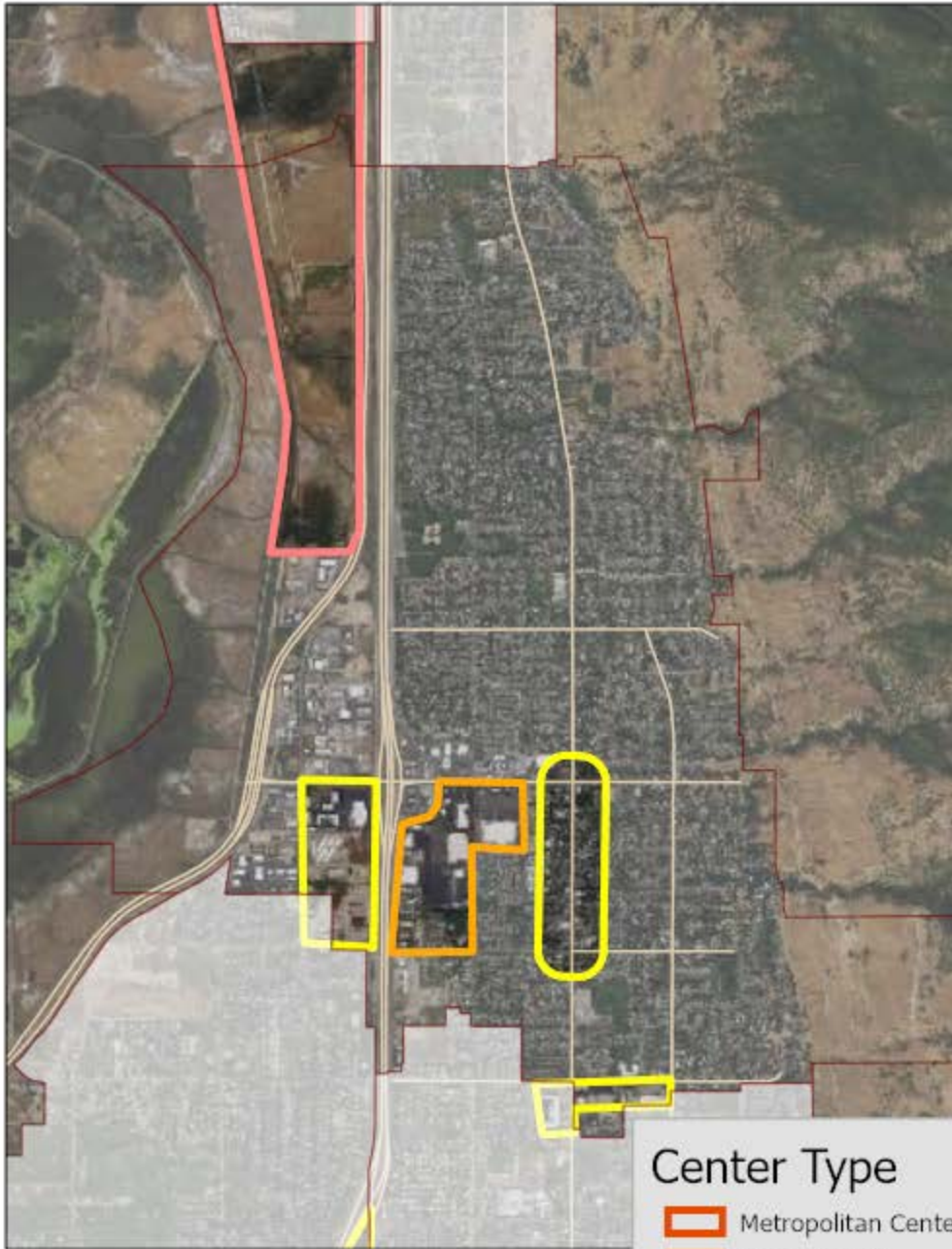
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Brigham City

Current Center Boundaries

Refined Center Boundaries



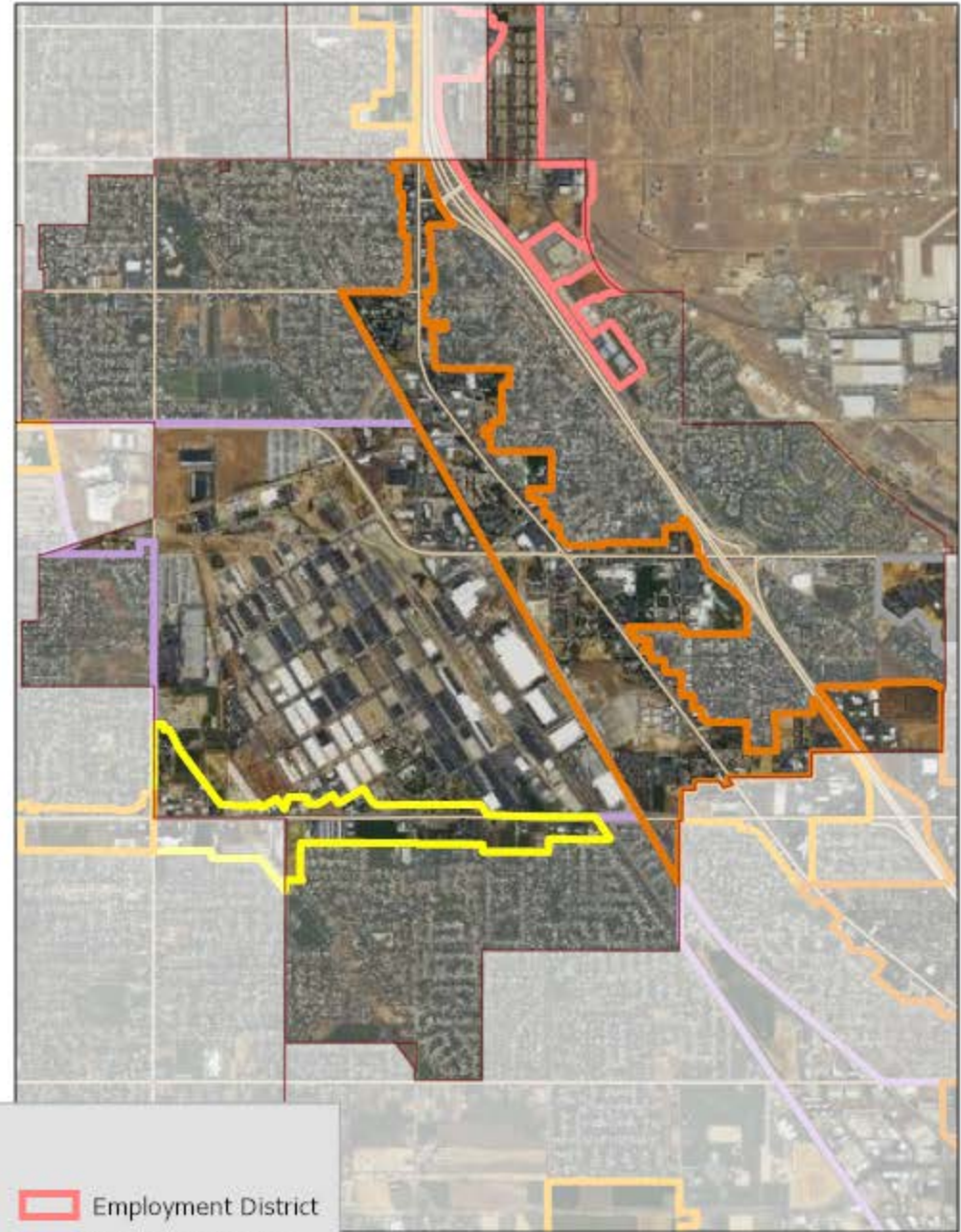
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Centerville

Current Center Boundaries

Refined Center Boundaries

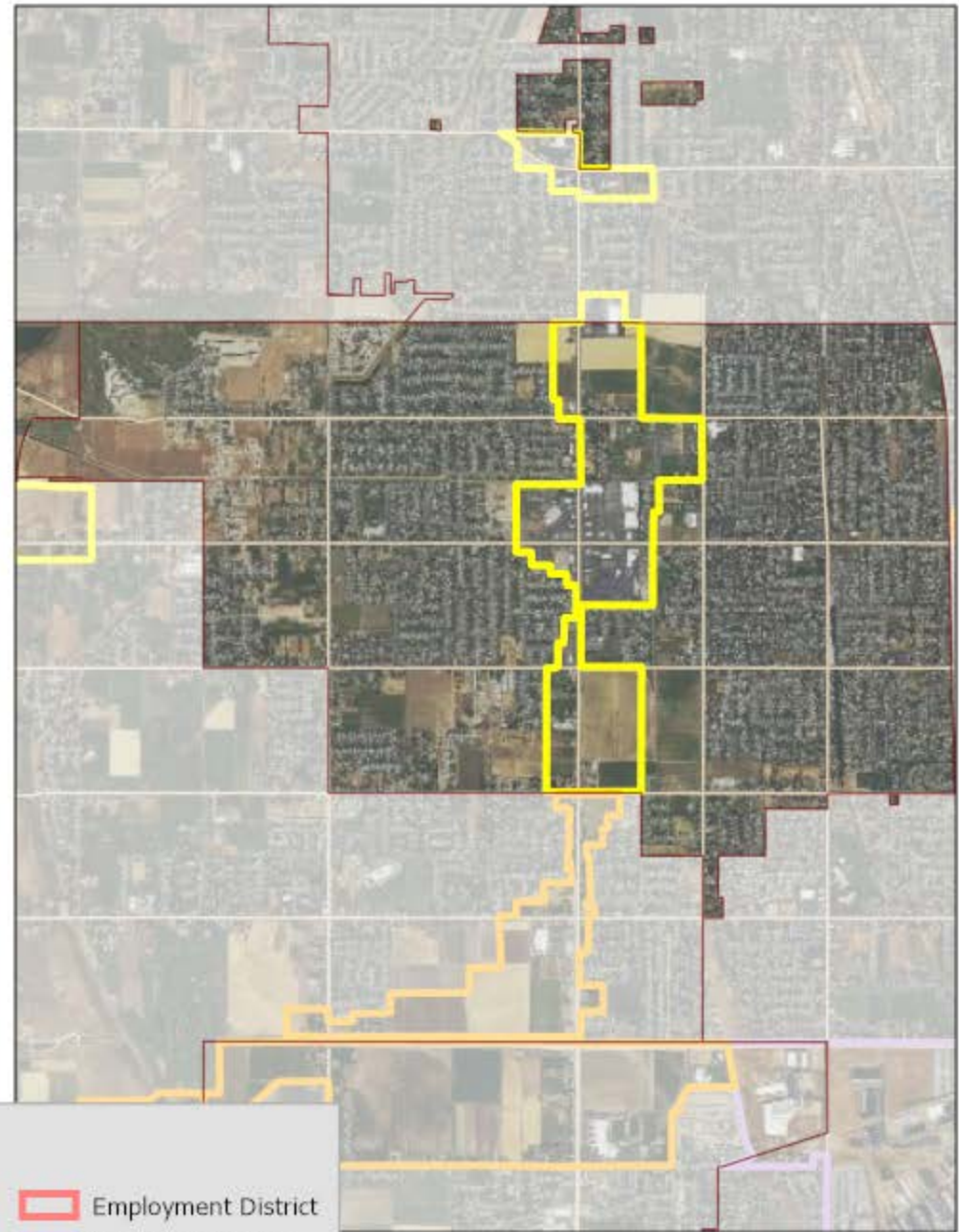


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Current Center Boundaries

Refined Center Boundaries



Center Type

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Current Center Boundaries

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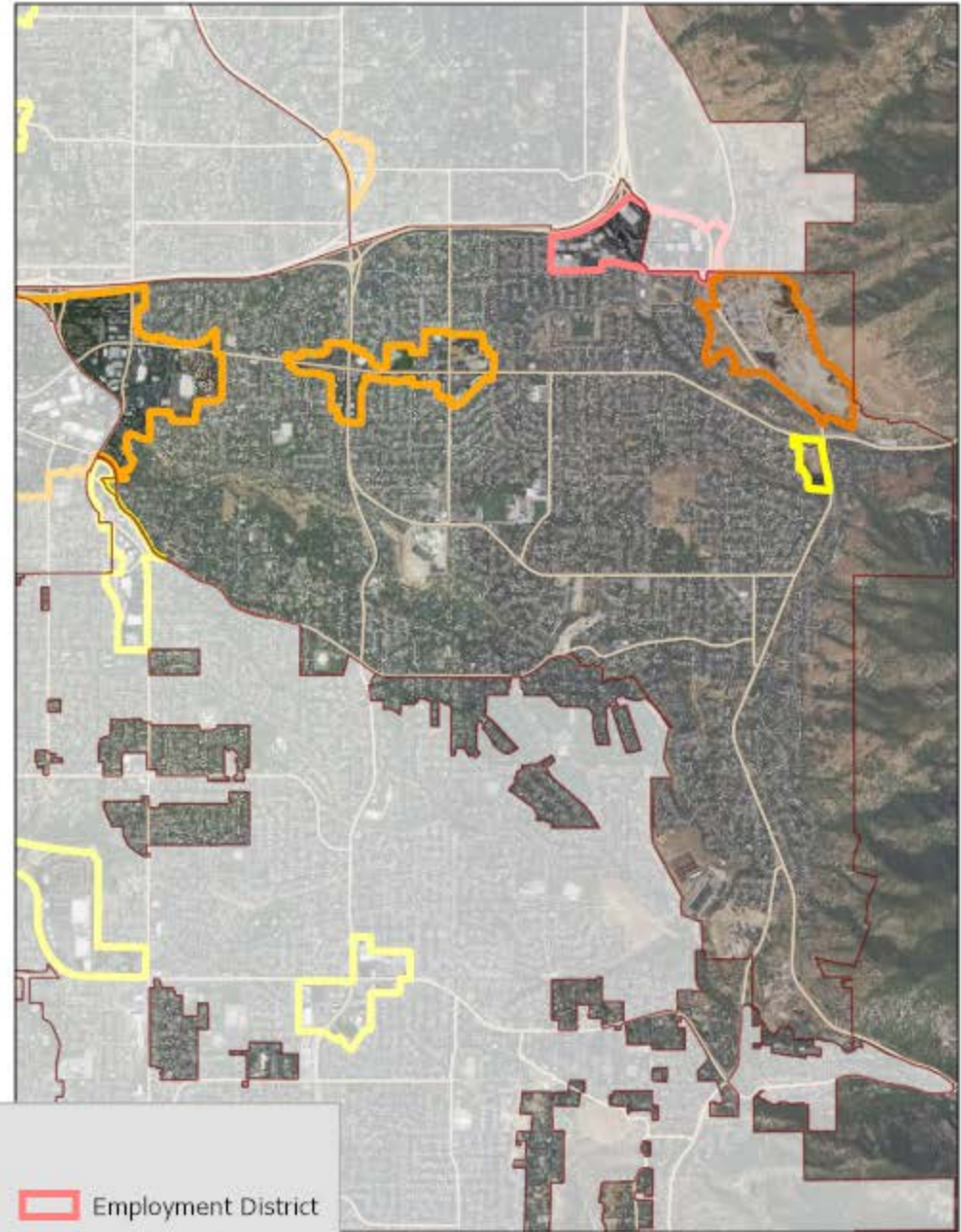
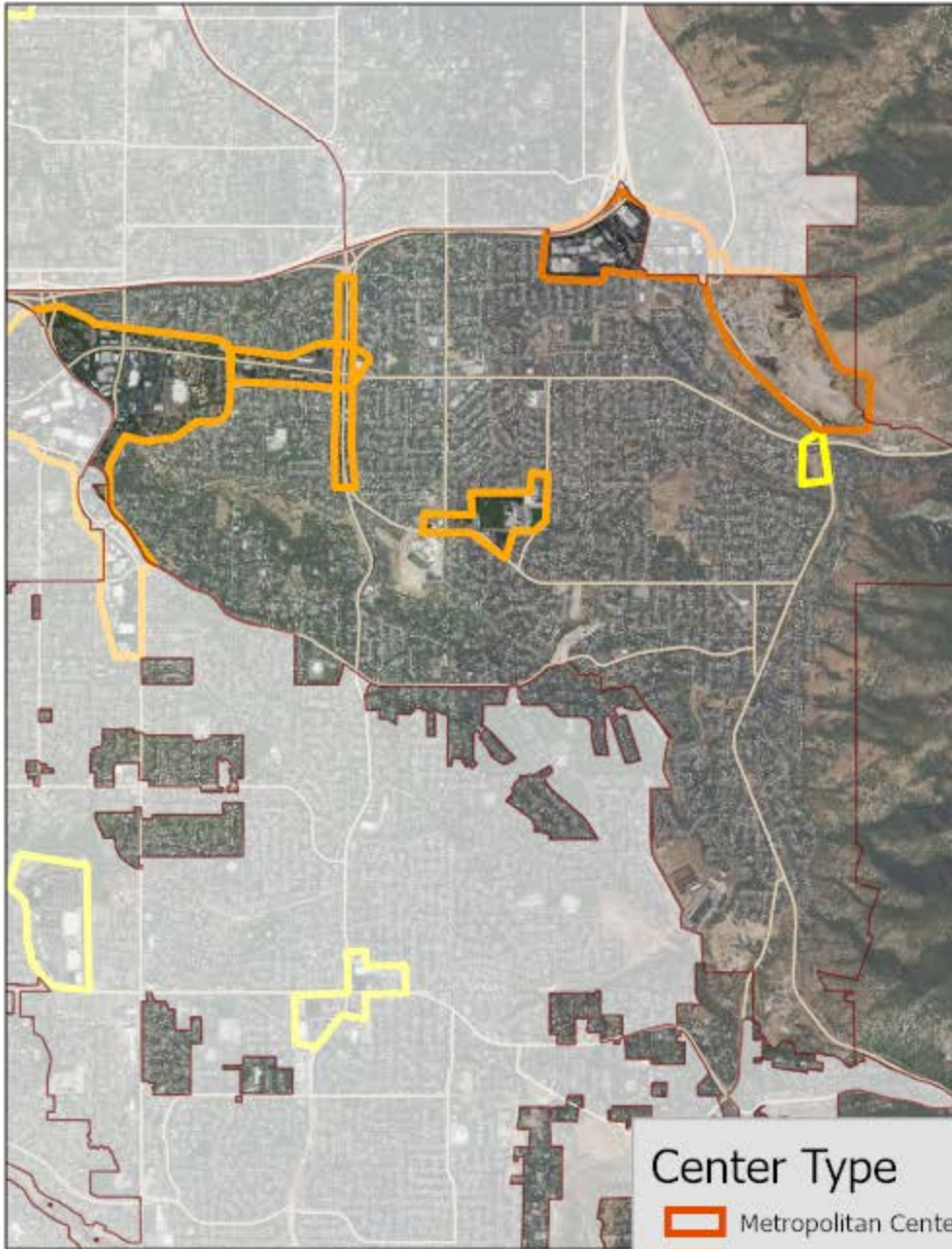


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Current Center Boundaries

Refined Center Boundaries



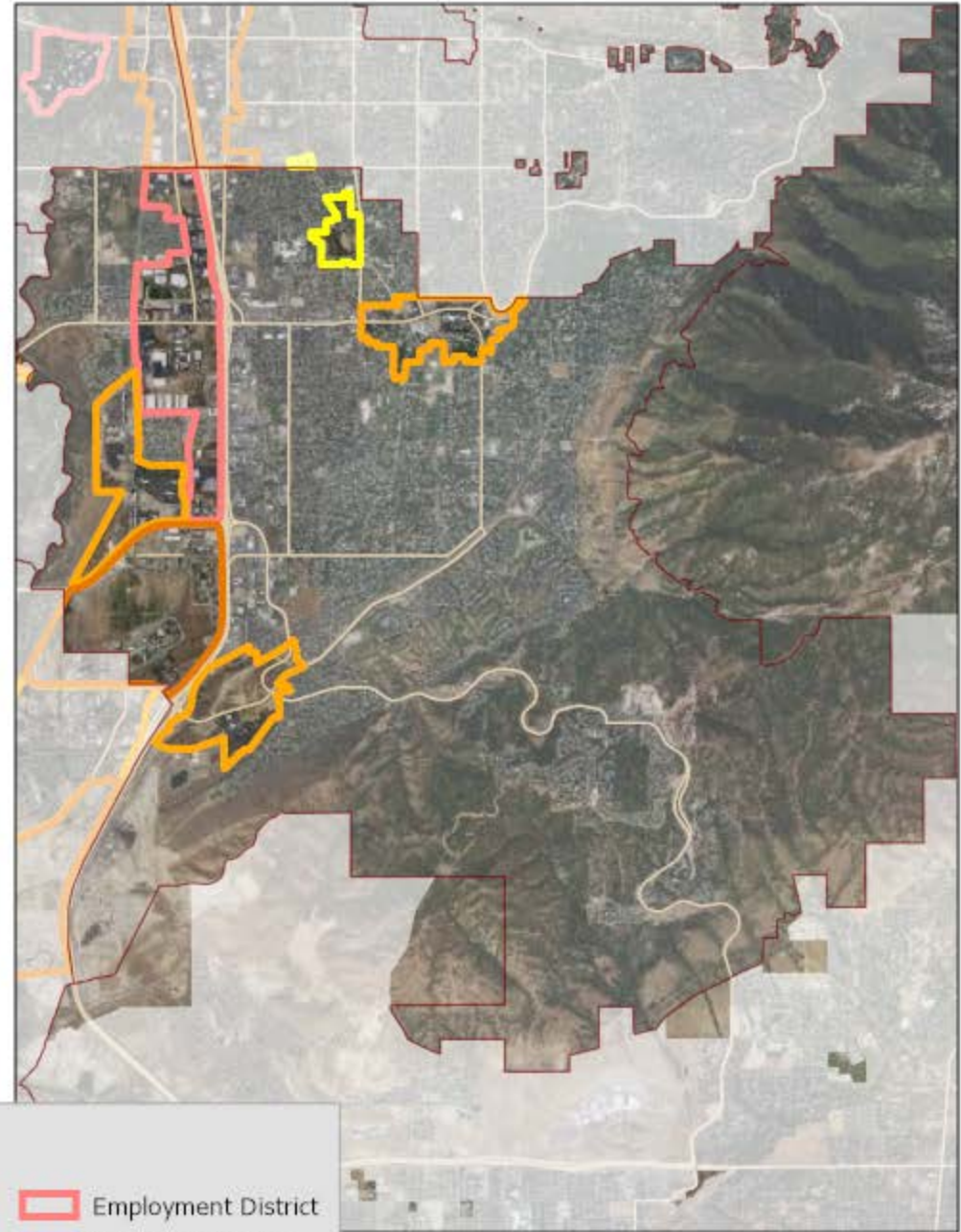
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Cottonwood Heights

Current Center Boundaries

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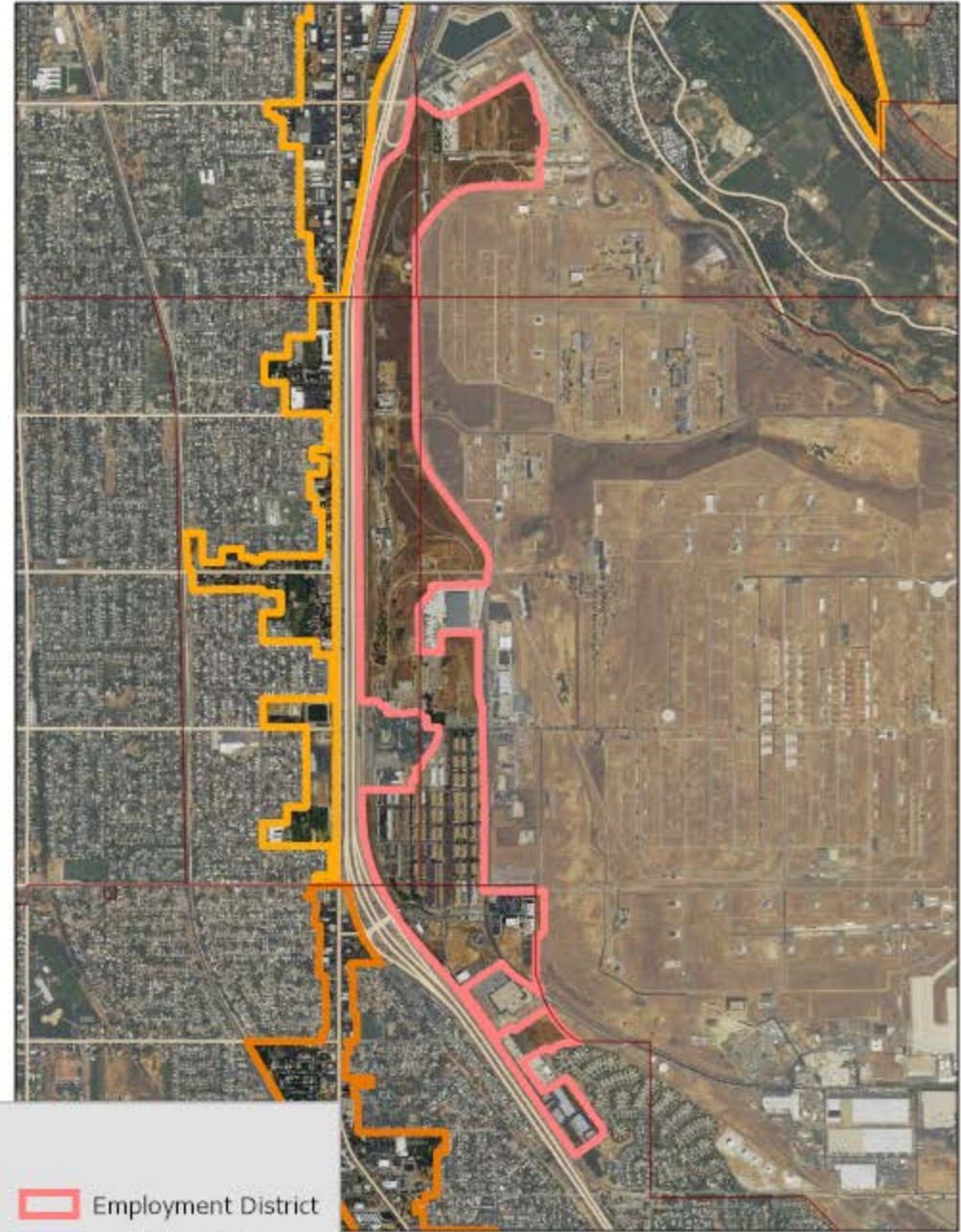


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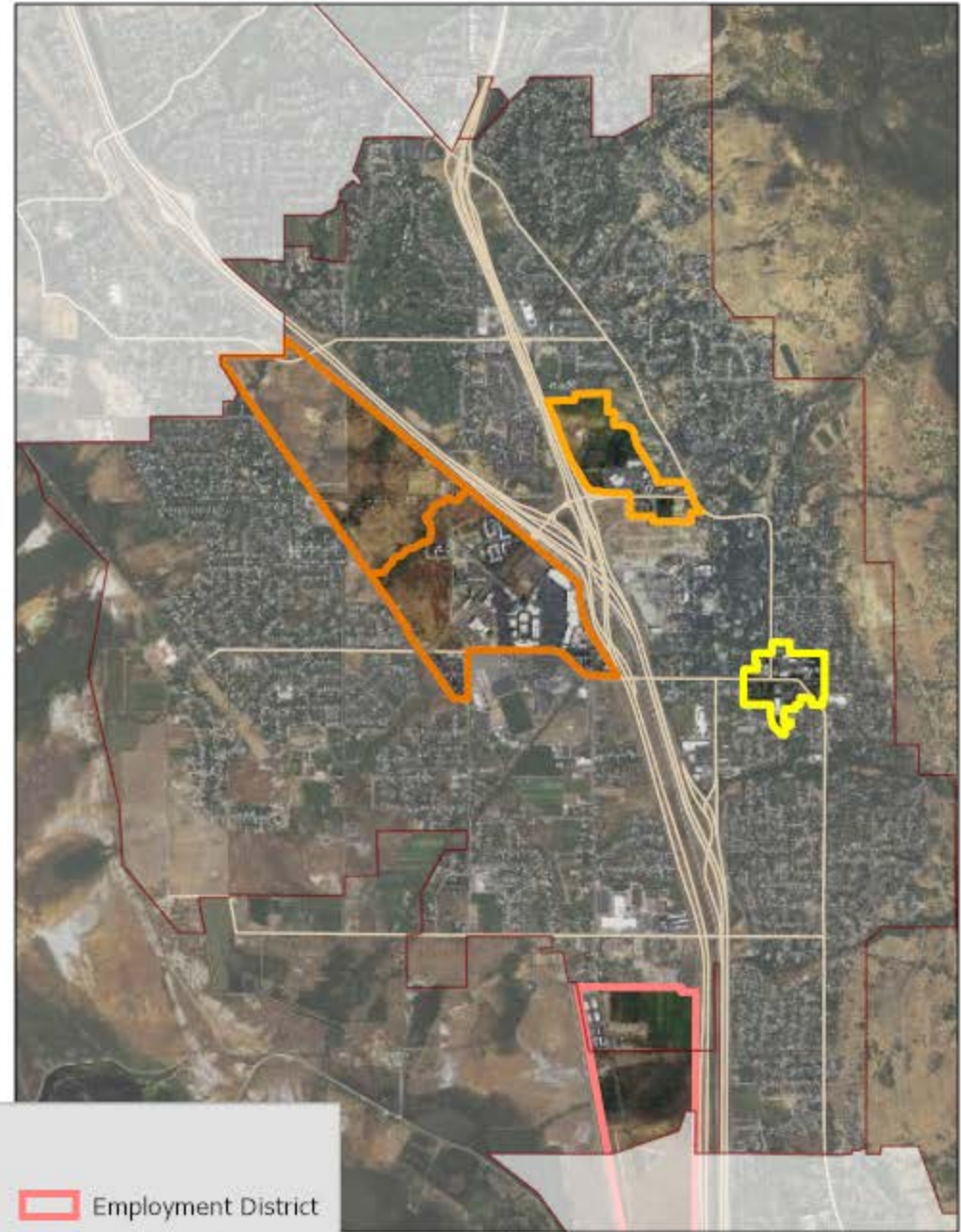
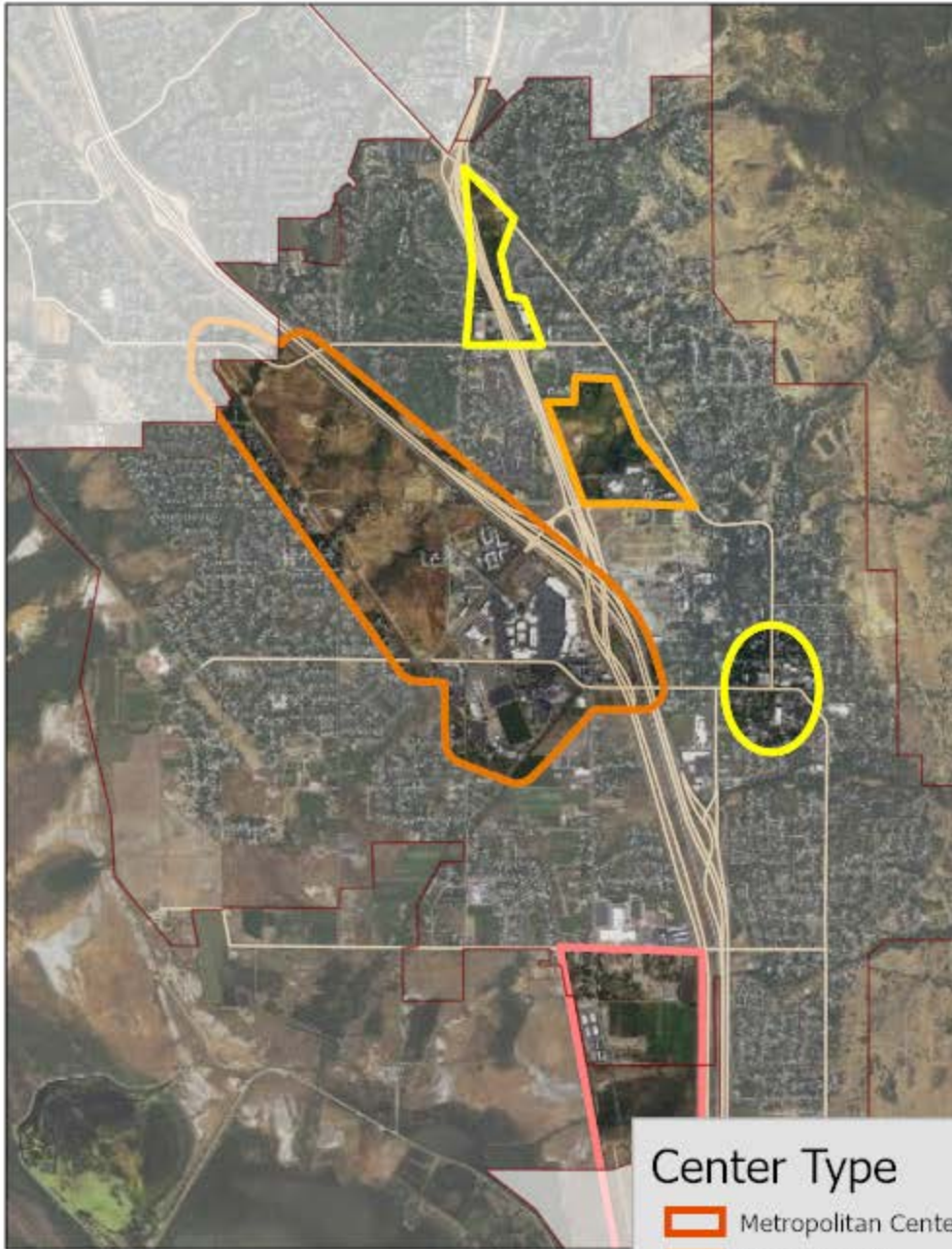


