



Centers Vary to Fit Their Community



Neighborhood center



Metropolitan center



REAL PROGRESS



NUMBER OF HOMES IN WASATCH CHOICE VISION CENTERS:

2010

74,000

2015

87,000

2020

116,000

2025

150,000

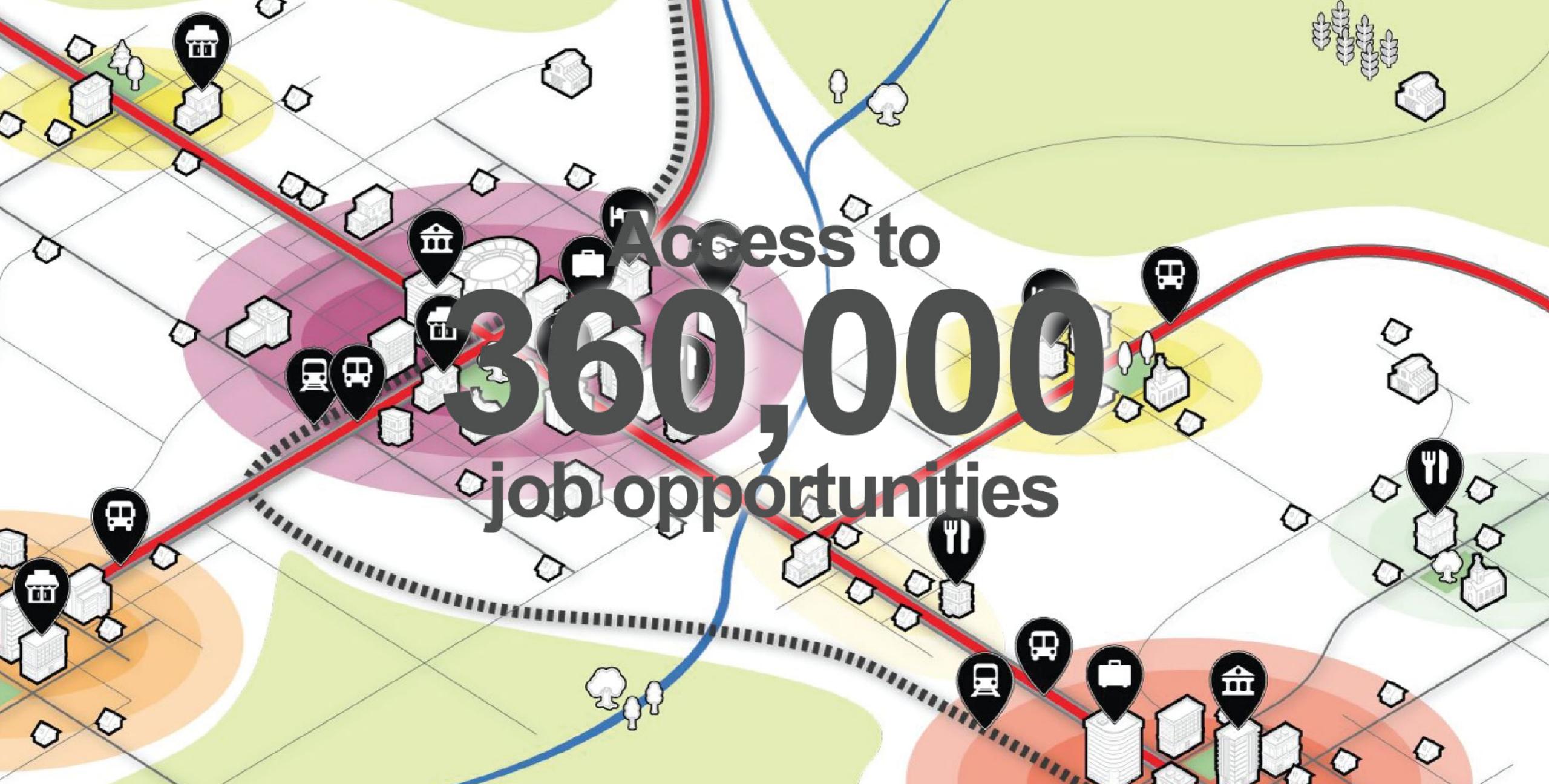


REAL BENEFITS





Access to 360,000 job opportunities



- Rail
- Roads
- Bus Service

A row of icons representing various services and amenities, including a bed, a desk, a chair, a lamp, a television, a car, a bus, and a train.

