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Lorene Kamalu
Utah Association of Counties

Ari Bruening
Envision Utah

Laura Hanson
State Planning Coordinator

Andrew Gruber
WFRC Executive Director

Regional Growth Committee (RGC)

AGENDA March 20, 2025

The Regional Growth Committee will meet on **Thursday, March 20th at 9:15am** 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](tel:+16699009128),85614001622#

The agenda will be as follows:

1. **Introductions and Consent Agenda**
 - a. **ACTION:** Minutes of the RGC Meeting held January 16th, 2025
2. **Public Comment**
3. **Chair Report**
 - a. [Overview of RGC](#), Identify Issues of Interest
 - b. [Legislative outcomes](#)
4. **Community Planning Updates**
 - a. [Transportation and Land Use Connection Program 2025 Awarded Projects](#)
 - b. **ACTION:** Station Area Plan Certification: Sandy City
5. [Wasatch Front Travel Demand Model Upgrade](#) (“Activity-based Model”)
6. [Planning for Emerging Transportation Technologies](#)
7. **Other Business and Adjournment**
Next Meeting: May 15, 2025

Upcoming Meetings and Events:

- *WFRC Trans Com Technical Advisory Committee Meetings, March 26, 2025 at 10am and 2pm*
- *Wasatch Front Regional Council Meeting, March 27, 2025 at 1:30pm*
- *WFRC Active Transportation Committee Meeting, April 8, 2025 at 9:15am*
- *WFRC RGC Technical Advisory Committee Meetings, April 16, 2025 at 9am and 2pm*
- *WFRC Transportation Coordinating Committee Meeting, April 24, 2025 at 1:30pm*

Informational materials can be located on WFRC’s website at www.wfrc.org.

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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 para obtener mas informacion.

MINUTES
WFRC || Regional Growth Committee
January 16, 2025

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

1. Welcome & Consent Agenda [00:01:12]

At 9:20 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.

ACTION [00:06:13] UTA Trustee, Beth Holbrook, made a motion to approve the [Minutes](#) of the RGC Meeting held October 10th, 2024. Mayor Lorin Palmer, Herriman City, seconded the motion. There was no discussion and the minutes were approved unanimously.

2. Public Comment [00:06:57]

There was no public comment.

3. [Status Update for the Wasatch Choice Vision](#) [00:07:20]

- a. Wasatch Choice Workshop Results and Next Steps [00:08:04]** Ted Knowlton, WFRC Deputy Director, provided an overview of how WFRC is processing feedback from the recent Fall Workshop discussions focused on the Wasatch Front Region. He explained that the next steps in updating the Wasatch Choice Vision, a four-year process, include using the information gathered from local communities at these workshops to explore future scenarios (2024), develop a preferred approach (2025), prioritize projects (2026), and plan for adoption (2027). Ted also shared a preview of what each of these steps might look like.
- b. The process for considering exploratory transportation concepts [00:22:43]** Andrew Gruber, WFRC Executive Director, provided a review of the Regional Growth Committee meeting from August 2024, where the group discussed how to strike the right balance between being aspirational and pragmatic as an organization and community. Andrew also highlighted the progress made since the last RGC meeting in efforts to achieve that balance.
- c. New project selection criteria: how transportation projects are considered for the Vision [00:31:46]** Jory Johner, WFRC Long Range Planning Director, provided a high-level, step-by-step overview of the process for reviewing and screening transportation concepts for the upcoming RTP, as part of the Wasatch Choice initiative. Jory outlined three key components of the process: 1) the sources of the proposed projects, 2) the preliminary screening criteria for each mode, and 3) an overview of the technical criteria. He also discussed how, after considering these three components, the interaction between multimodal elements will be evaluated.

[01:04:39] Laura Hanson, Planning Director at the Governor's Office of Planning and Budget, provided an update on Governor Cox's State Housing Plan and his second-term strategic plan, [Built Here](#). This plan aims to build 40,000 new housing units within centers identified in regional visions, such as the Wasatch Choice Vision

4. [Station Area Plan Certification - South Jordan TRAX stations](#) [01:10:46]

Megan Padjen, Community and Economic Development Director at WFRC, provided an overview of the Station Area Planning goals and requirements. She introduced the South Jordan TRAX Station Area Plan, which includes four stations: the South Jordan portion of 5600 W Old Bingham Hwy, South Jordan Parkway, South Jordan Central, and Daybreak Parkway. Mayor Dawn Ramsey of South Jordan City and Steven Schaefermeyer, South Jordan City Planning Director, also presented an overview of the project and discussed its significance for South Jordan City and Daybreak residents.