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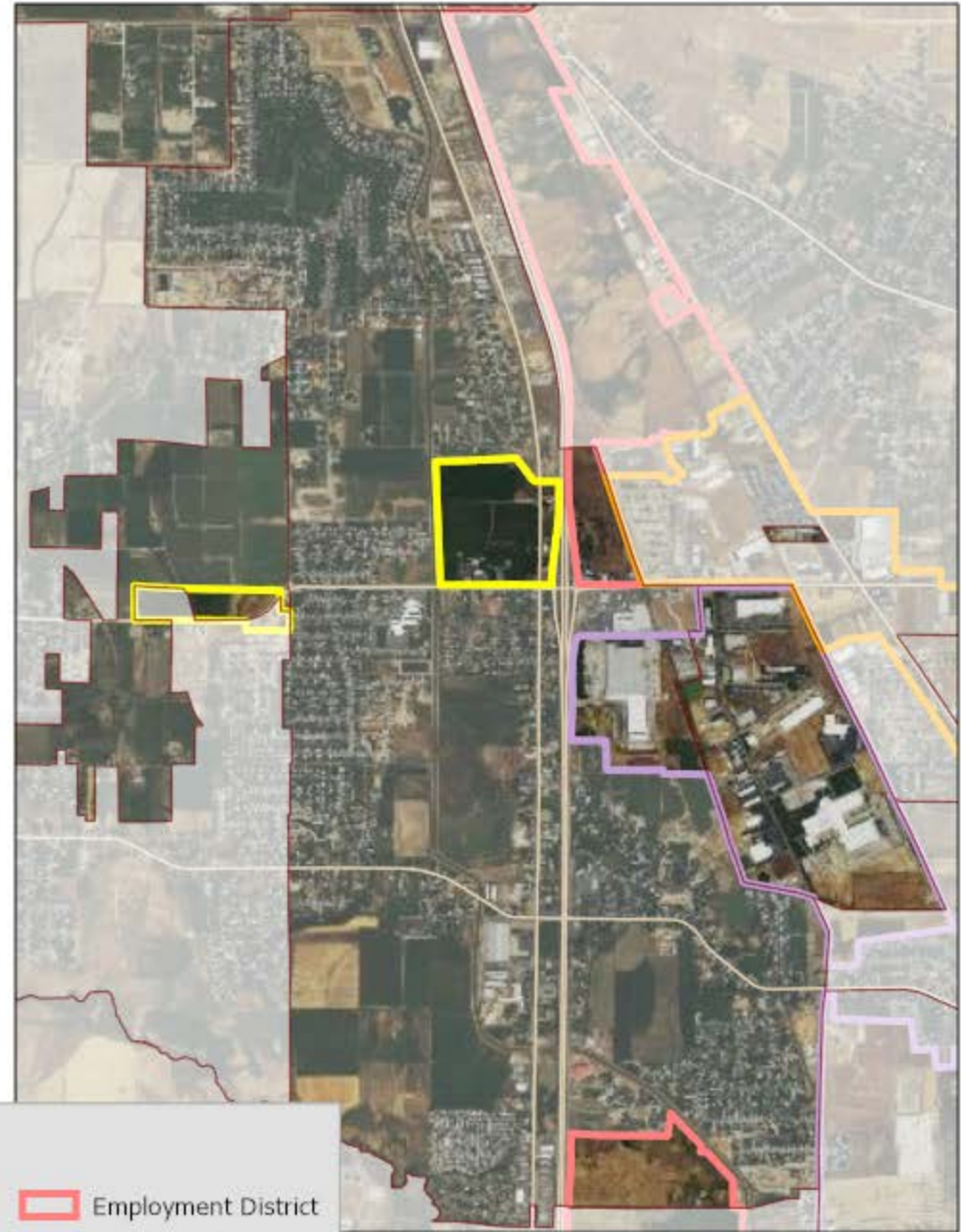


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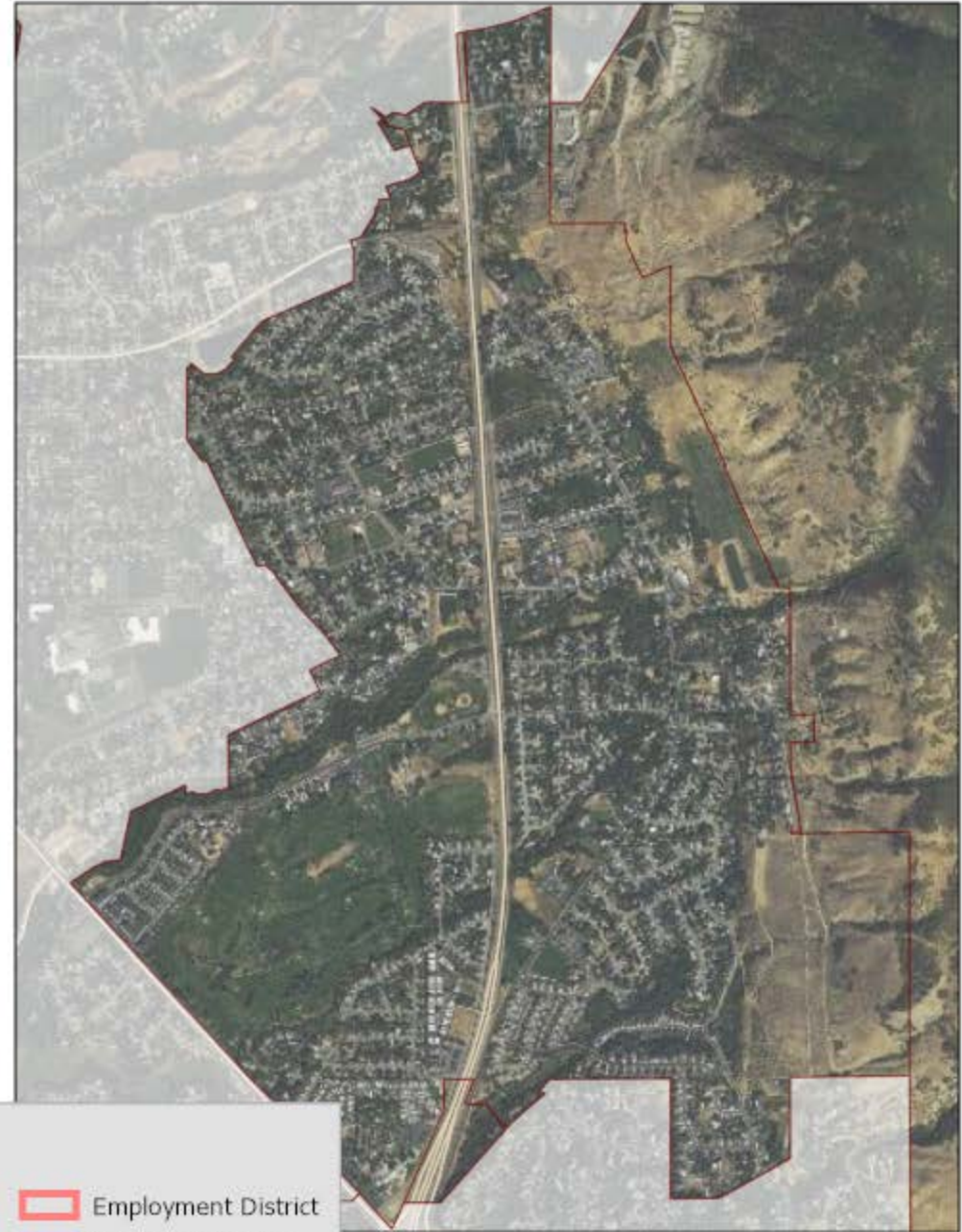
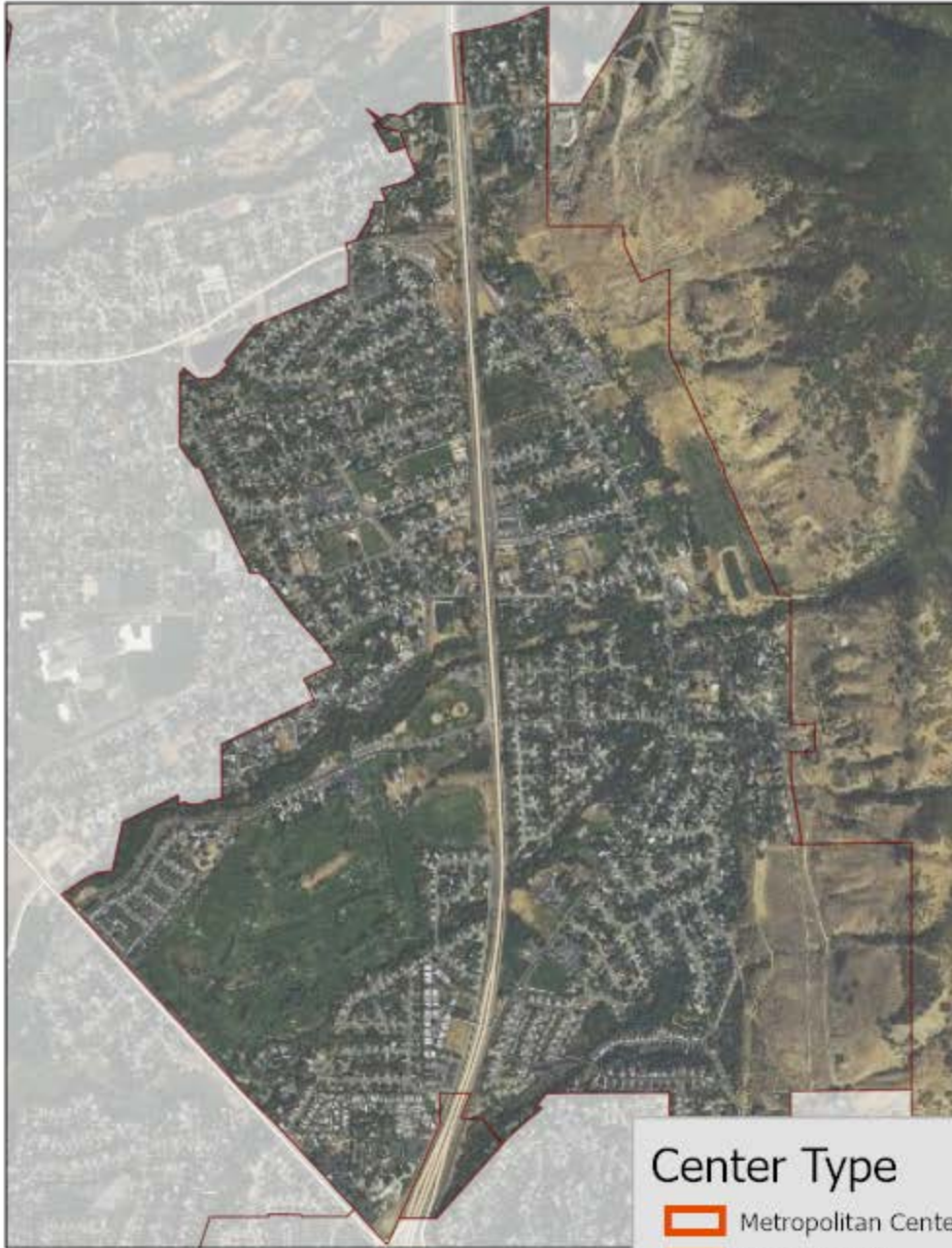


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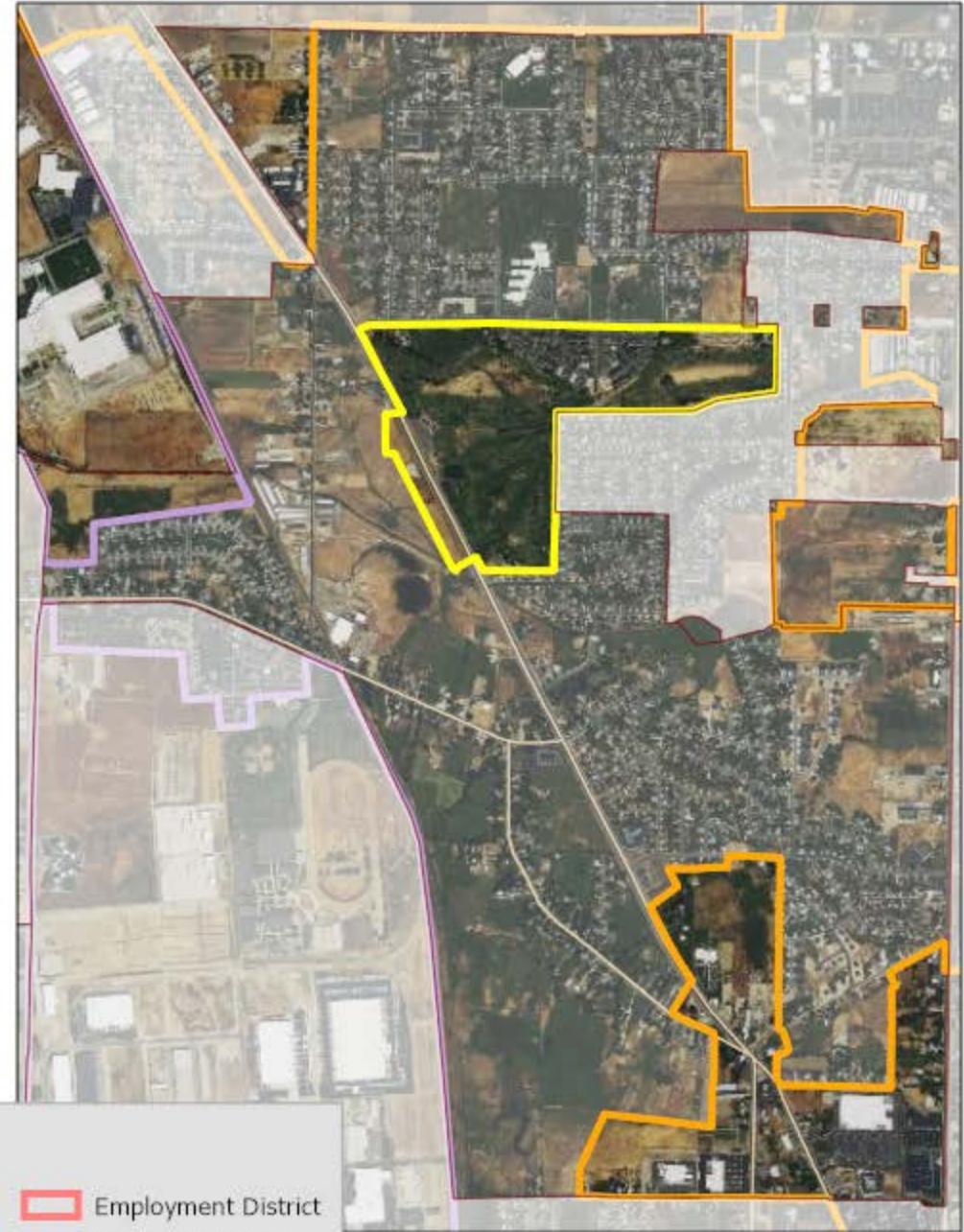
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Fruit Heights

Current Center Boundaries

Refined Center Boundaries

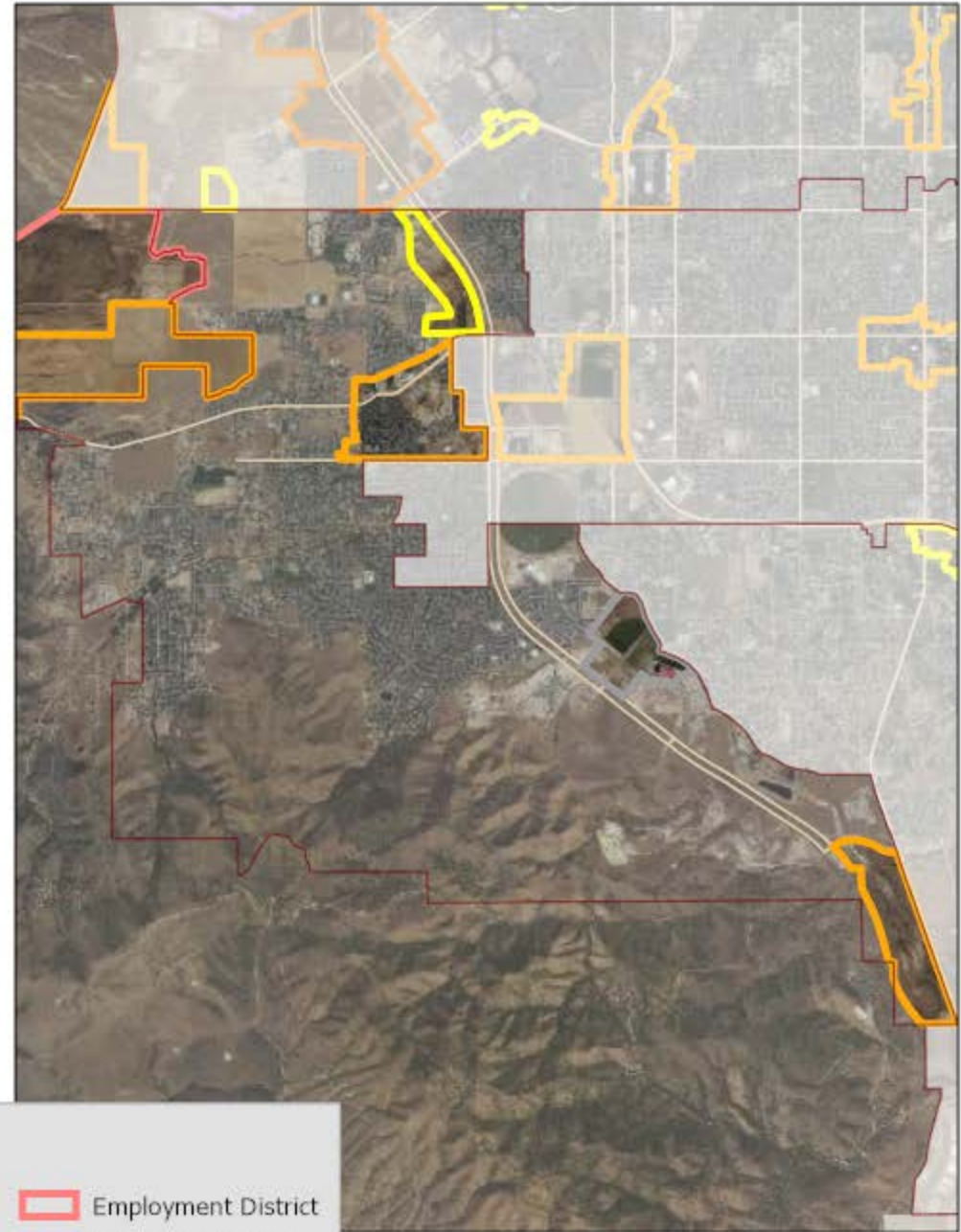
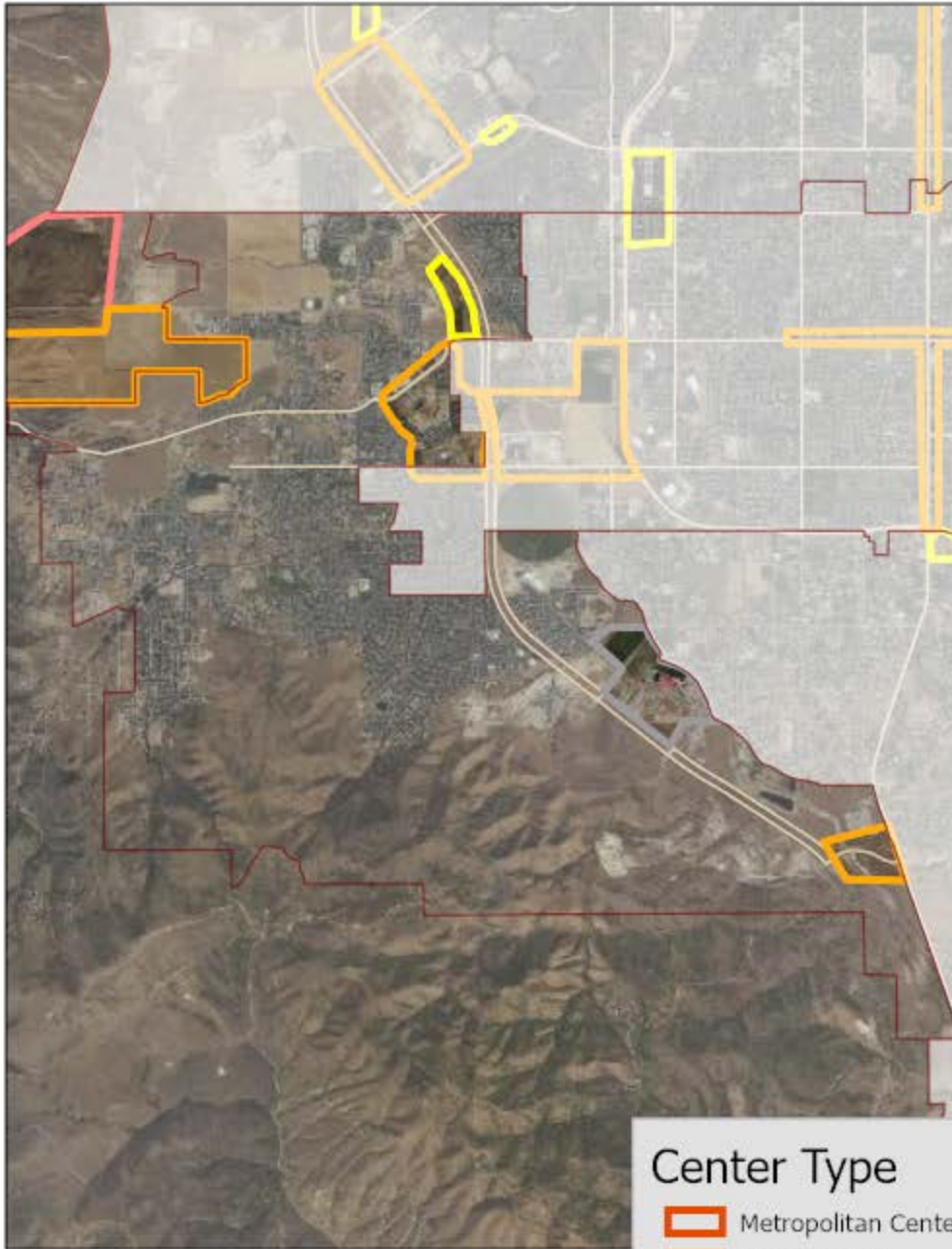


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Current Center Boundaries

Refined Center Boundaries



Center Type

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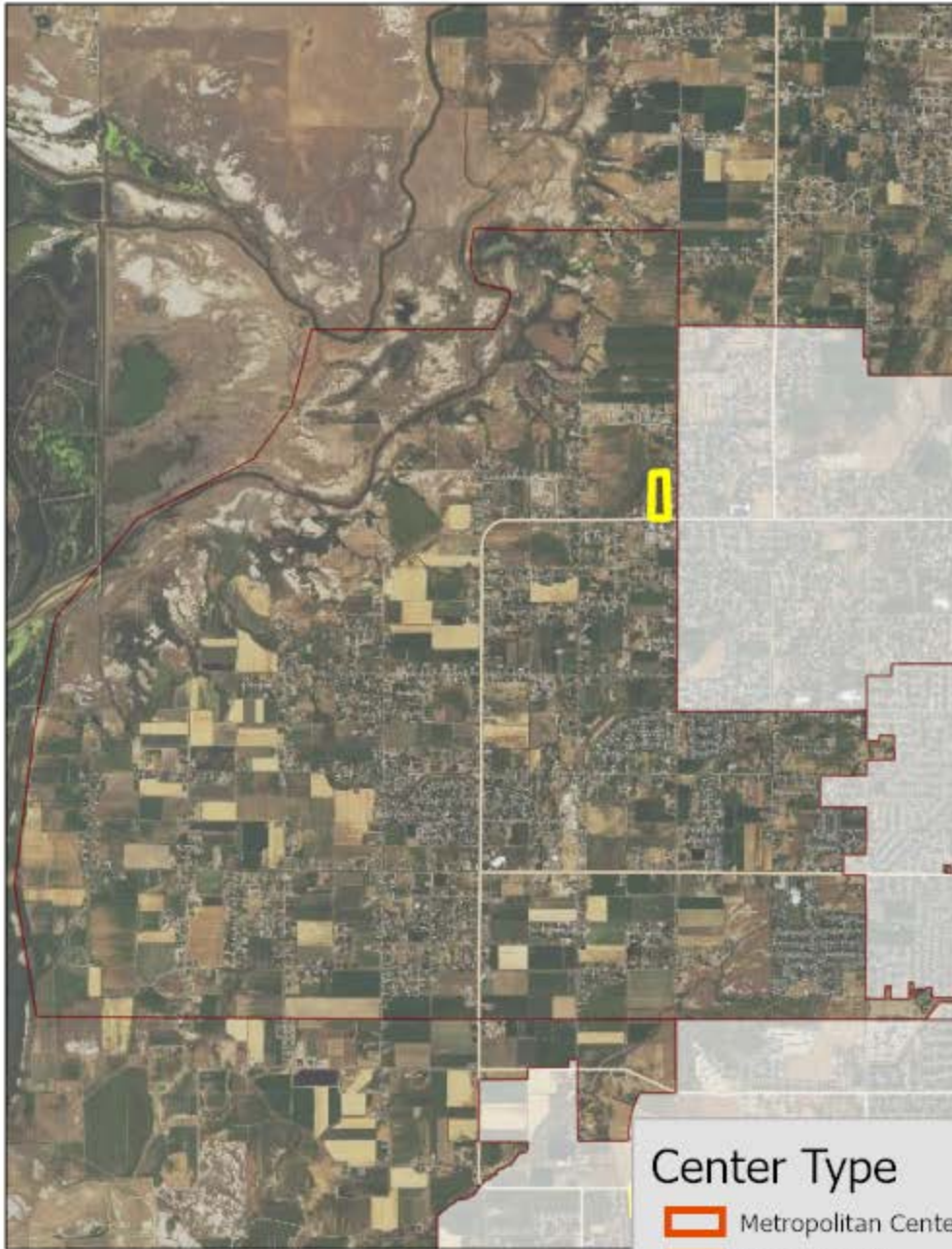


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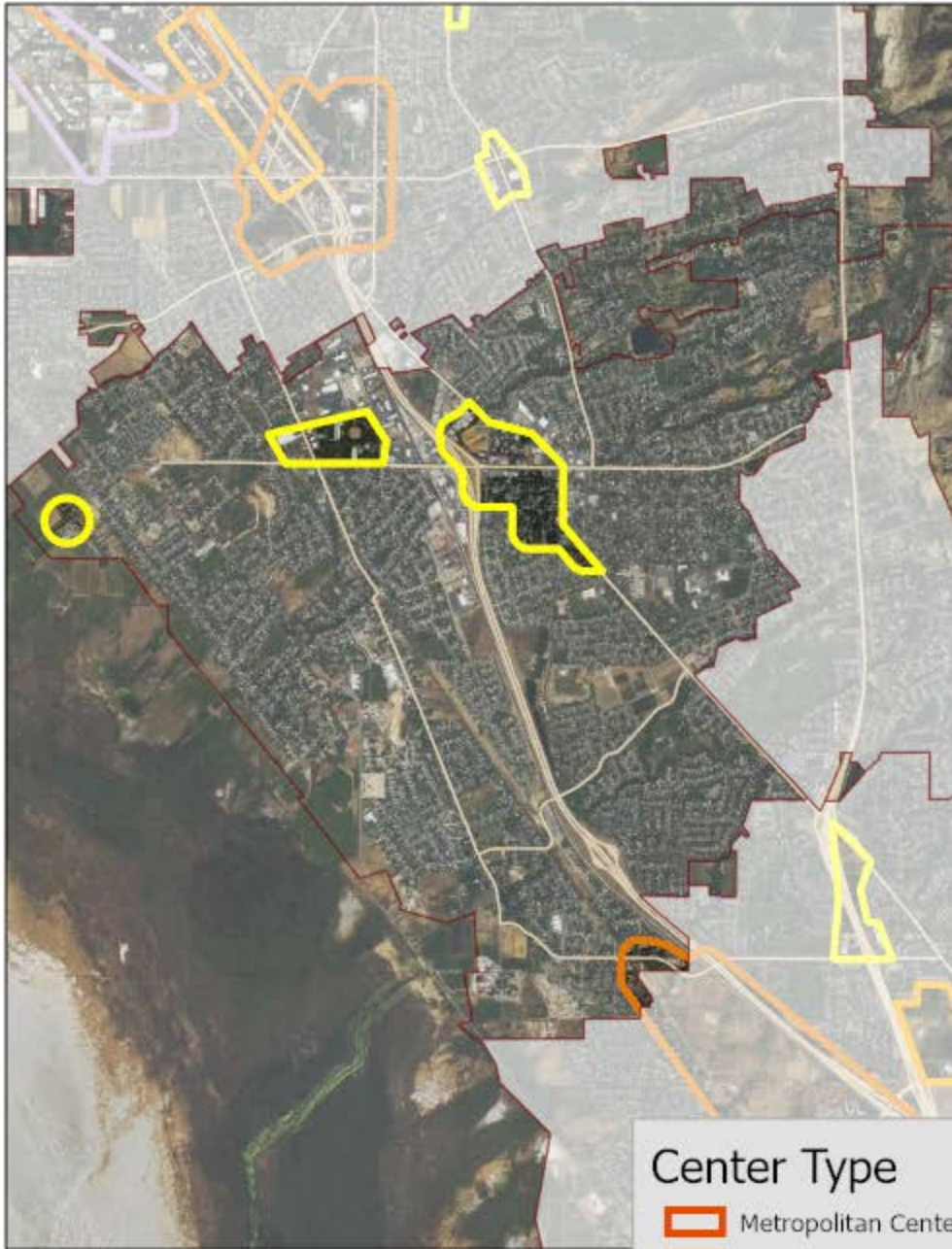


