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Senator Wayne Harper
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Representative Ariel Defay
Utah House of Representatives

Jay Fox
Utah Transit Authority

Carlos Bracerias
Utah Department of Transportation

Troy Walker
Utah League of Cities and Towns

Lorene Kamalu
Utah Association of Counties

Jason Brown
Envision Utah

Laura Hanson
State Planning Coordinator

Andrew Gruber
WFRC Executive Director

Regional Growth Committee (RGC) AGENDA August 20, 2026

The Regional Growth Committee will meet on **Thursday, August 20th, 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 May 21st, 2026
2. **Public Comment**
3. **Chair Report:**
 - a. How the Wasatch Choice Vision relates to transportation funding
 - b. WFRC Funding & Technical Assistance Opportunities for Local Governments
 - c. 2026 Wasatch Choice Vision Fall Workshops
4. **ACTION: Release Amendment #5 to the 2023-2050 Regional Transportation Plan for Public Comment**
5. **DISCUSSION: Transportation's Secret Weapon: Jobs/Housing Balance**
6. **Other Business and Adjournment**
 - a. Next Meeting: October 8, 2026

Upcoming Meetings and Events:

- *WFRC Transportation Coordinating Committee Meeting (Trans Com) - August 20, 1:30p*
- *Wasatch Front Regional Council Meeting - August 27, 1:30p*
- *Joint Policy Advisory Committee (JPAC) meeting - September 3, 11:30a*
- *Wasatch Front Economic Development District (WFEDD) meeting - September 10, 1:30p*
- *2026 AMPO Conference, Sacramento, CA - September 14-18*
- *RGC Technical Advisory Committee Meeting (RGC TAC) - September 23, 9:00a (SLC) 2:00p (O-L)*

WASATCH FRONT REGIONAL COUNCIL

DRAFT

MINUTES
WFRC || Regional Growth Committee
May 21, 2026

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

1. Introductions & Consent Agenda

Mayor Dawn Ramsey, South Jordan City, called the meeting to order and welcomed attendees. Mayor Ramsey excused Chair Tami Tran. Introductions were made for those present in person and online. **ACTION: [00:05:55]** Beth Holbrook, UTA Trustee, moved to approve the [minutes](#) from the March 19, 2026 meeting. Mayor Kate Bradshaw, Bountiful, seconded the motion. The minutes were approved unanimously following no further discussion.

2. Public Comment [00:06:54]

Holly Pearson, Salt Lake County, shared information regarding the upcoming 2025 Regional Solutions Event. This event will focus on "*Finding Middle Housing*" and is scheduled for September 30, 2026.

3. Chair report [00:10:24]

Jory Johner, WFRC Long Range Planning Director, provided a status report on the Regional Transportation Plan and the "*Preferred Scenario*" set of draft projects, as previously reviewed during the 2025 Fall Workshops. Mr. Johner noted that the public comment period recently concluded with over 2,600 submissions, the majority of which addressed the proposed Gondola in Little Cottonwood Canyon. Further action on the Regional Transportation Plan is not needed until May 2027.

Julie Bjornstad, WFRC Long Range Planning Deputy Director, outlined the criteria to be utilized in the coming months for project phasing and prioritization. These criteria reflect the feedback received from the Regional Growth Committee in January.

Miranda Jones Cox, WFRC Government Affairs Manager, provided a report on the initial draft of the federal transportation authorization bill, which was made public earlier this week.

4. Station Area Plan Certifications [00:37:34]

Byron Head, WFRC Community Planner, and Adam Olsen, Midvale Community Development Director, presented Midvale's portion of the Historic Sandy TRAX Station Area Plan. The subject area comprises approximately three acres and contains two existing businesses and four residences; as there are no current redevelopment plans, it qualifies for a resolution of impracticability. **ACTION [00:41:59]:** Beth Holbrook, UTA Trustee, moved to recommend the certification of the Midvale Historic Sandy TRAX Resolution of Impracticability to the Wasatch Front Regional Council. Mayor Kristie Overson, Taylorsville, seconded the motion. The motion passed unanimously following no further discussion.

