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Troy Walker  
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Utah Association of Counties

Ari Bruening  
Envision Utah

Laura Hanson  
State Planning Coordinator

Andrew Gruber  
WFRC Executive Director

## Regional Growth Committee (RGC) AGENDA January 16, 2025

The Regional Growth Committee will meet on **Thursday, January 16th 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:** 856 1400 1622, **One Tap Mobile:** [+16699009128](#),85614001622#

The agenda will be as follows:

- 1. Introductions and Consent Agenda**
  - a. ACTION:** Minutes of the RGC Meeting held October 10th, 2024
- 2. Public Comment**
- 3. INFORMATION: Status update for the Wasatch Choice Vision**
  - Wasatch Choice workshop results and next steps
  - The process for considering exploratory transportation concepts
  - New transportation project selection criteria
- 4. ACTION: Station Area Plan Certification - South Jordan TRAX stations**
- 5. INFORMATION: Utah Legislative Session Overview and Federal Transportation Update**
- 6. Video: Overview of the Utah Open and Public Meeting Act**
- 7. Other Business and Adjournment**  
Next Meeting: March 20, 2025

### Upcoming Meetings and Events:

- Wasatch Front Regional Council Meeting, January 23, 2025
- WFRC Active Transportation Committee Meeting, February 11, 2025
- WFRC RGC Technical Advisory Committee meetings, February 19, 2025
- WFRC Transportation Coordinating Meeting, February 20, 2025
- **WFRC New Member Orientation Meeting, February 27, 2025**

Informational materials can be located on WFRC's website at [www.wfrc.org](http://www.wfrc.org).

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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.org/committees](http://www.wfrc.org/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 atender virtualmente. Personas interesadas en atender pueden visitar [www.wfrc.org/committees](http://www.wfrc.org/committees) para obtener mas informacion.



# WASATCH FRONT REGIONAL COUNCIL

## DRAFT MINUTES

### Regional Growth Committee || October 10, 2024

A meeting was held on Thursday, October 10, 2024, at WFRC Offices, 41 N. Rio Grande St, Salt Lake City, UT and also via Zoom. The following were present:

MEMBERS AND ALTERNATES PRESENT		OTHER APPOINTED MEMBERS AND ALTERNATES	
Dennis Bott, Member (Brigham City)	No	Natalie Gochnour, Member Utah Transportation Commission	No
Vacant, Alternate (Box Elder County)	-	Bradley Dee, Alternate Utah Transportation Commission	Yes
Brandon Stanger, Member (Clinton)	Yes	Beth Holbrook, Member Utah Transit Authority Board of Trustees	Yes
Kendalyn Harris, Alternate (Bountiful)	Yes	Carlton Christensen, Alternate Utah Transit Authority Board of Trustees	Yes
Brian Horrocks, Member (North Salt Lake)	No	Ari Bruening, Member Envision Utah	Yes
Tamara Tran, Alternate (Kaysville)	No	Ryan Beck, Alternate Envision Utah	Yes
Tony London, Member (Morgan County)	No	Kevin Cromar, Member Utah Air Quality Board	Yes
Mike Newton, Alternate (Morgan County)	No	<b>NON-VOTING MEMBERS AND ALTERNATES PRESENT</b>	
Dawn Ramsey, Member (South Jordan)	Yes	Tiffany Pocock, Member Utah Department of Transportation	Yes
Alison Stroud, Alternate (Sandy City Council)	Yes	Andrea Olson, Alternate Utah Department of Transportation	No
Jenny Wilson, Member (Salt Lake County)	No	Russ Fox, Member Utah Transit Authority	Yes
Dave Alvord, Member (SL Councilmember)	No	Nichol Bourdeaux, Alternate Utah Transit Authority	Yes
Monica Zoltanski, Member (Sandy)	Yes	Bryce Bird, Staff Representative Utah Air Quality Board	Yes
Eric Barney, Alternate (Magna)	No	Ivan Marrero, Member FHWA-Utah Division	No
Cherie Wood, Alternate (South Salt Lake)	No	Rex Harris, Alternate FHWA-Utah Division	Yes
Brett Hales, Alternate (Murray)	No	Lorin Palmer Utah League of Cities and Towns	Yes
Kendall Thomas, Member (Tooele County)	No	Dina Blaes Utah Association of Counties	No
Ed Hansen, Alternate (Tooele City)	No	Carolyn Lundberg, Lindon Mayor Mountainland Association of Governments	No
Sharon Bolos, Member (Weber County)	Yes	Helen Peters, Alternate Salt Lake County	Yes
Ken Phippen, Alternate (Farr West)	Yes	<b>WFRC APPOINTMENTS FROM OTHER ORGANIZATIONS</b>	
Robert Dandoy, Member (Roy) <b>Chair</b>	Yes	Lorene Kamalu, Member Davis County, <b>Vice Chair</b>	Yes
Gordan Cutler, Alternate (Uintah)	No	Robert Schmidt Utah Urban Lands Institute	No
		Laura Hanson, GOPB	Yes
		Ginger Chinn, Utah Transportation Coalition	No
		Reid Ewing, University of Utah	Yes