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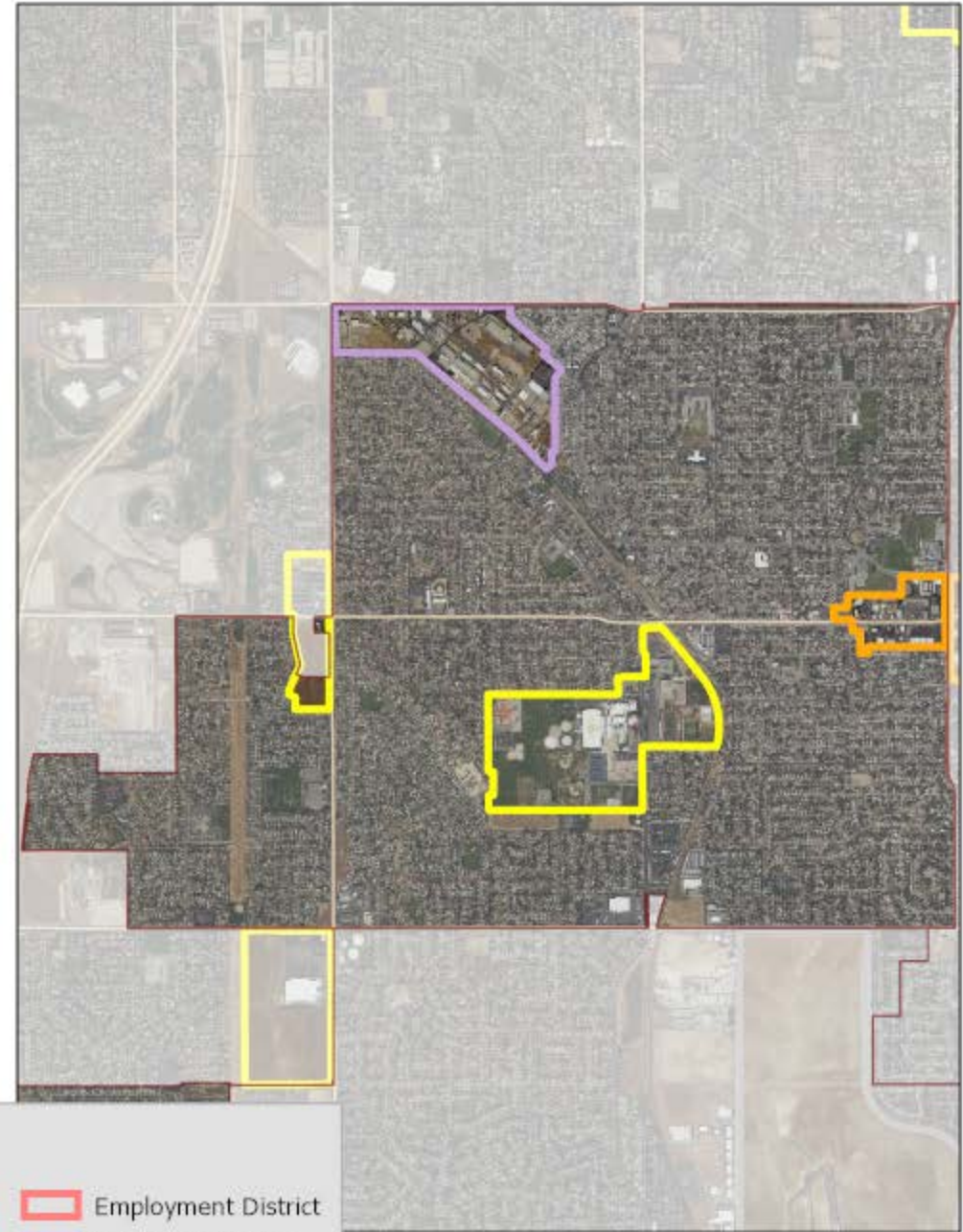
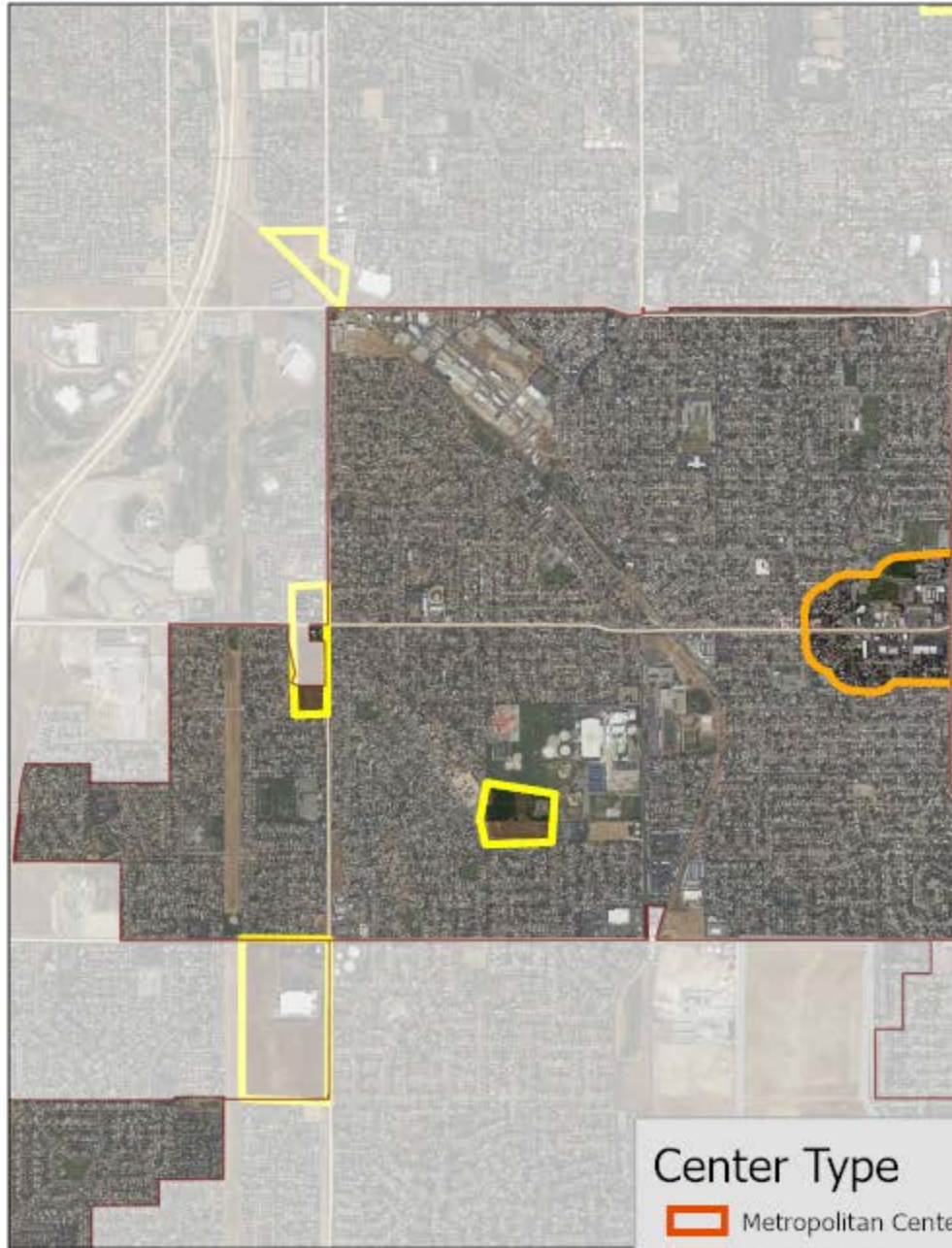
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Kaysville

Current Center Boundaries

Refined Center Boundaries

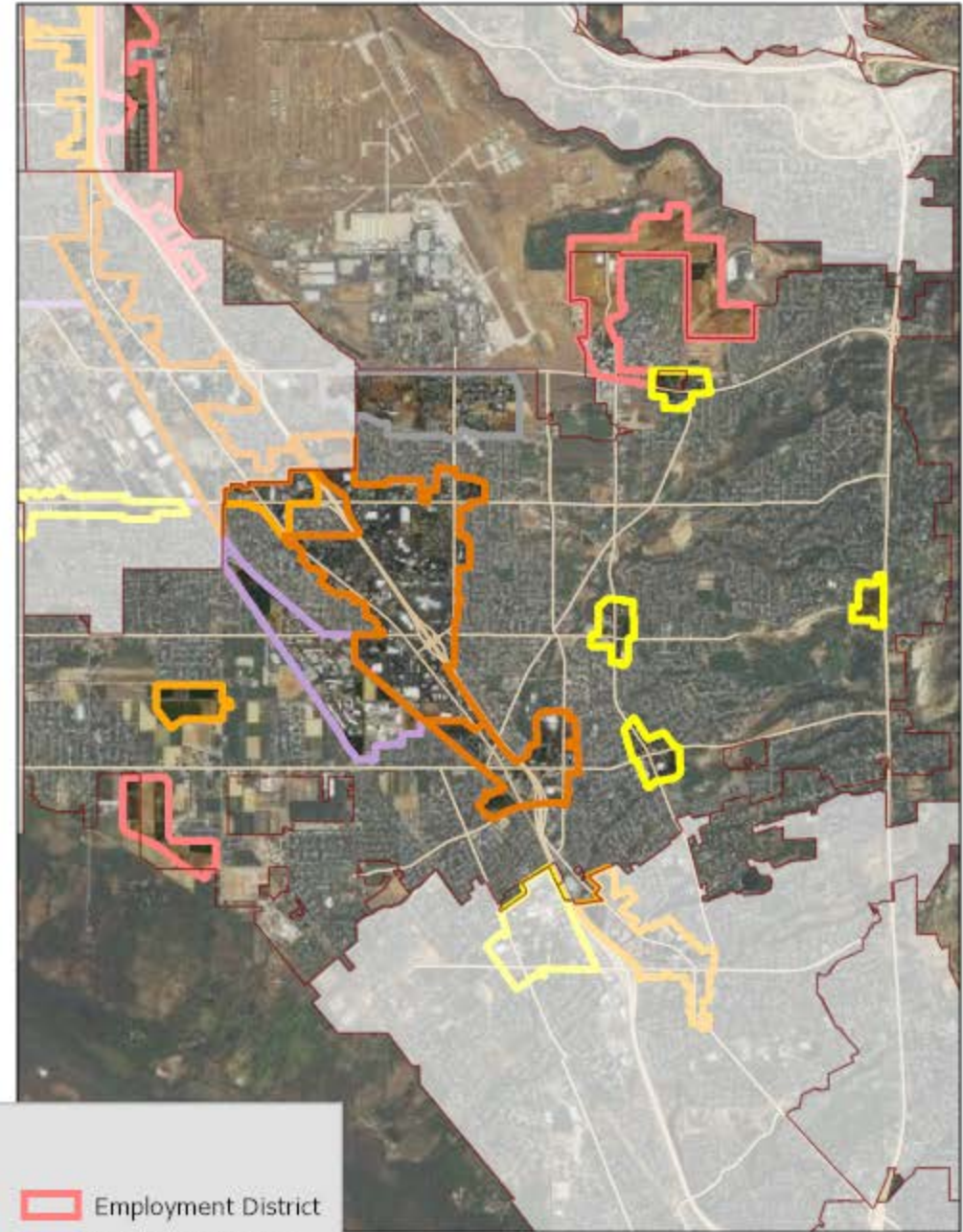
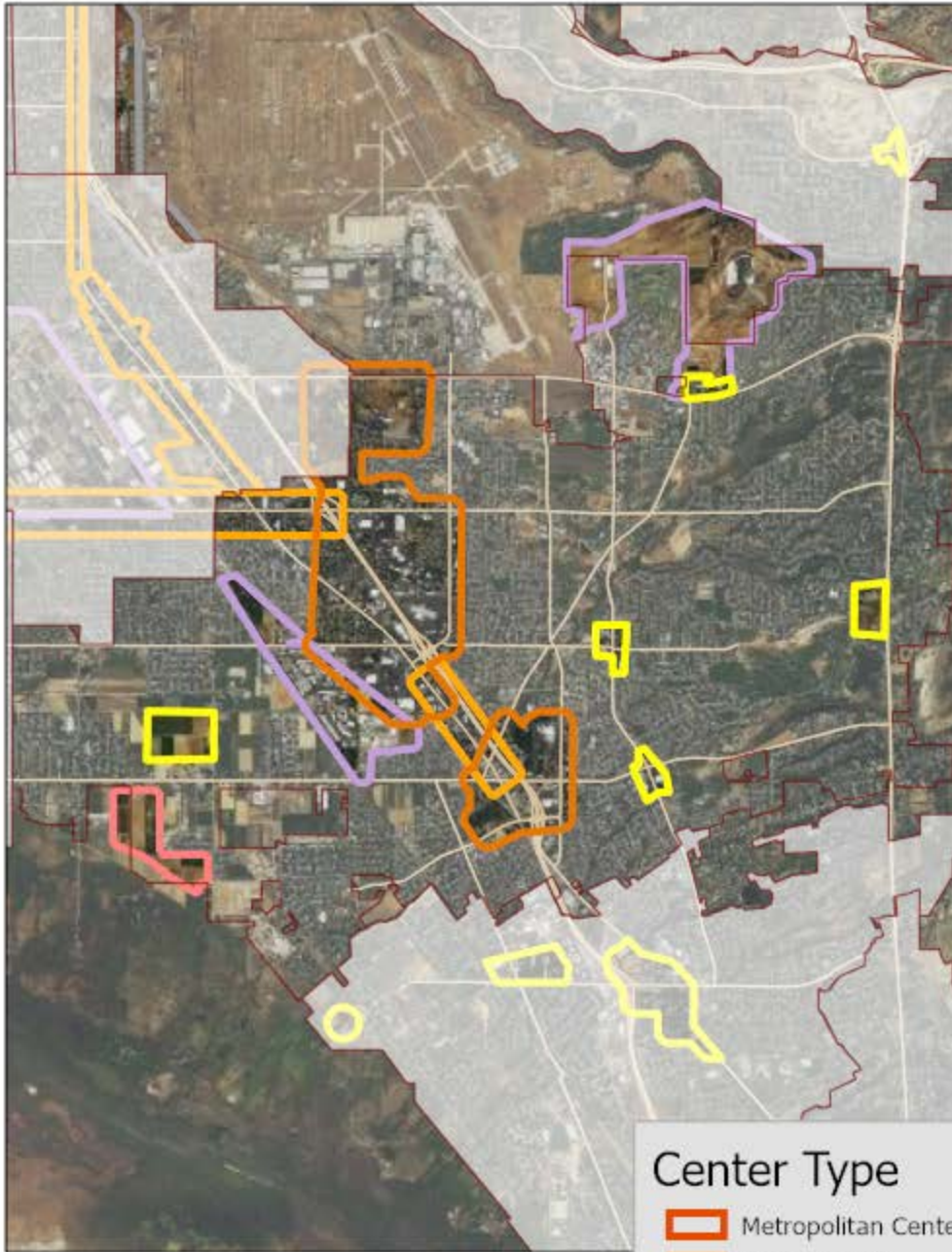


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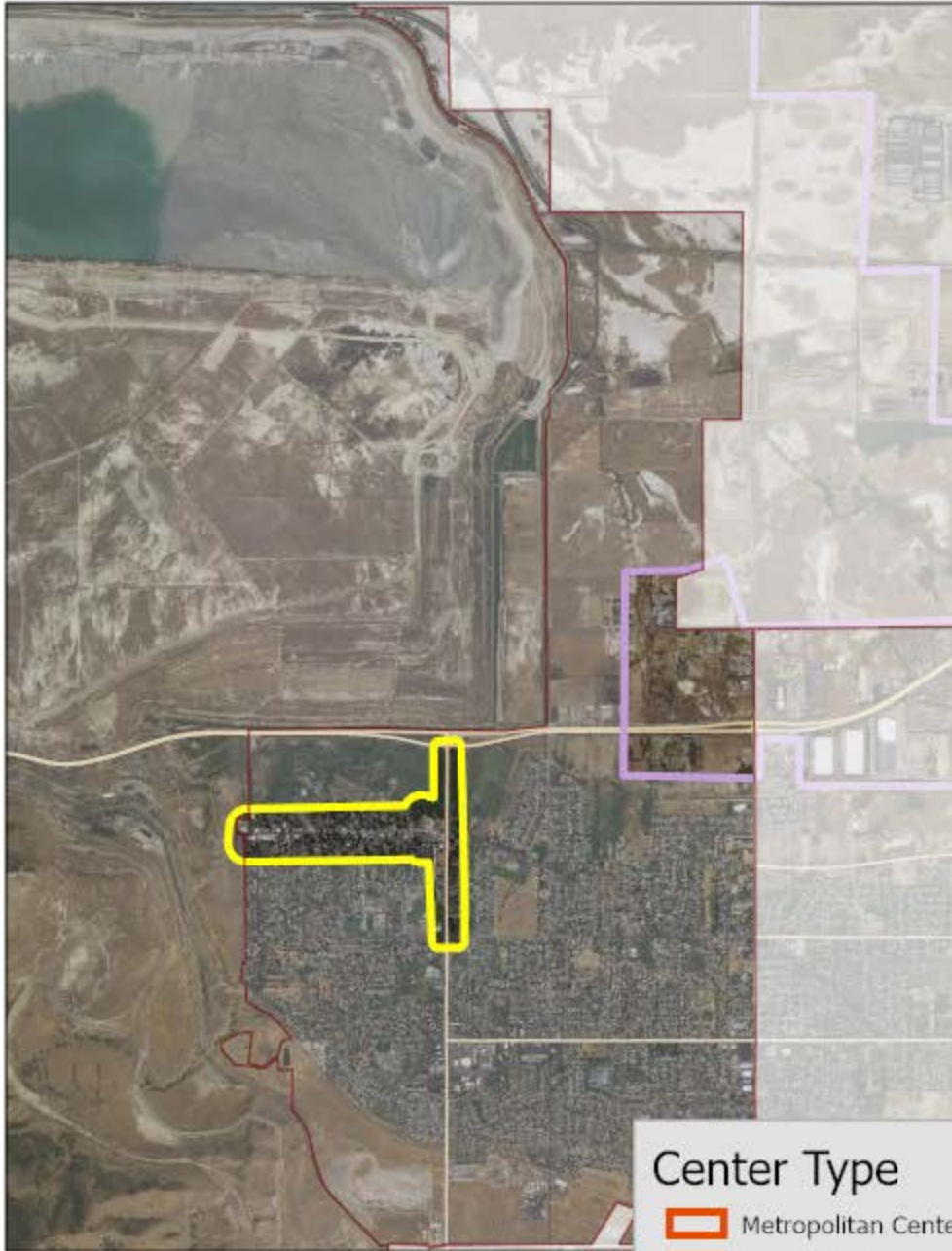


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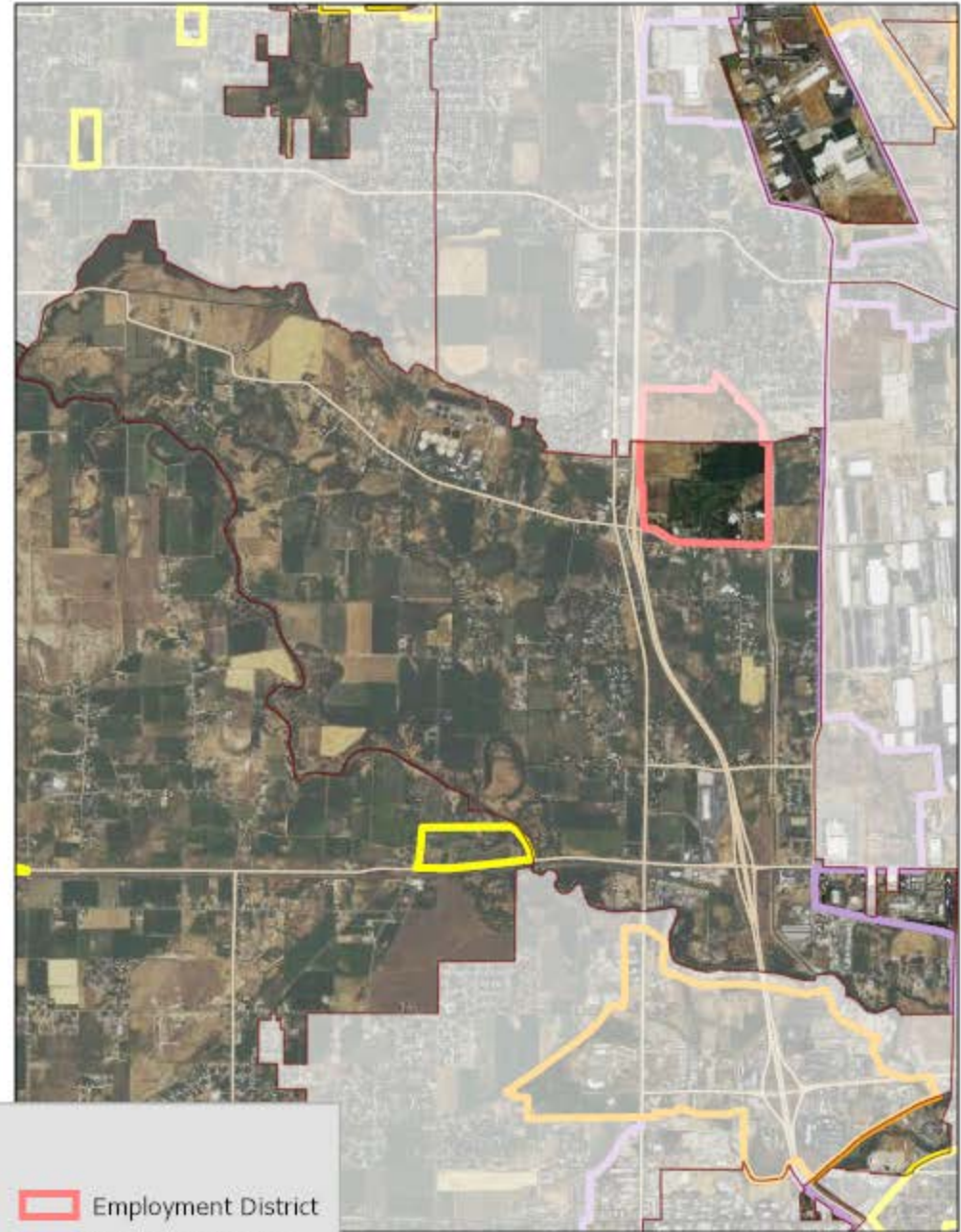


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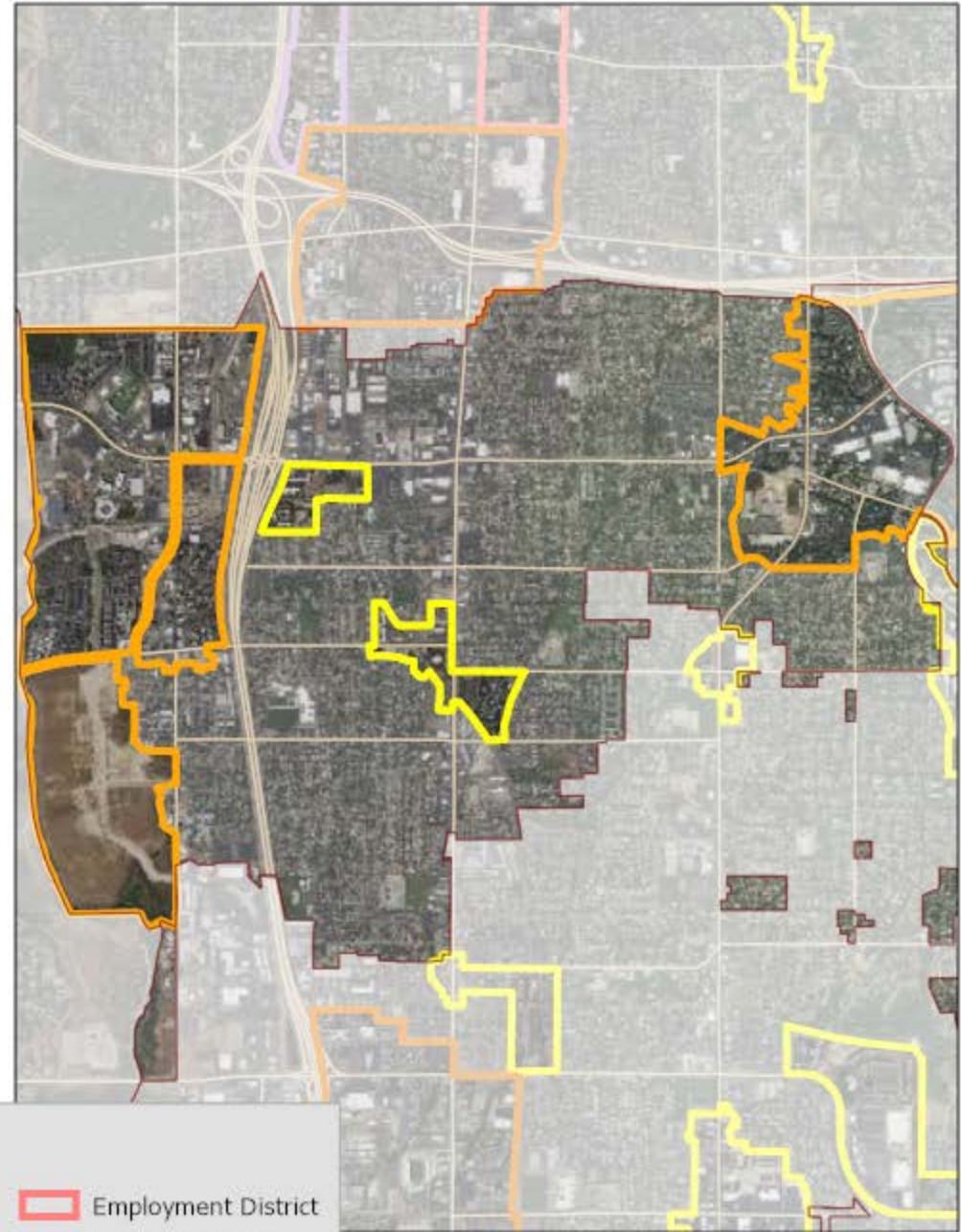
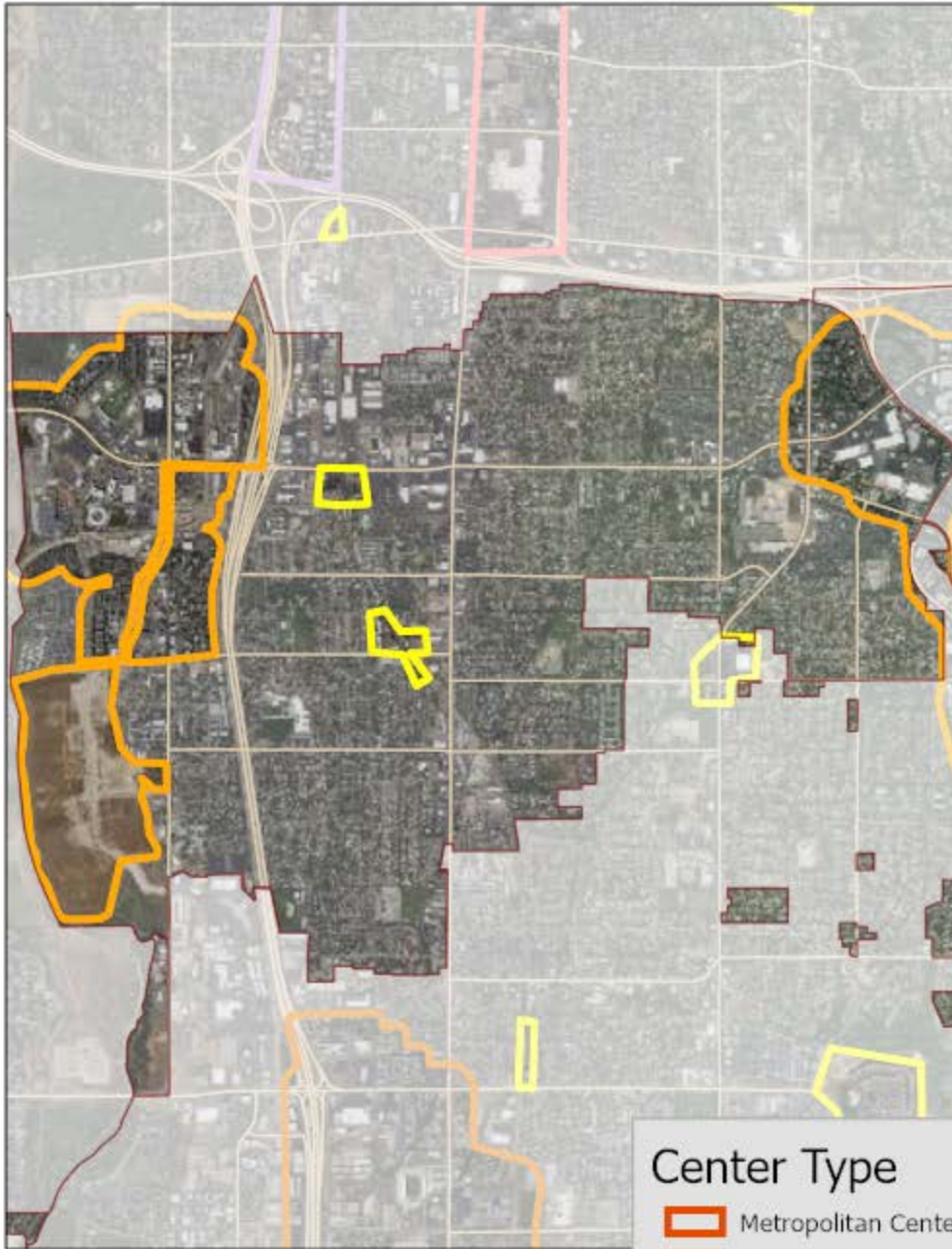


Center Type

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Current Center Boundaries

Refined Center Boundaries









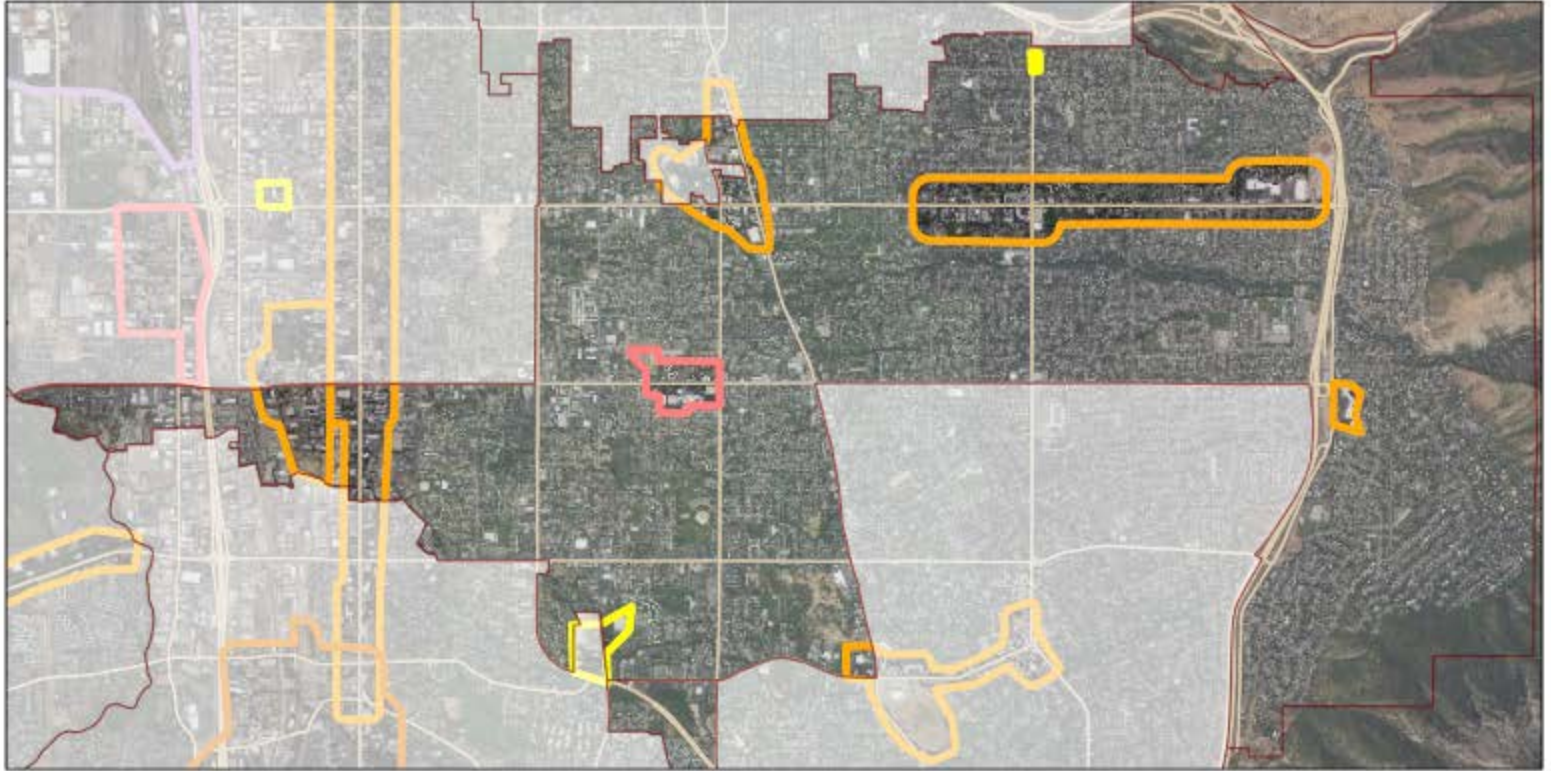
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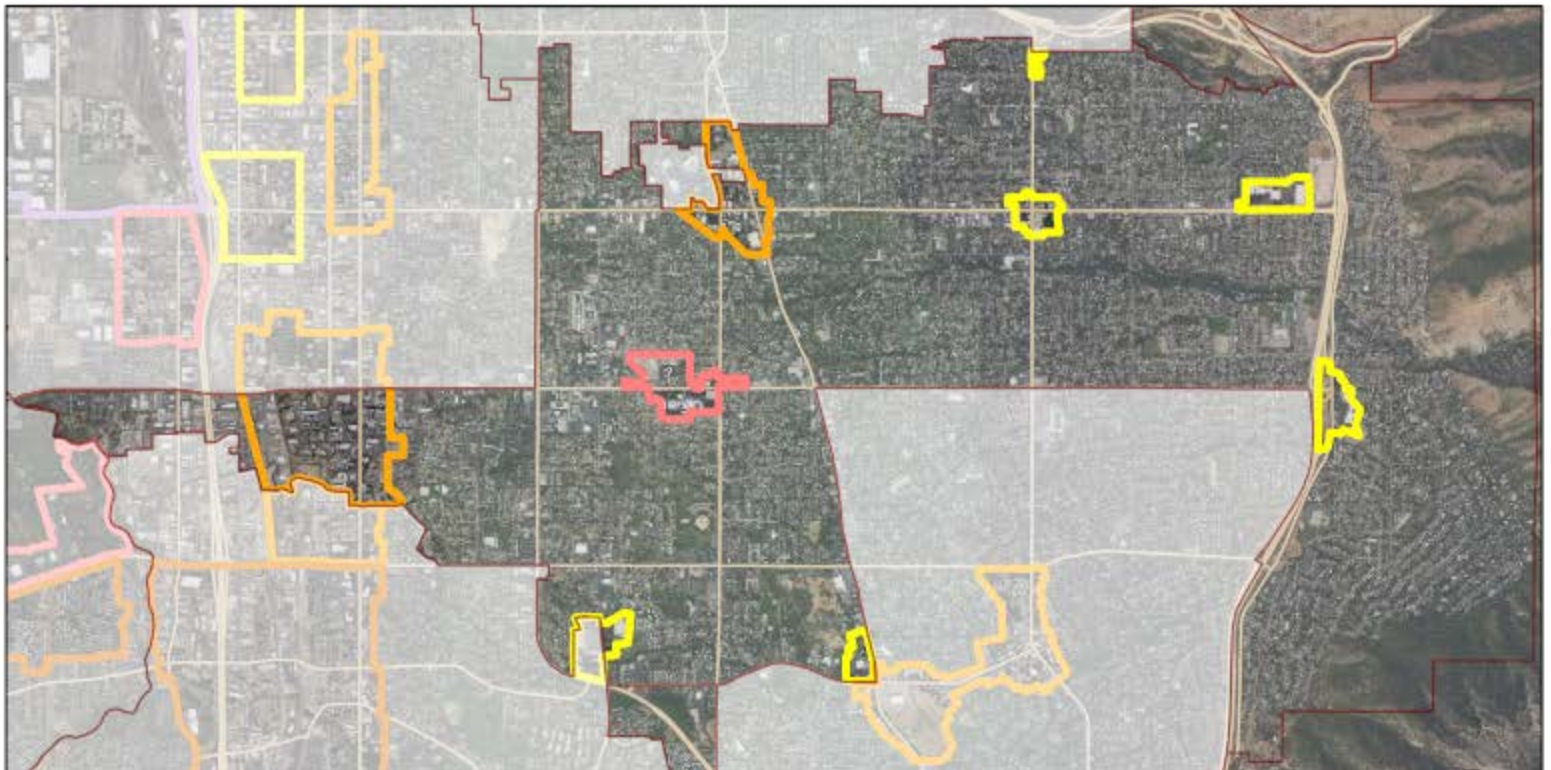
Millcreek