5. Discussion: Water Scarcity and our Region's Growth [00:43:00]

Ted Knowlton, WFRC Chief Planner and Deputy Director, led a discussion about shared responses to address urban area water scarcity. He first shared data about how development patterns influence urban area water use.

Information was shared also by Sam Taylor of Landmark Design, Anna McEntire from USU ILWA, and Jason Brown with Envision Utah

The Regional Growth Committee discussed the requirements of local governments in addressing water scarcity and explored potential collaborative responses, including the identification of necessary subsequent steps and the entities responsible for their implementation.

6. Other Business & Adjournment [01:55:04]

Mayor Ramsey noted that the next Regional Growth Committee meeting is scheduled for August 20, 2026, while the Wasatch Front Regional Council will convene next week on May 28, 2026. **ACTION:** **[01:55:23]** Blaine Fackrell, Morgan County Commissioner, moved to adjourn the meeting. Mayor Kate Bradshaw, Bountiful, seconded the motion. The meeting was adjourned at 11:19 a.m.

A recording of this meeting, as well as meeting materials, may be found on the WFRC website at www.wfrc.org. Please see the next page for attendance.

Regional Growth Committee Attendance || May 21, 2026

2026 RGC MEMBERS			Present	Others in attendance
BOX ELDER COUNTY				Other Attendees
Member -	Tyler Vincent, Commissioner	Box Elder County	No	Holly Pearson, SLCo
Alternate -	Dennis Bott, Mayor	Brigham City	No	Catherine Kanter, SLCo
DAVIS COUNTY				Cody Lutz, Envision Utah
Member -	Tami Tran, Mayor (Chair)	Kaysville	No	Hailey Kirlin, Div. Water Res.
Alternate -	Marie Dougherty, Mayor	Clinton	Yes	R. Watkins, Visitor
Member -	Kate Bradshaw, Mayor	Bountiful	Yes	Anna McEntire, USU ILWA
Alternate -	Jeanne Groberg, Mayor	Fruit Heights	Yes	Adam Olson, Midvale
MORGAN COUNTY				Sam Taylor, Landmark Design
Member-	Blaine Fackrell, Commissioner	Morgan County	Yes	
Alternate -	Tony London, Councilmember	Morgan City	No	
SALT LAKE COUNTY				
Member -	Dawn Ramsey, Mayor	South Jordan	Yes	
Alternate -	Alison Stroud, Councilmember	Sandy City	Yes	
Member -	Jenny Wilson, Mayor	Salt Lake County	No	
Member -	Kristie Overson, Mayor	Taylorsville	Yes	
Member -	Cherie Wood, Mayor	South Salt Lake	No	
Alternate -	Mick Sudbury, Mayor	Magna	No	
Alternate -	Gay Lynn Bennion, Mayor	Cottonwood Heights	Yes	
Alternate -	Allan Perry, Mayor	White City	Yes	
TOOELE COUNTY				
Member -	Heidi Hammond, Mayor	Grantsville City	No	WFRC STAFF
Alternate -	Kendall Thomas, Councilmember	Tooele County	Yes	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 Jackson, Mayor	Roy	No	Bert Granberg
OTHER APPOINTMENTS:				Jory Johner
Member -	Natalie Gochnour, Commissioner	Utah Transportation Commission	No	Julie Bjornstad
Alternate -	Brad Dee, Commissioner	Utah Transportation Commission	No	Johnnae Nardone
Member -	Beth Holbrook, Trustee	UTA Board	Yes	Tim Watkins
Alternate -	Carlton Christensen, Trustee	UTA Board	No	Byron Head
Member -	Kim Frost	Utah Air Quality Board	Yes	Miranda Jones Cox
Alternate -		Utah Air Quality Board	Vacant	
Member -	Jason Brown, Executive Director	Envision Utah	Yes	
Alternate -		Envision Utah	Vacant	
NON-VOTING MEMBERS				
Member -	Tiffany Pocock	UDOT	Yes	
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, Director	Division of Air Quality	No	
Member -	Kelly Lund, Planner, Utah Division	FHWA	No	
Alternate -	Ivan Marrero, Division Administrator	FHWA	No	
Member -	Lorin Palmer, Herriman City Mayor	Utah League of Cities & Towns	No	
Member -	Lorene Kamalu, Davis Commission (Vice Chair)	Utah Association of Counties	No	
Member -	Jared Gray, Mayor, Eagle Mountain	MAG	No	
Member -	Kristen Cordova	Utah Urban Land Institute	No	
Member -	Mary Catherine Perry	Salt Lake Chamber	No	
Member -	Laura Hanson, State Planning Coordinator	GOPB	No	
Member -	Reid Ewing, Professor	University of Utah	No	