<b>OTHER ATTENDEES PRESENT, including WFRC Staff:</b>	
<b>Guests:</b> Roger Borgenicht, UBET; Chad Wilkinson, Layton City;	<b>WFRC:</b> Andrew Gruber, Ted Knowlton, Andrea Pearson,
Matthew Jensen, Sandy Resident; Natalie Bowen, SLC Chamber;	Rosie Hernandez, Bert Granberg, Hugh Van Wagenen,
Weston Applonie, Layton City; Anthony Tobler; Camille Alexander,	Julie Bjornstad, Jordon Chandler, Johnnae Nardone,
Isaac Higham; Jamie Dansie, SLCo; Kaitlin Marousis;	Jory Johner, Sarah Lawless, Megan Padjen,
Lance Evans, South Weber; Nathan Cherpeski, Herriman;	Lauren Victor, Josh Reynolds, Chay Mosqueda
Wendy Thomas, Herriman; Zack Scriven, SLC Resident;	
Jeff Silvestrini, Millcreek; Kimberly Bell, Sandy;	
Kevin Van Tassell, Utah Transportation Commission	

**1. Introductions and Consent Agenda [00:00:06]**

At 9:18 a.m., Mayor Robert Dandoy of Roy City, Chair of the Regional Growth Committee, welcomed the members and guests to the meeting. Introductions were made both around the table and online. Andrew Gruber, WFRC Executive Director, introduced Johnnae Nardone as the new Communications Manager at WFRC.

**ACTION [00:05:14]** UTA Trustee, Beth Holbrook, made a motion to approve the [Minutes](#) of the RGC Meeting held August 15, 2024. Mayor Brandon Stanger, Clinton City, seconded the motion. There was no discussion, the minutes were approved unanimously.

**2. Public Comment [00:05:49]**

- Matthew Jensen, Sandy City Resident, made a public comment in support of the Rio Grande Plan.
- Zack Scriven, Salt Lake City Resident, made a public comment in support of the Rio Grande Plan.
- Anthony Tobler, Salt Lake City Resident, made a public comment in support of the Rio Grande Plan.

**[00:14:45]** Andrew Gruber, Executive Director at WFRC, took a moment to explain that ongoing analysis of the Rio Grande Plan is continuing, along with a joint study on East-West mobility that encompasses the plan.

**3. [The Wasatch Choice Vision and Regional Transportation Plan Update](#) [00:17:05]**

- Discuss approach to the Wasatch Choice Vision Workshops [00:17:57]** Ted Knowlton, Deputy Director at WFRC, provided an overview of the upcoming Wasatch Choice Vision Fall Workshops scheduled for October and November throughout the region. He explained the goals and objectives of these meetings and sought feedback from the Regional Growth Committee on what communities would like to see included in the workshops, as well as any suggestions they had regarding the workshop approach.
- What should be our pattern of Growth [00:37:20]** Ted explained that, because land use affects transportation, we must consider these impacts as the region grows. **[00:38:58]** Megan Padjen, Community and Economic Development Director at WFRC, discussed the different types of centers included in the Wasatch Choice Vision. She explained what makes each center unique and how they benefit various communities. Additionally, Megan mentioned that WFRC has new resources to help communities incorporate these centers into their general plans.
- Layton City Spotlight [01:03:24]** Layton City Mayor Joy Petro and Community and Economic Development Director Chad Wilkinson discussed their experience implementing city centers in their community. They shared their experiences, the lessons they learned, and what they would do differently throughout the implementation process