Wasatch Choice Centers

Other Centers



Avoids
800,000
more miles per day

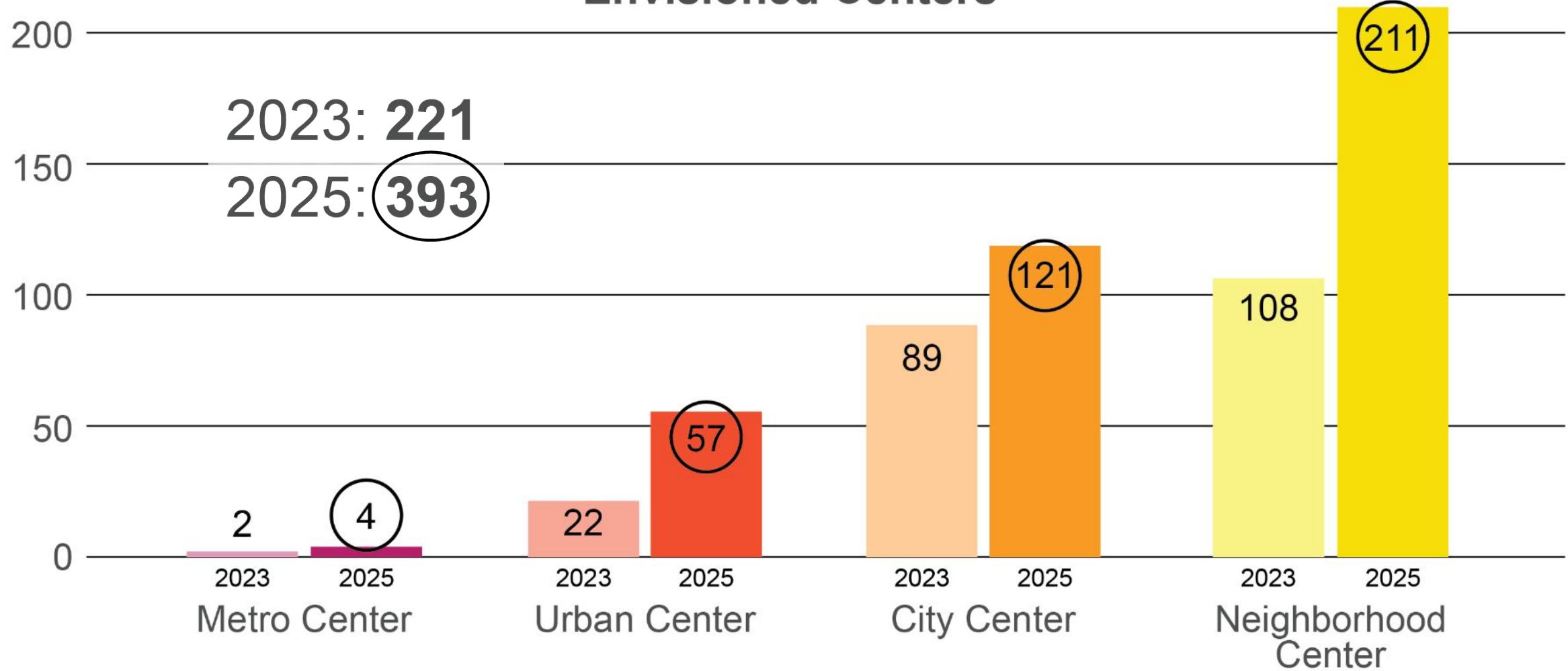


We have
40 square miles
more farmland and open space
because of centers



Centers save
30 million gallons
of water per day

Envisioned Centers



*Across the Wasatch Choice Vision in
WFRC and MAG Areas*



REAL SUPPORT



WASATCH CHOICE
VISION



**CENTERS
WORK!**

WasatchChoice.org



WASATCH CHOICE

VISION

Neighborhood Center



City Center



Urban Center

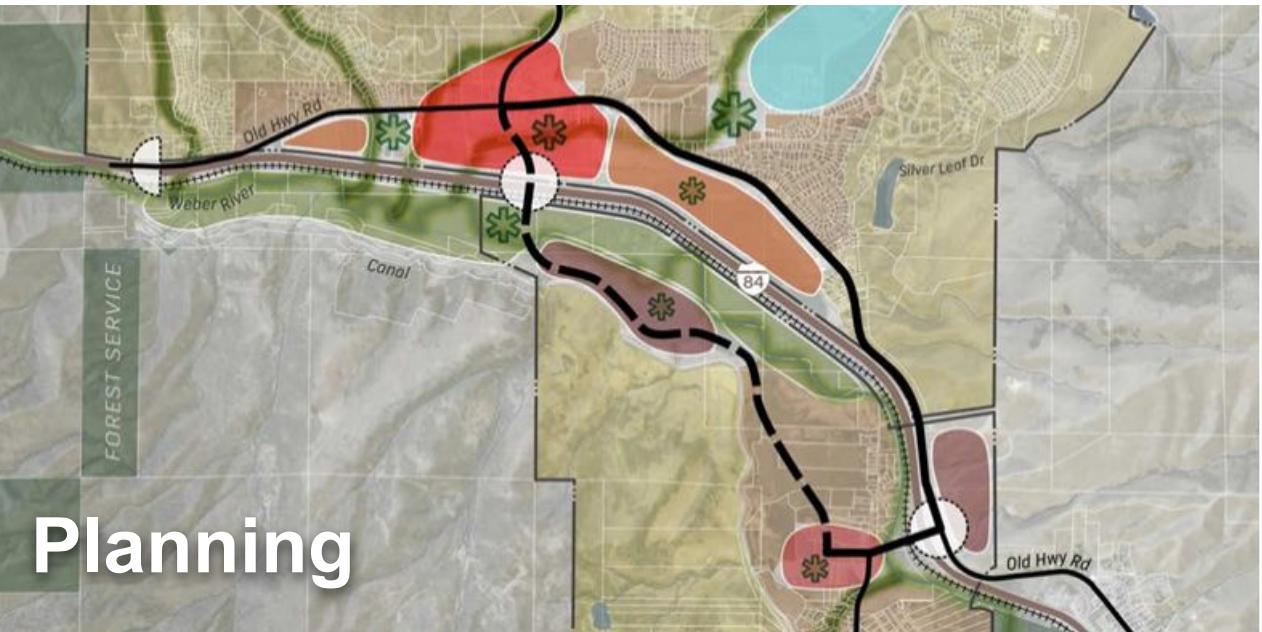


Metro Center



wasatchchoice.org/centers

TECHNICAL ASSISTANCE



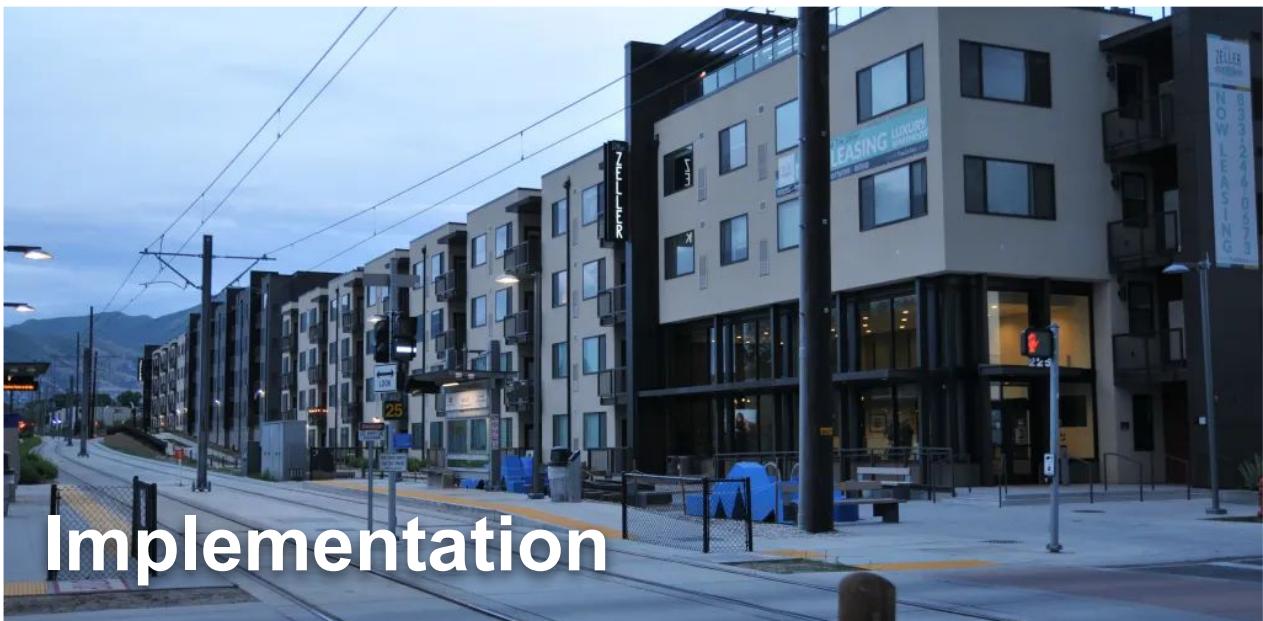
Planning



Design



Ordinances



Implementation

STATION AREA PLANNING, “SAP”

Supporting communities





ENTERS

PANORAMA LIST





Housing Toolkit

Governor Spencer Cox introduces Utah's Missing Middle Housing Toolkit, designed to support Utah communities in addressing their housing needs

Housing?

