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Utah Association of Counties

Jason Brown
Envision Utah

Laura Hanson
State Planning Coordinator

Andrew Gruber
WFRC Executive Director

Regional Growth Committee (RGC) AGENDA March 19, 2026

The Regional Growth Committee will meet on **Thursday, March 19 at 9:15 am** at the WFRC offices 41 N Rio Grande Street, Salt Lake City, Utah, and via Zoom. [Click here to join the webinar.](#)
Webinar ID: 836 7722 4627, **One Tap Mobile:** +16694449171,,83677224627# US

The agenda will be as follows:

1. **Introductions and Consent Agenda**
 - a. **ACTION:** Minutes of the RGC Meeting held January 15, 2026
2. **Public Comment**
3. **[Overview of RGC](#)**
4. **[Wasatch Choice Vision: Understanding Progress](#)**
5. **Community Planning Updates**
 - a. [Utah Housing Capacity Analysis](#)
 - b. [Transportation and Land Use Connection Program 2026 Awarded Projects](#)
 - c. **ACTION:** Station Area Plan Certification of Midvale Fashion Place West
6. **[2026 Legislative Update](#)**
7. **Other Business and Adjournment**
 - a. Next Meeting: May 21, 2026

Upcoming Meetings and Events:

- *WFRC TransCom TAC Meetings, March 25 at 10a (Davis/Weber/BE) & 2p (SLCo)*
- *Wasatch Front Regional Council Meeting - March 26 at 1:30p*
- *WFRC Active Transportation Committee Meeting (ATC) - April 14 at 9:15a*
- *WFRC RGC TAC Meetings, April 15 at 9a (SLCo) & 2p (Davis/Weber/BE)*
- *ULCT Mid-Year Conference, April 22-24 at Dixie Convention Center*
- *WFRC Transportation Coordinating Committee Meeting (Trans Com) - April 30 at 1:30p*
- *Joint Policy Advisory Committee (JPAC) meeting - June 2 at 11:30am*
- *Wasatch Front Economic Development District (WFEDD) meeting - June 11 at 1:30pm*

Informational materials can be located on WFRC's website at www.wfrc.utah.gov

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Wasatch Front Regional Council is holding public meetings in-person in its office, with a virtual option. Interested attendees are encouraged to visit www.wfrc.utah.gov/committees for more information.

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Wasatch Front Regional Council está teniendo las reuniones públicas en persona en la oficina, con la opción de atender virtualmente. Personas interesadas en atender pueden visitar www.wfrc.utah.gov/committees para obtener más información.

WASATCH FRONT REGIONAL COUNCIL

DRAFT

MINUTES
WFRC || Regional Growth Committee
January 15, 2026

WFRC Regional Growth Committee Meeting was held at the WFRC Offices, 41 N Rio Grande Street, Salt Lake City and via Zoom.

1. Introductions & Consent Agenda

At 9:23 a.m., Commissioner Lorene Kamalu of Davis County, Vice-chair of the Regional Growth Committee, called the meeting to order and welcomed the members and guests. Introductions were made both in person and online.

2. Public Comment [00:07:24]

There were no public comments.

- 1a. ACTION: [00:07:59]** UTA Trustee, Beth Holbrook, made a motion to approve the [minutes](#) of the RGC meeting held on October 16, 2025. Kaysville City Mayor, Tamara Tran, seconded the motion. There was no discussion and the minutes were approved unanimously.

3. Legislative Preview [00:08:51]

Miranda Jones Cox, Government Affairs Manager at WFRC, provided a brief overview of expectations for the upcoming 2026 Legislative Session, including key topics such as transportation, housing, the gas tax, and cost-of-living priorities.

[00:21:02] Laura Hanson of GOPB highlighted the work of the [BUILD Coordinating Council](#), which aligns long-range planning across state agencies and all levels of government by convening cabinet members and community leaders to coordinate efforts, maximize impact, and avoid duplication. This collaborative approach supports maintaining Utah's quality of life as the state continues to grow.

4. INPUT: Wasatch Choice Vision Progress Update: Regional Transportation Plan (RTP) Phasing Criteria [00:25:46]

Julie Bjornstad provided a brief overview of the Regional Transportation Plan (RTP) process, which is adopted every four years. She explained the phasing criteria for roadway, transit, and active transportation projects, facilitated a discussion on committee preferences, and led a Slido poll to gather input on ranking the criteria.

