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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

January 15, 2026

The Regional Growth Committee will meet on **Thursday, January 15 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 October 16th, 2025

2. Public Comment

3. [Legislative Preview](#)

4. [INPUT: Wasatch Choice Vision 2027 to 2050 Update: Regional Transportation Plan \(RTP\) Phasing Criteria](#)

5. [ACTION: Station Area Plan Certifications](#)

- a. Ogden: Ogden FrontRunner & OGX stations
- b. South Salt Lake: Millcreek & Meadowbrook TRAX
- c. Salt Lake City: Airport, River Trail, Stadium, University South Campus, Fort Douglas, & University Medical Center TRAX
- d. Millcreek: Meadowbrook TRAX
- e. Murray: Fashion Place West & Midvale Ft Union TRAX
- f. Bountiful: Woods Cross Frontrunner Station

6. Other Business and Adjournment

- a. Boulder Peer Tour April 27 to 29
- b. [Video:](#) Overview of the Utah Open and Public Meeting Act
- c. Next Meeting: March 19, 2026

Upcoming Meetings and Events:

- WFRC Weekly Legislative Updates at the Capitol - Thursdays, Jan 29 through Mar 5, 8-9am
- Wasatch Front Regional Council Meeting - January 22 at 1:30p
- WFRC Active Transportation Committee Meeting (ATC) - February 10 at 9:15a
- WFRC RGC TAC Meetings, February 18, 2026 at 9a (SLCo) & 2p (Davis/Weber/BE)
- WFRC Transportation Coordinating Committee Meeting (Trans Com) - February 19 at 1:30p
- WFRC TransCom TAC Meetings, February 25 at 10a (Davis/Weber/BE) & 2p (SLCo)
- WFRC 101: New and current Committee Member Orientation - February 26, 1:30-3:00pm
- Joint Policy Advisory Committee (JPAC) meeting - March 10, 11:30am
- Wasatch Front Economic Development District (WFEDD) meeting - March 12, 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 publicas en persona en la oficina, con la opcion de asistir virtualmente. Personas interesadas en asistir pueden visitar www.wfrc.utah.gov/committees para obtener mas informacion.

MINUTES
WFRC || Regional Growth Committee
October 16, 2025

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

At **9:18 AM**, Davis County Commissioner, Lorene Kamalu, Vice Chair of the Regional Growth Committee, called the meeting to order and welcomed the members and guests. Commissioner Kamalu excused the Chair, Mayor Robert Dandoy, and introductions were made both in person and online. **ACTION: [00:06:42]** Taylorsville City Mayor Kristie Overson made a motion to approve the [minutes](#) of the RGC meeting held on August 21, 2025. Kaysville City Mayor Tamara Tran seconded the motion. There was no discussion and the minutes were approved unanimously.

2. Public Comment [00:07:28]

Roger Borgenicht, Director of Utahns for Better Transportation, made a comment opposing the Legacy Parkway Widening Project.

3. Chairs Report [00:12:53]

Vice Chair Lorene Kamalu introduced "[Centers Work!](#)", a presentation highlighting the progress of the Wasatch Choice Vision. A brief video was shown to introduce the "Centers Work!" update, followed by remarks from Ted Knowlton, Deputy Director and Chief Planner of WFRC, who spoke about the benefits of centers within the Wasatch Front region. The committee engaged in a discussion about how centers are functioning in their respective communities and expressed enthusiasm for the positive impacts and overall benefits of the initiative.

4. Station Area Plan Certifications [00:28:07]

Byron Head, Community Planner with the Wasatch Front Regional Council, provided an update on the Station Area Plans. He noted that some cities have adopted "resolutions of impracticability" due to factors such as existing development, land ownership, or other constraints that make full compliance with planning requirements unfeasible. The first two cities, encompassing a total of three Station Area Plans, fall under this category, as they represent smaller portions of larger plans. Byron also explained that all six cities—covering fourteen Station Area Plans—would be reviewed, with a single motion for approval at the end.