Learn about the background and history of Missing Middle Housing (MMH) and how the many product types associated with it serve our communities.

[Learn More →](#)

& Home Ownership

Learn about the additional home ownership options that MMH products may accommodate for residents within your community.

[Learn More →](#)



Missing Middle Housing in My Utah Community

Learn the steps to analyze, understand, and implement missing middle housing and how it can benefit your community's citizens.

[Get Started →](#)



Missing Middle Housing Resources & Downloads

Download and access documentation, tools, resources, and additional information about Missing Middle Housing.

[Access Resources →](#)



Contact the Utah Missing Middle Housing Toolkit Team

Connect with the Utah MMH Toolkit Team to learn more about MMH, engage in activities, and provide feedback to improve the toolkit.

[Connect →](#)

Utah MMH Toolkit Basics and Background

Follow us online



Land Use Academy of Utah

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Contact

160 E 300 S
Salt Lake City, UT 84111
Email: [Contact Us](#)
Phone: (801) 530-6391

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STATION AREA PLANNING

ACTION: Murray - Meadowbrook TRAX & East Atherton MVX

ACTION: Riverton - Draper FrontRunner

ACTION: South Salt Lake - Central Pointe TRAX & South Salt Lake S-Line

ACTION: West Valley - 4 Green Line TRAX stations

ACTION: Woods Cross - Woods Cross FrontRunner

ACTION: Draper - Draper FrontRunner, Kimballs Lane & Crescent View
TRAX

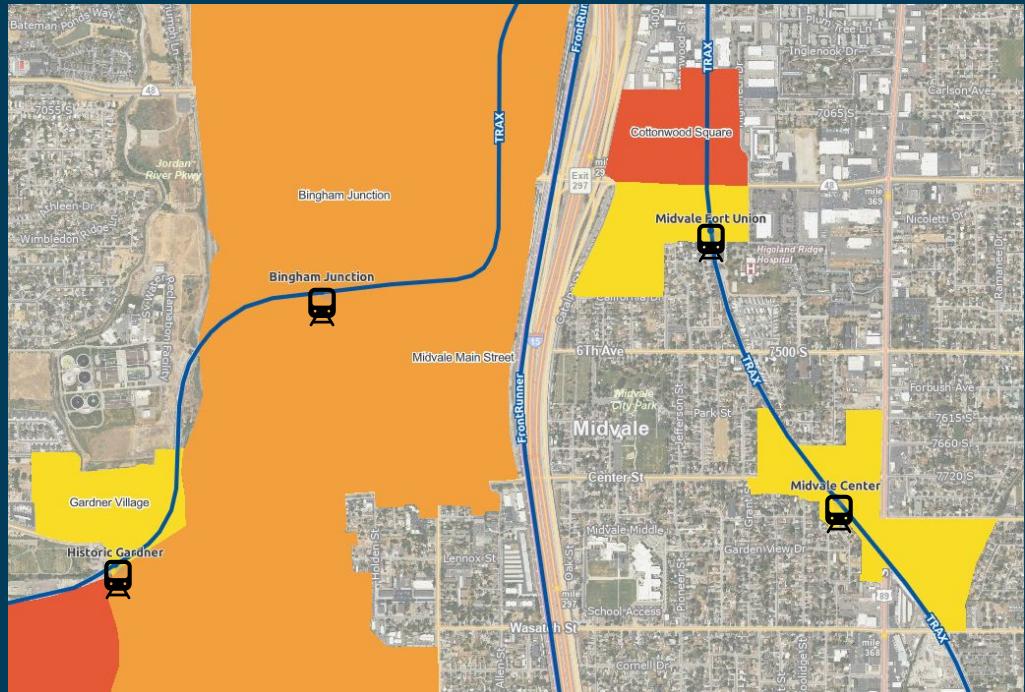
Regional Growth Committee | October 16th, 2025

Byron Head, Community Planner



STATION AREAS ARE CENTERS!

- Most stations are in Wasatch Choice centers
- Strategically located
- The hearts of our communities



STATION AREA PLANNING, “SAP”



**½ mile around
Rail stations**



**¼ mile around
BRT stations**



STATION AREA PLANNING, “SAP”

Objectives

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

Required Components

- Vision, map, engagement, **implementation plan**

10-9a-403.1(2)(b)(ii) - Resolutions of Impracticability

For example:

- Existing developments or entitlements
- Environmental limitations
- Land ownership

10-9a-403.1(2)(b)(i) - Prior Actions

- HB462 allows for cities to adopt a resolution finding the objectives of station area planning have been substantially pro

**STILL RELEVANT TO MAKING
MEANINGFUL PROGRESS**

- A
- Approved land use applications
- Approved agreements or financing
- Investments made

SAP PROGRESS TO DATE

Of the 127 station areas*

7

Stations where
station area planning
has not begun

16

Stations with
planning that
pre-dates HB462

32

SAPs being
prepared for
adoption

14

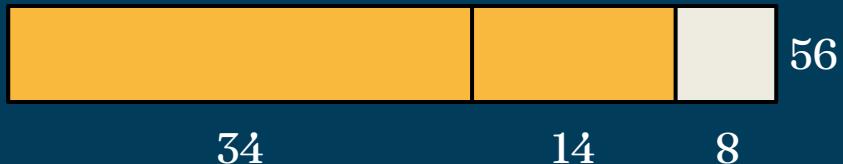
SAPs submitted for
certification

58

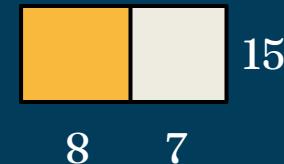
SAPs certified by
MPO

2025 Deadline

WFRC



MAG



- Those remaining?
 - In-progress or recently adopted
 - Bountiful (1), Millcreek (1), Murray (1), Ogden (4), & South Salt Lake (1)
- Those remaining?
 - In-progress
 - American Fork (1), Orem (4), Vineyard (2)

