Station Area Plans:
Technical Assistance Information Session

July 14th, 2022

Agenda

1. **Overview of Station Area Plan (SAP) objectives and components**

   - **Interactive Map**

2. **Timeline for SAP Requirements**

3. **MPO role in SAP**

   - **Technical Assistance and Certification**

4. **Technical Assistance Application and Criteria**

5. **Pop Quiz**

6. **Q&A, open house style application support**

HB462 Housing Affordability Amendments

Overall Objectives

- Maximize development potential in appropriate areas

- Collaborative city-led planning approach

- Cities determine how to best meet shared objectives (without state mandating a specific approach)
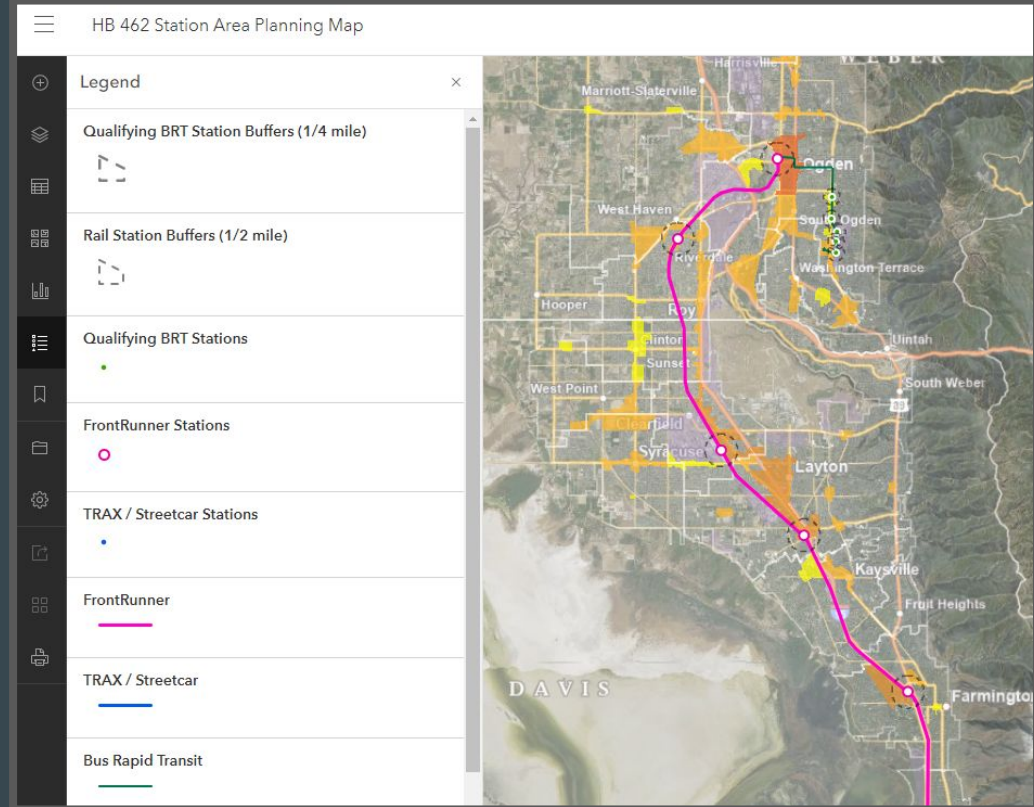
Station Area Planning
Shared Objectives

- Increase the availability and affordability of housing

- Promote sustainable environmental conditions

- Enhance access to opportunities

- Increase transportation choices and connections

Requirements

- Cities with FrontRunner, TRAX, Streetcar stations develop SAP half mile (½) mile around stations
- Cities with Bus Rapid Transit stations develop SAP quarter mile (¼) around stations

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.)*

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.

CITY action - If NO existing Action / Plan

- Adopt SAP, Land Use Regulations, and Resolution *by 12/31/25**
  - City can seek Impracticability Waiver from MPO for SAP components or problems meeting the 4 regional objectives
  - City can seek one-time 12-mo Hardship/Infeasible extension from MPO
- Seek SAP Certification from MPO and include it in City MIH report to DWS

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.