- a. **Murray** - Zack Smallwood, Murray City Planning Manager, explained that both of Murray's Station Area Plans presented today fall under a resolution of impracticability. The *East Atherton MVX Station Area* is separated from the station by the Jordan River, while the *Meadowbrook TRAX Station Area* is bisected by I-15 and consists of existing businesses with no plans for redevelopment.
- b. **Riverton** - Jason Lethbridge, Riverton City Director of Development Services, explained that *Riverton's portion of the Draper FrontRunner Station Area Plan* is separated from the station by the Jordan River and lies within the Jordan River stream corridor.
- c. **South Salt Lake** - Jonathan Weidenhamer, South Salt Lake CED Director, discussed the benefits associated with South Salt Lake's three Station Areas: *Central Pointe TRAX/S-Line* (counted as two stations) and *South Salt Lake City S-Line*. These station areas are expected to bring approximately 5,130 new homes, a new bike and pedestrian crossing of TRAX, and a redesign and consolidation of the TRAX and S-Line stations at Central Pointe.
- d. **West Valley** - Steve Pastorik, West Valley City Community Development Director, discussed the four Station Area Plans for West Valley City: *Rivertrail, Redwood Junction & Decker Lake Stations*, and the *Central Pointe Station Area*. These plans are expected to bring approximately 1,380 new homes, a new bridge over the Jordan River connecting to South Salt Lake, and a potential redevelopment of Redwood Elementary School.
- e. **Woods Cross** - Curtis Poole, Woods Cross Community Development Director, discussed the *Woods Cross FrontRunner Station Area*, which is expected to bring approximately 1,290 new homes, a bike and pedestrian bridge over the tracks, non-residential redevelopment of a UTA parking lot, and improved connectivity to the greenfield area along 500 South.

f. **Draper** - Todd Taylor, Draper City Planner, discussed the three Station Area Plans Draper City has been developing: *Draper FrontRunner*, *Crescent View*, and *Kimballs Lane TRAX*. These plans are expected to bring approximately 3,160 new homes, support mixed-use infill around the TRAX stations, and include a new tech high school in the FrontRunner area to provide students easy access to education. Additionally, a new bike and pedestrian bridge will be constructed over the FrontRunner station and the Union Pacific tracks.

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 [01:09:16]**: Mayor Monica Zoltanski then made a motion to recommend certification of the Resolutions of Impracticability, Station Area Plans, and Resolutions of Prior Actions presented for the cities of Murray, Riverton, Draper, South Salt Lake, West Valley City, and Woods Cross to the Wasatch Front Regional Council. Davis County Commissioner Lorene Kamalu seconded the motion. There was no discussion, and the motion passed unanimously.

5. **ACTION: Draft Amendment #4 to the 2023-2050 Regional Transportation Plan (RTP) & Draft Air Quality Conformity Memorandum 43 [01:10:37]**

Julie Bjornstad, Long-Range Planning Group Deputy Director, explained that there were no changes to the amendment since the August meeting review. She provided a brief overview of the three projects included in the amendment and noted that Draft Amendment #4 was released for public comment from August 22 – September 22, 2025, during which nine comments were received.

Ben Huot, UDOT Deputy Director, clarified that the footprint for the Legacy Widening Project would not expand beyond its current size.

ACTION [01:21:21]: Mayor Lorin Palmer, Draper City, made a motion to recommend approval of the Level 3 – Full Amendment projects and the air quality conformity determination as documented in Draft Air Quality Memorandum 43 for Amendment #4 to the 2023–2050 RTP by the Wasatch Front Regional Council at the October 23, 2025 meeting. Farr West Mayor Ken Phippen seconded the motion. There was no discussion, and the motion passed unanimously.

6. **Wasatch Choice Vision Workshop Preview [01:22:54]**

Samantha DeSeelhorst, Transportation Planner for the Wasatch Front Regional Council, provided a brief overview of the Wasatch Choice Vision Fall Workshops being held throughout October and November, jointly hosted by WFRC, UDOT, UTA, and ULCT. She explained that the workshops are designed to gather input on proposed transportation improvements for the 2027–2055 Regional Transportation Plan (RTP) and encouraged participants to attend.

