

# **R2024-03-01 - Resolution Adopting Revised Board Policies**



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# Board Policy Revision Approval – March 13, 2024

## Board Policy 5.1 Transit Oriented Development (TOD) & Board Policy 5.2 Real Property

# Policy Updates:

- Policies last updated in June 2019
- Revisions in Utah Code changed process for Station Area Plans (SAP) requiring updates to TOD Policy
  - 2022 HB462 Housing Affordability Amendments
- As required by statute, the proposed revisions were presented to the Local Advisory Council (LAC) on 2/21/2024. No additional comments were provided

# Board Policy 5.1 TOD – *primary revisions:*

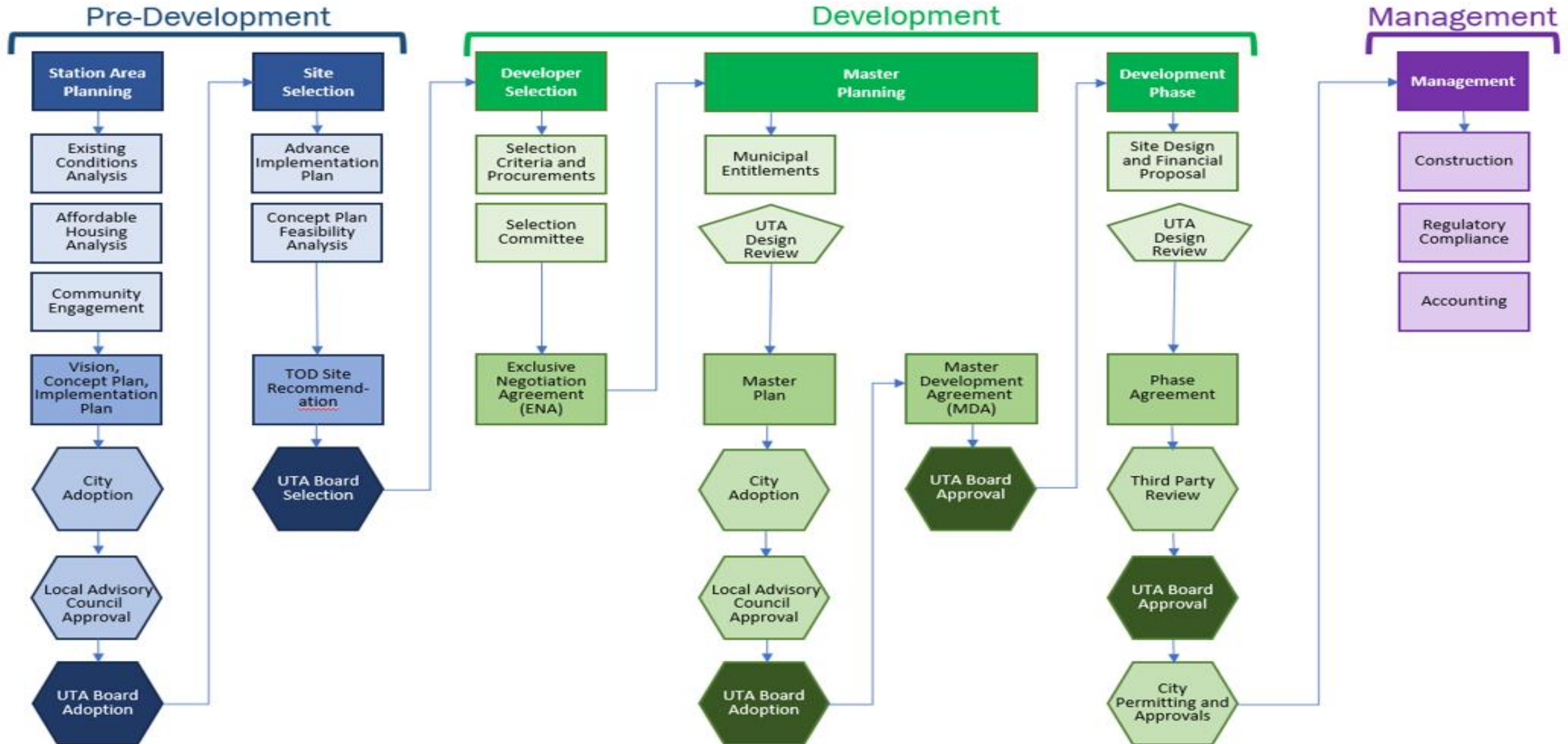
- Clarifies terminology, definitions and processes
- Transit Oriented Community Planning and Design Principles, including TOD Design Standards, will be approved by the Board
- Revises Station Area Plan (SAP) process due to changes in HB462 (2022)
  - Eliminates need for UTA's System Analysis Tool
- Clarifies SAP phase, including:
  - Role of Moderate Income Housing Plans to address affordable housing needs
  - Defines SAP components including a Vision, Concept Plan and Implementation Plan
  - Adds requirement for municipal approval (consistent with current practice), along with Advisory Council and Board approval

# Board Policy 5.1 TOD – *primary revisions:*

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- Clarifies site selection and developer procurement process
- Adds new Conflict Avoidance Section
- Directs process for Master Plan and Master Development Agreement adoption
  - Adds Advisory Council approval of Master Plans prior to Board adoption

# UTA TOD Planning and Development Process



# Board Policy 5.2 Real Property – *primary revisions*

- Aligns definition for “Approved Capital Development Project” with other policies
- Adds Advisory Council consultation for acquisition or disposition of real property for TOD
- Revises requirements for classification of Real Property
  - Board would no longer approve reclassifications (they would approve disposition of real property >\$200K)
  - Property will be classified in Annual Real Property Report
- Annual Real Property Report will include:
  - An inventory of real property
  - A summary of property acquisitions and dispositions
  - Property classified as Transit Critical, TOD, or Surplus

Any Questions?



# Recommended Action

(by roll call)

Motion to approve R2024-03-01 Resolution Adopting  
Revised Board Policies, as presented