**4. [Major Transportation Studies Exploring our Future](#) [01:28:49]**

- [01:29:49]** Julie Bjornstad, WFRC Senior Planner, gave an update on the **Regional Roadway Grid Study** which is a study that will assess connectivity and Grid function, develop solutions to prioritize connectivity, and set communities up with a toolbox to formalize recommendations in regional plans.
- [01:32:17]** Julie Bjornstad also provided an update on the **Power District Transportation Study**, which is a technical analysis that will inform decision-making related to transportation needs within the Power District and the surrounding areas, particularly for events in the area. This study should be completed in June of 2025.
- [01:35:22]** Lauren Victor, WFRC Transit Planner, provided an overview of the **Transit Fresh Look Study**, which explores previously unconsidered options in transit, aligns partners to a shared vision, and focuses on regional transit connections while also acknowledging other modes that support those connections

- d. **[01:41:55]** Ryan Beck with Envision Utah discussed the **Housing Capacity, Infrastructure, and Market Analysis**, which focuses on the housing shortage in Utah and identifies optimal locations for housing to benefit the region. The study also examines how constraints and existing policies shape growth. This study began in September 2024 and is scheduled to conclude in August 2025.
- e. **[01:45:37]** Chay Mosqueda, Transportation Planner at WFRC, discussed **Advanced Air Mobility in Utah**, which is currently delivering small packages in two locations. The future of Advanced Air Mobility includes plans to expand to 5-6 vertiports and people movers within the next 10 years, and to 25-30 vertiports and large cargo delivery within the next 30 years.

**5. Other Business & Adjournment [01:53:24]**

Mayor Dandoy announced that the Wasatch Front Regional Council Meeting will take place on Thursday, October 24th. He encouraged everyone to attend the workshops scheduled for October and November throughout the region, urging members to participate at their respective locations. The next Regional Growth Committee meeting is set for Thursday, January 16th. Davis County Commissioner Kamalu, made a motion to adjourn the meeting, UTA Trustee Beth Holbrook seconded the motion. There was no discussion. **Meeting adjourned at 11:12 AM**

*A recording of this meeting, as well as meeting materials, may be found on the WFRC website at [www.wfrc.org](http://www.wfrc.org)*

**DATE:** January 9, 2025  
**AGENDA ITEM:** 3  
**SUBJECT:** Status update for the Wasatch Choice Vision  
**PREPARED BY:** Ted Knowlton, Deputy Director

In 2025, WFRC will collaborate with RGC and stakeholders to develop a draft “preferred scenario” for transportation and development in 2055. At the January 16th RGC meeting, RGC will discuss how to incorporate input received during the 2024 Wasatch Choice Vision Fall Workshops, stakeholder outreach, and public input as WFRC advances the development of the 2027-2055 preferred scenario. This will include a discussion on these items:

- A. **Wasatch Choice Vision workshop results and next steps.** The 2024 Wasatch Choice Vision Fall Workshops marked a significant milestone, gathering input on both transportation and development patterns in each city and the region. The workshops are the start of formative steps to gather and refine input with local governments, stakeholders and the public. WFRC planners recently summarized the workshop land use results and are now inviting each community to review the draft land use vision during February and March.
- B. **The process for considering [exploratory transportation concepts](#).** In 2024, RGC discussed aspirational or exploratory concepts for our region, meet the challenges of growth, and look to and beyond the 2034 Olympics. Key questions now include:
  - “How should these concepts be considered?” and
  - “What happens to these projects if, after consideration, they are not ready for inclusion in the fiscally constrained Regional Transportation Plan?”Staff has worked with stakeholders and partner transportation agencies to draft answers to these questions, which will be discussed with RGC.
- C. **New project selection criteria: how transportation projects are considered for the Vision.** As WFRC establishes the process for considering exploratory transportation concepts, Staff are also refining the specific criteria for evaluating these projects for inclusion in the RTP. WFRC staff, in consultation with UDOT, UTA, and the RGC TACs have developed both *Preliminary Screening* and *Technical Screening* criteria for each transportation mode - active transportation, roadway, and transit. Staff will provide a high-level overview of these criteria during the meeting. Staff encourages a more detailed review by RGC members of the Draft [2027-2055 RTP Project Selection Criteria](#) ahead of the RGC meeting.

#### **BACKGROUND:**

The [Wasatch Choice Vision](#) is the shared framework to prepare communities and the region to address the challenges of growth and preserve and enhance quality of life for generations to come. The Vision is developed collaboratively with local governments, transportation agencies, and many other public and private sector partners. The Wasatch Choice Vision is regional, long-range, and holistically addresses transportation, land use, economic opportunity, and parks and public spaces. Multi-faceted efforts like the Wasatch Choice Vision and Utah’s Unified Transportation Plan take time to develop; the standard cycle for planning at WFRC is four years and will conclude in 2027. RGC is the steering committee for updating the Wasatch Choice Vision.