7. **Other Business & Adjournment [01:28:49]**

Commissioner Kamalu noted that this was the final meeting of 2025 and that the group would reconvene on January 15, 2026. There was no other business, and the meeting adjourned at **10:47 AM**.

Regional Growth Committee

2025 RGC MEMBERS			Present	Others in attendance
BOX ELDER COUNTY				Other Attendees
Member -	Dennis Bott, Mayor	Brigham City	No	Helen Peters, SLC
Alternate -	Tyler Vincent, Commissioner	Box Elder County	Yes	Mayor Karen Lang, WVC
DAVIS COUNTY				Ben Huot, UDOT
Member -	Brandon Stanger, Mayor	Clinton	Yes	Steve Pastorik, WVC
Alternate -	Kendalyn Harris, Mayor	Bountiful	No	Roger Borgenicht, UBET
Member -	Tamara Tran, Mayor	Kaysville	Yes	Chandler Beutler, UTA
Alternate -	Brian Horrocks, Mayor	North Salt Lake	No	Jason Lethbridge, Riverton
MORGAN COUNTY				Ryan Halverson, UDOT
Member -	Tony London, Councilmember	Morgan City	No	Nathan Cherpeski, Herriman
Alternate -	Blaine Fackrell, Commissioner	Morgan County	No	Spencer Cawley, SSL
SALT LAKE COUNTY				Becka Roolf, SLC
Member -	Dawn Ramsey, Mayor	South Jordan	Yes	Sindy Song, SLCo
Alternate -	Alison Stroud, Councilmember	Sandy	Yes	Jamie Dansie, SLCo
Member -	Jenny Wilson, Mayor	Salt Lake County	No	Brandon Weston, UDOT
Member -	Kristie Overson	Taylorsville	Yes	Eric Chasten, UDOT
Member -	Monica Zoltanski, Mayor	Sandy	Yes	Zac Smallwood, Murray
Alternate -	Eric Barney, Mayor	Magna	No	Todd Taylor, Draper
Alternate -	Cherie Wood, Mayor	South Salt Lake	No	Jonathan Weidenhamon, SSL
Alternate -	Brooke D'Sousa, Councilmember	Sandy	No	Curtis Poole, Woods Cross
TOOELE COUNTY				Kellie Challburg, Draper
Member -	Kendall Thomas, Councilmember	Tooele County	No	Mike Barker, Draper
Alternate -	Ed Hansen, Councilmember	Tooele City	No	Michael Romero, UDOT
WEBER COUNTY				Mayor Troy Walker, Draper
Member -	Sharon Bolos, Commissioner	Weber county	Yes	
Alternate -	Ken Phippen, Mayor	Farr West	Yes	
Member -	Robert Dandoy, Mayor (Chair)	Roy	No	
Alternate -	Gordon Cutler, Mayor	Uintah	No	WFRC STAFF
OTHER APPOINTMENTS:				Andrew Gruber
Member -	Natalie Gochnour, Commissioner	Utah Transportation Commission	No	Ted Knowlton
Alternate -	Brad Dee, Commissioner	Utah Transportation Commission	No	Andrea Pearson
Member -	Beth Holbrook, Trustee	UTA	Yes	Jordon Chandler
Alternate -	Carlton Christensen, Trustee	UTA	No	Rosie Hernandez
Member -	Kim Frost	Utah Air Quality Board	Yes	Miranda Jones Cox
Alternate -	Vacant	Utah Air Quality Board	No	Edwin Glass
Member -	Jason Brown, Interim Executive Director	Envision Utah	No	Julie Bjornstad
Alternate -	Vacant	Envision Utah	No	Lauren Victor
NON-VOTING MEMBERS				Johnnae Nardone
Member -	Tiffany Pocock, Program Development Dir.	UDOT	No	Megan Padjen
Alternate -	Andrea Olson, Planning Director	UDOT	No	Byron Head
Member -	Nichol Bourdeaux, Chief Planning & Engmt Ofc	UTA	Yes	Samantha DeSeelhorst
Alternate -	Jaron Robertson, Planning Director	UTA	No	Marian Florence

