

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 Simps
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 Johner
Member -	Natalie Gochnour, 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	