WASATCH FRONT REGIONAL COUNCIL

DATE: August 13, 2026
AGENDA ITEM: 4
SUBJECT: ACTION: Release Amendment #5 to the 2023-2050 Regional Transportation Plan for Public Comment
PREPARED BY: Jory Johner, Long-Range Planning Director

At the Regional Growth Committee (RGC) meeting, the Wasatch Front Regional Council (WFRC) staff will present the proposed Amendment #5 to the [2023-2050 Regional Transportation Plan \(RTP\)](#). The RTP is the regional transportation element of the [Wasatch Choice Vision](#). The action requested by RGC on August 20th is to release Amendment #5 and the accompanying [Air Quality Conformity Memorandum 44](#) for a 30-day public comment period.

BACKGROUND:

Every four years, WFRC prepares and adopts an RTP. While the RTP receives considerable review before being formally adopted, circumstances may warrant a change to the RTP after its initial adoption, including funding availability, local and state needs, changes to land use, the determination of final environmental impact statements, or the rapid development of certain projects. WFRC adopted the current 2023-2050 RTP in May 2023, adopted RTP Amendment #1 in May 2024, adopted RTP Amendment #2 in August 2024, adopted RTP Amendment #3 in May 2025, and adopted Amendment #4 in October 2025. These amendments adhere to the [RTP Amendment Process](#), which maintains the rigor of the planning process including review of financial constraints, public input, and air quality conformity. The Amendment Process was approved by WFRC on March 28, 2024.

Pursuant to the WFRC RTP Amendment Process, project amendments are organized into three levels. “Level 1 - Staff Modification” projects, which are approved by the WFRC Executive Director in consultation with the RGC Chair and Vice Chair; “Level 2 - Board Modification” projects, which require approval by RGC; and “Level 3 - Full Amendment” projects, which require a 30-day public comment period prior to adoption by WFRC. Proposed amendments are at the request of and developed in consultation with the transportation partner agencies and the municipalities in our Region. The project included in Amendment #5 to the 2023-2050 RTP is a Level 3 recommendation.

WFRC staff reviewed the amendment requests with the project sponsor and analyzed the scope of the project, potential technical considerations, and financial implications, and determined that the 2023-2050 RTP is able to maintain its fiscal constraint and air quality conformity for these projects in all phases. The RTP is required to be “fiscally constrained” which means that it is reasonably based on the projected availability of funding from current or potential additional sources. It is also required to conform to the air quality emissions limitations in official air quality plans. WFRC staff reviewed the project with the Interagency Consultation Team (ICT) on June 10, 2026 to assign the appropriate amendment level and determine air quality requirements. WFRC staff reviewed fiscal constraints and the financial plan with Federal Highway Administration (FHWA) and received concurrence on July 28, 2026. On July 29, 2026, the RGC TACs (groups composed predominantly of the planners from the communities in the WFRC region) reviewed the project. The RGC TACs unanimously approved motions to recommend the RGC release the Level 3 - Full Amendment to public comment. No changes have been made to the project from what the RGC TACs reviewed.

Consistent with the RTP amendment process, if authorized, a formal 30-day public review and comment period for the Level 3 - Full Amendment project will take place from August 21 through September 21, 2026.

A description of the proposed revision is included within this memo (Amendment #5 Project Overview). Technical considerations were utilized in evaluating the amendment and are included within this memo (Amendment #5 Technical Considerations).

