



## Regional Growth Committee (RGC) AGENDA May 21, 2026

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Mayor, South Jordan

Bob Stevenson, Vice Chair  
Commissioner, Davis County

Sheri Bingham  
Mayor, Hooper

Dirk Burton  
Mayor, West Jordan

Gage Froerer  
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Commissioner, Weber County

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Mayor, Clearfield

Tami Tran  
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Scott Wardle  
Councilmember, Tooele County

Jenny Wilson  
Mayor, Salt Lake County

Aimee Winder Newton  
Councilmember, Salt Lake County

Monica Zoltanski  
Mayor, Sandy

Senator Wayne Harper  
Utah State Senate

Representative Ariel Defay  
Utah House of Representatives

Carlton Christensen  
Utah Transit Authority

Carlos Braceras  
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

The Regional Growth Committee will meet on **Thursday, May 21 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 March 19th, 2026
2. **Public Comment**
3. **Chair Report**
4. **ACTION:** Station Area Plan Certification: Midvale's portion of 9000 South Station
5. **DISCUSSION:** Water Scarcity and our Region's Growth
6. **Other Business and Adjournment**
  - a. Next Meeting: August 20, 2026

### Upcoming Meetings and Events:

- *WFRC TransCom TAC Meetings, May 27 at 10a (Davis/Weber/BE) & 2p (SLCo)*
- *Wasatch Front Regional Council Meeting - May 28 at 1:30p*
- *Joint Policy Advisory Committee (JPAC) meeting - June 4 at 11:30am*
- *WFRC Active Transportation Committee Meeting (ATC) - June 9 at 9:15a*
- *Wasatch Front Economic Development District (WFEDD) meeting - June 11 at 1:30pm*
- *WFRC Transportation Coordinating Committee Meeting (Trans Com) - June 18 at 1:30p*
- *WFRC RGC TAC Meetings, July 29 at 9a (SLCo) & 2p (Davis/Weber/Box Elder Co)*

Informational materials can be located on WFRC's website at [www.wfrc.utah.gov](http://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](http://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](http://www.wfrc.utah.gov/committees) para obtener más información.

**MINUTES**  
**Regional Growth Committee**  
March 19, 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**

At 9:18 a.m., Mayor Tamara Tran of Kaysville City, 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, and new Regional Growth Committee members introduced themselves. **ACTION: [00:08:08]** Davis County Commissioner Lorene Kamalu made a motion to approve the [minutes](#) of the RGC meeting held on January 15, 2026. Magna City Mayor Mick Sudbury seconded the motion. There was no discussion and the minutes were approved unanimously.

**2. Public Comment [00:08:28]**

There was no public comment.

**3. [Overview of RGC](#) [00:08:41]**

Ted Knowlton, Deputy Director of the Wasatch Front Regional Council, provided an overview of the [Regional Growth Committee](#) roles and responsibilities, and led a brief discussion on issues of interest that committee members would like to explore in future meetings.

**4. [Wasatch Choice Vision: Understanding Progress](#) [00:26:47]**

Julie Bjornstad, Deputy Director of the Long Range Planning team at WFRC shared the five key progress indicators that will help follow on-the ground progress toward the Wasatch Choice Vision, the regional framework for coordinating transportation, land development, and economic opportunities. She shared the draft numbers for these progress indicators and how they have come together into a draft webpage. Julie asked for RGC Members to take a look at the webpage and provide feedback as staff prepares to finalize the site in the coming weeks.

**5. Community Planning Updates [00:43:26]**

a. [Utah Housing Capacity Analysis](#) [00:44:08]

Jason Brown, CEO of Envision Utah, and Ty McCutcheon, Board Chair, presented the recent [statewide analysis on housing capacity and constraints](#), an effort of the Governor's Office of Economic Development (GOED). The analysis identified the constraints to future housing development, and forecast demand for housing units in each area of the Wasatch Front. The presentation led to a discussion about the projected shortfall in unit production if constraints are not addressed, and how these findings specifically relate to both infrastructure providers and communities within the region.

b. [Transportation and Land Use Connection Program 2026 Awarded Projects](#) [01:18:30]