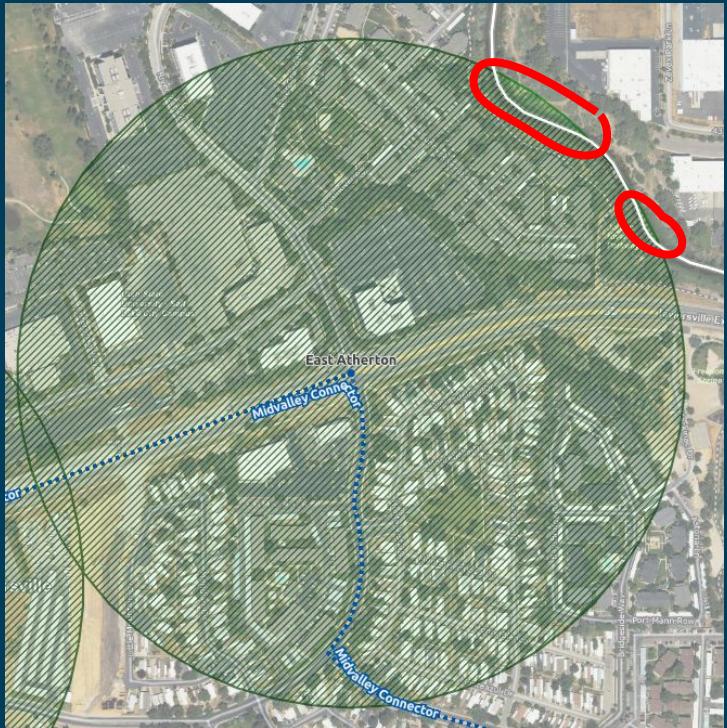


**Adopted plans would now support
75,600 new homes
across the Wasatch Front**

Resolutions of Impracticability

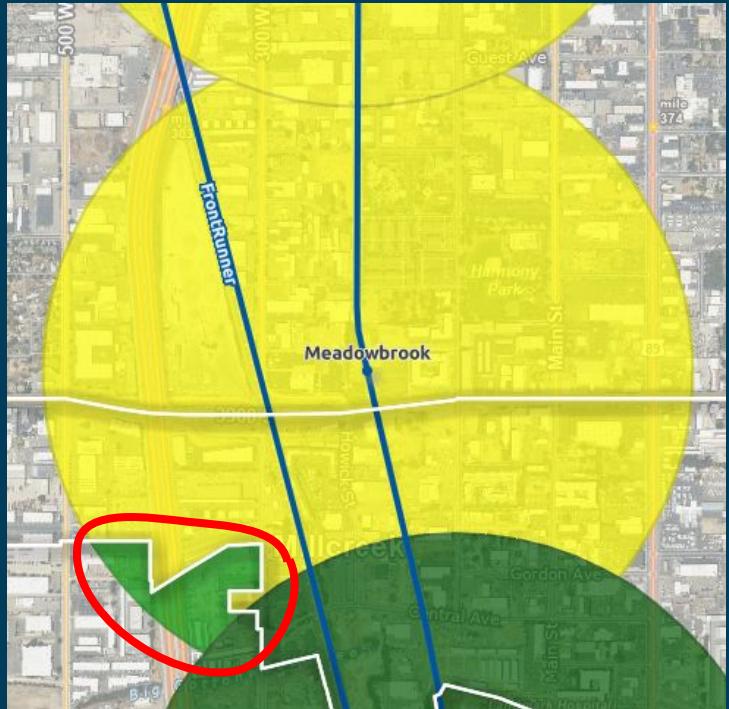
Murray - East Atherton MVX

- Cut off from MVX station by Jordan River
- Within Jordan River stream corridor



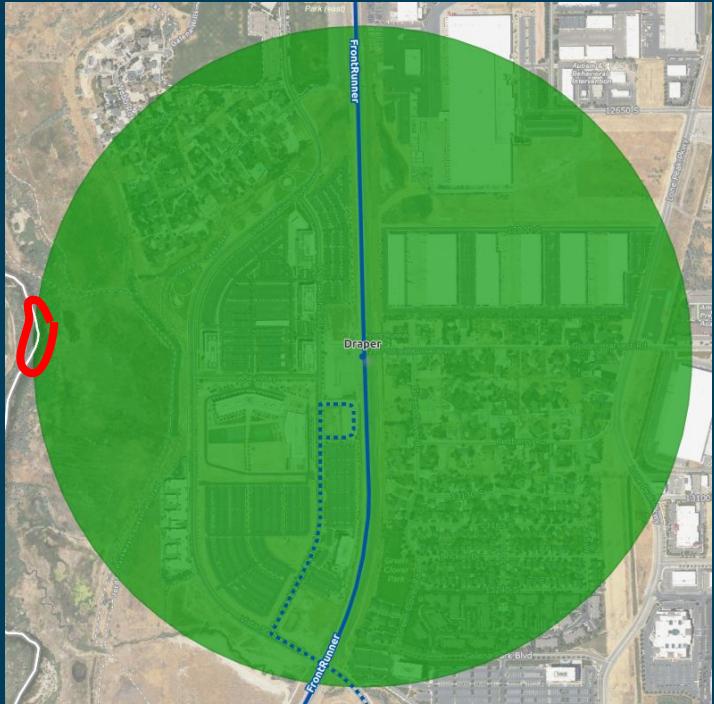
Murray - Meadowbrook TRAX

- Cut off from TRAX station by FrontRunner & Union Pacific tracks
- Bisected by I-15
- Existing business with no plans for redevelopment