Center Type

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|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |



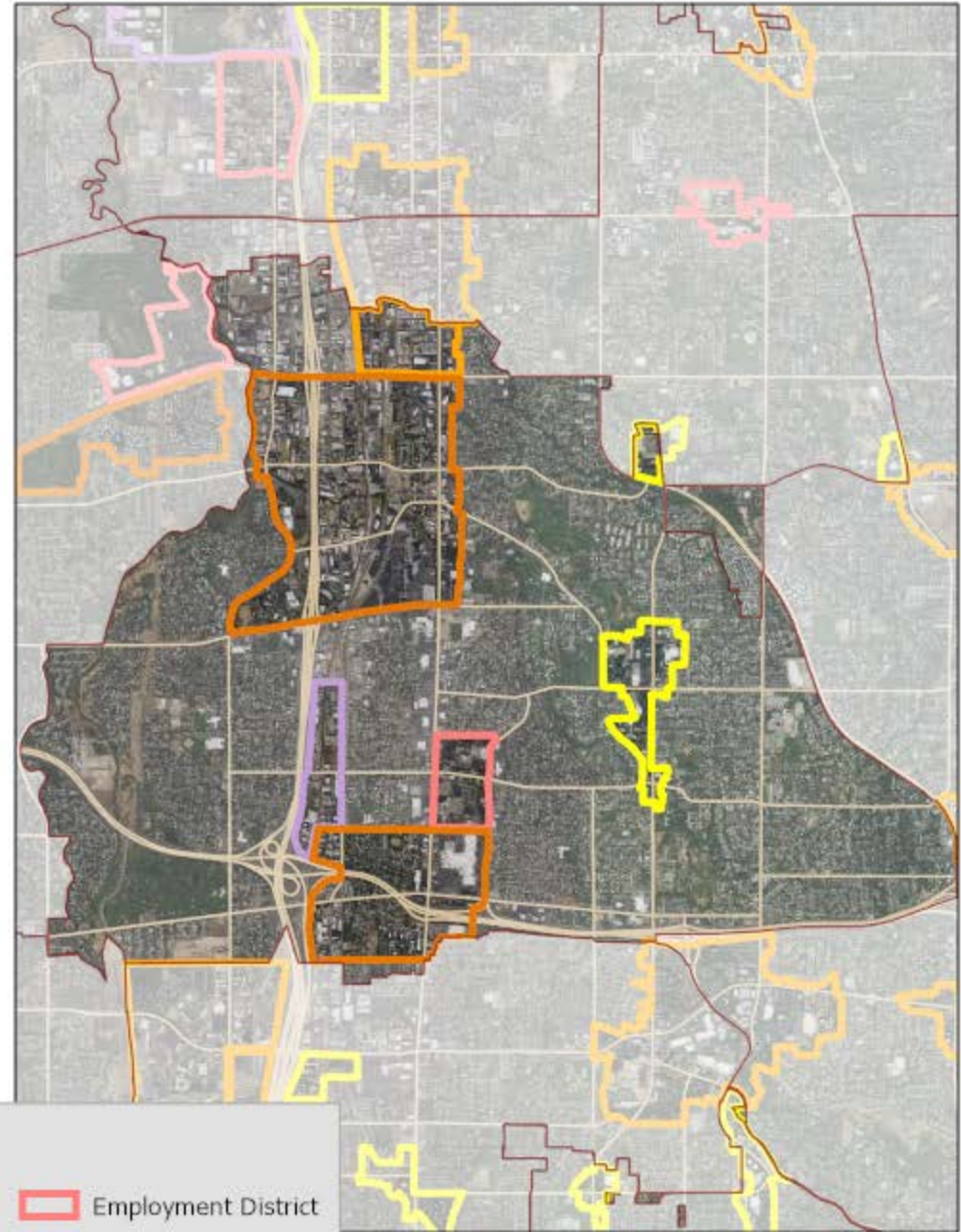
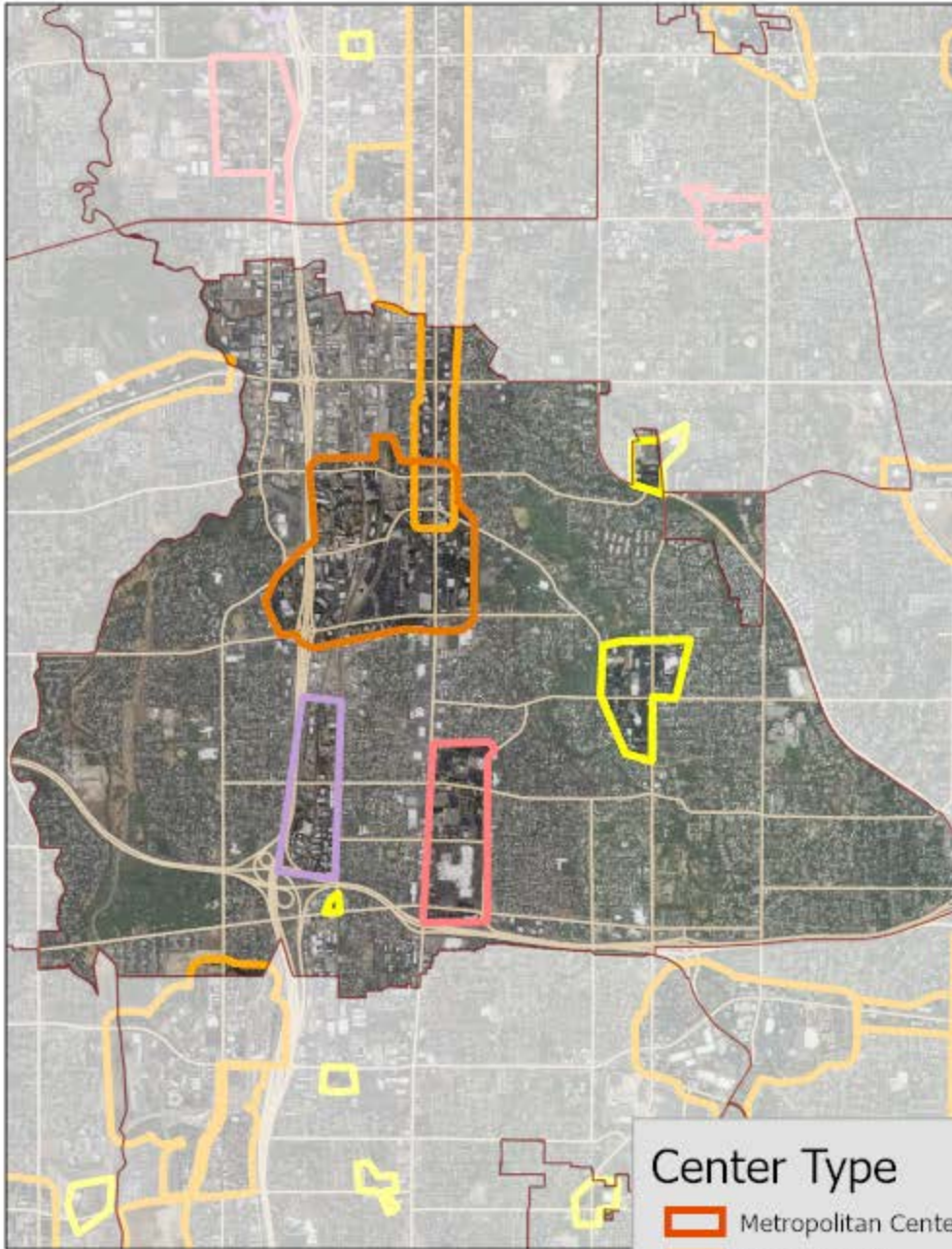
Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries

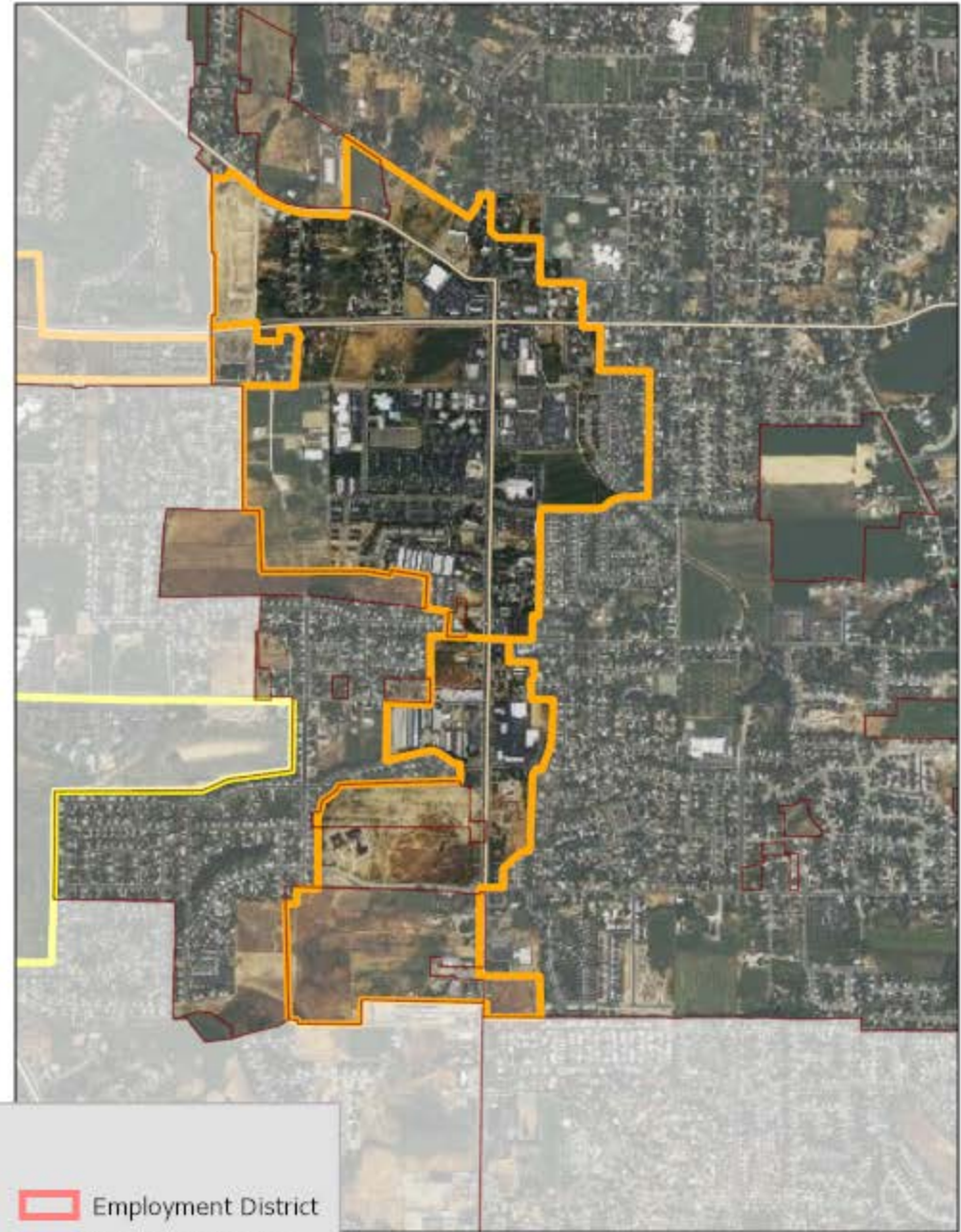


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



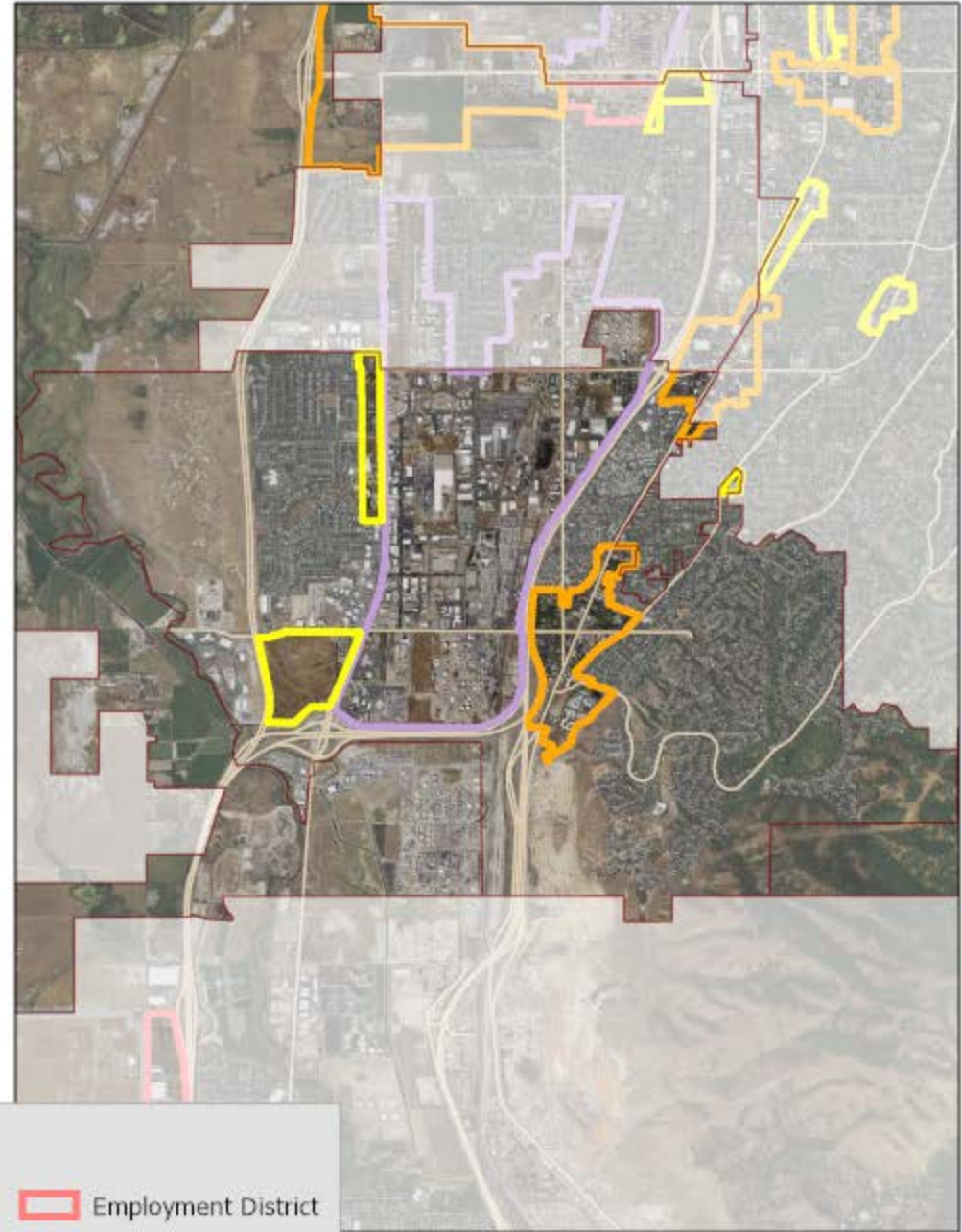
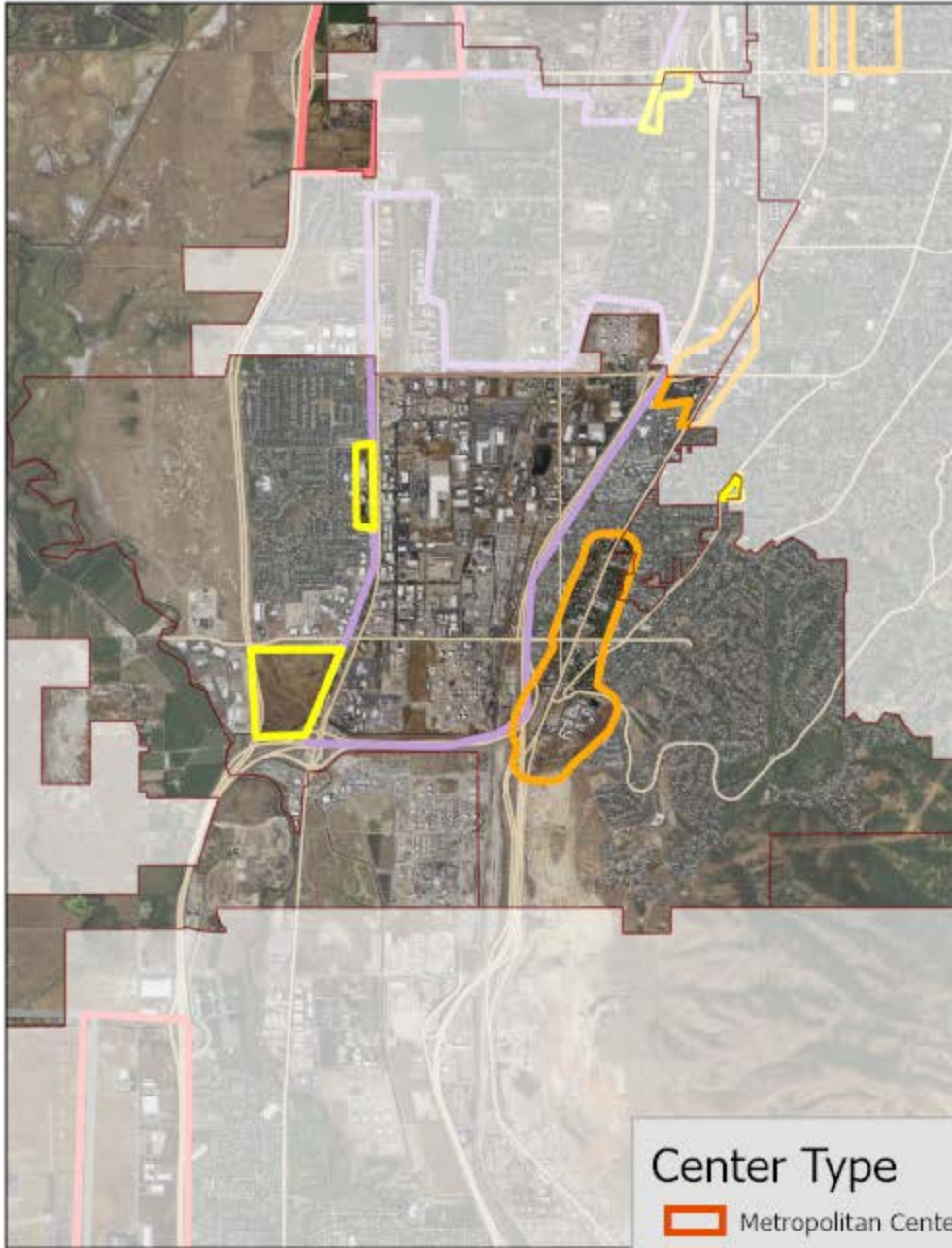
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

North Ogden

Current Center Boundaries

Refined Center Boundaries



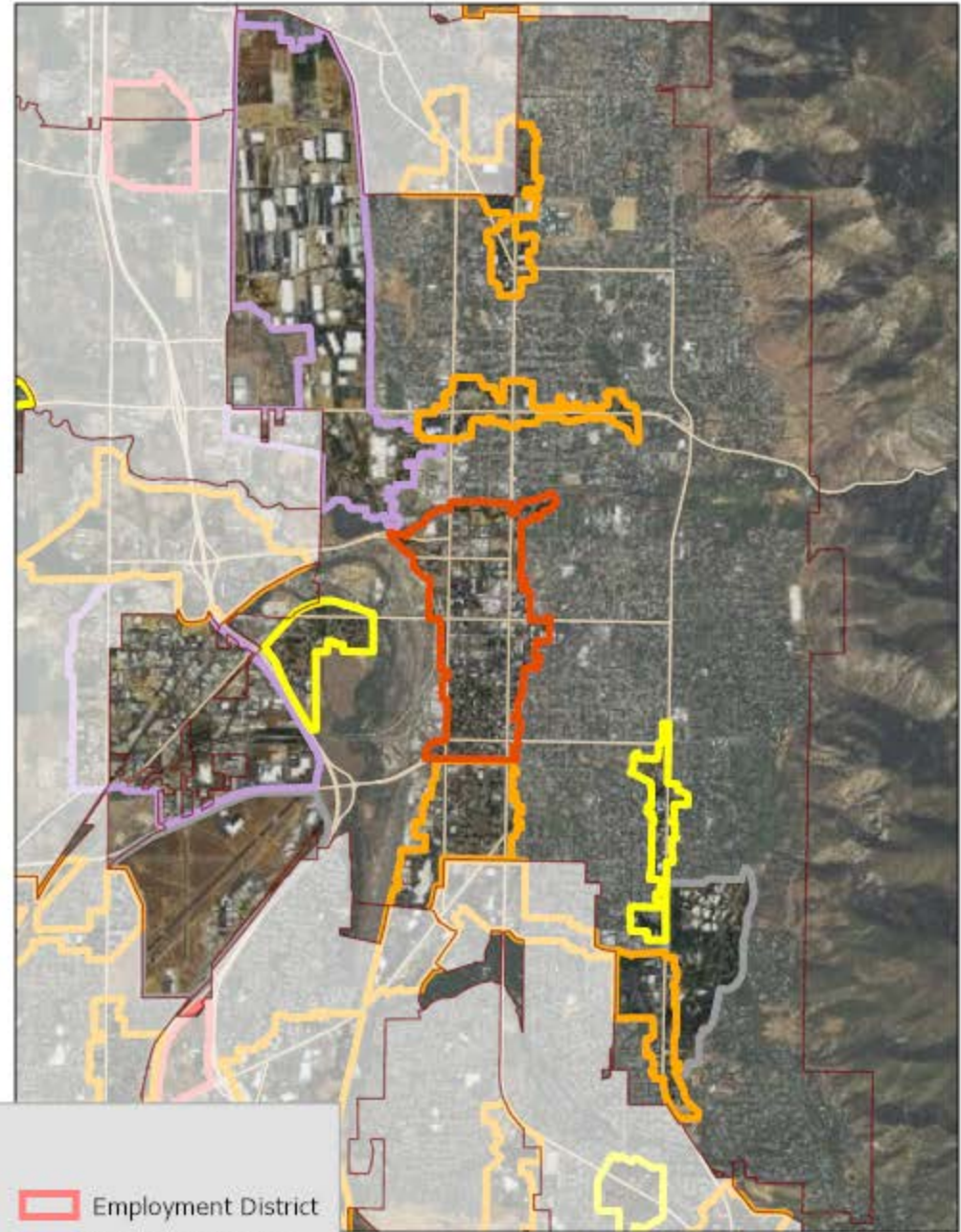
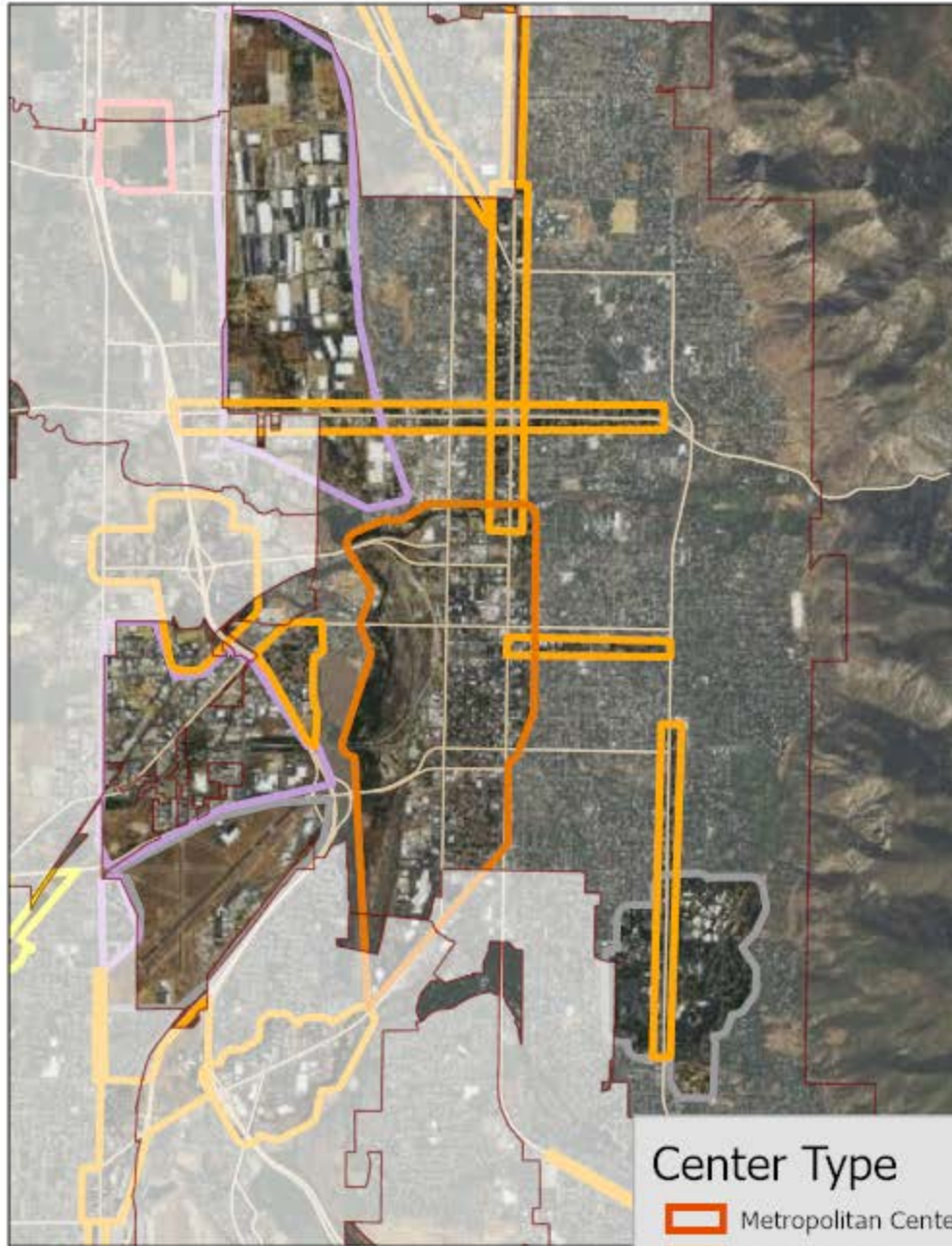
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

North Salt Lake

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Ogden

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries

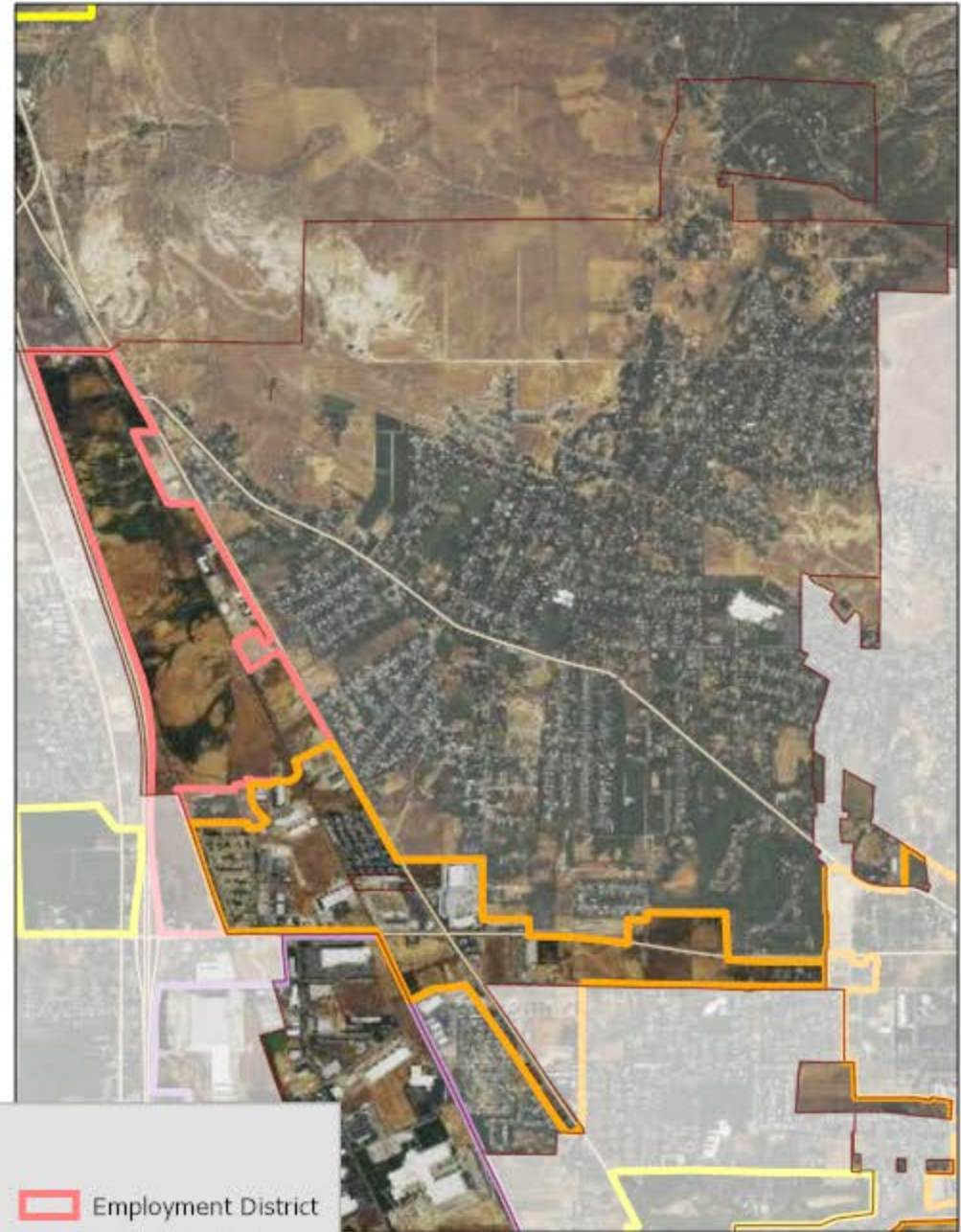


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



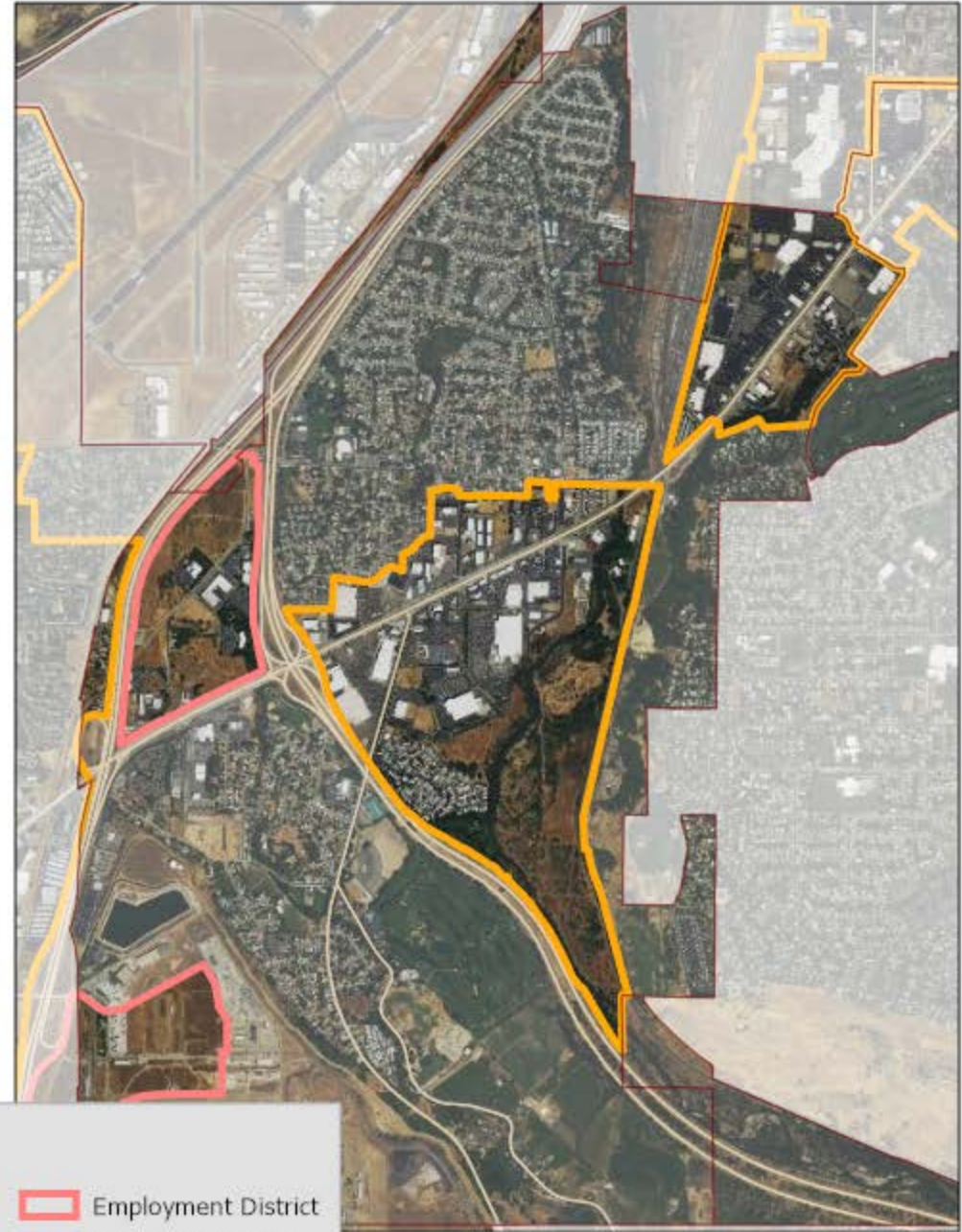
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Pleasant View