RECOMMENDATION:

The WFRC staff recommends that the Regional Growth Committee release Amendment #5 to the 2023-2050 RTP and the supporting Draft Air Quality Memorandum 44, for public review and comment.

Suggested motion language:

I make a motion to release the projects within Amendment #5 to the 2023-2050 RTP and the air quality conformity analysis as found in the Draft Air Quality Memorandum 44 to a 30-day public comment period.

CONTACT PERSON:

Jory Johner, WFRC 801-458-3090, jory.johner@wfrc.utah.gov

ATTACHMENT:

Amendment #5 Project Overview

Amendment #5 Technical Considerations

AMENDMENT #5 PROJECT OVERVIEW

1. West Davis Corridor Interchange @ 1525 West (Davis County)

Cost: \$20 Million

UDOT is requesting an amendment to the West Davis Corridor Interchange at 1525 West in Farmington (R-D-71). The RTP currently shows the project is needed in Phase 3 (2043-2050) and fiscally constrained in Unfunded. There is currently an overpass over the West Davis Corridor, and this project would be to upgrade the existing overpass to an interchange. The project is needed in Phase 1 and would be built in conjunction with the I-15, Farmington to Salt Lake City reconstruction and widening project. Upgrading this project will improve access to residents in the western portion of Davis County during construction of I-15. Expected construction would take place in the Spring of 2027. Because of these significant benefits, UDOT has requested that the West Davis Corridor Interchange project be moved to Phase 1 (2023-2032), with an updated project cost. The funding for Legacy Parkway would come from the Transportation Investment Fund (TIF) associated with the I-15 Farmington to Salt Lake City reconstruction / widening project.

AMENDMENT #5 TECHNICAL CONSIDERATIONS

TECHNICAL CONSIDERATION	BOX ELDER COUNTY	WEBER COUNTY	DAVIS COUNTY	SALT LAKE COUNTY
 Safety benefits	N/A	N/A	Improved Maintenance of Traffic (MOT) during I-15 construction	N/A
 Vehicle hours traveled (2032)	No Build 27,200 VHT <u>Build 27,200 VHT</u> similar VHT	No Build 141,500 VHT <u>Build 141,500 VHT</u> similar VHT	No Build 240,000 VHT <u>Build 240,100 VHT</u> +100 VHT	No Build 853,300 VHT <u>Build 853,400 VHT</u> +100 VHT
 Connectivity improvements & transportation choices	N/A	N/A	Improved access to western Davis County	N/A
 Project readiness	N/A	N/A	West Davis Corridor EIS included this interchange TIF dollars have been allocated by the Transportation Commission	N/A
 Provides improved access to urban, town, or job centers	N/A	N/A	Improved access to residential areas	N/A
 Access to opportunities (2032)	NB 85,300 <u>Build 85,300</u> similar ATO	NB 194,200 <u>Build 194,200</u> similar ATO	NB 318,900 <u>Build 322,400</u> +3,500	NB 578,000 <u>Build 578,000</u> similar ATO



WASATCH FRONT REGIONAL COUNCIL

DATE: August 13, 2026
AGENDA ITEM: 5
SUBJECT: **DISCUSSION:** Improving jobs/housing balance to make long-term transportation gains
PREPARED BY: Ted Knowlton, Deputy Director and Chief Planner

At RGC we will discuss an initiative to better understand how much land use changes, specifically improving the balance of jobs to homes within each sub-regional area, benefits both transportation outcomes and the lives of individual households. Utah has successfully built transportation capacity and optimized the existing system through innovation. To what extent can balancing jobs and homes also improve our ability to reach destinations and help reduce congestion?

BACKGROUND:

The balance of homes and jobs affects the length and form of commuting (and all trips). WFRC's newly updated Utah [Commuter Flow Map](#) helps answer questions like: "how many of the residents in your community commute elsewhere each day?" The map visualizes commuting patterns across the Wasatch Front using U.S. Census employment data. The Commuter Flow Map will be accompanied by other analyses at the RGC meeting.

RECOMMENDATION:

This item is for discussion and input.

CONTACT PERSON:

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