Riverton - Draper FrontRunner

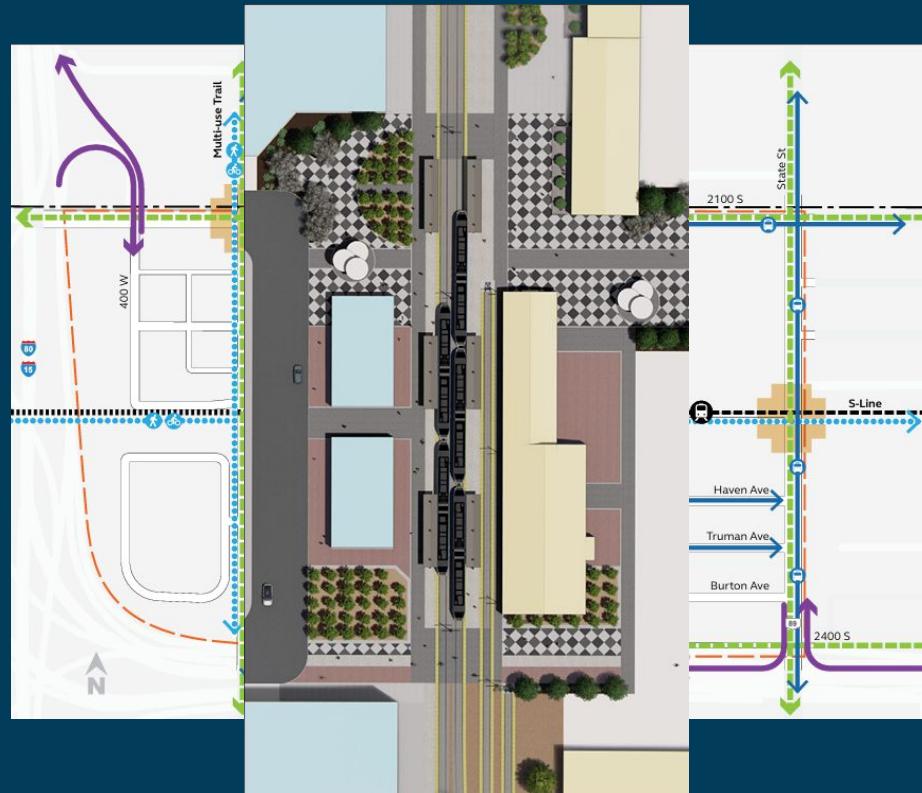
- Cut off from station by Jordan River
- Within Jordan River stream corridor



New Station Area Plans

South Salt Lake - Central Pointe TRAX/S-Line, South Salt Lake City S-Line

- ~5,130 new homes between both stations (approved HTRZ)
 - 640 homes for 80% AMI or lower
- New bike/ped crossing of TRAX at Central Pointe station
- Redesign/consolidation of TRAX & S-Line stations @ Central Pointe



West Valley City - River Trail, Redwood Junction, & Decker Lake TRAX

- ~1,380 new homes between 3 station areas
- Bridge over Jordan River into SSL
- Potential redevelopment of Redwood Elementary School
- Infill on existing Maverik Center parking



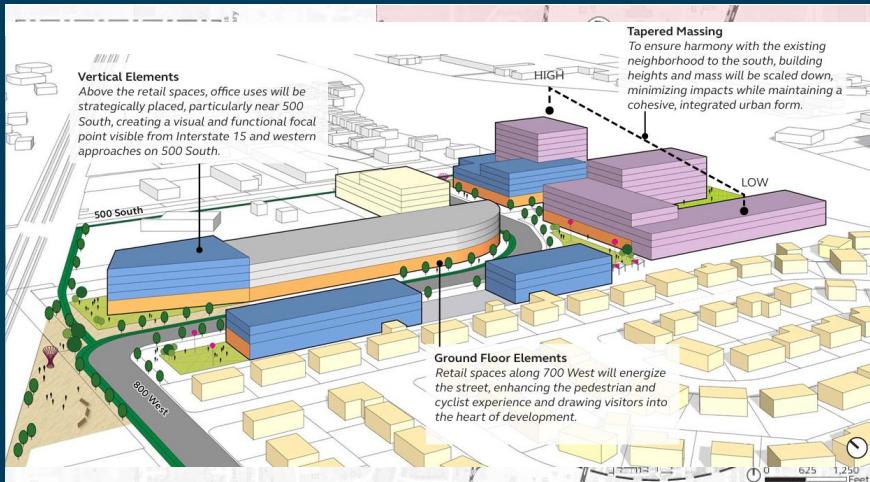
West Valley City - West Valley Central TRAX

- Seeking Prior Actions certification
 - City Center Vision (2004) -> Fairbourne Station Vision (2012)
 - Rezoned 43 acres to City Center zone; purchased 80 parcels
 - Constructed new roads & reconstructed old
 - **Approved 1,045 homes**



Woods Cross - Woods Cross FrontRunner

- ~1,290 new homes
- Holly Refinery blast radius
- Bike/ped bridge over tracks
- Connectivity to greenfield area to west along 500 S
- Non-residential redevelopment of UTA lot



Draper - Draper FrontRunner, Crescent View & Kimballs Lane TRAX

- ~3,160 new homes between all 3 station areas
- Incorporates new tech high school in FrontRunner area
- Bike/ped bridge over FrontRunner & UP tracks
- Mixed use infill around TRAX stations



Item 4: Station Area Planning

Suggested Motion

“I move to recommend certification of the Resolutions of Impracticability, Station Area Plans, and Resolutions of Prior Actions presented today for the cities of Murray, Riverton, Draper, South Salt Lake, West Valley City, and Woods Cross to the Wasatch Front Regional Council.”

STATION AREA PLANNING, “SAP”

Required Components

- Vision
- Map (rail: $\frac{1}{2}$ mile radius, or BRT: $\frac{1}{4}$ mile radius)
- 5-Year Implementation Plan
- Statement describing how 4 objectives are met
- Public / Stakeholder Engagement