5. Station Area Plan Certifications [01:06:23]

Byron Head, Community Planner with the Wasatch Front Regional Council, provided an update on the Station Area Plans (SAPs). He briefly reminded the group about resolutions of impracticability, which apply when factors such as existing development, land ownership, or other constraints make full compliance with planning requirements unfeasible. Byron also noted that the approved SAPs are expected to bring more than 101,600 new homes to the Wasatch Front region.

- a. Ogden** - Barton Brierly, Ogden City Planning Manager, provided a brief overview of the Ogden FrontRunner and OGX Station Area Plans (SAPs) and discussed the benefits these plans will bring to the City of Ogden.
- b. South Salt Lake** - Mayor Cherie Wood discussed the process of developing the Millcreek and Meadowbrook TRAX Station Area Plans (SAPs) and highlighted the benefits these plans will provide to their community, including bringing about 1,400 new homes.
- c. Salt Lake City** - Byron (WFRC) explained that the Salt Lake City Airport Station Area Plan (SAP) falls under a resolution of impracticability because it is entirely located on airport property. The River Trail SAP was also identified as impracticable due to its lack of connection to the TRAX station, as it is separated by the Jordan River and UT-201. Additionally, the Stadium SAP was noted as impracticable because it is located on University property, includes historic districts, and contains a cemetery. The University South Campus, Fort Douglas, and the University Medical Center were similarly identified as impracticable due to their location on University property and exemption from city zoning.

regulations. It was noted that the University is actively developing these areas to better serve students and nearby residents.

- d. **Millcreek** - Sean Murray, Millcreek Planner, discussed the addition of green space with a community park within Millcreek's portion of the Meadowbrook TRAX Station Area Plan and highlighted the benefits it will provide to the City of Millcreek.
- e. **Murray** - Zac Smallwood discussed the Fashion Place West and Midvale Fort Union TRAX Station Area Plan, a joint project with the City of Midvale. He highlighted the safety improvements included in the plan, as well as enhanced access to Fashion Place Mall.
- f. **Bountiful** - Byron (WFRC) explained that the Woods Cross FrontRunner Station falls under a resolution of impracticability because it is largely located within the I-15 right-of-way and includes two commercial parcels with no anticipated redevelopment.

There was discussion among the group regarding the benefits of Station Area Plans, including the housing opportunities they provide and their role in addressing Utah's current housing shortage. **ACTION [01:33:59]** Mayor Monica Zoltanski made a motion to recommend certification of the Resolutions of Impracticability, Resolutions of Prior Actions, and Station Area Plans presented today for the cities of Bountiful, Salt Lake City, Ogden, South Salt Lake, Millcreek, and Murray to the Wasatch Front Regional Council. UTA Trustee, Beth Holbrook, seconded the motion. There was no discussion, and the motion passed unanimously.

6. **Other Business & Adjournment [01:41:12]**

- a. **Boulder Peer Tour, April 27-20** - Andrew Gruber, WFRC Executive Director, discussed the upcoming Boulder Peer Tour, formerly known as MATTs. The tour will take place April 27–29, 2026, in Boulder, Colorado, and will include bike tours of the area and discussions with local planners to learn how active transportation is implemented in successful communities around the country..
- b. **Video: Overview of the Utah Open and Public Meeting Act** - Andrea Pearson, WFRC, explained that, as part of WFRC's compliance and annual training requirements, a video on the Utah Public and Open Meetings Act was sent in the initial RGC meeting email. She thanked those who have already completed the training and asked that everyone else please do so to fulfill the board's training requirements. She explained that the training video will also be sent in a follow-up email for those who have not yet completed it.
- c. **Next Meeting: March 19, 2026** - Commissioner Lorene Kamalu announced that the next Wasatch Front Regional Council meeting will be held on Thursday, January 22, and that the next RGC meeting is scheduled for March 19. Commissioner Kamalu adjourned the meeting at 11:02 a.m.