ACTION [01:30:35]: Mayor Brandon Stanger of Clinton City made a motion to recommend the certification of the South Jordan TRAX Station Area Plan to the Wasatch Front Regional Council. Mayor Tamara Tran of Kaysville City seconded the motion. There was no discussion, and the motion passed unanimously

5. Utah Legislative Session Overview and Federal Transportation Update [01:33:35]

Miranda Jones Cox, Government Affairs Manager at WFRC, provided a brief overview of what to expect in the upcoming 2025 Legislative session, covering topics such as transportation, housing, economic development, land use, and other related legislation and appropriations.

6. Overview of the Utah Open and Public Meeting Act [01:45:28]

Mayor Dandoy, Regional Growth Committee Chair, 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. He thanked those who have already completed the training and asked that everyone else please do so to fulfill the board's training requirements. He explained that the training video will also be sent in a follow-up email for those who have not yet completed it.

7. Other Business and Adjournment [01:45:57]

Mayor Dandoy explained that the Wasatch Front Regional Council Meeting will take place next Thursday, January 23rd at 1:30 p.m., and the next Regional Growth Committee meeting will take place on Thursday, March 20th at 9:15 a.m.. UTA Trustee Beth Holbrook made a motion to adjourn, and Davis County Commissioner, Lorene Kamalu seconded the motion. Meeting Adjourned at **11:11 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					
2025 RGC MEMBERS				Present	Others in attendance
BOX ELDER COUNTY					Brigitte Mandel
Member -	Dennis Bott, Mayor	Brigham City	No	Camile Alexander, HDR	
Alternate -				Isaac Higham	
DAVIS COUNTY					K. Marousis
Member -	Brandon Stanger, Mayor	Clinton	Yes	Lance Evans	
Alternate -	Kendalyn Harris, Mayor	Bountiful	No	Ryan Anderson, SLCo	
Member -	Tamara Tran, Mayor	Kaysville	Yes	Kimberly Bell, Sandy	
Alternate -	Brian Horrocks, Mayor	North Salt Lake	No	Steven Schaefermeyer	
MORGAN COUNTY					Roger Borgenicht, UBET
Member -	Tony London, Councilmember	Morgan City	No	Chandler Beutler, UTA	
Alternate -	Mike Newton, Commissioner	Morgan County	No	Paul Larsen, Brigham	
SALT LAKE COUNTY					
Member -	Dawn Ramsey, Mayor	South Jordan	Yes		
Alternate -	Alison Stroud, Councilmember	Sandy	Yes		
Member -	Jenny Wilson, Mayor	Salt Lake County	No	WFRC STAFF	
Member -		Salt Lake County	No	Andrew Gruber	
Member -	Monica Zoltanski, Mayor	Sandy	Yes	Ted Knowlton	
Alternate -	Eric Barney, Mayor	Magna	No	Andrea Pearson	
Alternate -	Cherie Wood, Mayor	South Salt Lake	Yes	Jordon Chandler	
Alternate -	Brett Hales, Mayor	Murray	No	Sarah Lawless	
TOOELE COUNTY					Miranda Jones Cox
Member -	Kendall Thomas, Councilmember	Tooele County	Yes	Matt Ryan	
Alternate -	Ed Hansen, Councilmember	Tooele City	No	Julie Bjornstad	
WEBER COUNTY					Lauren Victor
Member -	Sharon Bolos, Commissioner	Weber county	Yes	Johnnae Nardone	
Alternate -	Ken Phippen, Mayor	Farr West	Yes	Christy Dahlberg	
Member -	Robert Dandoy, Mayor (Chair)	Roy	Yes	Tim Watkins	
Alternate -	Gordon Cutler, Mayor	Uintah	No	Megan Padjen	
OTHER APPOINTMENTS:					Jory Johner
Member -	Natalie Gochnour, Commissioner	Utah Transportation Commission	No	Marian Florence	
Alternate -	Brad Dee, Commissioner	Utah Transportation Commission	Yes	Hugh Van Wagenen	
Member -	Beth Holbrook, Trustee	UTA	Yes	Chay Mosqueda	
Alternate -	Carlton Christensen, Trustee	UTA	Yes	Byron Head	
Member -	Kevin Cromar, Board Member	Utah Air Quality Board	Yes	Ellie Spencer	
Alternate -				Rosie Hernandez	
Member -	Ari Bruening, Executive Director	Envision Utah	Yes		
Alternate -	Ryan Beck, Deputy Director	Envision Utah	No		