Current Center Boundaries

Refined Center Boundaries








Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Riverdale

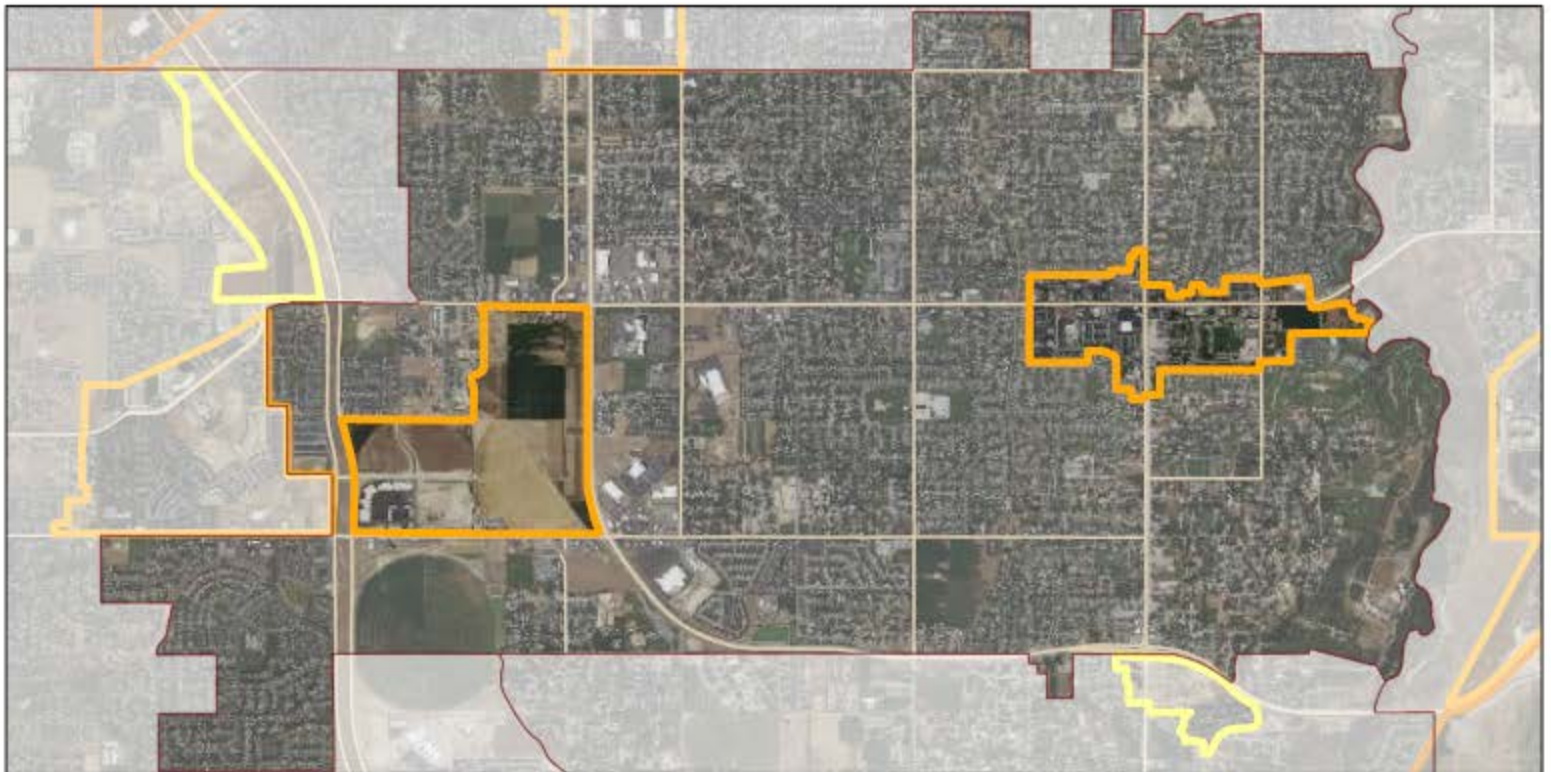
Riverton

Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |



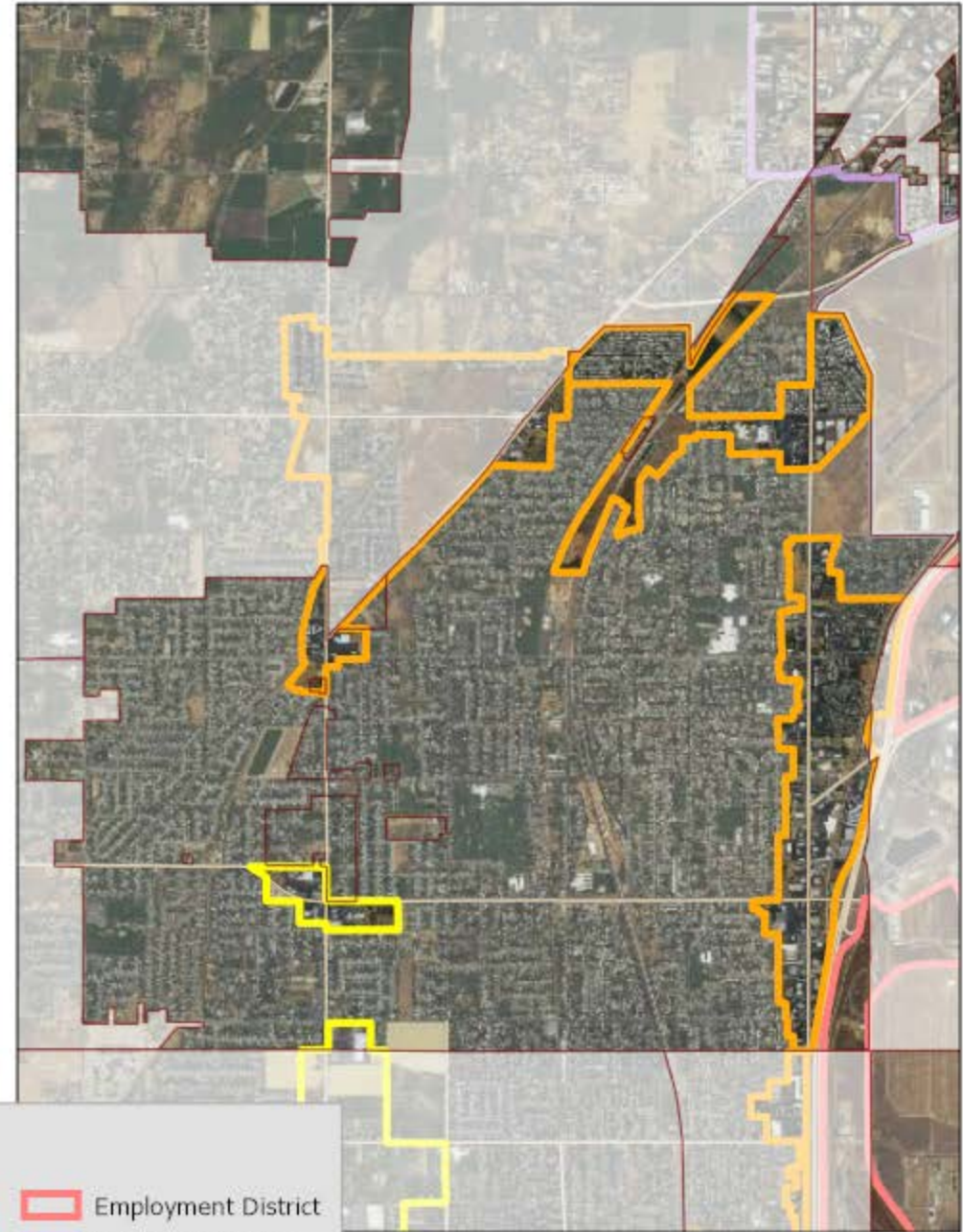
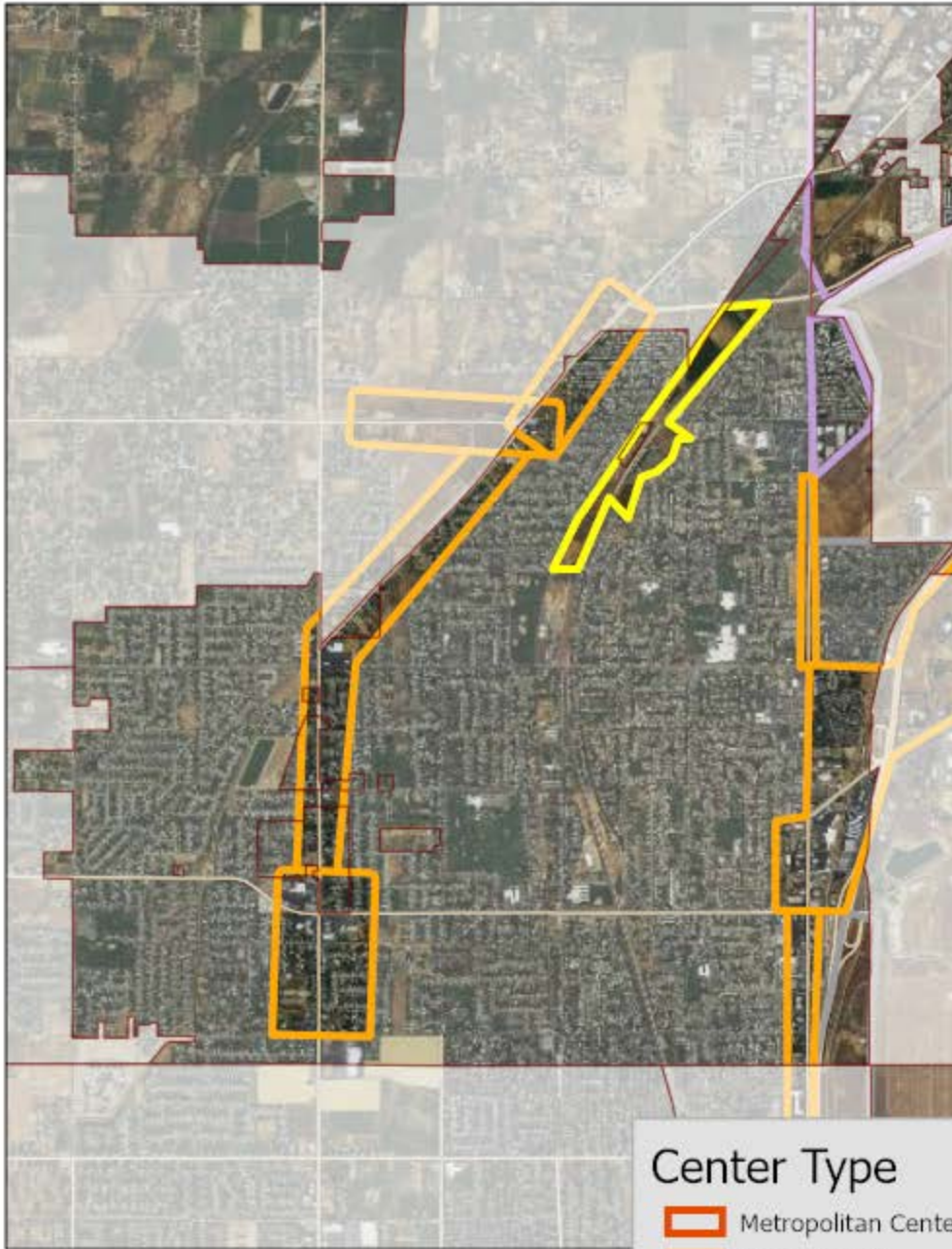
Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries








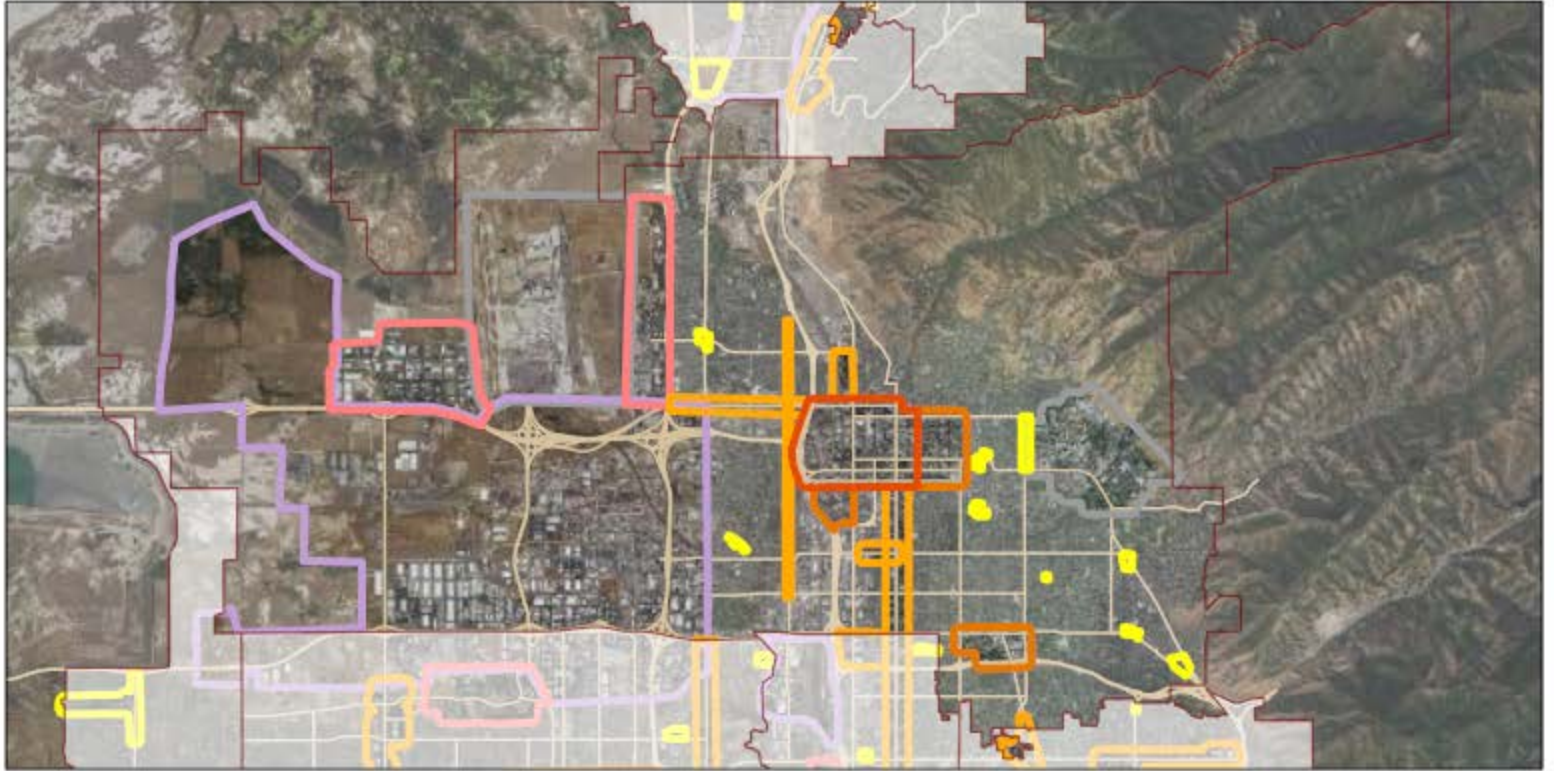
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

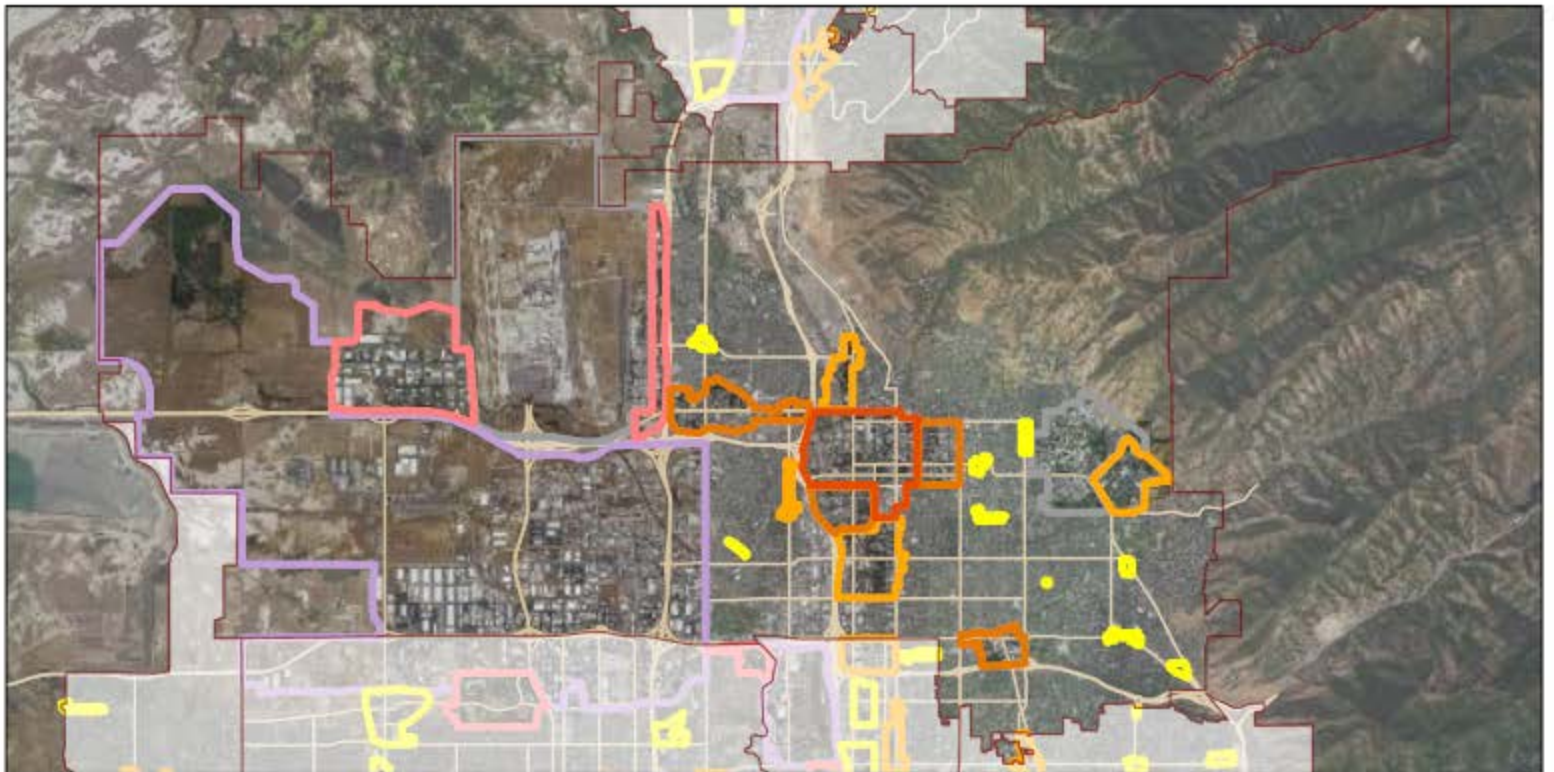
Salt Lake City

Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |



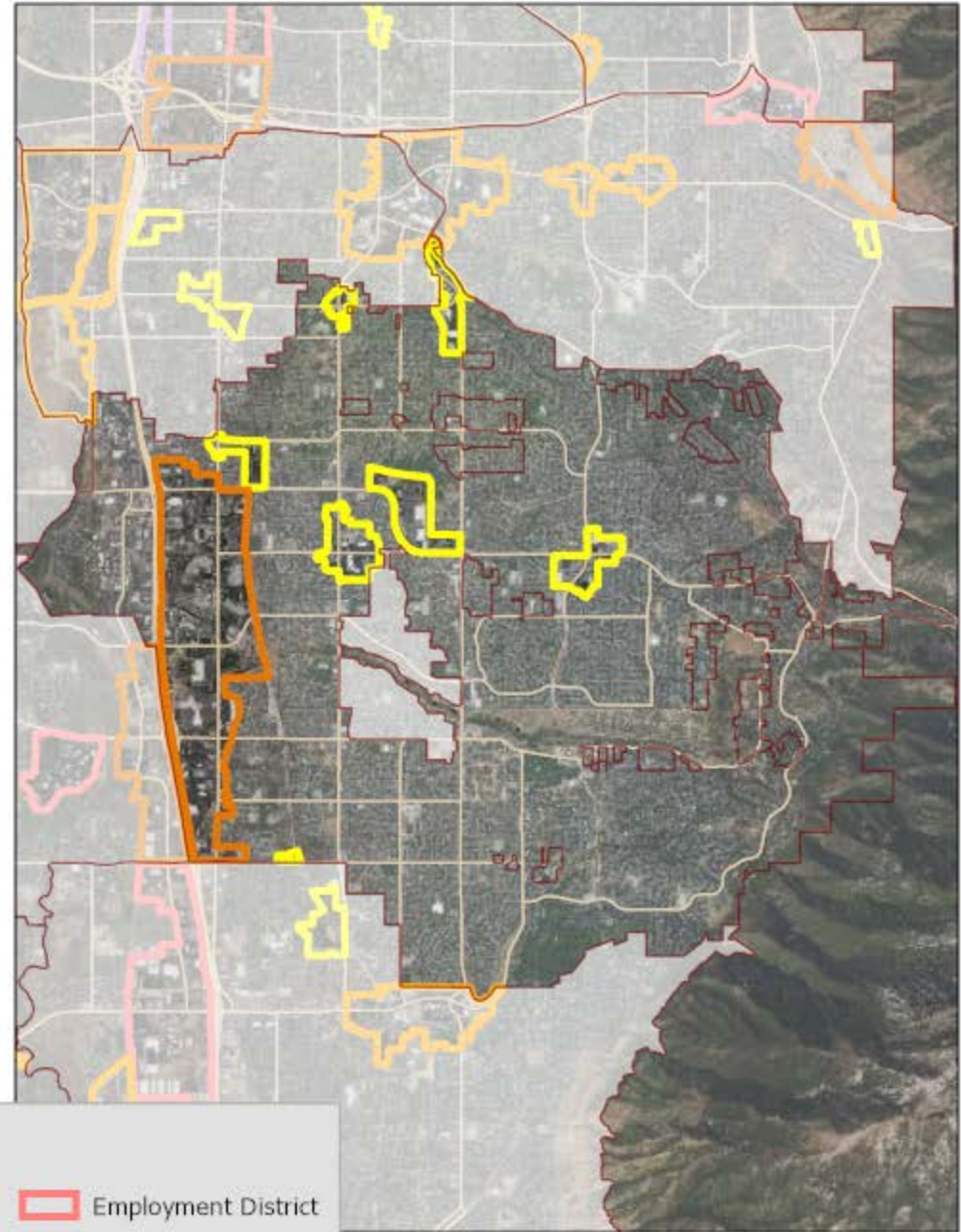
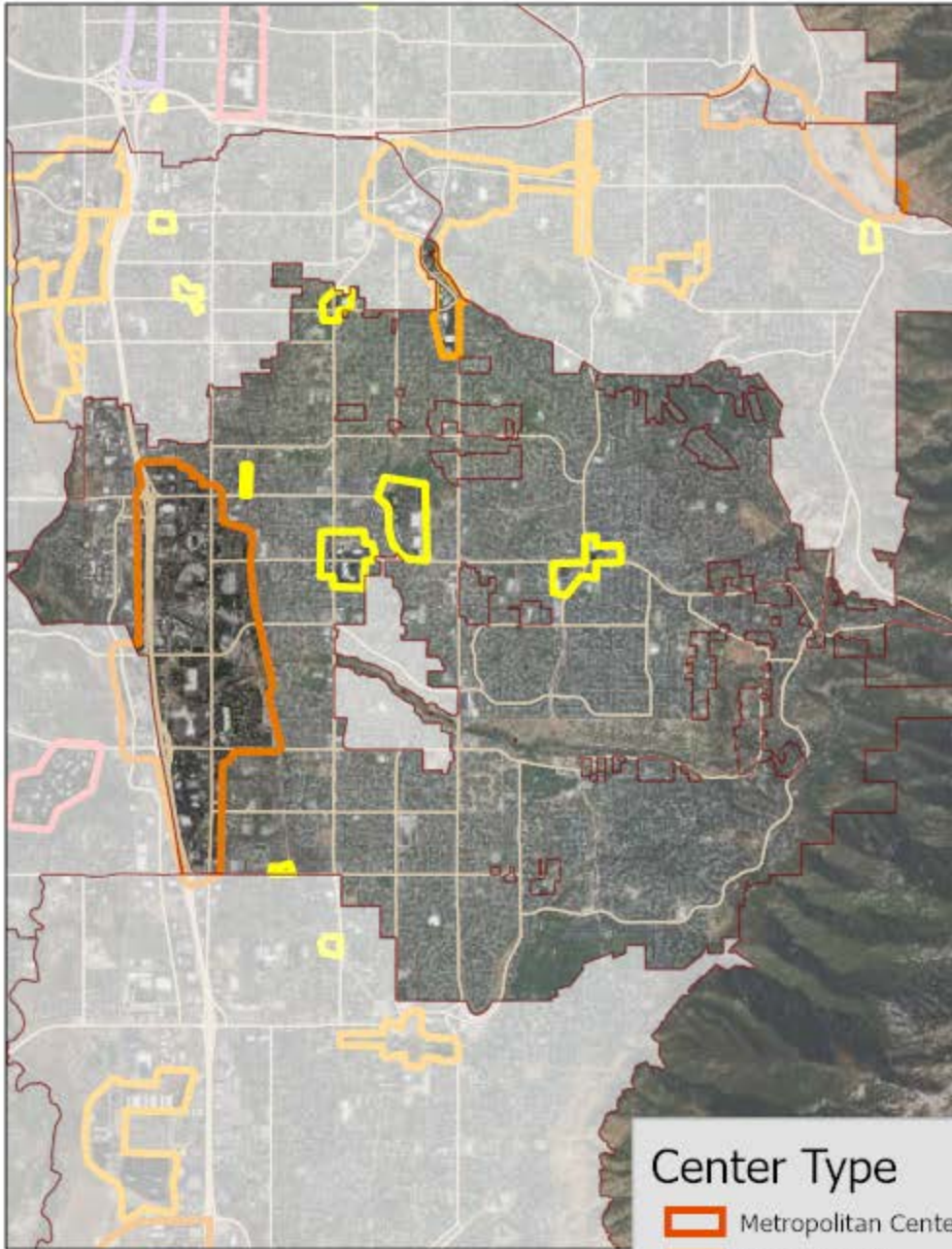
Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries



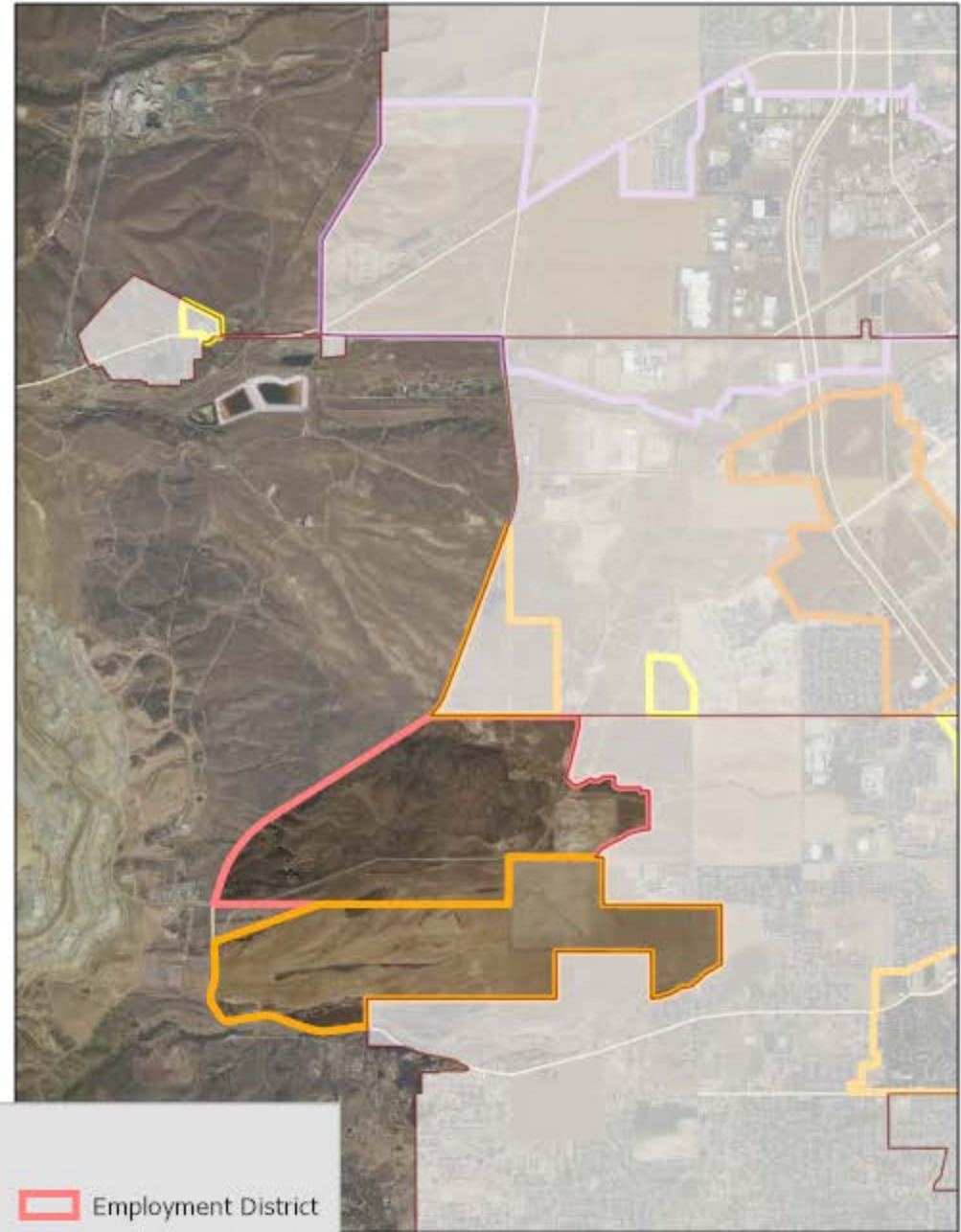
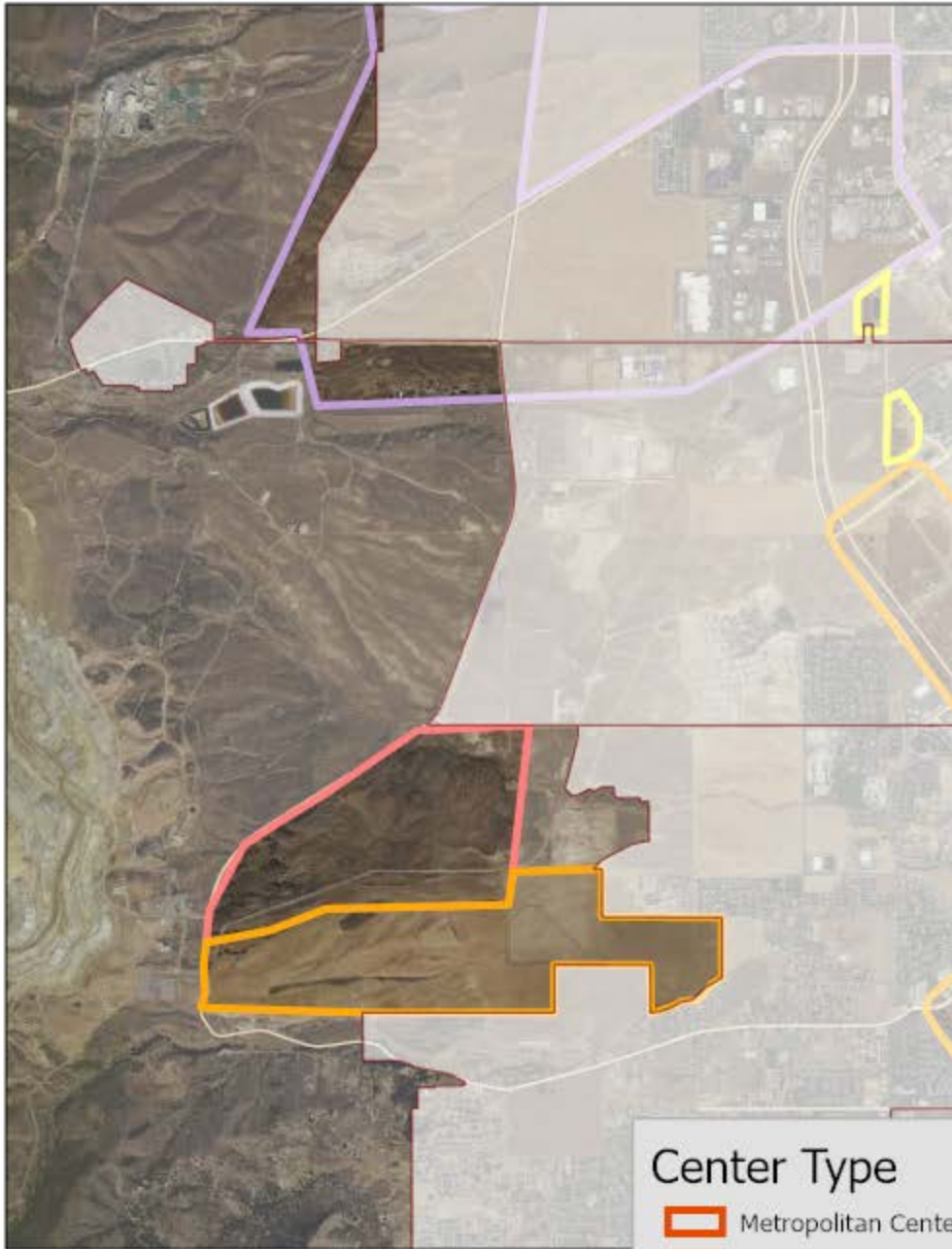
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Sandy

