

**Station Area Plan (SAP) Policy Committee  
Resolution No. 2025-12**

**CERTIFICATION OF OREM CITY'S FINDINGS OF STATION AREA PLANNING IMPRACTICABILITY  
FOR THE LAKEVIEW, MAIN STREET, AND UNIVERSITY PLACE UTAH VALLEY EXPRESS (UVX)  
STATIONS, UNDER THE HB 462 UTAH HOUSING AFFORDABILITY AMENDMENTS (2022)**

**WHEREAS**, the House Bill 462 Utah Housing Affordability Amendments (2022) requires cities with a fixed-guideway transit station to complete a station area plan; and

**WHEREAS**, SAPs for all existing stations must, with limited exceptions, be completed and certified by December 31, 2025; and

**WHEREAS**, as an alternative or supplement to adopting a station area plan, HB 462 (2022) states that a municipality may determine that conditions exist that make satisfying a portion or all of the station area planning requirements impracticable; and

**WHEREAS**, to claim impracticability, a municipality must adopt a resolution describing the conditions that make satisfying the station area planning requirements impracticable, include those that relate to existing development, entitlements, land ownership, land uses that make opportunities for new development and long-term redevelopment infeasible, environmental limitation, market readiness, development impediment conditions, or other similar conditions; and

**WHEREAS**, the Orem City Council adopted resolutions of impracticability for the Lakeview Station (R-2025-0025), Main Street Station (R-2025-0023), and University Place Station (R-2025-0024).

**NOW, THEREFORE, BE IT RESOLVED**, that the SAP Policy Committee has determined and hereby certifies that Orem City's resolutions of impracticability for the Lakeview, Main Street, and University Place UVX Stations include one or more qualifying conditions allowed for under HB 462 (2022).

**RESOLVED AND ORDERED** this seventeenth day of December, 2025, **BY THE SAP POLICY COMMITTEE**.

  
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Mayor Bill Wright, Chair, SAP Policy Committee

ATTEST:

By:   
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Dan Wayne, Community Planning Manager, MAG