The TLC program is a partnership of WFRC, UDOT, and UTA. Meg Padjen, Community and Economic Development Director at WFRC, announced the 15 projects that will receive Transportation and Land Use Connection (TLC) technical assistance for 2026 equating to approximately 1.78M in project funds. The projects were competitively selected from applications from local governments.

c. **[ACTION: Station Area Plan Certification: Midvale Fashion Place West](#)** [01:27:47]

The Midvale Fashion Place West TRAX Station Area Plan was presented by Byron Head, WFRC Community Planner, and Adam Olsen, Midvale Community Development Director. The plan proposes a mixed-use development that integrates employment opportunities and housing, and includes a potential connection to the Porter Rockwell Trail. **ACTION: [01:33:45]**, Magna Mayor Mick Sudbury moved to recommend certification of the Midvale Fashion Place West Station Area Plan to the Wasatch Front Regional Council. The motion was seconded by Cottonwood Heights Mayor Gay Lynn Bennion and passed unanimously.

**6. [2026 Legislative Update](#) [01:34:04]**

Andrew Gruber, Executive Director noted that more than 500 bills were passed during the 2026 Legislative Session. He invited Mayor Bradshaw of Bountiful City, President of ULCT, to highlight key legislation. Mayor Bradshaw discussed three notable bills she was pleased to see pass: HB425 (Local Government Fees Amendments), HB492 (Transportation, Infrastructure, and Housing Amendments), and SB197 (Transportation Funding and Governance Amendments). Andrew noted that at the federal level, the Infrastructure Investment and Jobs Act expires this year, September 30, 2026. A lot of work is happening on the next reauthorization bill, but it will likely receive a temporary extension. Andrew also noted that of the several grant awards to Utah that were placed on pause some were cancelled, and several have been reinstated.

**7. [Other Business & Adjournment](#) [01:46:29]**

Mayor Tran announced that the next RGC meeting will take place on Thursday, May 21, 2026. Commissioner Kamalu made a motion to adjourn the meeting, all in favor. The meeting adjourned at 11:05 a.m.

## Regional Growth Committee Attendance || March 19, 2026

2026 RGC MEMBERS			Present	Others in attendance
<b>BOX ELDER COUNTY</b>				<b>Other Attendees</b>
Member -	Tyler Vincent, Commissioner	Box Elder County	No	Jordan Backman, UDOT
Alternate -	Dennis Bott, Mayor	Brigham City	No	David Salazar, Eagle Mtn.
<b>DAVIS COUNTY</b>				Ty McCutcheon, Envision Board
Member -	Tami Tran, Mayor (Chair)	Kaysville	Yes	Beth Colosimo
Alternate -	Marie Dougherty, Mayor	Clinton	Yes	Alysia Ducuara
Member -	Kate Bradshaw, Mayor	Bountiful	Yes	Thomas Padjen
Alternate -	Jeanne Groberg, Mayor	Fruit Heights	Yes	Emma Andreasen, Get Healthy
<b>MORGAN COUNTY</b>				Holly Pearson, SLCo
Member-	Blaine Fackrell, Commissioner	Morgan County	Yes	Catherine Kanter, SLCo
Alternate -	Tony London, Councilmember	Morgan City	No	Camille Alexander, HDR
<b>SALT LAKE COUNTY</b>				Dawnee Johnston, Magna
Member -	Dawn Ramsey, Mayor	South Jordan	No	Adam Olson, Midvale
Alternate -	Alison Stroud, Councilmember	Sandy City	Yes	Emma Clinton, Envision Utah
Member -	Jenny Wilson, Mayor	Salt Lake County	No	Cody Lutz, Envision Utah
Member -	Kristie Overson, Mayor	Taylorsville	Yes	
Member -	Cherie Wood, Mayor	South Salt Lake	Yes	
Alternate -	Mick Sudbury, Mayor	Magna	Yes	
Alternate -	Gay Lynn Bennion, Mayor	Cottonwood Heights	Yes	
Alternate -	Allan Perry, Mayor	White City	No	
<b>TOOELE COUNTY</b>				
Member -	Heidi Hammond, Mayor	Grantsville City	Yes	<b>WFRC STAFF</b>
Alternate -	Kendall Thomas, Councilmember	Tooele County	No	Andrew Gruber
<b>WEBER COUNTY</b>				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
<b>OTHER APPOINTMENTS:</b>				Jory Johner
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	No	Tim Watkins
Alternate -	Carlton Christensen, Trustee	UTA Board	No	Megan Padjen
Member -	Kim Frost	Utah Air Quality Board	Yes	Byron Head
Alternate -		Utah Air Quality Board	Vacant	Madison Aviles
Member -	Jason Brown, Executive Director	Envision Utah	Yes	Sarah Lawless
Alternate -		Envision Utah	Vacant	Johnnae Nardone
<b>NON-VOTING MEMBERS</b>				Paulo Aguilera
Member -	Tiffany Pocock	UDOT	No	Joel Temple
Alternate -	Andrea Olson, Planning Director	UDOT	No	Christy Dahlberg
Member -	Nichol Bourdeaux, Chief Planning & Engmt Ofc.	UTA	No	
Alternate -	Jaron Robertson, Planning Director	UTA	Yes	