Current Center Boundaries

Refined Center Boundaries








Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

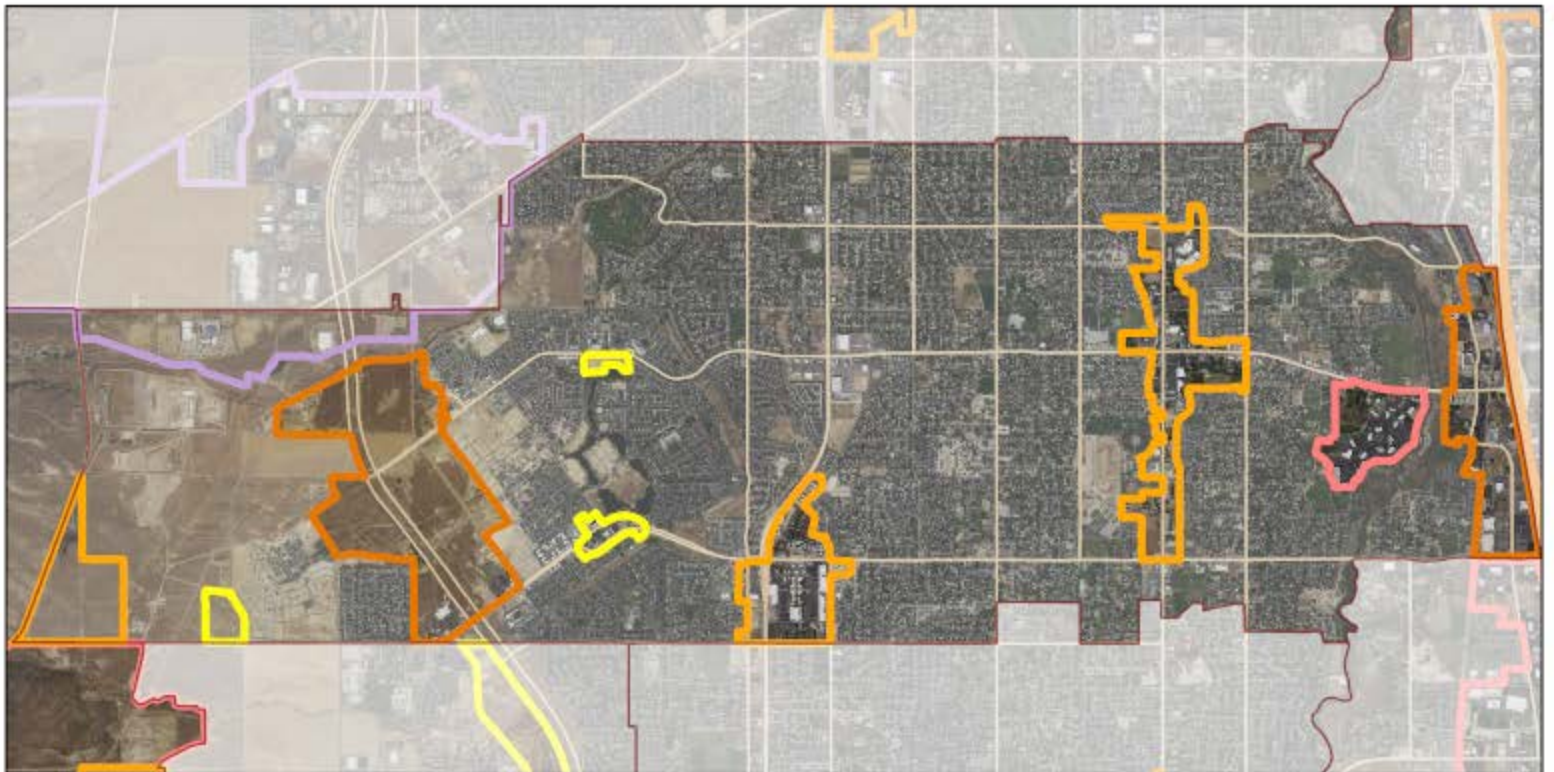
South Jordan

Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |



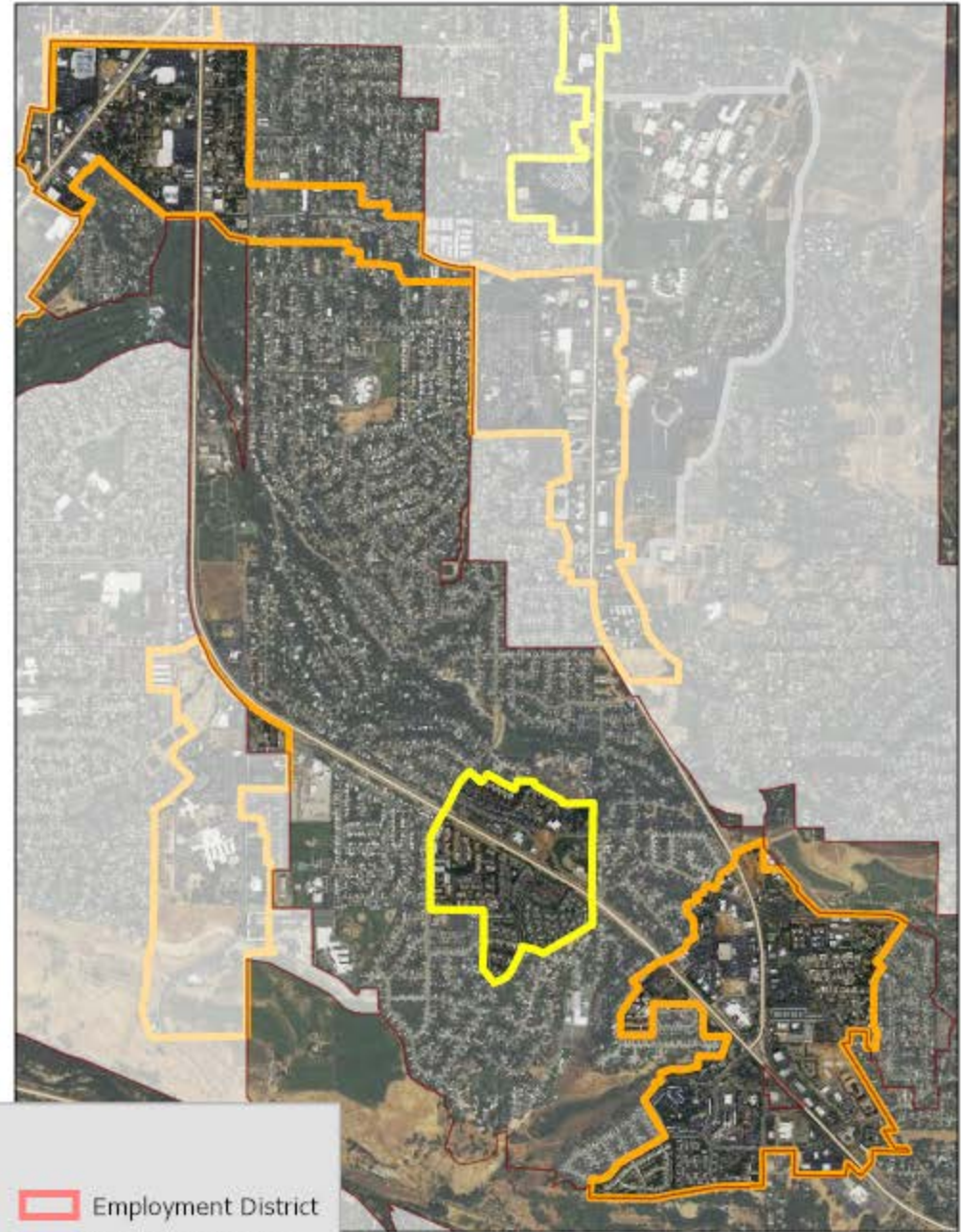
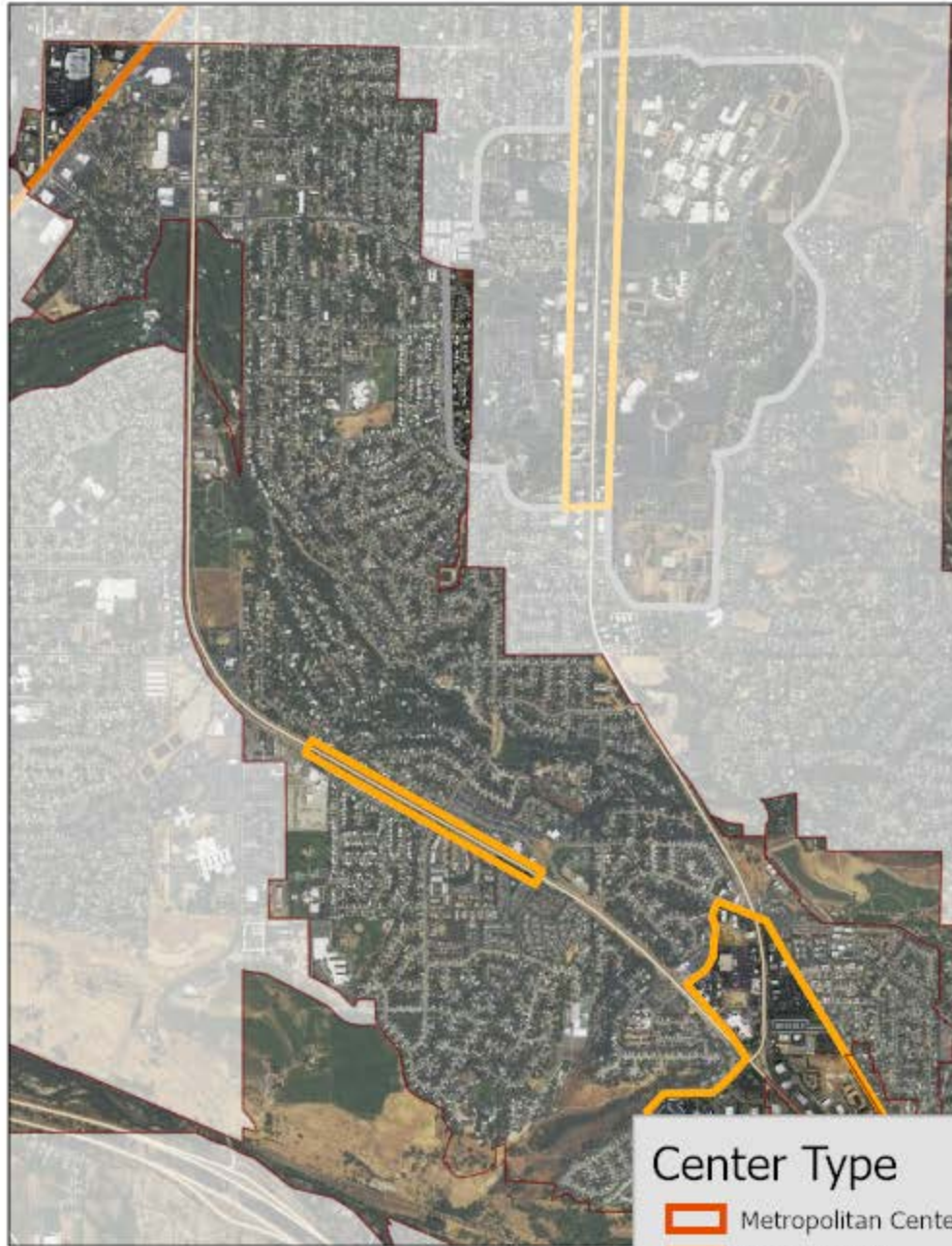
Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries



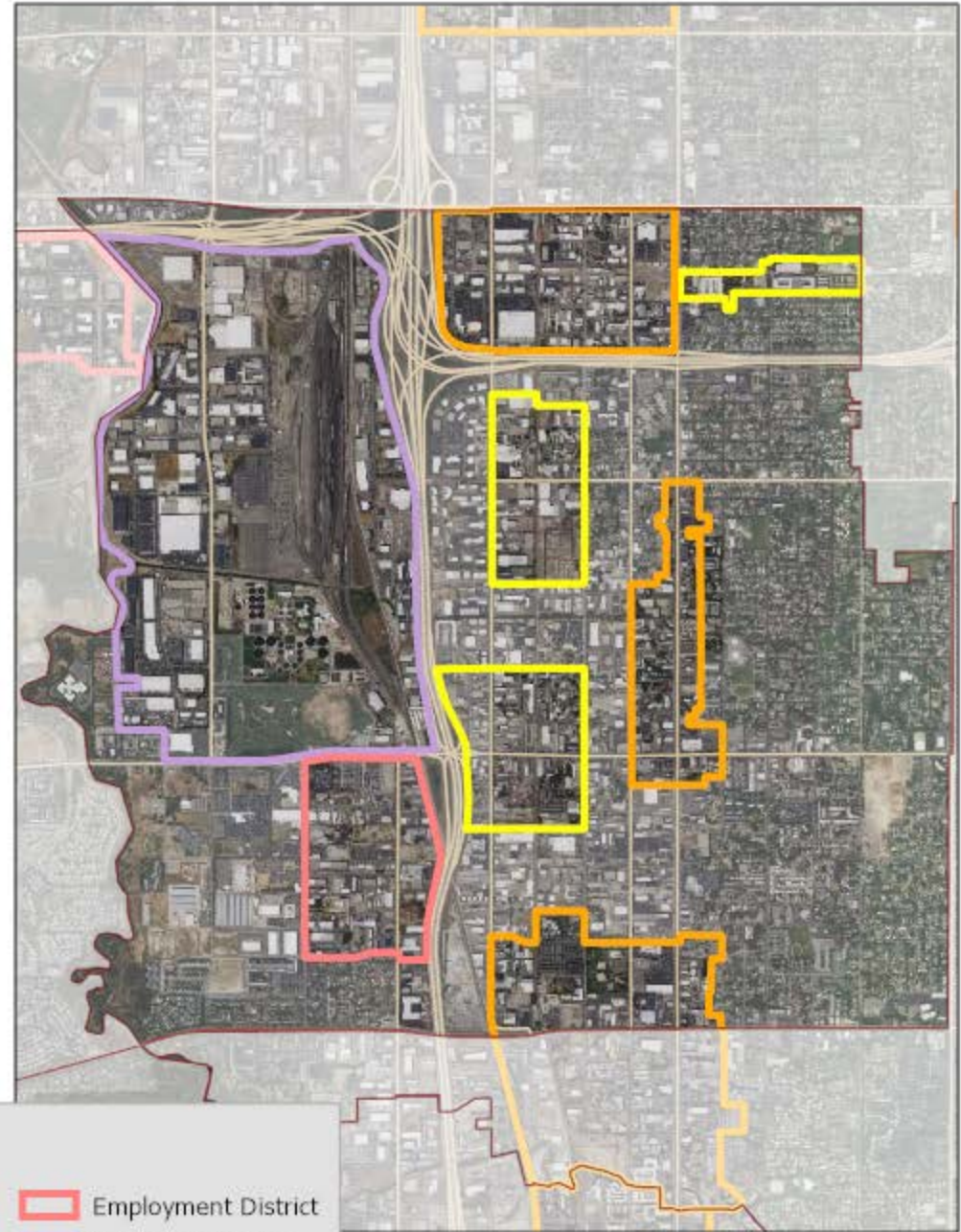
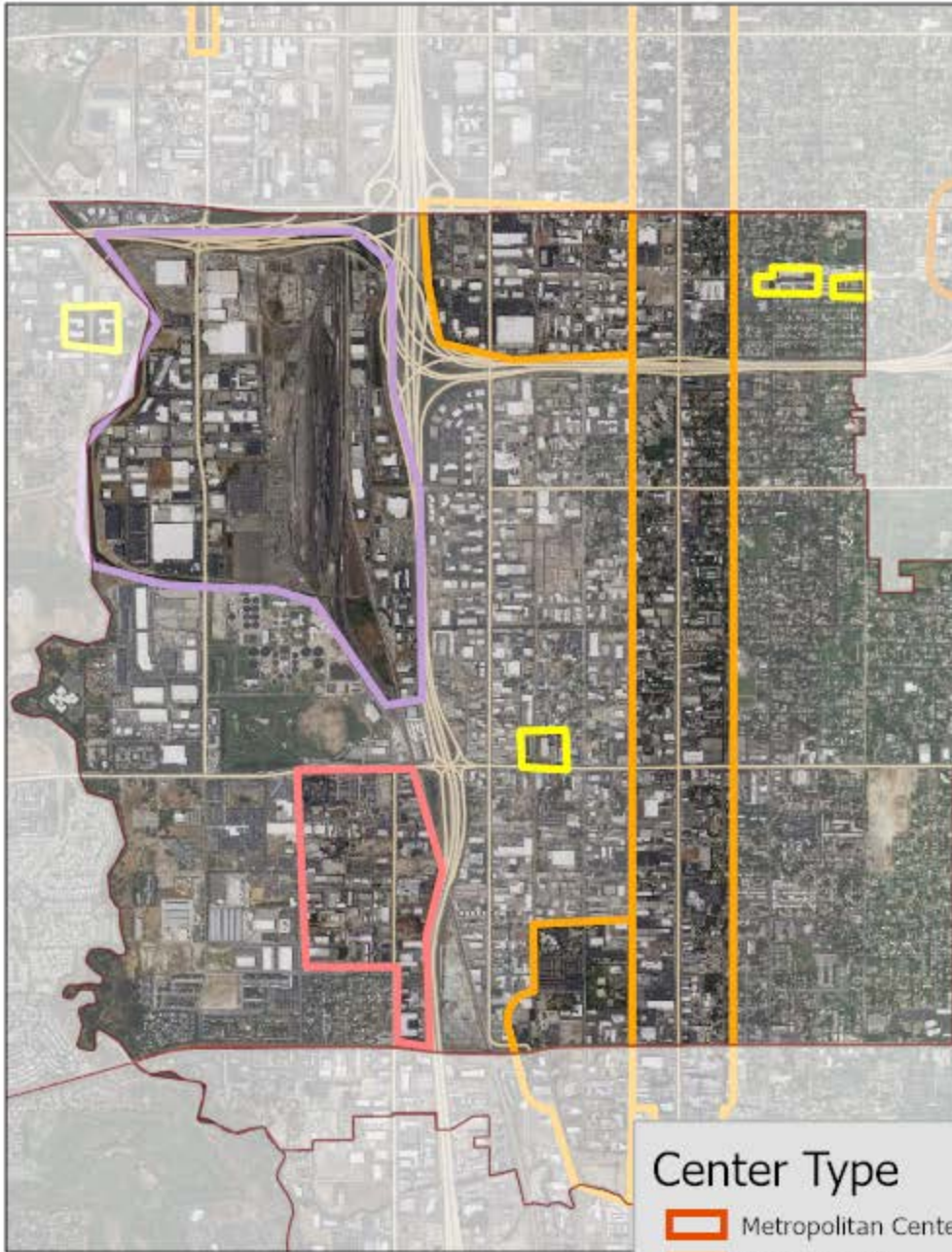
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

South Ogden

Current Center Boundaries

Refined Center Boundaries









Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

South Salt Lake

South Weber

Center Type

| | | | |
|---|---------------------|---|---------------------|
|  | Metropolitan Center |  | Employment District |
|  | Urban Center |  | Industrial District |
|  | City Center |  | Special District |
|  | Neighborhood Center | | |



Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

South Willard

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries

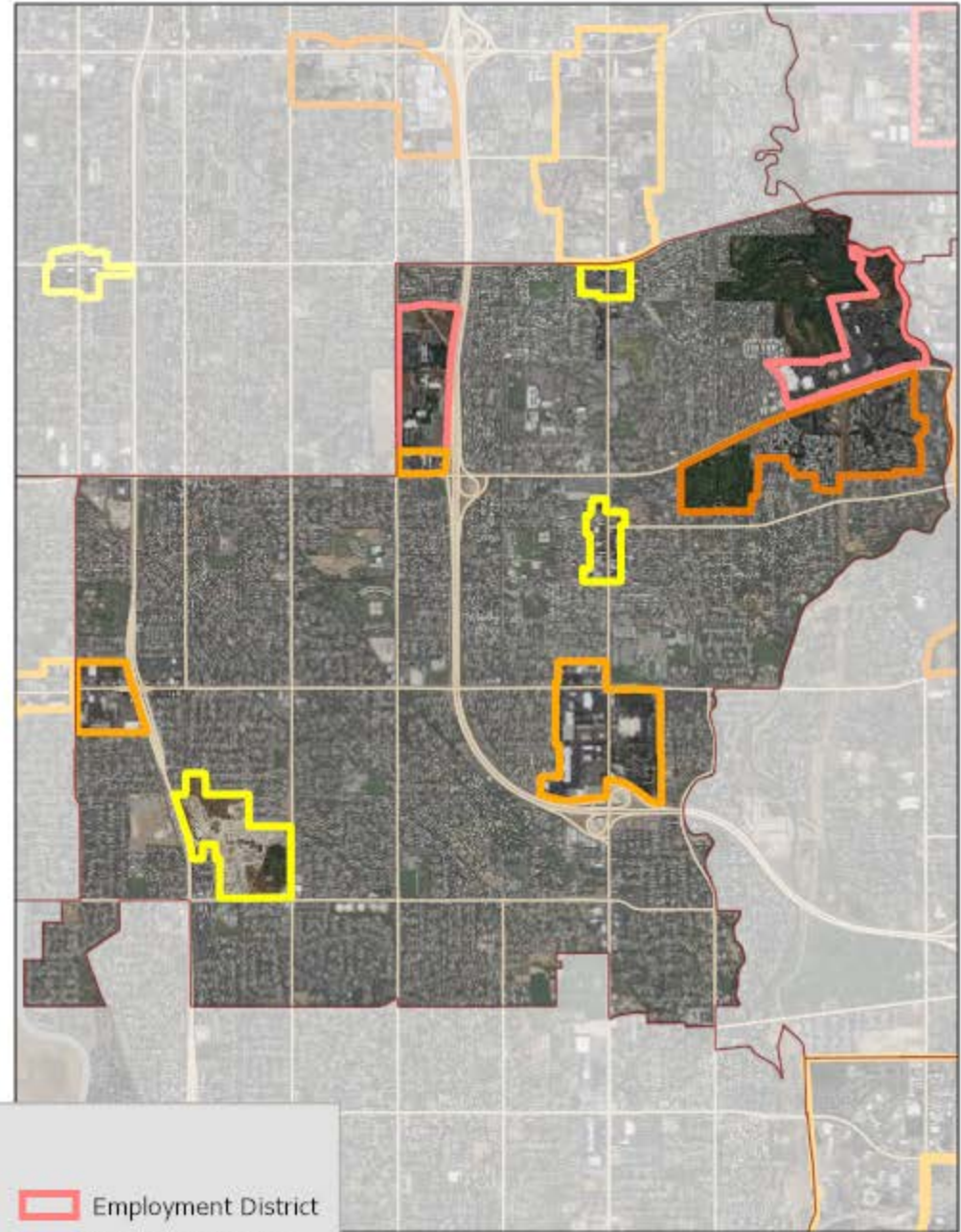
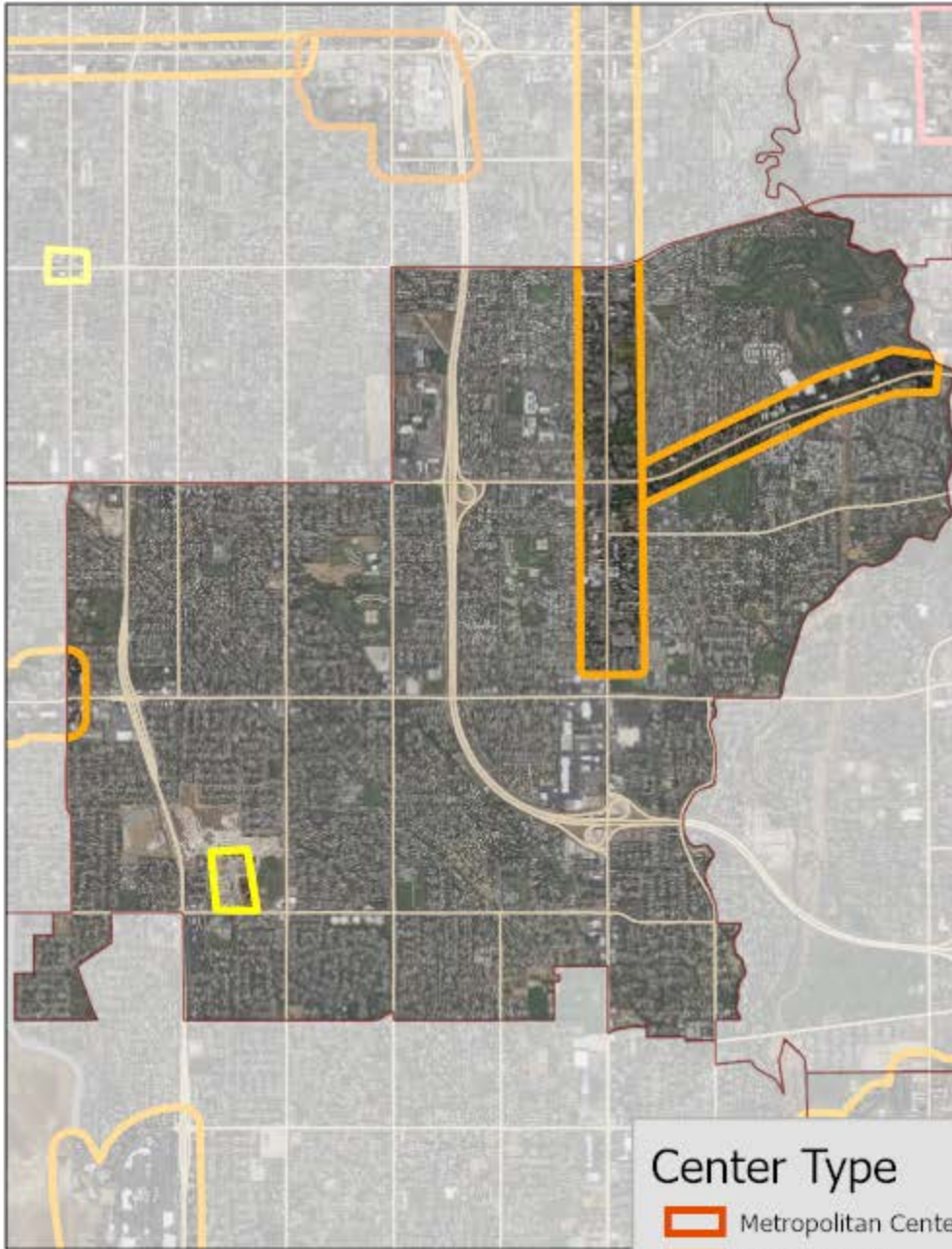


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



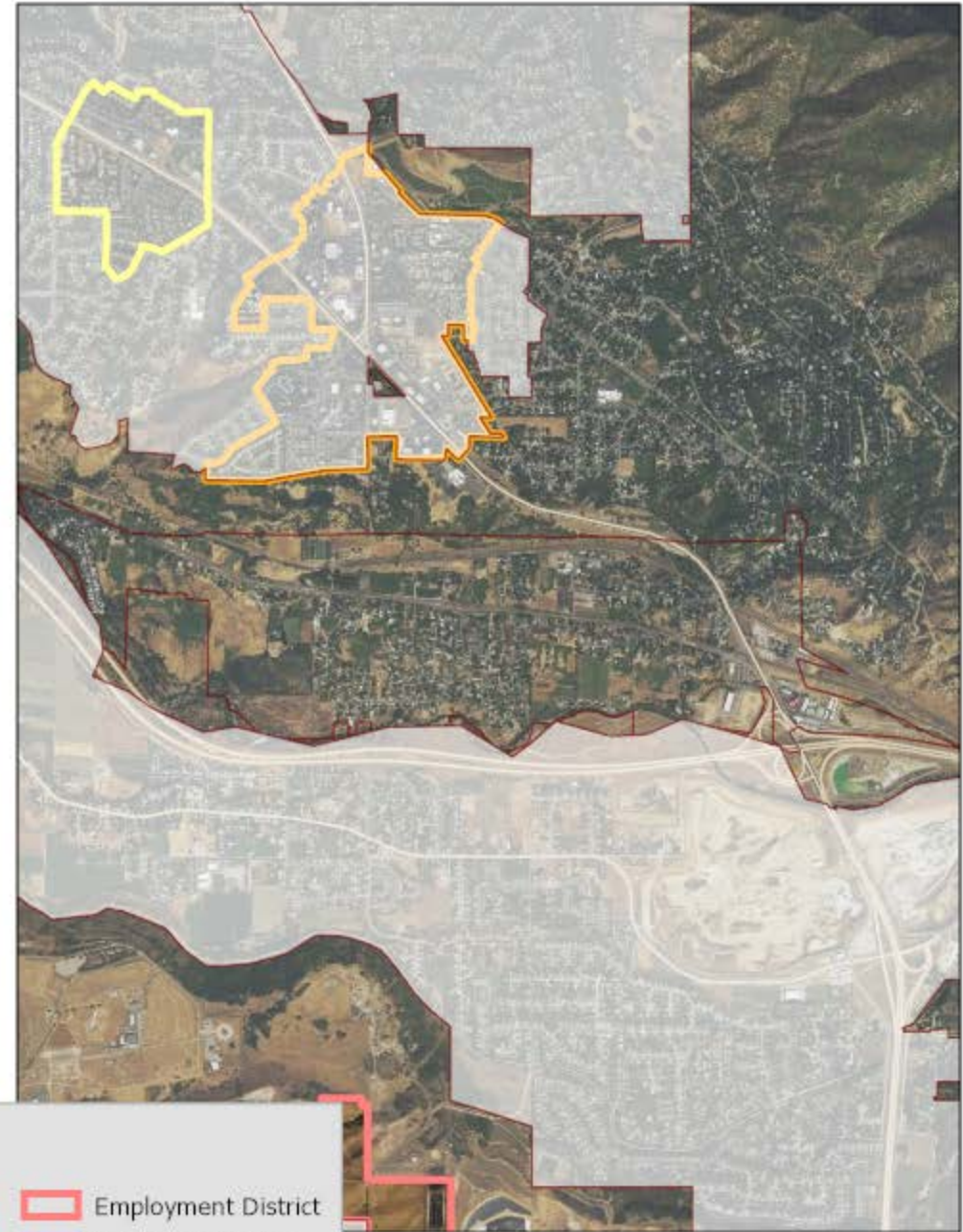
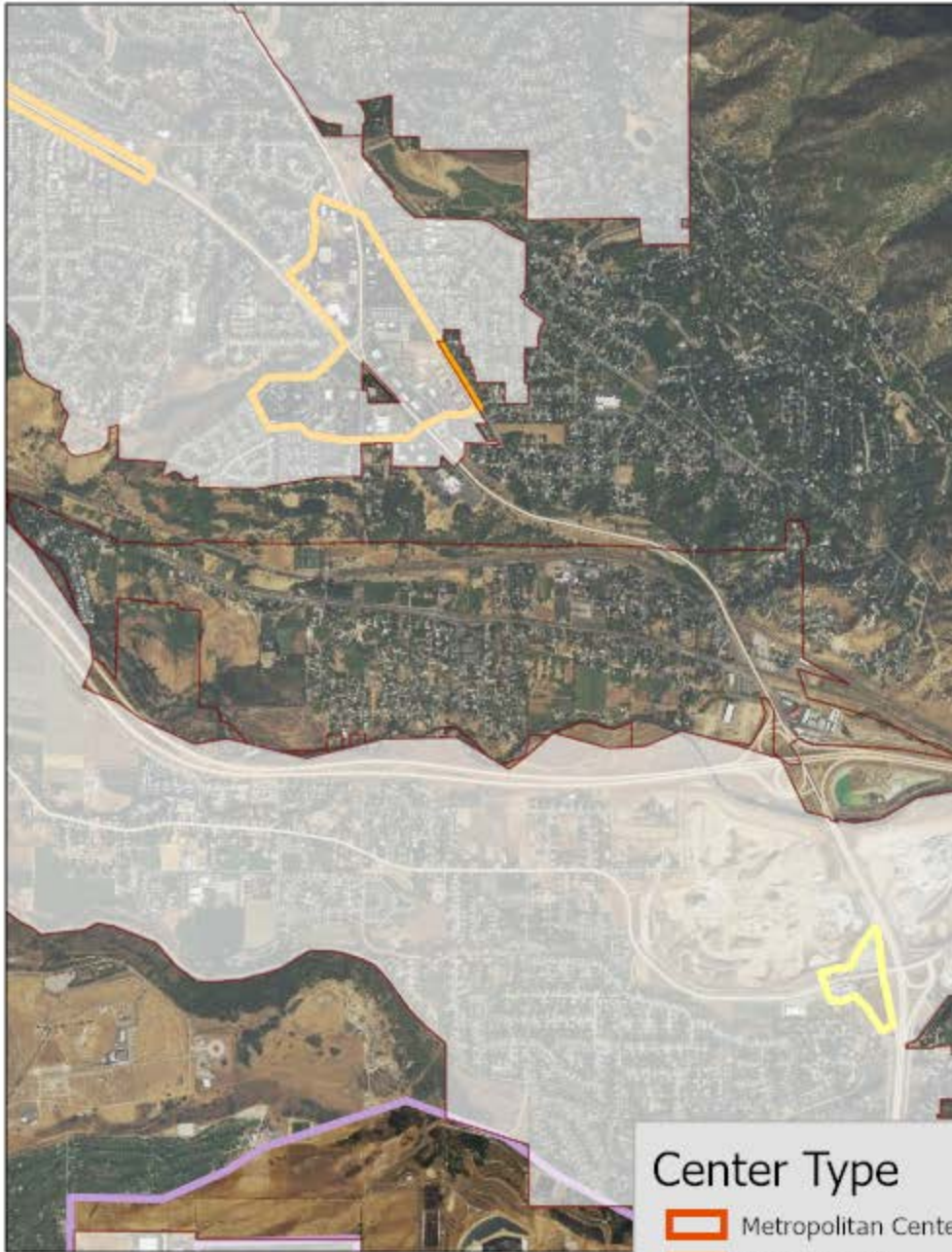
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Taylorsville