WASATCH FRONT REGIONAL COUNCIL

NON-VOTING MEMBERS			
Member -	Tiffany Pocock, Program Development Dir.	UDOT	Yes
Alternate -	Andrea Olson, Planning Director	UDOT	No
Member -	Nichol Bourdeaux, Chief Planning & Engmt Ofc	UTA	Yes
Alternate -	Russ Fox, Planning Manager	UTA	Yes
Member -	Bryce Bird, Director	Department of Air Quality	No
Member -	Ivan Marrero	Federal Highway Association	Yes
Alternate -	Trisha Sharma	Federal Highway Association	No
Member -	Lorin Palmer, Herriman City Mayor	Utah League of Cities & Towns	Yes
Member -	Dina Blaes, Salt Lake County	Utah Association of Counties	Yes
Member -	Julie Fullmer, Vineyard City Mayor	Mountainland Association of Governments	Yes
Member -	Lorene Kamalu, Commissioner (Vice Chair)	Davis County	Yes
Member -	Robert Schmidt	Utah Urban Land Institute	No
Member -	Laura Hanson	GOPB/Quality Growth Commission	Yes
Member -	Mary Catherine (MC) Perry	Salt Lake Chamber	No
Member -	Reid Ewing	University of Utah	Yes



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2025
AGENDA ITEM: 3a
SUBJECT: Chair Report: Overview of RGC, Identify Issues of Interest
PREPARED BY: Ted Knowlton, Deputy Director

During the Chair Report, WFRC staff will brief the Regional Growth Committee (RGC) on its roles and responsibilities followed by a discussion of issues of interest that committee members would like to explore in future meetings.

BACKGROUND:

The Regional Growth Committee (RGC) was created by agreement (most recent version linked) between the Wasatch Front Regional Council, the Utah Department of Transportation, and the Utah Transit Authority to facilitate collaboration among local governments and with transportation agencies. RGC is the policy advisory committee to the Regional Council regarding long-range planning including the [Wasatch Choice Vision](#) and the Regional Transportation Plan.

RECOMMENDATION: This item is for information only.

CONTACT PERSON: Ted Knowlton, 801-363-4250 ext. 1201, tknowlton@wfr.org.



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2024
AGENDA ITEM: 3b
SUBJECT: Chair Report: 2025 Utah Legislative Session Overview
PREPARED BY: Miranda Jones Cox, Government Affairs Manager

At the Wasatch Front Regional Council (WFRC) Regional Growth Committee meeting, the committee will hear an update on transportation and growth-related outcomes from the 2025 Legislative General Session.

BACKGROUND:

After multiple years of significant, new investments in Utah's multimodal transportation system, the state continued building on that investment in the 2025 Legislative Session to promote quality of life as Utah grows. And though this session did not lead to significant new transportation-related appropriations or policy shifts comparable to recent years, in part due to a relatively flat budget year for appropriators, a number of relevant transportation, housing, and economic development related bills and appropriations were passed and funded.

WFRC staff prepared this detailed [2025 Legislative Session Wrap Up](#). Information on specific bills and appropriations can also be included in the [WFRC 2025 Bill Tracker](#) and [WFRC 2025 Appropriations Tracker](#).

RECOMMENDATION:

This item is for information only.

CONTACT PERSON:

Miranda Jones Cox, 436-691-3043, miranda@wfr.org



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2025
AGENDA ITEM: 4. Community Planning Projects
SUBJECT: 4A Transportation and Land Use Connection 2025 Awarded Projects
PREPARED BY: Meg Padjen, Community and Economic Development Director

At the March 20th Regional Growth Committee (RGC) meeting, WFRC staff will provide an overview of the various planning technical assistance programs and opportunities that WFRC provides.

First, we will announce the 2025 Transportation and Land Use Connection (TLC) awarded projects. Following that, we will present Station Area Plans submitted by Sandy City for consideration for certification (Item 4B).

This year, the TLC program received the highest number of requests to date. Working with our program partners Salt Lake County, UDOT, and UTA, we are excited to announce thirteen projects that will receive FY26 funding. These projects include seven in the Ogden-Layton urban area, and six in the Salt Lake urban area. This totals over \$1.5 million in funded technical assistance, in addition to WFRC staff support. Our team is eager to work with these communities to help them achieve their visions.

BACKGROUND:

The [Wasatch Choice Vision](#) (WCV) provides a coordinated vision to address growth throughout the region that has involved each local government. WFRC knows that local implementation of the WCV can require substantial time and resources. To assist with local planning and the implementation of the Vision, WFRC provides several opportunities for member communities to receive technical assistance. This may be broadly, through TLC, or more specifically, such as funding and staff support with [Station Area Planning](#).