Member -	Bryce Bird, Director	Division of Air Quality	Yes	
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	Yes	
Member -	Lorene Kamalu, Davis Commission (Vice Chair)	Utah Association of Counties	Yes	
Member -	Jared Gray, Mayor, Eagle Mountain	MAG	No	
Member -	Kristen Cordova	Utah Urban Land Institute	Yes	
Member -	Mary Catherine Perry	Salt Lake Chamber	Yes	
Member -	Laura Hanson, State Planning Coordinator	GOPB	No	
Member -	Reid Ewing, Professor	University of Utah	Yes	



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 14, 2026  
**AGENDA ITEM:** 4 – Station Area Planning  
**SUBJECT:** **ACTION:** Station Area Plan Certification: Midvale City  
**PREPARED BY:** Byron Head, Community Planner

At the May 21st 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 Development (GOED), 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** found station area planning for their portion of the Historic Sandy TRAX station area to be impracticable, as almost all of the area is taken up by existing homes and a functioning commercial area with no sign of redeveloping in the near future.

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 Historic Sandy TRAX Resolution of Impracticability

All of the documentation is included within, including:

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

## **RECOMMENDED MOTION:**

"I move to certify the Resolution of Impracticability for the Midvale portion of the Historic Sandy TRAX station area."

## **CONTACT PERSON:**

Byron Head, 801-363-4250 ext 1104, [byron.head@wfrc.utah.gov](mailto:byron.head@wfrc.utah.gov)



# WASATCH FRONT REGIONAL COUNCIL

**DATE:** May 14, 2026  
**AGENDA ITEM:** 5  
**SUBJECT:** **DISCUSSION:** Water Scarcity and our Region's Growth  
**PREPARED BY:** Ted Knowlton, Deputy Director and Chief Planner

At the May 21st Regional Growth Committee (RGC) meeting, the committee will discuss the intersection of water supply, land use, and regional growth.

This item aims to:

1. identify the needs of local governments in addressing water scarcity and
2. define potential shared responses.

## **BACKGROUND:**

RGC in its meeting in March identified water as a priority to address in 2026.

Utah is in the midst of a prolonged drought and is facing the worst water year in recorded history. While agricultural water use is significantly larger than urban water use, the RGC and WFRC address urban-related growth and transportation. Water availability remains a critical constraint for our region's cities.

Committee members will explore questions like:

### **1. What are the primary needs of local governments right now in their efforts to address water scarcity?**

*e.g., Technical assistance for ordinance updates; funding for secondary metering; public outreach support?*

### **2. What are potential shared responses?**

*e.g., Regional conversations; training material; more resources for planning?*

## **DISCUSSION SEEDING:**

The discussion will be preceded by four lightning presentations presented by subject matter experts designed to provide a baseline for the committee:

1. **Water and the Wasatch Choice Vision:** An overview of how growth patterns affect per-capita water demand.
2. **Local water planning:** A status report on the integration of water elements into local General Plans, tools to help, and the common challenges communities face during implementation.
3. **Training:** We'll hear about Growing Water Smart and other training opportunities.
4. **Collaborative strategies:** What opportunities exist for collaboration to address regional water issues, such as the health of the Great Salt Lake?.

## **RECOMMENDATION:**

This item is for discussion and input.

## **CONTACT PERSON:**

Ted Knowlton, 801-425-3534, [ted.knowlton@wfrc.utah.gov](mailto:ted.knowlton@wfrc.utah.gov)