Member -	Bryce Bird, Director	Department of Air Quality	No	Chay Mosqueda
Member -	Ivan Marrero	Federal Highway Administration	Yes	Matt Ryan
Alternate -	Trisha Sharma	Federal Highway Administration	No	Jory Johner
Member -	Lorin Palmer, Herriman City Mayor	Utah League of Cities & Towns	Yes	Christy Dahlberg
Member -	Vacant	Utah Association of Counties	No	Hugh Van Wagenen
Member -	Julie Fullmer, Vineyard City Mayor	Mountainland Assoc. of Governments	No	Bert Granberg
Member -	Lorene Kamalu, Commissioner (Vice Chair)	Davis County	Yes	
Member -	Kristen Cordova	Utah Urban Land Institute	Yes	
Member -	Laura Hanson	GOPB/Quality Growth Commission	No	
Member -	Mary Catherine (MC) Perry	Salt Lake Chamber	Yes	
Member -	Reid Ewing	University of Utah	No	

DATE: January 8, 2026
AGENDA ITEM: 3
SUBJECT: Utah Legislative Session Preview
PREPARED BY: Miranda Jones Cox, Government Affairs Manager

At the Regional Growth Committee meeting, the committee will be briefed on key issues anticipated in the upcoming 2026 General Legislative Session.

BACKGROUND:

Utah Legislative Session Preview

The 45-day General Legislative Session begins Tuesday, January 20th and runs through Friday, March 6th. WFRC members can keep themselves apprised of notable relevant legislation by subscribing to WFRC's [Government Affairs emails](#) which are frequently distributed during the session. Members may also reference WFRC's [bill tracker](#), and [appropriations tracker](#) found on WFRC's [Government Affairs webpage](#).

WFRC's legislative engagement is coordinated on behalf of our communities by Government Affairs Manager Miranda Jones Cox, WFRC Executive Director Andrew Gruber, and WFRC's state legislative consultants Rob Jolley, Chris Bleak, and Jodi Hart. On legislative issues, WFRC works in close partnership with local governments directly and through the Utah League of Cities and Towns and Utah Association of Counties, as well as our transportation agency partners at the Utah Department of Transportation, Utah Transit Authority, and Mountainland Association of Governments.

RECOMMENDATION:

This item is for information only.

CONTACT PERSON:

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

DATE: January 8, 2026
AGENDA ITEM: 4
SUBJECT: INPUT: Wasatch Choice Vision 2027 to 2050 Update:
Regional Transportation Plan (RTP) Phasing Criteria
PREPARED BY: Julie Bjornstad, Long Range Planning Deputy Director

At the January 15th Regional Growth Committee (RGC) meeting, RGC will consider and provide input on project phasing criteria for the 2027-2055 [Regional Transportation Plan \(RTP\)](#). The RTP is the regional transportation element of the [Wasatch Choice Vision](#).

BACKGROUND:

The RGC acts as the steering committee for the RTP, a central component of the [Wasatch Choice Vision](#). The RTP is adopted every four years; the next RTP is expected to be adopted in May 2027 and will address transportation needs through the year 2055.

A central part of the development of the RTP is prioritizing roadway, transit, and active transportation projects into three, decade-long **phases** based on *when the projects are needed*, and then fiscally constraining projects and phasing based on *anticipated available revenue*. This prioritization process is built upon a performance-based planning framework rooted in the [ten Wasatch Choice Vision goals](#).

WFRC staff has been coordinating with the RGC Technical Advisory Committees (TACs) (made up principally of city, county and transportation agency staff) and other transportation partners to develop proposed phasing criteria. The proposed phasing was discussed with the RGC TACs in December 2025.

[Here is the draft phasing criteria.](#)

RECOMMENDATION:

This item is an input item.