Regional Growth Committee Attendance || January 15, 2026

2026 RGC MEMBERS			Present	Others in attendance
BOX ELDER COUNTY				Other Attendees
Member -	Dennis Bott, Mayor	Brigham City	No	Zac Smallwood, Murray
Alternate -	Tyler Vincent, Commissioner	Box Elder County	No	Sean Murray, Millcreek
DAVIS COUNTY				Barton Brierly, Ogden
Member -			Vacant	Chandler Beutler, UTA
Alternate -			Vacant	Nick Norris, SLC
Member -	Tamara Tran, Mayor	Kaysville	Yes	Ryuan Mecham, Sandy
Alternate -	Brian Horrocks, Mayor	North Salt Lake	No	Spencer Cawley, SSLC
MORGAN COUNTY				Karson Eilers, ULCT
Member-	Tony London, Councilmember	Morgan City	No	Roger Borgenicht, UBET
Alternate -	Blaine Fackrell, Commissioner	Morgan County	Yes	Joe Thomas, UDAQ
SALT LAKE COUNTY				Camille Alexander, HDR
Member -	Dawn Ramsey, Mayor	South Jordan	Yes	Kaitlin Marousis, HDR
Alternate -	Alison Stroud, Councilmember	Sandy City	Yes	Megan Moore, Logan Simpson
Member -	Jenny Wilson, Mayor	Salt Lake County	No	Chloe Leaver
Member -	Kristie Overson, Mayor	Taylorsville	Yes	Catherine Kanter, SLCo
Member -	Monica Zoltanski, Mayor	Sandy	Yes	Isaac Higham
Alternate -			Vacant	Kelly Lund, FHWA
Alternate -	Cherie Wood, Mayor	South Salt Lake	Yes	Sindy Song, SLCo
Alternate -	Brooke D'Sousa, Councilmember	Sandy City	Yes	
TOOELE COUNTY				
Member -	Kendall Thomas, Councilmember	Tooele County	Yes	WFRC STAFF
Alternate -	Ed Hansen, Councilmember	Tooele City	No	Andrew Gruber
WEBER COUNTY				Ted Knowlton
Member -	Sharon Bolos, Commissioner	Weber County	Yes	Andrea Pearson
Alternate -	Rob Vanderwood, Mayor	West Haven	Yes	Jordon Chandler
Member -	Braden Mitchell, Mayor	Riverdale	Yes	Rosie Hernandez
Alternate -	Ann Marinda Jackson, Mayor	Roy	No	Miranda Jones Cox
OTHER APPOINTMENTS:				Jory Johnner
Member -	Natalie Gochmour, Commissioner	Utah Transportation Commission	No	Julie Bjornstad
Alternate -	Brad Dee, Commissioner	Utah Transportation Commission	No	Hugh Van Wagenen
Member -	Beth Holbrook, Trustee	UTA Board	Yes	Tim Watkins
Alternate -	Carlton Christensen, Trustee	UTA Board	Yes	Megan Padjen
Member -	Kim Frost	UAQB	No	Byron Head
Alternate -		UAQB	Vacant	Madison Aviles
Member -	Jason Brown, Executive Director	Envision Utah	No	Marian Florence
Alternate -		Envision Utah	Vacant	Christy Dahlberg
NON-VOTING MEMBERS				Marcia White
Member -	Tiffany Pocock	UDOT	No	Bert Granberg
Alternate -	Andrea Olson, Planning Director	UDOT	No	
Member -	Nichol Bourdeaux, Chief Planning & Engmt Ofc.	UTA	Yes	

Alternate -	Jaron Robertson, Planning Director	UTA	No	
Member -	Bryce Bird, Staff Rep	Department of Air Quality	No	
Member -	Ivan Marrero	Federal Highway Administration	No	
Alternate -		Federal Highway Administration	Vacant	
Member -	Lorin Palmer (Mayor, Herriman)	Utah League of Cities & Towns	Yes	
Member -		Utah Association of Counties	Vacant	
Member -		Mountainland Association of Gov.	Vacant	
Member -	Lorene Kamalu, Commissioner (Vice Chair)	Davis County	Yes	
Member -	Kristen Cordova	Utah Urban Land Institute	Yes	
Member -	Mary Catherine (MC) Perry	Salt Lake Chamber	No	
Member -	Laura Hanson	State Planning Director/GOPB	Yes	
Member -	Reid Ewing	University of Utah	Yes	



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 3
SUBJECT: Overview of RGC
PREPARED BY: Ted Knowlton, Deputy Director and Chief Planner

WFRC staff will brief the Regional Growth Committee (RGC) on its roles and responsibilities followed by a brief discussion of issues of interest that committee members would like to explore in future meetings.