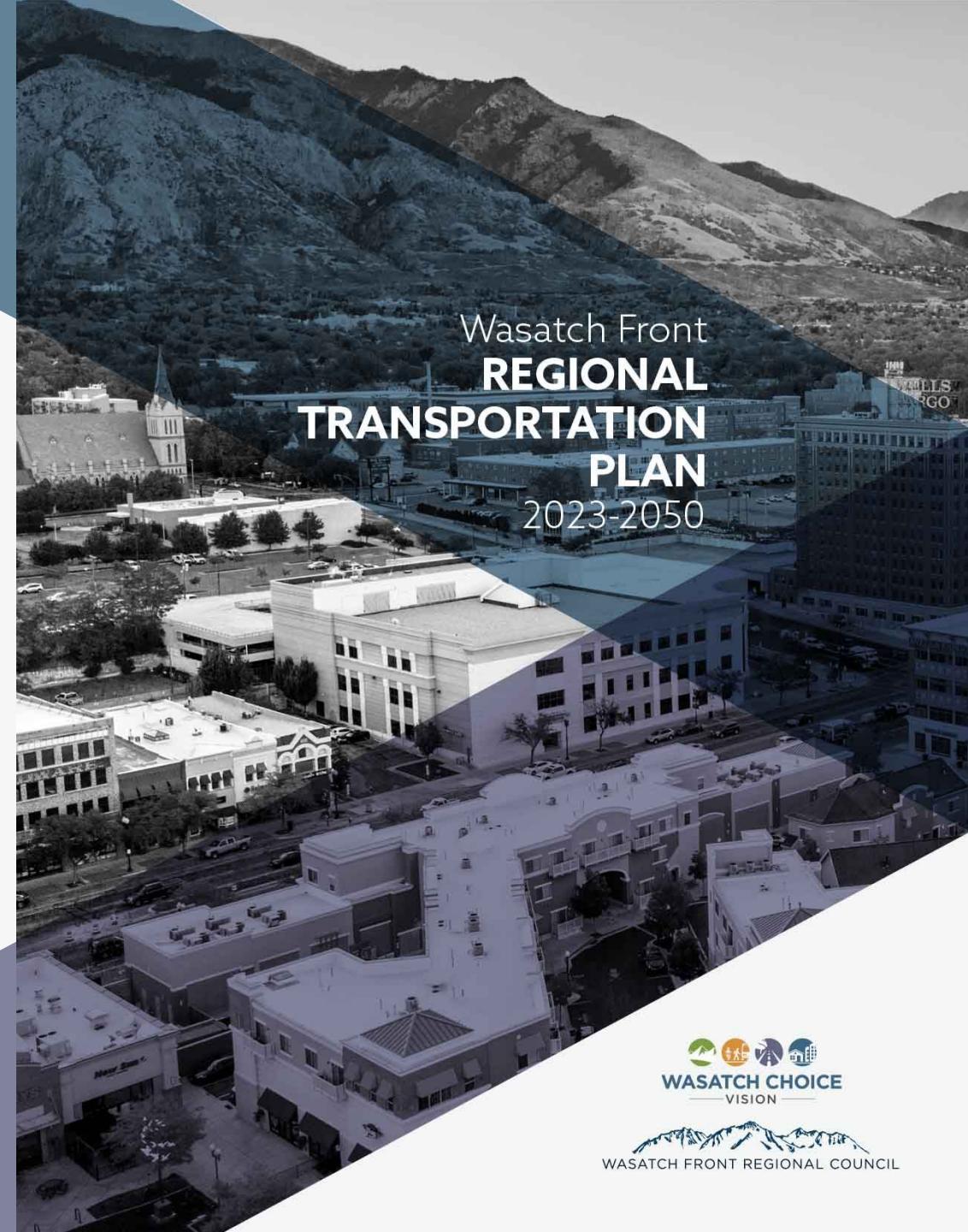
10-9a-403.1(2)(b)(ii) - Resolutions of

Impracticability

- HB462 allows for cities to adopt a resolution stating the conditions that exist to make fulfilling the requirements of station area planning “impracticable”
 - Existing developments or entitlements
 - Environmental limitations
 - Land ownership
 - Other similar conditions

Draft Amendment #4 to the 2023-2050 RTP and Draft Air Quality Conformity Memorandum 43

Regional Growth Committee
October 16, 2025



RTP Amendment Process Overview

Periodic adjustments are needed between adoption cycles

WFRC's RTP amendment process:

- Consultation with project applicants, Interagency Consultation Team, and FHWA
- Review financial constraints
- Modeling and air quality conformity
- Public review and input

Amendment Timeline

MEETING DATE	LEVEL 3
July 30 Regional Growth Committee Technical Advisory Committees	RGC TAC review and recommendation to RGC
August 21 Regional Growth Committee	RGC review and release for 30-day public comment
August / September County Councils of Government	Inform respective County Council of Governments (COGs)
August 22 - September 22 Comment Period	Public Comment Period
October 16 Regional Growth Committee	RGC review comments and recommendation to WFRC
October 23 Wasatch Front Regional Council	WFRC review comments and approval

Legacy Parkway Widening - Davis County

Level 3 Request // UDOT

SCOPE

Project R-D-50 is 13.3 miles from I-15/US-89 in Farmington to I-215 in North Salt Lake. This amendment will move the project from Phase 2 to Phase 1 Need and Phase 3 to Phase 1 Fiscal Constraint, update the cost, and change HOT lanes to general purpose lanes.

COST (2023)

\$65,000,000

FUNDING SOURCES

Project funding will be tied to programmed Transportation Investment Funds (TIF) associated with the I-15 Farmington to Salt Lake City reconstruction/widening project.

BENEFITS

Moving project to Phase 1 would allow for:

- Better traffic flow during I-15 construction
- Nine to 12 months shorter construction time,
- Cost savings of roughly \$200 million, and
- Safer working environment for those building the I-15 project

Provides an alternate route to I-15 through southern Davis County.

Provides a more direct route to the Salt Lake City International Airport and western Salt Lake County.



I-15 Widening - Box Elder County

Level 3 Request // UDOT

SCOPE

Project R-B-1 is 5.4 miles from 3000 North to US-91 in Box Elder County. This amendment will move the project from Needs Phase 2 to Phase 1 and Fiscal Constraint Unfunded to Phase 1.

This project would replace the need for the I-15 Operational/Passing Lanes project, R-B-17, that is currently in Fiscal Constraint Phase 1.

COST (2023)