CONTACT PERSON:

Julie Bjornstad, 801-363-4250 ext. 1105, julie.bjornstad@wfdc.utah.gov



WASATCH FRONT REGIONAL COUNCIL

DATE: January 8, 2026
AGENDA ITEM: 5 – Station Area Planning
SUBJECT: ACTION: Station Area Plans Certification: Ogden City, City of South Salt Lake, Salt Lake City, Millcreek City, Murray City, and Bountiful City
PREPARED BY: Byron Head, Community Planner

At the January 15th Regional Growth Committee (RGC) meeting, RGC will consider making recommendations to WFRC Council to certify Station Area Plans (SAPs) that cover areas in six different cities: Ogden, South Salt Lake, Salt Lake City, Millcreek, Murray, and Bountiful. WFRC staff has reviewed the SAPs 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 all six cities as they prepared their station area plans, and reviewed the SAPs submitted for certification.

- **Ogden** determined that it has already fulfilled the requirements of station area planning at the Ogden FrontRunner station through prior actions, and has demonstrated that such actions are still relevant to making meaningful progress towards achieving station area planning objectives. The city also completed a new station area plan, in conjunction with a new general plan, for the OGX stations along Harrison Blvd and on the Weber State University campus.
- **South Salt Lake** has adopted a new station area plan for the Millcreek TRAX station, along with the city's portion of the Meadowbrook TRAX station. This plan was done in partnership with Millcreek city. The plan envisions new mixed-use development on both sides of 3300 S, with a new pedestrian crossing to increase the connectivity across the street. At Meadowbrook, the plan calls for more housing at a variety of scales, and a new recreation center on the South Salt Lake side.
- **Salt Lake City** determined it to be impracticable to develop station area plans for 6 TRAX stations across the city: Airport, River Trail, Stadium, University South Campus, Fort Douglas, and University Medical Center. This is due to a combination of factors including current and anticipated land use surrounding the stations, lack of land use authority due to state ownership of property, and existing historic preservation overlays.
- **Millcreek** worked with South Salt Lake on a plan for its portion of the Meadowbrook TRAX station area. The plan calls for the development of new mixed-use residential buildings, a new community park, and a greenway along the TRAX line.
- **Murray** adopted an update to the city's existing Fashion Place West small area plan to bring it into compliance with SAP requirements. The updated plan calls for mixed-use development

around the station, improvements to an existing water retention area to create a new park, and an expansion of the Winchester St bridge over I-215 to accommodate new buildings that will improve the pedestrian experience.

- **Bountiful** found station area planning for their portion of the Woods Cross FrontRunner station area to be impracticable, as almost all of the area is taken up by the I15 corridor, and the rest is a functioning commercial area with no indication of redeveloping in the near future.

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

- Ogden: Resolution of Prior Actions for Ogden FrontRunner Station
- Ogden OGX Station Area Plan
- South Salt Lake City Meadowbrook & Millcreek TRAX Station Area Plan
- Salt Lake City Resolution of Impracticability for Airport, River Trail, Stadium, University South Campus, Fort Douglas, and University Medical Center TRAX Stations
- Millcreek Meadowbrook TRAX Station Area Plan
- Murray Fashion Place West TRAX Station Area Plan
- Bountiful Resolution of Impracticability for Woods Cross FrontRunner Station Area

All of the documentation is included within, including:

1. [Ogden - Ogden FrontRunner Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
[Ogden - OGX Stations Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
2. [South Salt Lake - Meadowbrook & Millcreek TRAX SAP Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
3. [Salt Lake City - Airport, River Trail, Stadium, University South Campus, Fort Douglas, & University Medical Center TRAX SAP Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
4. [Millcreek - Meadowbrook TRAX SAP Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
5. [Murray Fashion Place West TRAX Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)
6. [Bountiful - Woods Cross FrontRunner SAP Submission Package](#)
[WFRC SAP Certification Resolution](#)
[WFRC Staff Findings and Analysis](#)

RECOMMENDED MOTION:

"I move to certify the Station Area Plans, Resolutions of Impracticability, and Resolutions of Prior Action for the cities of Ogden, South Salt Lake, Salt Lake City, Millcreek, Murray, and Bountiful."

CONTACT PERSON:

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