Current Center Boundaries

Refined Center Boundaries

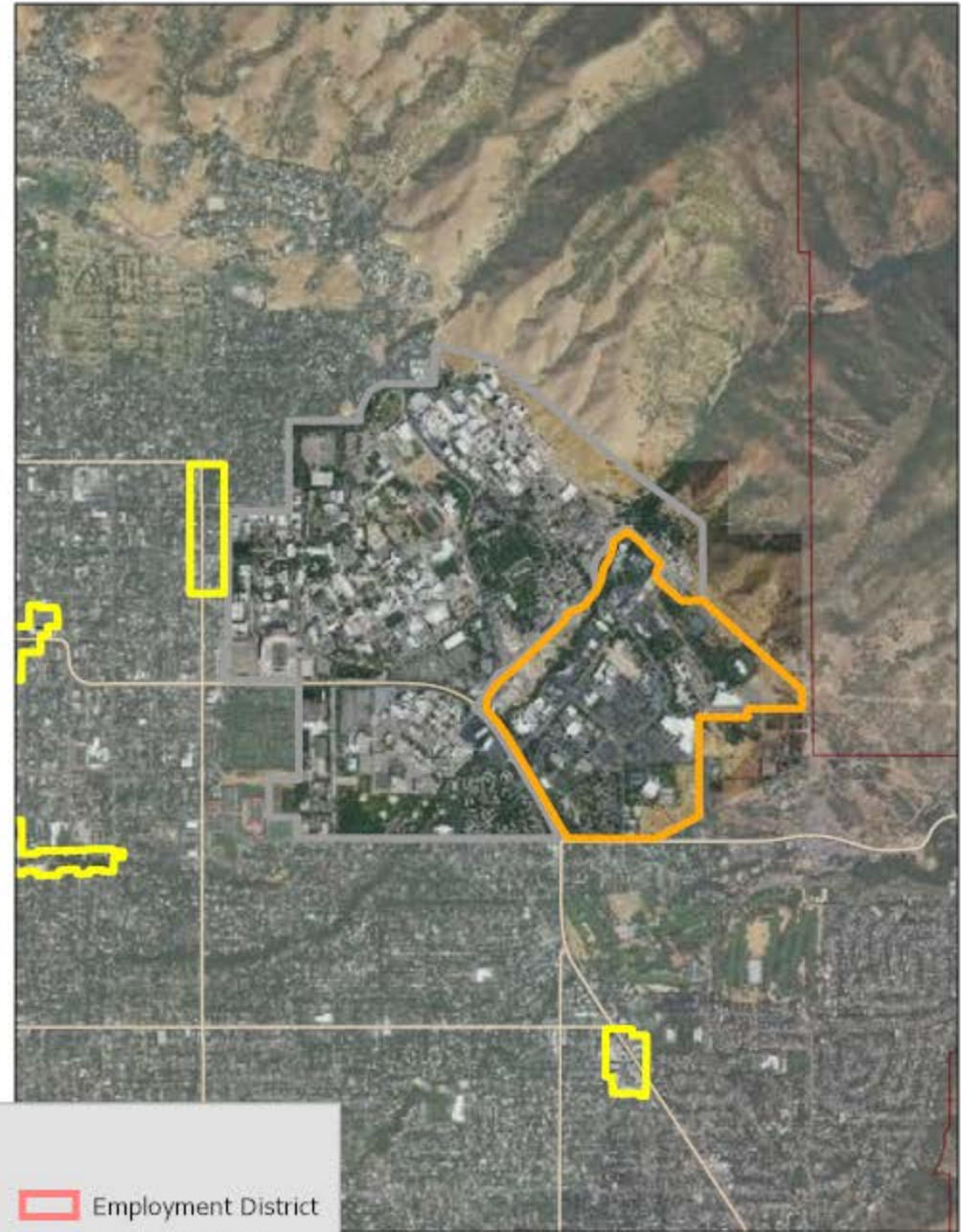


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



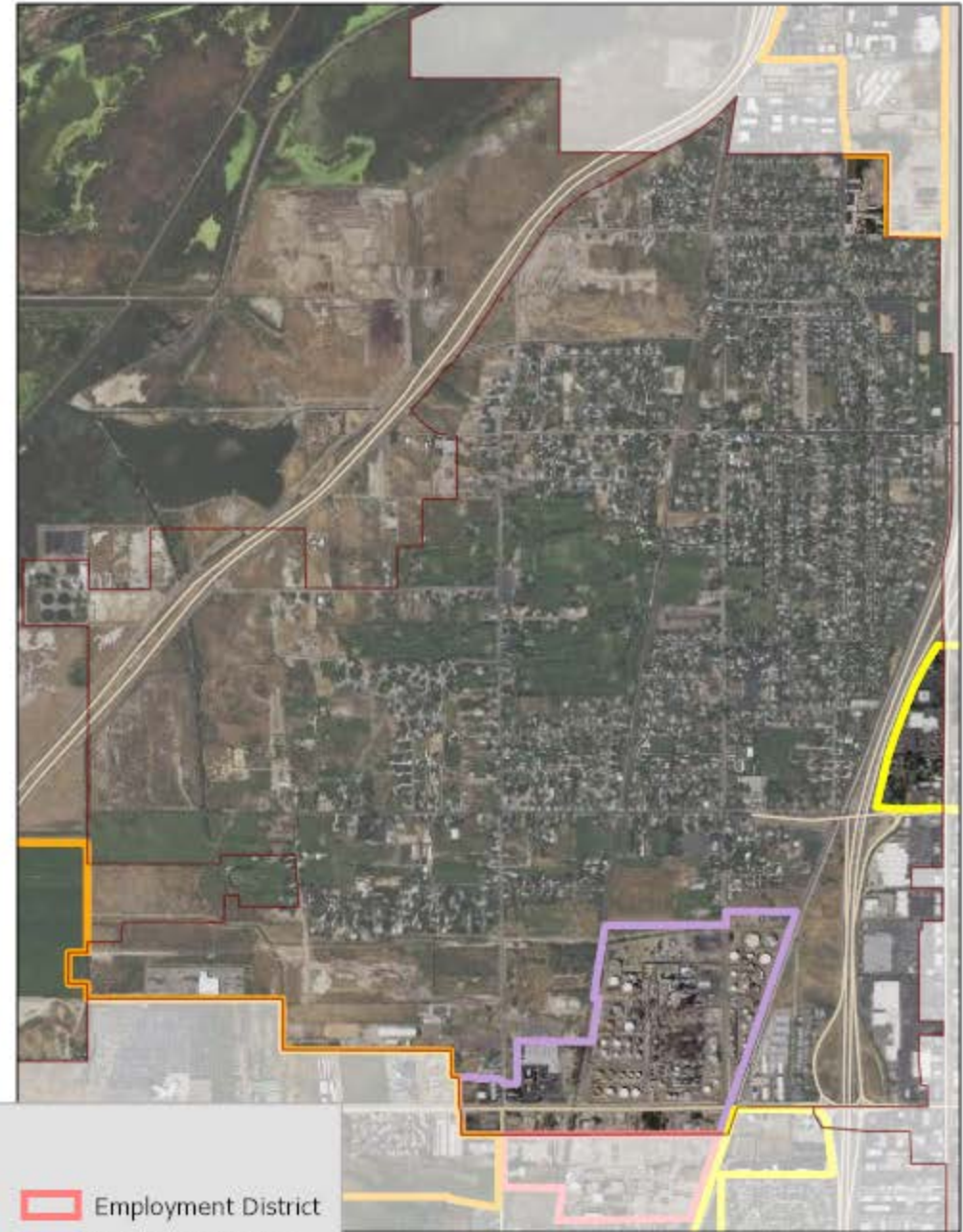
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Washington Terrace

Current Center Boundaries

Refined Center Boundaries

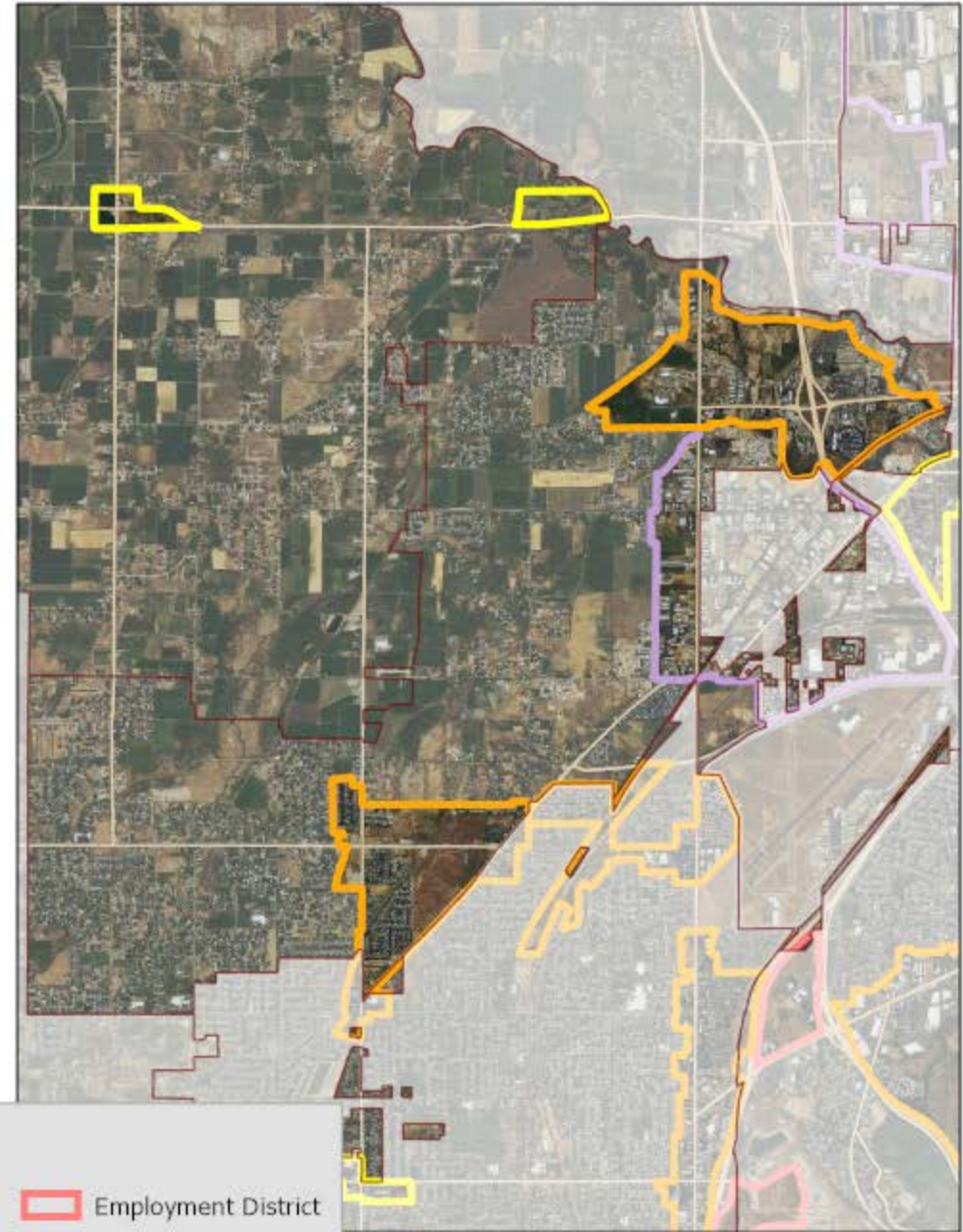
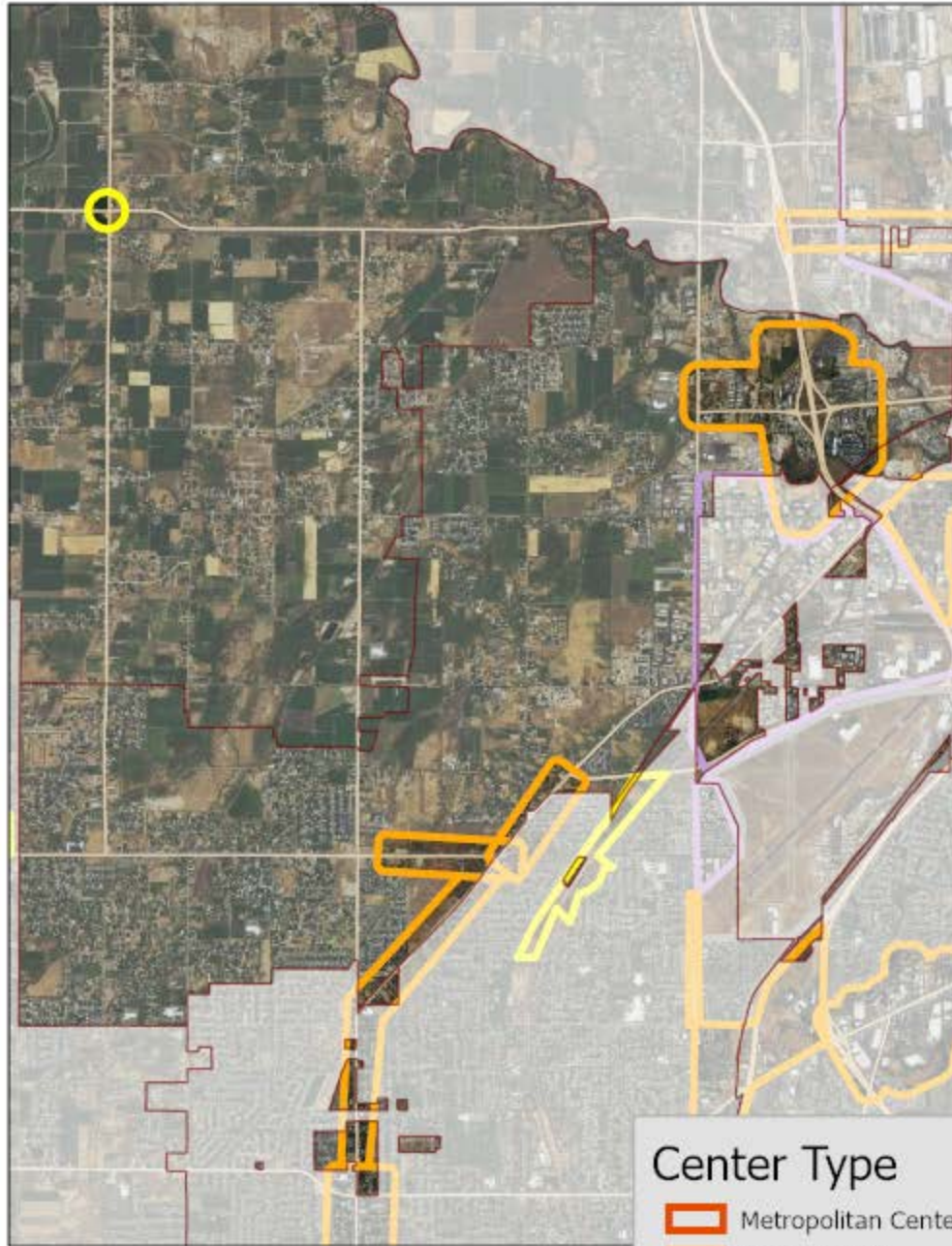


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries









Center Type

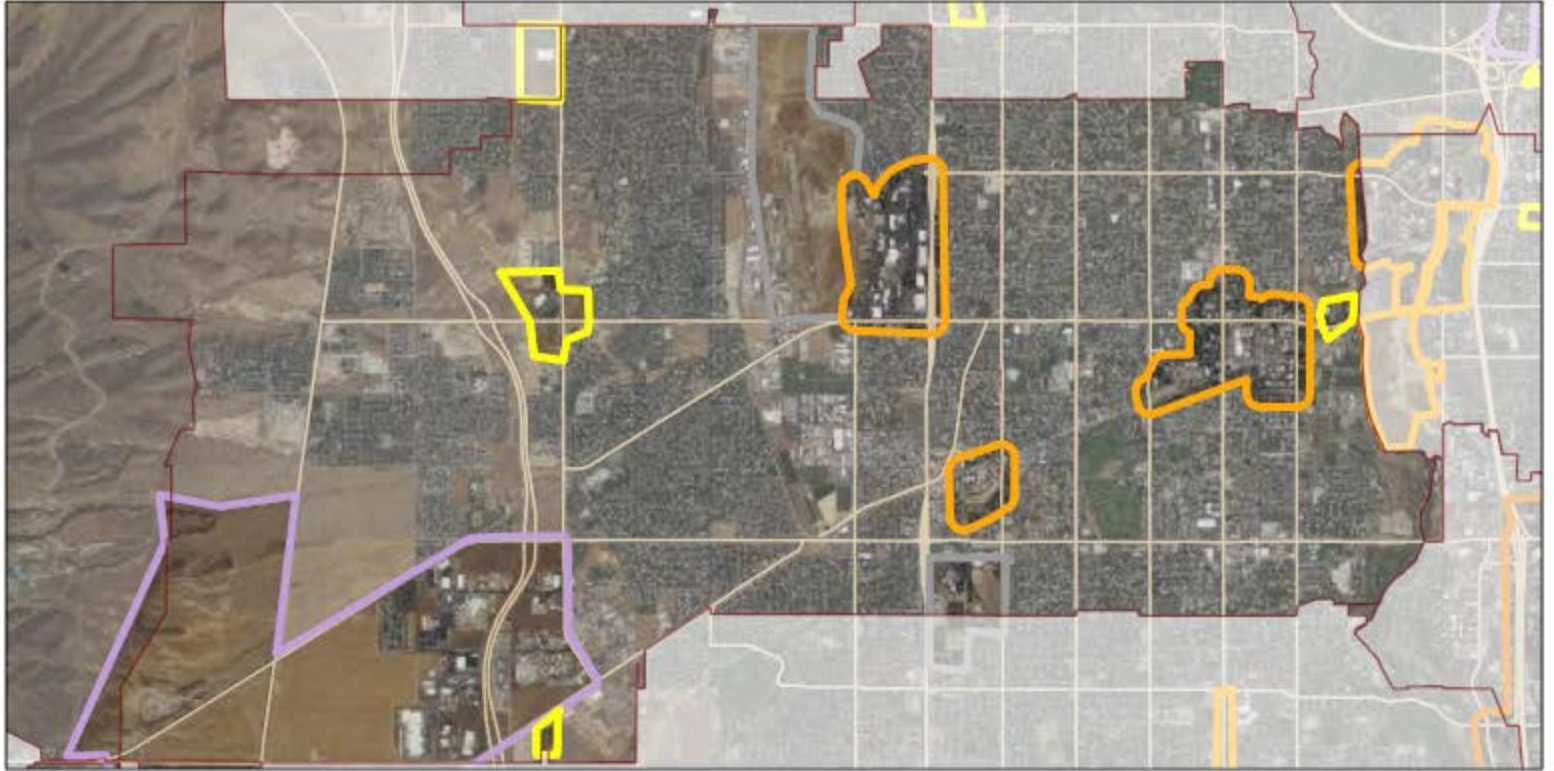
- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

West Haven

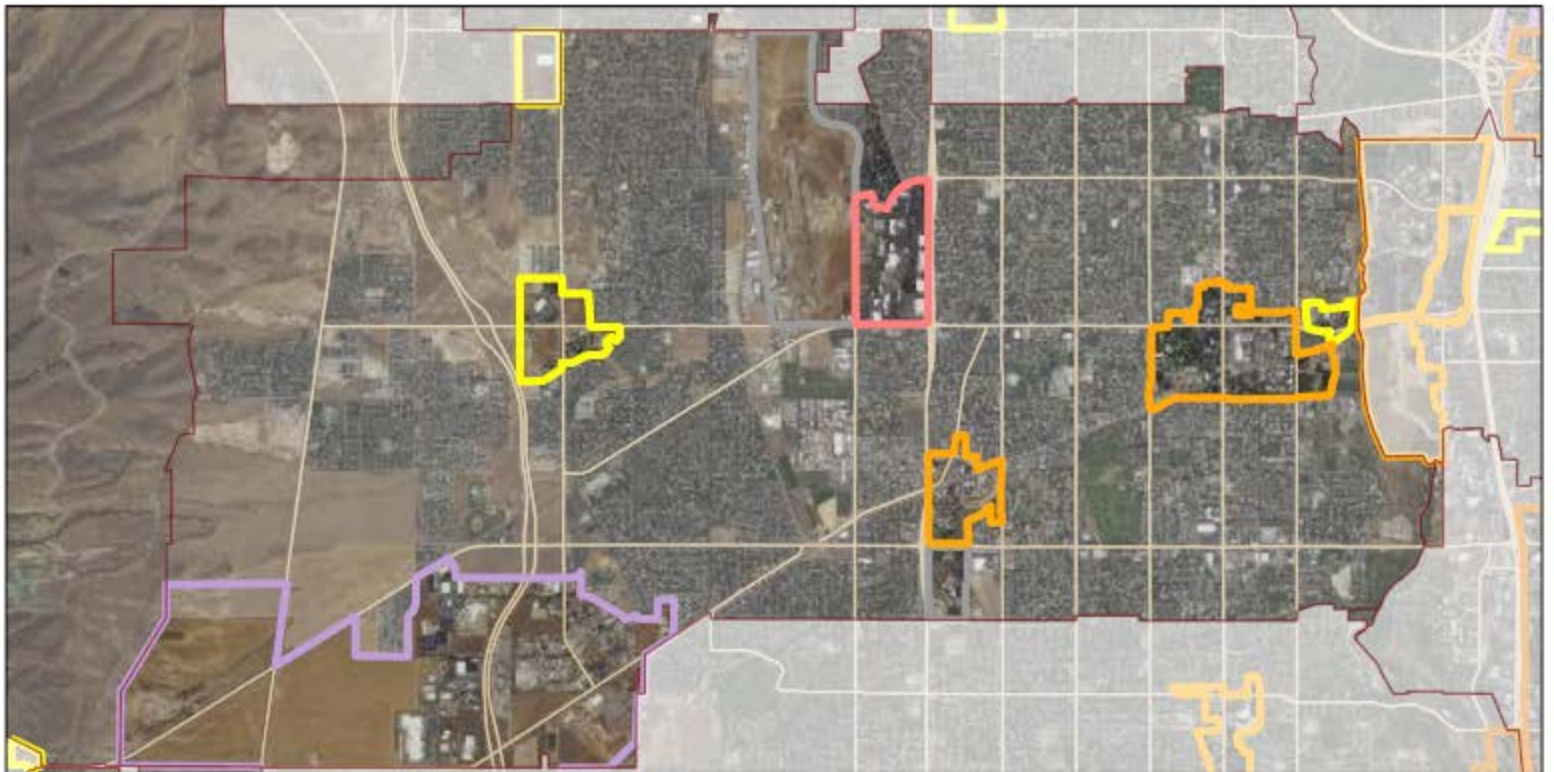
West Jordan

Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |



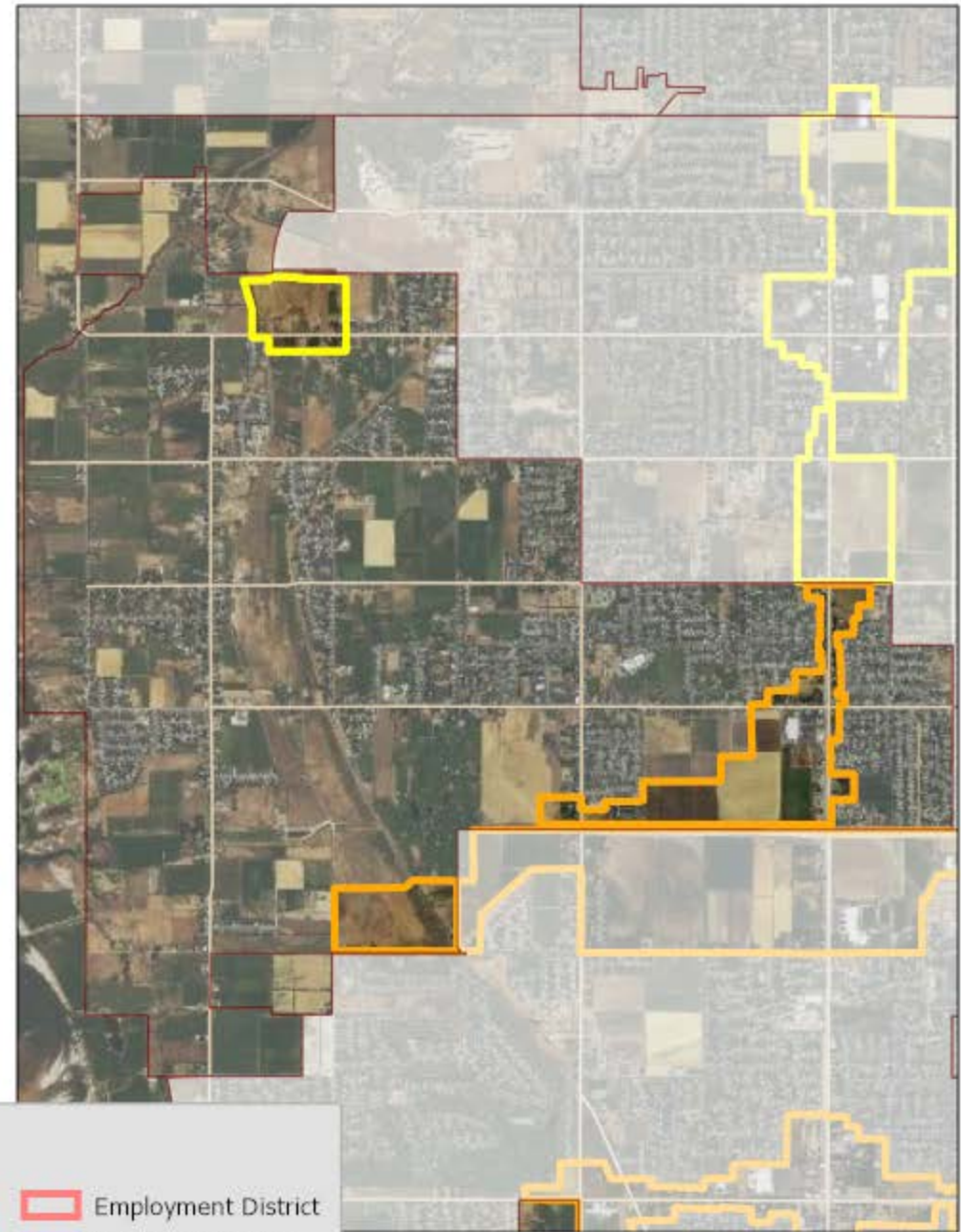
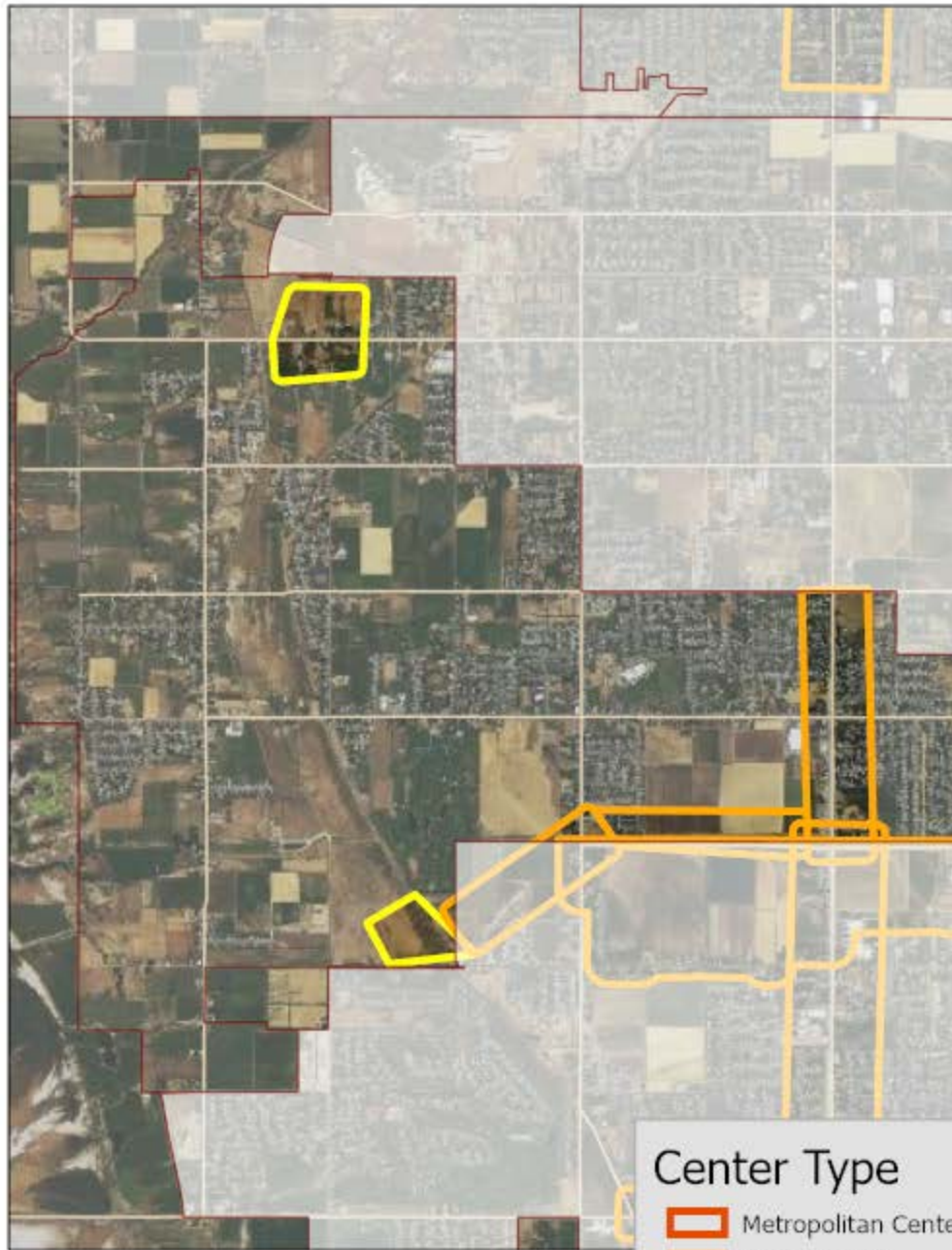
Current Center Boundaries