CITY action - IF existing Action / Plan

- Describe how Prior Plans/Actions meet 1+ of the five components
- Adopt any remaining SAP components
- Adopt any needed land use regulations
- Adopt a resolution
- Seek MPO certification

Timeline

Applicable Areas	Deadline
Cities with 3 (or less) Stations	December 31, 2025 *deadline for 4 stations (and station areas)*
Cities with 4 (or more) Stations	December 31, 2025 and Annually thereafter *deadline for additional stations AND 2 stations annually thereafter until all stations have met SAP requirements*
New Station	June 1, 2022 *starting June 1, 2022, new stations must have SAP before service begins*
Qualifying Land Use Application (QLUA)	July 1, 2022 ● QLUA rec'd <u>before</u> July 1, 2022 trigger July 1, 2023 deadline ● QLUA rec'd <u>after</u> July 1, 2022 trigger 12-mo deadline ● Up to 2 QLUA in a 12 month period (City selects the 2)
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 implement 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

MPO Certification

CERTIFICATION

- WFRC/MAG are responsible for certifying Station Area Plans
- A form is under development for cities to use to submit Station Area Plans and relevant resolutions to MAG/WFRC for review and certification
- We will also post a checklist online to use while developing your Station Area Plan

MPO Technical Assistance

TECHNICAL ASSISTANCE

- [Application](#) and [Criteria](#) now Available via MAG/WFRC websites
  - 1st Application Deadline: 7/18/22

Station Area Plan Technical Assistance Application

DEADLINE #1: July 18th, 2022

HB462 asks cities to complete a station area plan in order to advance shared goals by maximizing development potential in appropriate areas through a collaborative city-led planning approach, allowing cities to determine how best to meet shared objectives without mandating a specific approach or zoning.

In order to help cities accomplish this work, GOEO awarded $5million to the MPOs (Mountainland Association of Governments (MAG) and Wasatch Front Regional Council (WFRC)) to provide technical assistance to cities. This may take the form of consultant time, or MPO and Utah Transit Authority (UTA) staff time, depending on project needs. Eligibility includes all planning and analysis that enables cities to meet the requirements of the Station Area Planning provisions of HB462, and implement those station area plans. Capital projects are not eligible to receive funding.

The applications will be reviewed by representatives from the MPOs (MAG and WFRC), UTA, and GOEO on a two month cycle.

Links:
Utah Code, HB462: https://le.utah.gov/xcode/Title10/Chapter9A/C10-9a-S403.1_2022050420220601.pdf

HB462 Bill Summary:
https://docs.google.com/document/d/1GOVsDpJme-y8vjB7yqTWr22ASacw_XqlqlpVkk181Tg/edit

WFRC Station Area Plan Webpage: https://wfrc.org/programs/station-area-planning-hb462/

MAG Station Area Plan Page: https://mountainland.org/station-area-plans/

ldavenport@mountainland.org Switch account

The name and photo associated with your Google account will be recorded when you upload files and submit this form. Your email is not part of your response.

Any files that are uploaded will be shared outside of the organization they belong to.

* Required

Station Area Plan Technical Assistance PROJECT SELECTION CRITERIA

Category	Description
Pertinant to SAP Requirements of HB462	Persuant to HB462, this project must fufill all or some of the SAP statutory requirements, help to prepare the city to do so, or implement the station area plan in some way
Qualified Land Use Application	City states that a "qualified land use application" (per HB462) has been received for that station, application receives priority consideration. 10-9a-403.1 (1) (g)
Station Area Challenges and Opportunities	Do the opportunities and challenges faced by the station area indicate a pressing need for station area planning?
Start Date	These funds are intended for projects that can start quickly, projects will receive points depending on readiness to start
Regional Collaboration	Projects where more than one community are involved will score more points in this category, however applying with additional local governments is not required
Local Match by Population (no minimum match)	*Note, local match is not required for this program.* The applicant's percentage of local funds committed towards the total project cost. Percentage is based on jurisdictional size. (**Match:Total Project Cost**)

MAG	WFRC
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https://mountainland.org/station-area-plans	https://wfrc.org/programs/station-area-planning-hb462/

Pop Quiz!

Name 1 or more of the 4 SAP regional objectives?

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

Name 1 or more of the 5 SAP components?

- Vision
- Map
- 5 -Year Implementation Plan
- Statement Promoting Four (4) Shared Objectives
- Public Involvement and Stakeholder Engagement (MPOs, UTA, etc.)

What is the deadline for the first round of technical assistance applications?

July 18, 2022

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	https://wfrc.org/programs/station-area-planning-hb462/

QUESTION 2.
What is the SAP radius if you have FrontRunner, Trax, Streetcar station?

ANSWER
- ½ mile

QUESTION 4.
Who determines if existing SAP plans are eligible for certification?

ANSWER
- MPOs