BACKGROUND:

The Regional Growth Committee (RGC) was created by agreement (most recent version [linked](#)) between the Wasatch Front Regional Council, the Utah Department of Transportation, and the Utah Transit Authority to facilitate collaboration among local governments and with transportation agencies. RGC is the policy advisory committee to the Regional Council regarding long-range planning including the [Wasatch Choice Vision](#) and the Regional Transportation Plan.

RECOMMENDATION: This item is for information only.

CONTACT PERSON: Ted Knowlton, 801-425-3534, ted.knowlton@wfrc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 4
SUBJECT: Wasatch Choice Vision: Understanding Progress
PREPARED BY: Julie Bjornstad, Long-Range Planning Deputy Director

At the March 19th RGC Meeting, the committee will discuss the progress of the Wasatch Choice Vision and review a set of five key progress indicators and a related draft dashboard. These five key progress indicators focus on understanding and improving on-the-ground outcomes.

BACKGROUND:

The [Wasatch Choice Vision](#), our long-standing regional blueprint for growth, outlines a shared plan for coordinated transportation, land development, and economic opportunities across the greater Wasatch Front.

The Vision seeks to advance four key strategic areas:

1. Transportation choices,
2. Housing options,
3. Parks and public spaces, and
4. City and town centers.

Items 1 through 4, coordinated together help us achieve better...

5. Access to opportunities.

To better understand how our region is changing in these strategic areas, WFRC has developed key progress indicators. These indicators will provide a streamlined overview of our shared progress to track over time. They will enable us to identify both where we are succeeding and where additional efforts may be needed.

Numbers will be shared at the RGC meeting and a link will be left with RGC to further explore after the meeting. Over time, additional indicators could form a secondary tier with guidance from RGC.

RECOMMENDATION: This item is for information only.

CONTACT PERSON: Julie Bjornstad, 801-363-4250, julie.bjornstad@wfrc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 5a
SUBJECT: Housing Capacity Analysis
PREPARED BY: Ted Knowlton, Deputy Director and Chief Planner

Representatives from **Envision Utah** will discuss findings from a statewide housing capacity analysis that the **Governor's Office of Economic Opportunity** recently produced (known as the "[Utah Resource and Infrastructure Housing Capacity Analysis](#)"). This resource has been developed to help local leaders and infrastructure providers plan for Utah's growth.

BACKGROUND:

The report compares **how much housing we need** against **how much we can actually build** based on constraints. It evaluates three key types of constraints to see how they affect our ability to meet future demand:

- **Resources:** Availability of land and water.
- **Infrastructure:** Current transportation and wastewater infrastructure and plans.
- **Regulation:** Local land-use planning and zoning.

The analysis also assesses housing capacity within three geographic settings:

- (1) Within existing cities and towns, known as **infill markets**,
- (2) On previously vacant or agricultural land, called **greenfield markets**, or
- (3) Near public transportation infrastructure, also known as **transit-adjacent markets**.

Note, the [Wasatch Choice Vision](#) city and town centers can occur in any of the three settings.

RECOMMENDATION: This item is for information only.

CONTACT PERSON: Ted Knowlton, 801-425-3534, ted.knowlton@wfrc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 5b
SUBJECT: Transportation and Land Use Connection 2026 Awarded Projects
PREPARED BY: Meg Padjen, Community and Economic Development Director

At the March 19th Regional Growth Committee (RGC) meeting, WFRC will announce the 2026 [Transportation and Land Use Connection](#) (TLC) locally awarded projects.

BACKGROUND:

TLC is a core WFRC program that provides technical assistance to local communities to help them advance their local visions and plan for growth, improving quality of life in the region. Working with our program partners UDOT and UTA, WFRC is excited to announce fifteen projects that will receive FY27 assistance. These projects include six in the Davis / Weber / Box Elder area, seven in Salt Lake County, and two in Tooele County. This totals over \$1.4 million in funded technical assistance, in addition to our largest commitment of staff time to date.