Refined Center Boundaries

Current Center Boundaries

Refined Center Boundaries



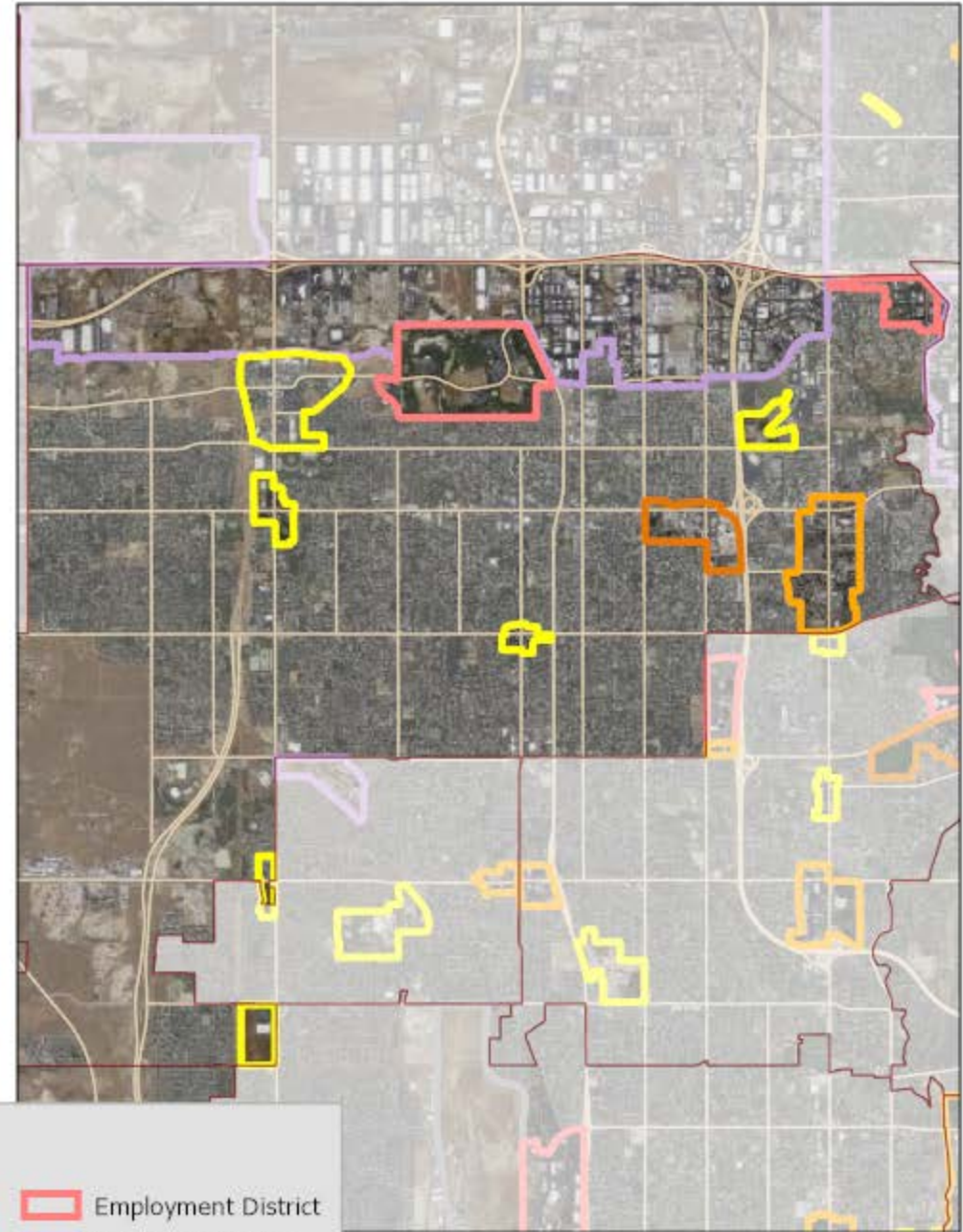
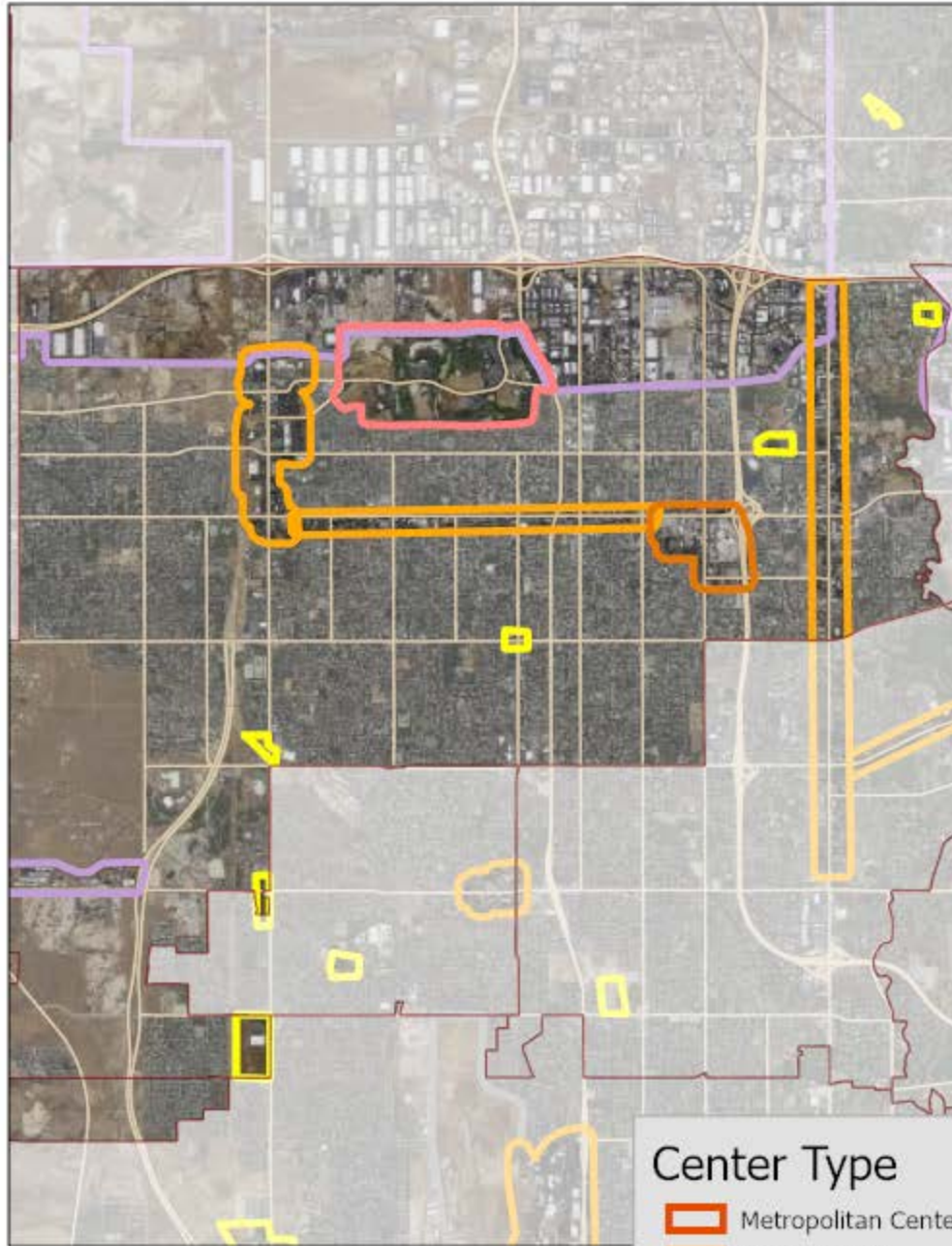
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

West Point

Current Center Boundaries

Refined Center Boundaries

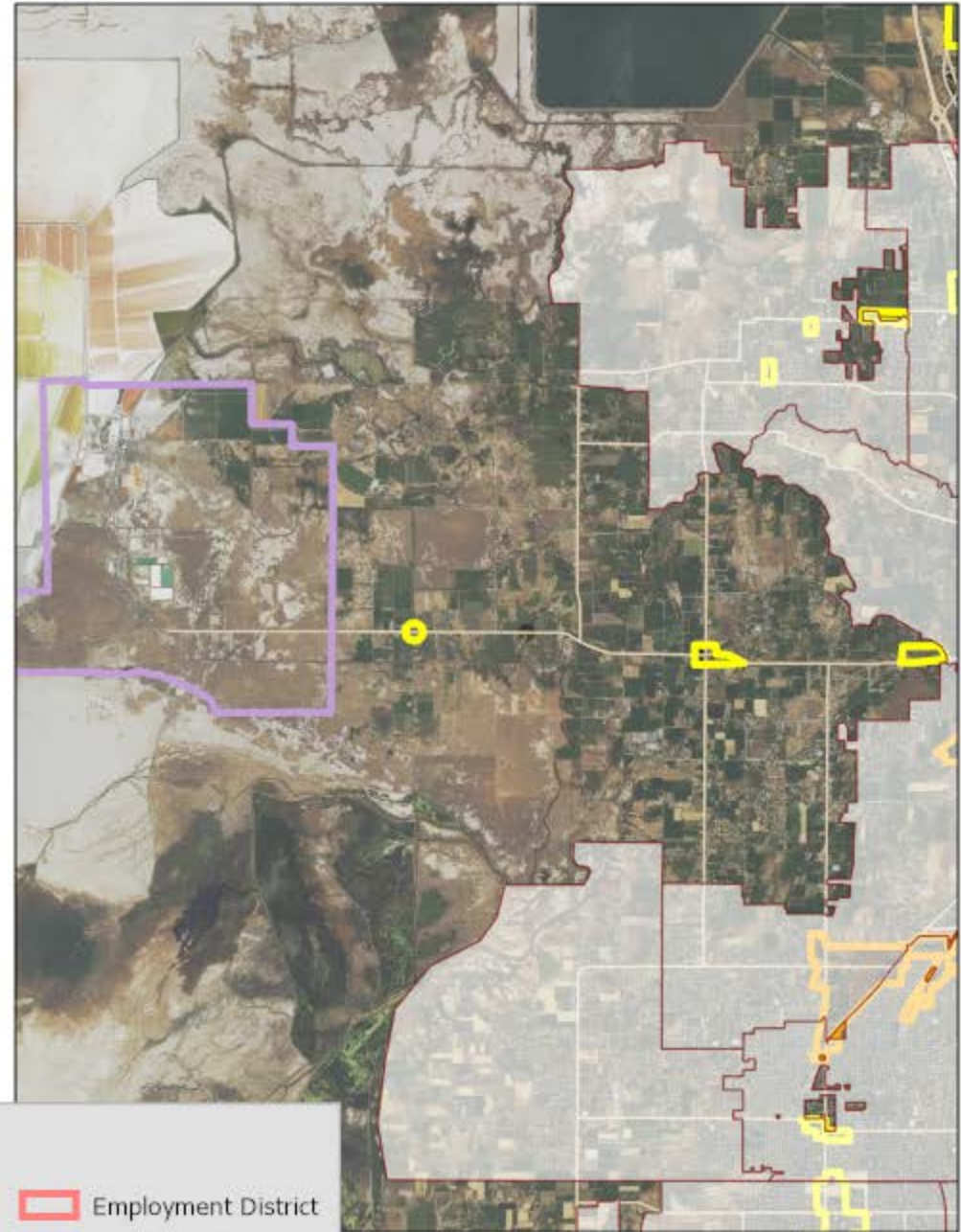
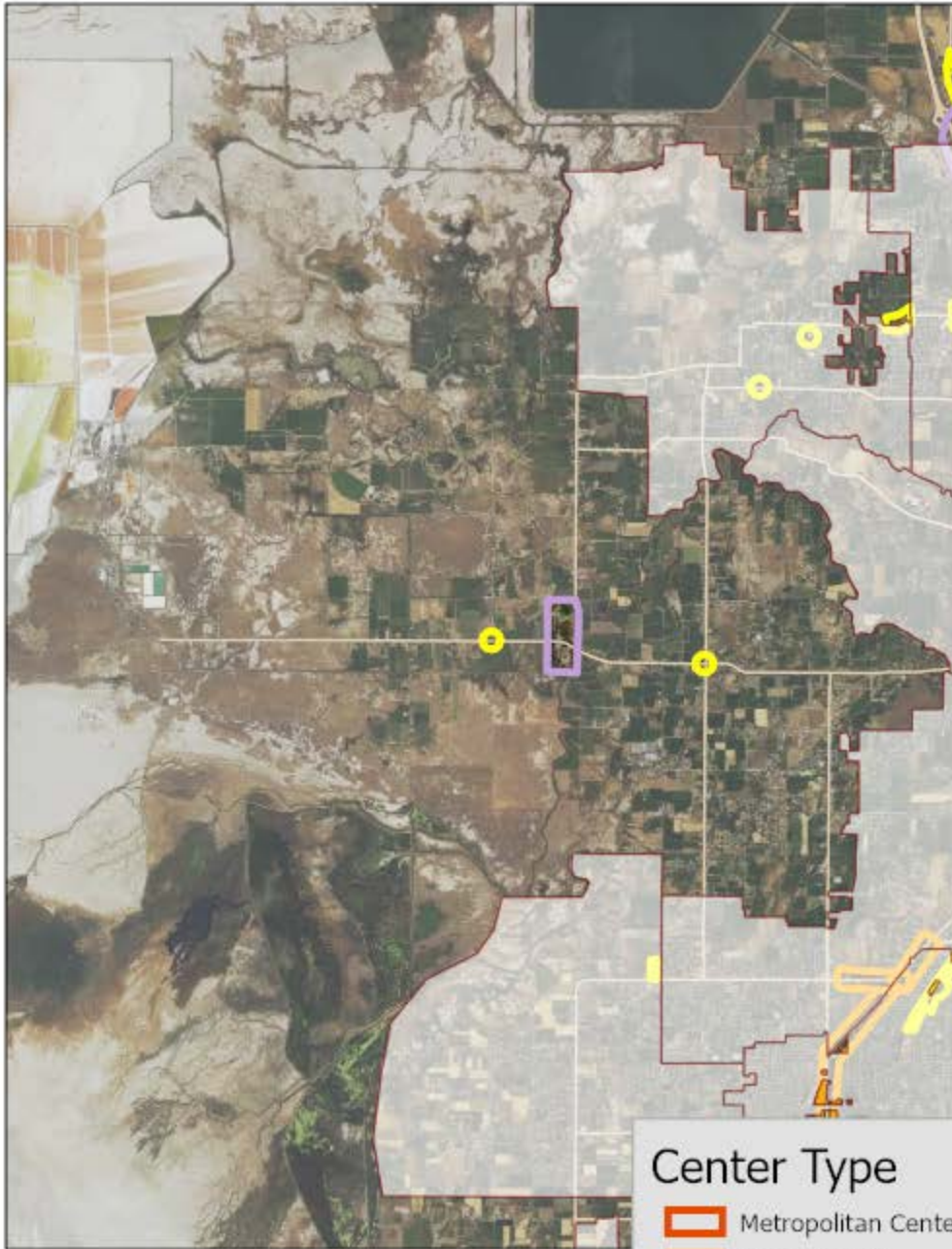


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries

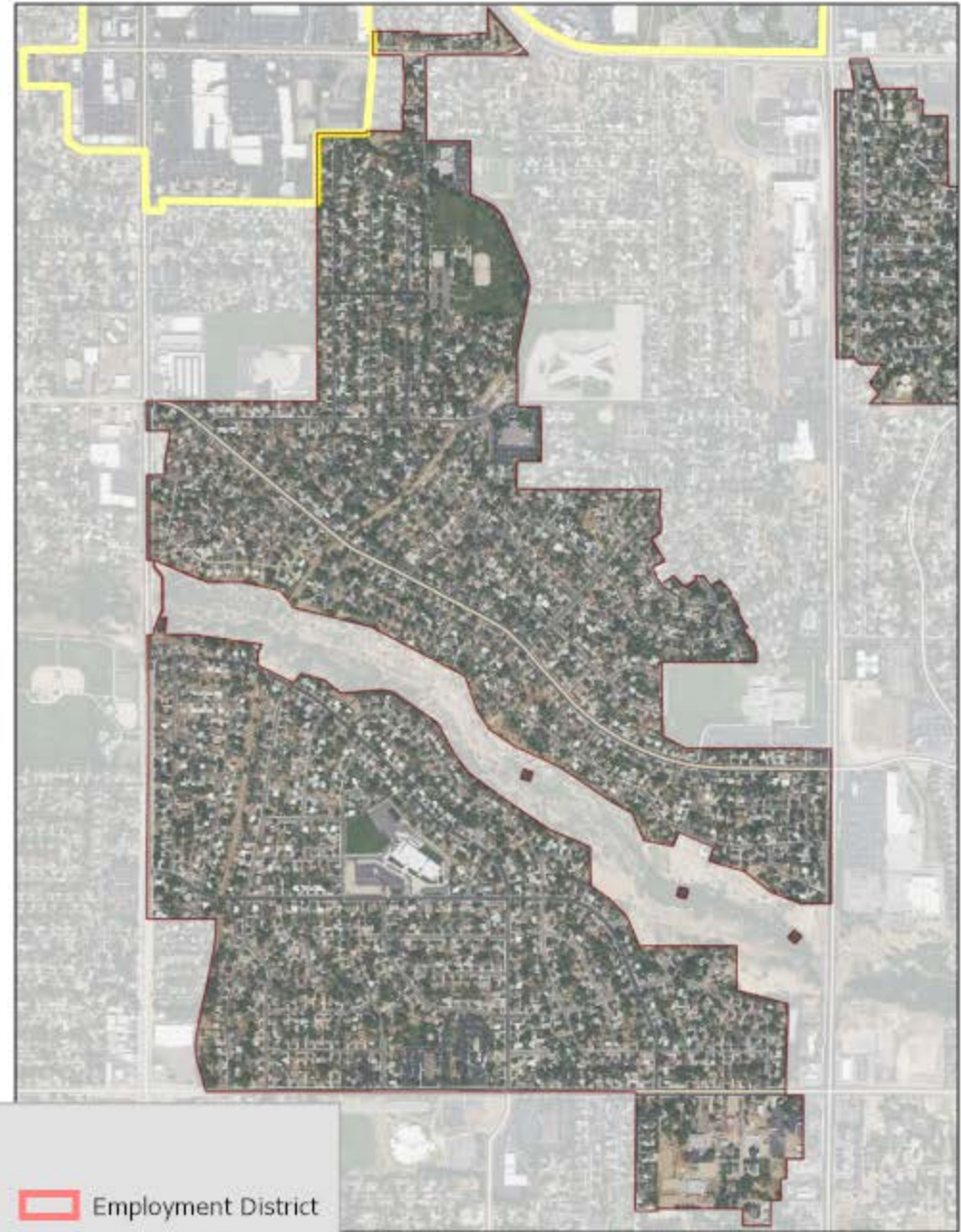
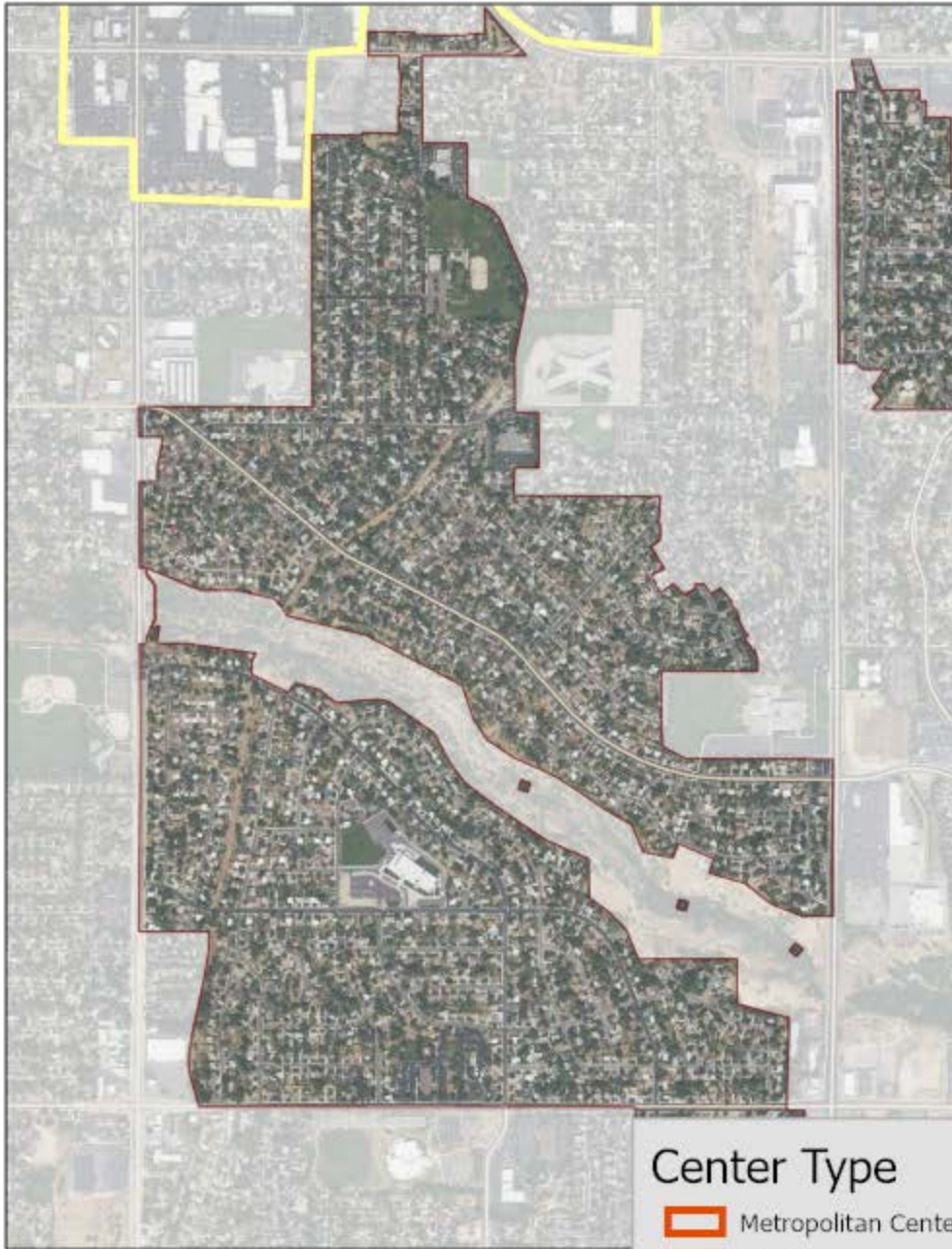


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

White City

Current Center Boundaries

Refined Center Boundaries

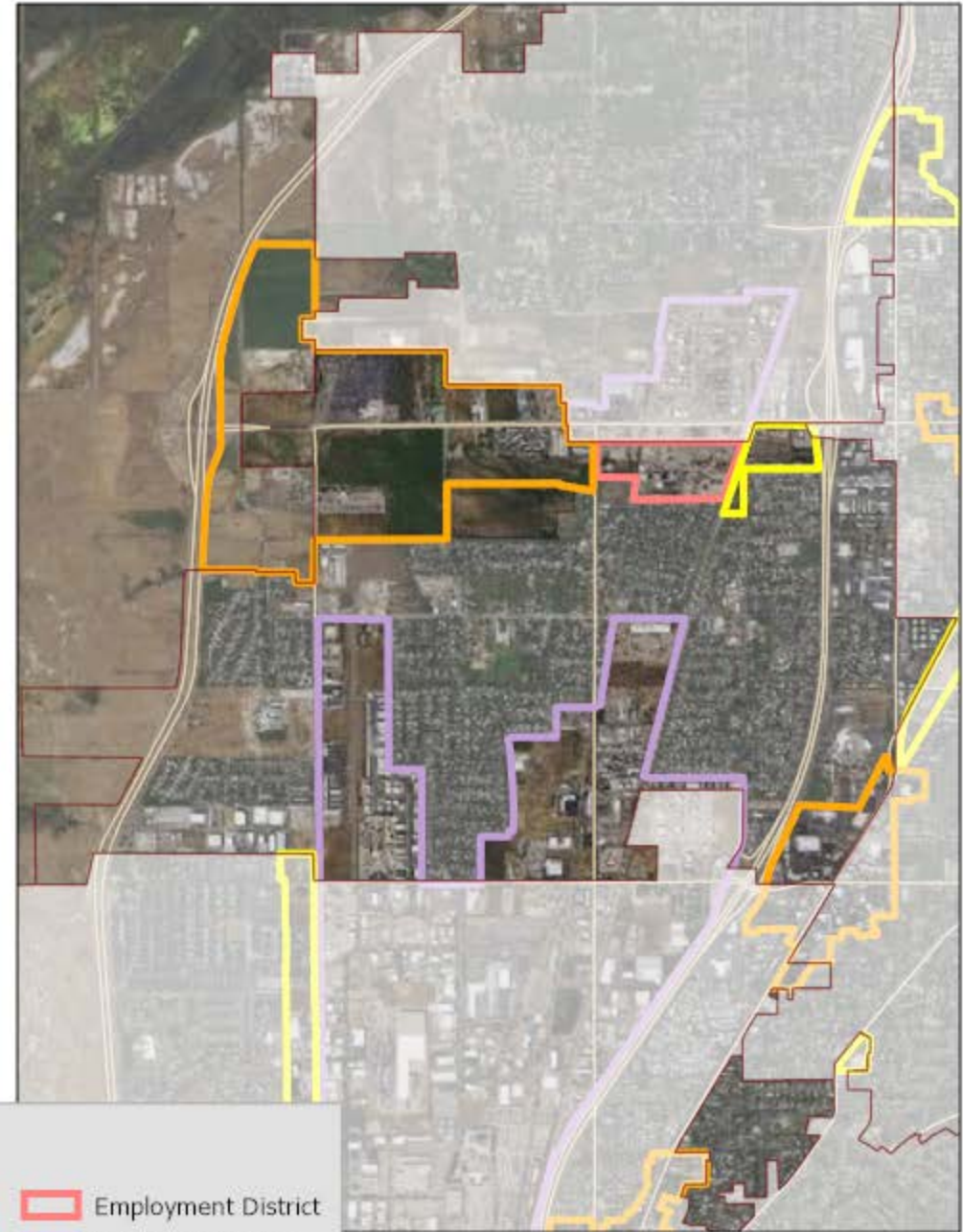
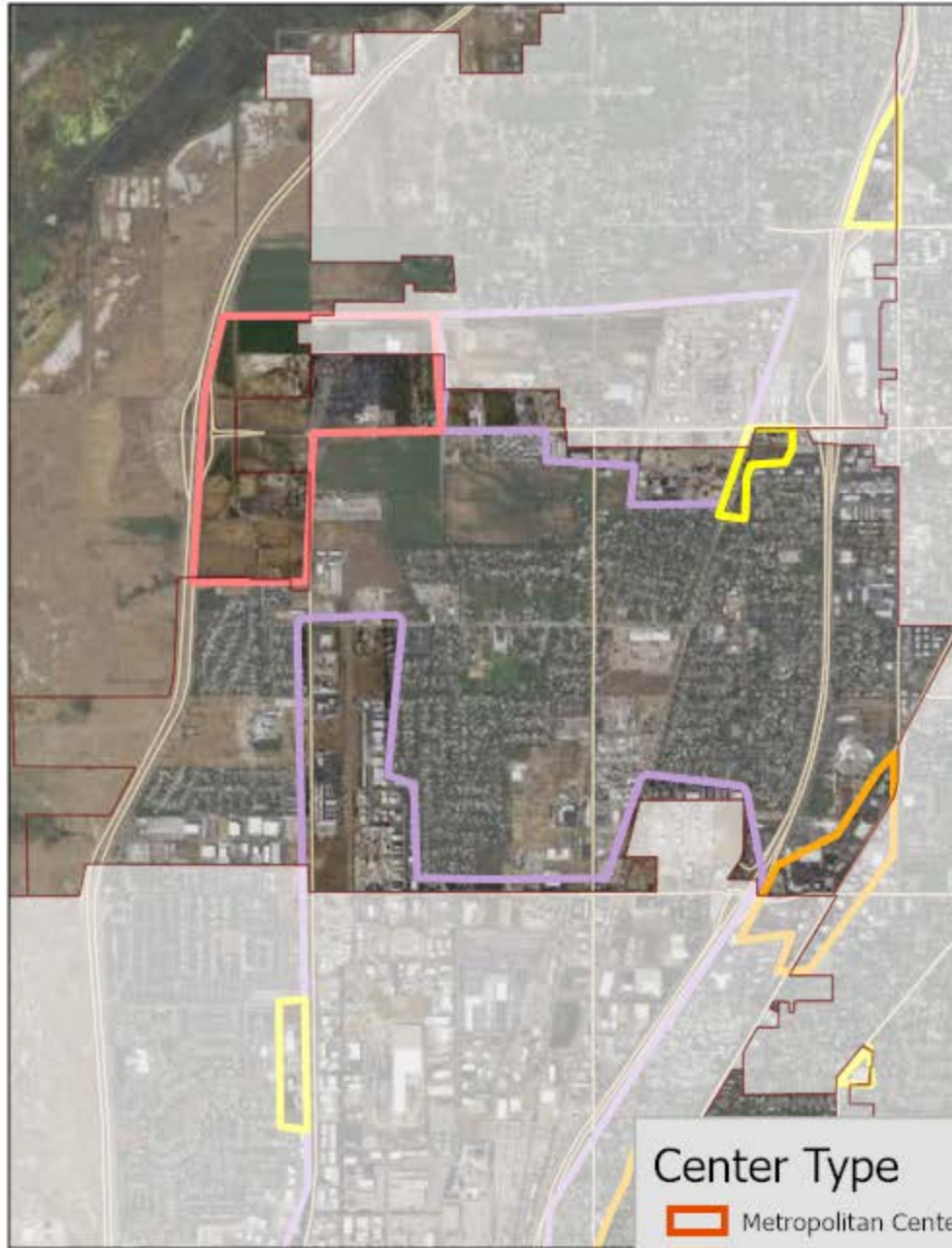


Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Current Center Boundaries

Refined Center Boundaries



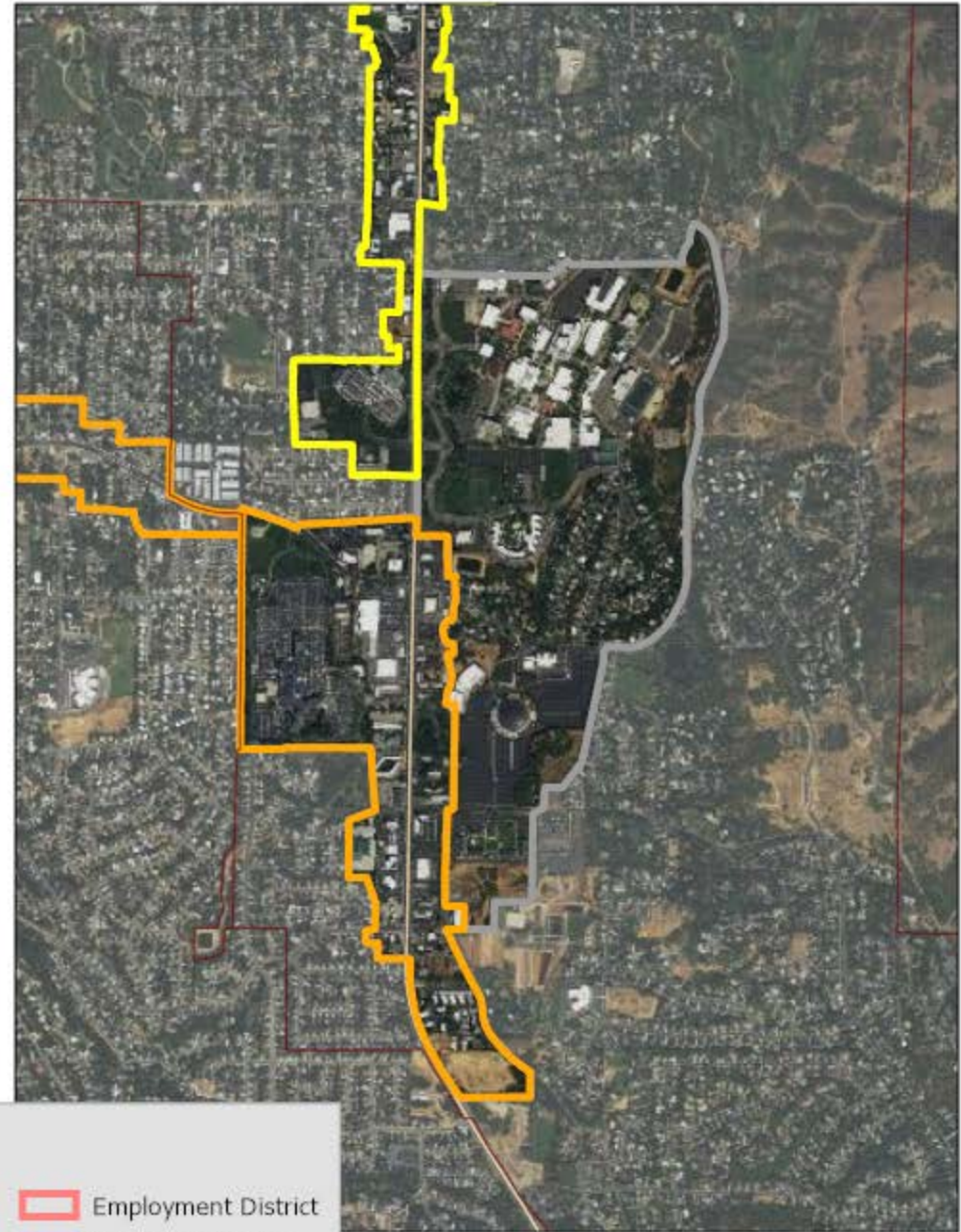
Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |

Woods Cross

Current Center Boundaries

Refined Center Boundaries



Center Type

- | | |
|---|---|
|  Metropolitan Center |  Employment District |
|  Urban Center |  Industrial District |
|  City Center |  Special District |
|  Neighborhood Center | |