#### **CONTACT PERSON:**

Ted Knowlton, 801-425-3534, [tknowlton@wfr.org](mailto:tknowlton@wfr.org)

#### **ATTACHMENTS:**

- [Exploring Regional Transportation Concepts](#)
- [DRAFT 2027-2055 RTP Project Selection Criteria \(January RGC Meeting\)](#)

**DATE:** January 9, 2025  
**AGENDA ITEM:** 4–Station Area Plan Certification - South Jordan TRAX Stations  
**SUBJECT:** **ACTION:** Station Area Plan Certification - South Jordan TRAX  
**PREPARED BY:** Meg Padjen, Community and Economic Development Director

At the January 16th Regional Growth Committee (RGC) meeting, WFRC staff will present an overview of a Station Area Plan in South Jordan. RGC will consider a certification request for station areas in South Jordan, in accordance with the Station Area Planning (SAP) components of state law and WFRC policy.

The South Jordan TRAX Station Area Plan includes four stations: the South Jordan portion of the 5600 W Old Bingham Hwy, South Jordan Parkway, South Jordan Central, and Daybreak Parkway station areas. The South Jordan Central Station near the ball park is under construction, and scheduled to begin service by April 2025. Representatives from South Jordan City will share highlights from these station area plans.

#### **BACKGROUND:**

The [Wasatch Choice Vision](#) provides guiding principles and strategies for addressing growth throughout the region that local governments can then take and implement on the local level. WFRC knows that this requires time and resources of our communities. To assist with local planning and the implementation of the Vision, we provide several opportunities for our communities to receive technical assistance. This may be broadly, through the [Transportation and Land Use Connection \(TLC\)](#) program, or more specifically, such as funding and staff support with Station Area Planning.

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

#### **STATION AREA PLAN CERTIFICATION**

WFRC assists communities in their development of their station area plans, in partnership with UTA, 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 consistent with the adopted [policy for the certification review](#) of SAPs.

WFRC has had the opportunity to assist South Jordan in planning around its station areas. The city used this opportunity to revisit the Daybreak master development agreement, the approved Housing and Transit Reinvestment Zone (HTRZ), and other ongoing development. They engaged stakeholders and land owners to coalesce around a vision for the TRAX corridor. The city has completed the planning process, and has adopted the resulting plan. As required by state statute, this SAP is adopted prior to the anticipated opening of the South Jordan Central Station in Daybreak.



**ACTION: Certify South Jordan TRAX Station Area Plan**

In accordance with WFRC policy, staff has reviewed the SAP's consistency with state statute, and makes a positive recommendation for certification to the Regional Growth Committee.

All of the documentation is included within, including:

1. [South Jordan TRAX Station Area Plan Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

**RECOMMENDED MOTION:**

"I move to recommend certification of the South Jordan TRAX Station Area Plan."

**ATTACHMENTS:**

1. [South Jordan TRAX Station Area Plan Submission Package](#)
2. [WFRC SAP Certification Resolution](#)
3. [WFRC Staff Findings and Analysis](#)

**CONTACT PERSON:**

Megan Padjen, 801-404-8925, [mpadjen@wfr.org](mailto:mpadjen@wfr.org)

**DATE:** January 9, 2025  
**AGENDA ITEM:** 5  
**SUBJECT:** Utah Legislative Session Overview and Federal Transportation Update  
**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 2025 General Legislative Session pertaining to transportation and growth related areas of housing, economic development, air quality, etc. The committee will also receive a brief update on federal transportation policy efforts.

**BACKGROUND:**

**Utah Legislative Session Preview**

The 45-day General Legislative Session begins Tuesday, January 21st and runs through Friday, March 7th. 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 website. 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.

The current federal surface transportation authorization legislation – the Infrastructure Investment and Jobs Act (IIJA) – expires on Sept. 30, 2026. The authorizing transportation legislation provides WFRC with our relevant funding and charge to administer federal dollars. Utah's transportation agencies and partners, as have done in the past, will develop shared priorities to approach the new administration and Congress with.

**RECOMMENDATION:**

This item is for information only.

**CONTACT PERSON:**

Miranda Jones Cox, 436-691-3043, [miranda@wfr.org](mailto:miranda@wfr.org)