\$83,200,000

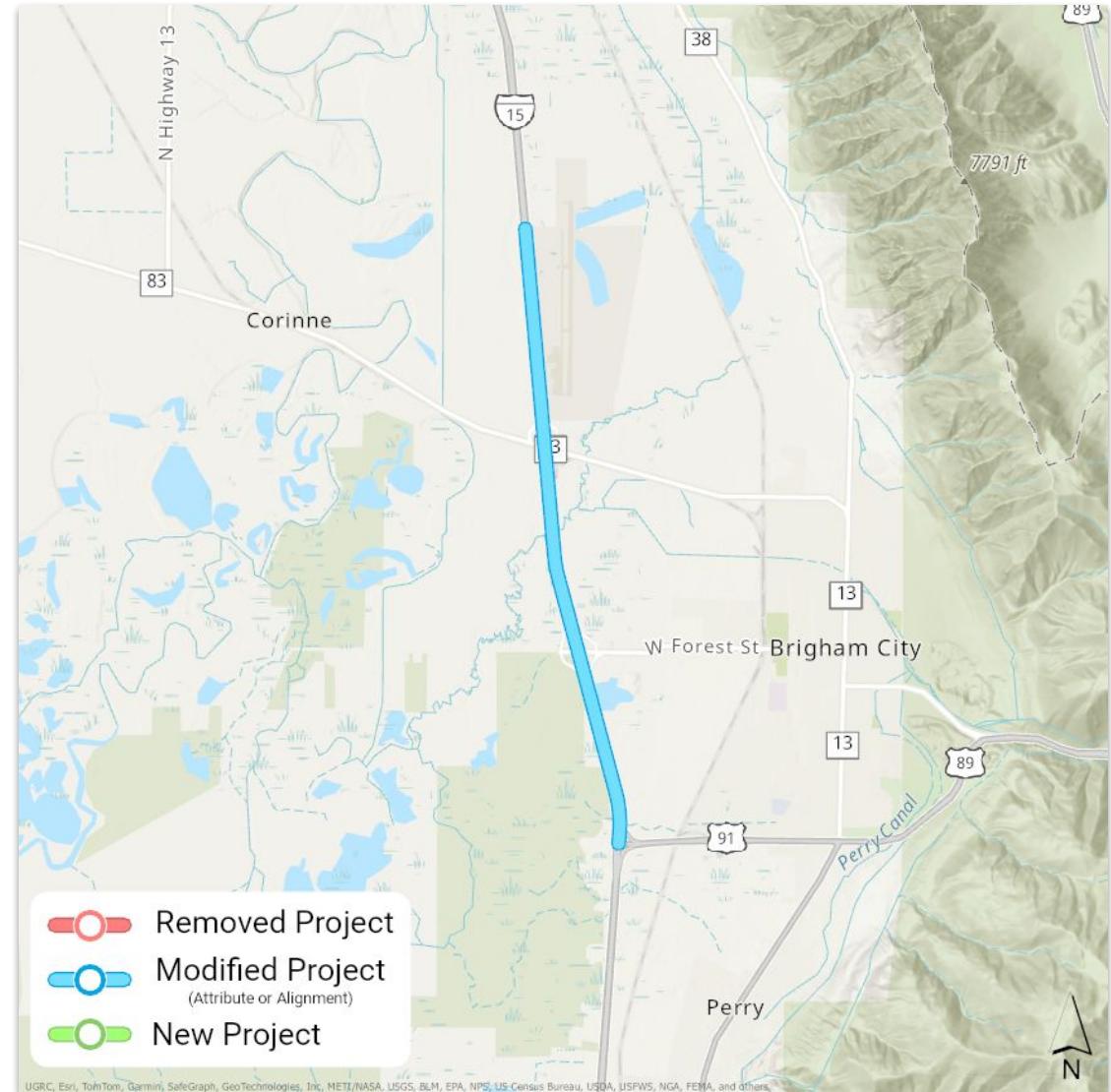
FUNDING SOURCES

Transportation Investment Funds (TIF)

BENEFITS

Heavy freight semi-truck traffic in the area often fill both lanes in the northbound and southbound directions.

Ties directly to the Brigham City Industrial District on the Wasatch Choice Vision.



I-15 Operational/Passing Lanes - Box Elder County

Level 3 Request // UDOT

SCOPE

Project R-B-17 is 5.4 miles from the WFRC boundary to US-91 in Box Elder County. This amendment will remove this project from the RTP.

BENEFITS

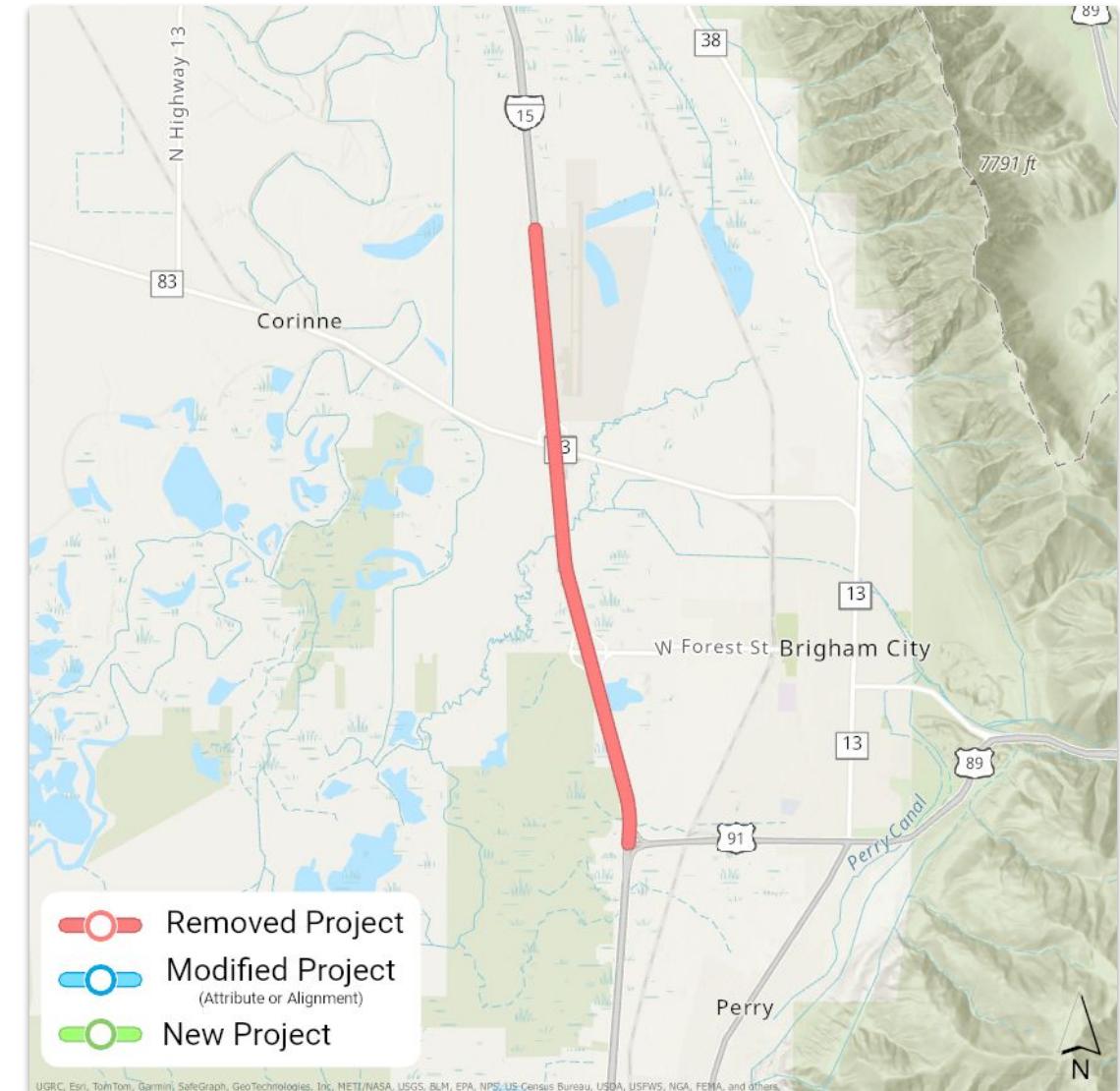
R-B-1 would replace this project

COST (2023)