The [Wasatch Choice Vision](#) (Vision) provides a coordinated vision to address growth throughout the region that is based on the desired futures of each local government. WFRC knows that local implementation of the Vision can require substantial time and resources. To assist with local planning and the implementation of the Vision, WFRC provides several opportunities for member communities to receive technical assistance including TLC.

The TLC program is a partnership between WFRC and funding partners UDOT and UTA. In addition, our partnership with the Governor's Office of Planning and Budget allows us to provide additional staff resources to communities in-house. TLC projects support communities in developing their desired city and town centers, increasing transportation choices and economic opportunity, and maximizing investments made in our region's infrastructure.

CONTACT PERSON:

Meg Padjen, CED Director
801-404-8925
meg.padjen@wfrc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 5c – Station Area Planning
SUBJECT: **ACTION:** Station Area Plan Certification: Midvale City
PREPARED BY: Byron Head, Community Planner

At the March 16th Regional Growth Committee (RGC) meeting, RGC will consider making recommendations to WFRC Council to certify one Station Area Plan (SAP) in Midvale City. WFRC staff has reviewed the SAP in consultation with the Utah Transit Authority (UTA), and is making a **positive** recommendation to RGC.

BACKGROUND:

[HB462](#), passed in 2022, as amended in 2023 and 2025, requires cities with fixed-guideway transit stations to develop a [Station Area Plan](#) (SAP) for the area around the station, within ½ mile for rail and ¼ mile for bus rapid transit. SAPs promote housing availability and affordability, sustainable environmental conditions, access to opportunities, and transportation choices and connections. The SAP requirements are consistent with communities' identification of [Wasatch Choice Vision](#) centers. The legislation also provides for cities to adopt resolutions stating the conditions that exist that make adopting a SAP impracticable.

WFRC assists communities in the development of their SAPs, in partnership with Utah Transit Authority (UTA), the Governor's Office of Economic Opportunity (GOEO), and the Mountainland Association of Governments (MAG). State law establishes that the Metropolitan Planning Organizations (MPOs – WFRC and MAG) have the responsibility to review SAPs and, in consultation with UTA, certify each for compliance with statutory requirements. WFRC does this review consistent with WFRC's adopted [policy for the certification review](#) of SAPs.

WFRC assisted Midvale City as they prepared their station area plan, and reviewed the SAP submitted for certification.

- **Midvale City** partnered with Murray City as they updated their Fashion Place West small area plan to bring it into compliance with SAP requirements. The updated plan expanded the boundary of the study area to include portions of Midvale City. Within the Midvale boundary, the plan calls for a mix of uses focused on housing and jobs.

In accordance with WFRC policy, WFRC staff, in consultation with UTA, has reviewed the city's SAP for consistency with state statute and WFRC policy, and makes a recommendation for certification to the Regional Growth Committee of:

- Midvale Fashion Place West TRAX Station Area Plan

All of the documentation is included within, including:

1. [Midvale - Fashion Place West TRAX Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

RECOMMENDED MOTION:

"I move to certify the Midvale Fashion Place West Station Area Plan."

CONTACT PERSON:

Byron Head, 801-363-4250 ext 1104, byron.head@wfrc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: March 12, 2026
AGENDA ITEM: 6
SUBJECT: Legislative Update
PREPARED BY: Miranda Jones Cox, Government Affairs Manager

At the Wasatch Front Regional Council (WFRC) Regional Growth Committee meeting, the committee will hear an update on transportation, infrastructure, and other growth-related legislative session outcomes.

BACKGROUND:

With over 541 bills passed and a \$31.6B approved state budget, the 2026 Utah Legislative Session will significantly impact policy and funding for transportation, housing, and regional infrastructure. Notable actions included: restructuring the governance of the Utah Transit Authority, establishing an additional long-term funding mechanism for transit capital investment, reducing the gas tax temporarily, adjusting local option sales tax distributions, and authorizing new state participation in infrastructure to support housing development. In the months ahead, the Wasatch Front Regional Council will work with our state and local governments, transportation partners, and other stakeholders to plan for and implement these changes.

You can find additional information in our [2026 Legislative Session Wrap-Up](#), [2026 Bill Tracker](#), and [2026 Appropriations Tracker](#).

RECOMMENDATION:

This item is for information only.

CONTACT PERSON:

Miranda Jones Cox, 436-691-3043, miranda.jonescox@wfrc.utah.gov