\$10,000,000

FUNDING SOURCES

N/A



UGRC, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, BLM, EPA, NPS, US Census Bureau, USDA, USFWS, NGA, FEMA, and others

Comments Summary

Public Comment Period: August 22 - September 22, 2025

9 comments received

- 6 regarding Legacy Parkway
- 2 regarding I-15 in Box Elder County
- 1 regarding Air Quality Conformity memo

Comments sent to the Legacy Parkway SES team and UDOT

2023-2050 Regional Transportation Plan: Amendment #4 and Air Quality Memo #43 Public Comment Form

Please use this form to submit a public comment pertaining to the 2023-2050 Regional Transportation Plan (RTP) amendment and/or Air Quality Memo #43. Comments will be accepted during the period between August 22 and September 22, 2025.

- Review the proposed amendments at [here](#).
- Review Air Quality Memo #43 [here](#).

Note: WFRC welcomes and encourages comments. However, to maintain a space where respectful and constructive communication can take place, WFRC administration will accept and record comments as originally submitted but will redact any foul language, threats, obscene, or other unacceptable language when publishing public-facing documentation. This is in line with policies in WFRC's Public Participation Plan.

* Indicates required question

Which project/document does this comment pertain to? *

Choose

Provide your comment here. *

Your answer

First and last name *

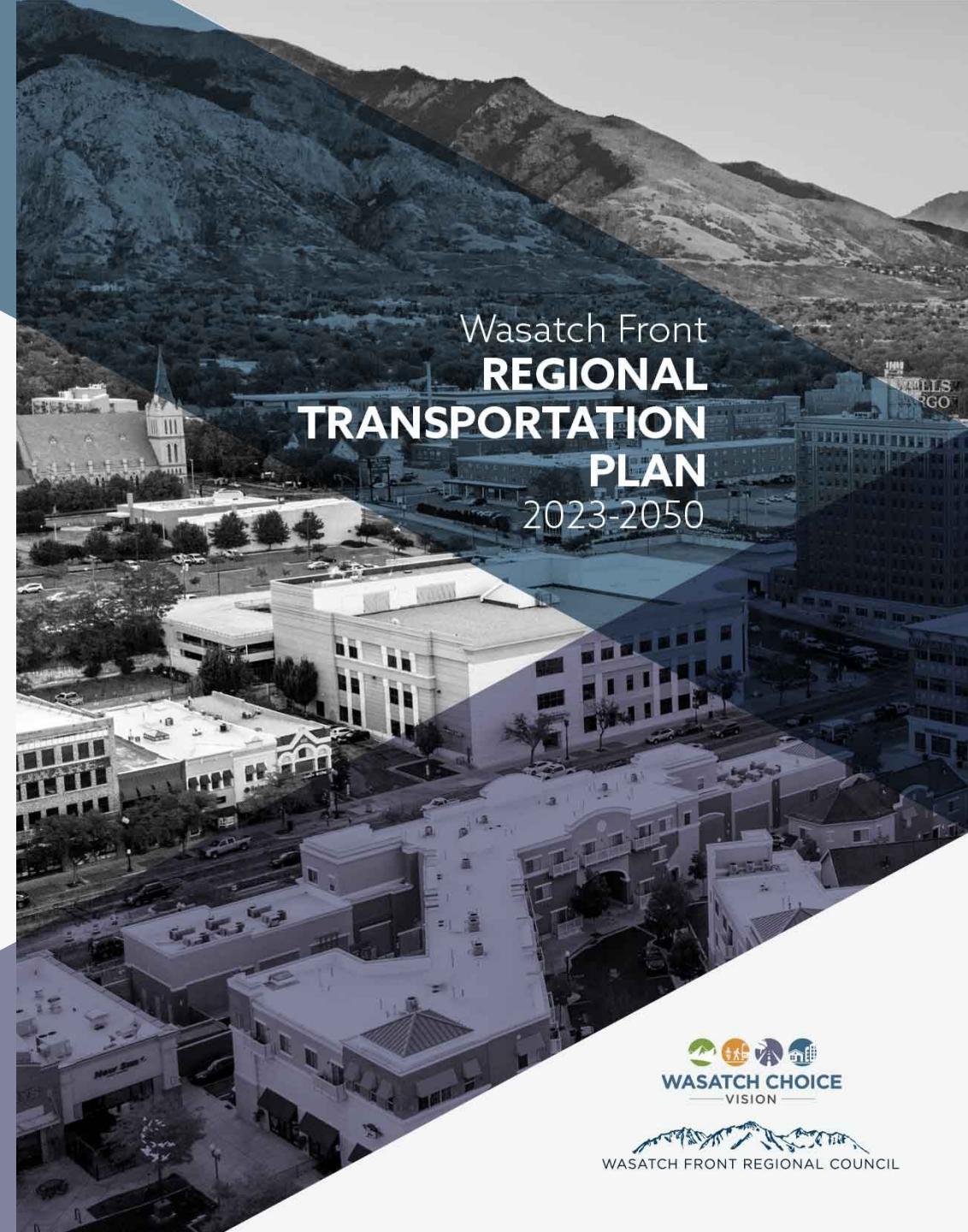
Your answer

Suggested Motion

“I make a motion to recommend approval of the Level 3 - Full Amendment projects and the air quality conformity determination as found in Draft Air Quality Memorandum 43 for Amendment #4 to the 2023-2050 RTP by the Wasatch Front Regional Council at the October 23, 2025 meeting.”

Draft Amendment #4 to the 2023-2050 RTP and Draft Air Quality Conformity Memorandum 43

Regional Growth Committee
October 16, 2025





WASATCH CHOICE VISION

Fall 2025 Workshops