The [Transportation and Land Use Connection Program](#) (TLC) provides technical assistance to local communities to help them achieve their goals and plan for growth. The TLC program is a partnership between WFRC and funding partners Salt Lake County, UDOT, and UTA. TLC projects support communities in developing their desired city and town centers, increased transportation choices, economic opportunity, and seek to maximize investments made in our region's infrastructure.

CONTACT PERSON:

Megan Padjen, 801-404-8925, mpadjen@wfr.org



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2025
AGENDA ITEM: 4. Community Planning Projects
SUBJECT: 4B Station Area Plan Certification: Sandy City
PREPARED BY: Byron Head, Community Planner

At the March 20th Regional Growth Committee (RGC) meeting, WFRC staff will present an overview of the Station Area Plan in Sandy City that addresses five individual station areas. RGC will consider the certification request for these station areas in accordance with the Station Area Planning (SAP) components of state law and WFRC policy.

The Sandy Station Area Plan includes five stations: the Sandy City portion of the South Jordan FrontRunner station area; and the Historic Sandy, Sandy Expo, Sandy Civic Center, and Crescent View TRAX Blue Line station areas. Representatives from Sandy City will share highlights from this station area plan.

BACKGROUND:

[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, sustainable environmental conditions, access to opportunities, and transportation choices and connections. The [SAP requirements](#) are consistent with communities' identification of [Wasatch Choice Vision](#) centers.

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 Sandy City in planning around its station areas. The city chose to complete this process as a part of a comprehensive general plan update - the city's first in over 30 years. The city adopted the plan in January, and has submitted it to this body for review and certification.

ACTION: Certify Sandy 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. [Sandy 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 Sandy City Station Area Plan.”

ATTACHMENTS:

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

CONTACT PERSON:

Byron Head, 801-363-4250 ext 1104, bhead@wfr.org



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2025
AGENDA ITEM: 5
SUBJECT: Wasatch Front Travel Demand Model Upgrade (“Activity-based Model”)
PREPARED BY: Bert Granberg, Analytics Director

WFRC staff will provide an overview of a major upgrade to the Wasatch Front Travel Demand Model (WF TDM). This enhancement will replace the major component of the WF TDM that simulates future household travel within the region. The new component is referred to as an activity-based model or ABM because it is a more robust simulation of how individuals travel to work and to meet other activity needs throughout a typical workday

BACKGROUND:

Travel Models at WFRC

WFRC, MAG, UDOT, and UTA partner to manage the WF TDM which is used extensively to support the long range transportation planning process, air quality conformity determinations, congestion management, and regional and local transportation project studies. The WF TDM supports transportation analyses for the combined Wasatch Front urban area valleys from Santaquin to Brigham City.

The first travel models for the Wasatch Front region were developed in the 1960's to support transportation planning and investments including the development of the urban freeway system. Like other planning tools, the WF TDM has been updated regularly as new needs and technologies are identified such as the addition of local and high capacity regional transit and consideration of toll lanes, retail delivery, and remote work.

About ABMs

ABMs simulate individuals traveling to meet their needs across a typical day and, therein, offer additional, detailed insight into our increasingly diverse travel patterns and set of transportation choices. By seeking to understand the movement of individuals, ABMs enable more precision in their representation of travel modes, multipurpose trip-chaining, and even responses to prices such as a toll or a change in transit fares.

The ABM model upgrade project is expected to be a 3-4 year project, jointly-funded by WFRC, MAG, UDOT, and UTA with completion timed to support analyses in 2029 in support of the next regional transportation plan (2031-2060RTP).

RECOMMENDATION: This item is for information only.

CONTACT PERSON: Bert Granberg, 801-363-4250 ext. 1106, bgranberg@wfr.org.



WASATCH FRONT REGIONAL COUNCIL

DATE: March 13, 2025
AGENDA ITEM: 6
SUBJECT: **Planning for Emerging Transportation Technologies**
PREPARED BY: Julie Bjornstad, Senior Transportation Planner

At the March 20th meeting, the Regional Growth Committee (RGC) will engage in its role as the steering committee for the Regional Transportation Plan (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. During this meeting, staff will present and seek feedback on a key focus area of the RTP: improving the Region’s resilience in the face of evolving [external forces](#) such as rapidly changing transportation technologies and shifting travel behaviors. Staff will introduce external forces of current focus for feedback and prioritization by RGC.

BACKGROUND:

The [Wasatch Choice Vision](#) is the shared framework to help communities and the region navigate growth challenges while preserving and enhancing 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. It integrates regional transportation planning with local land use and economic development efforts. The Vision’s transportation component is the officially adopted [Regional Transportation Plan](#). RGC oversees the ongoing update of the Wasatch Choice Vision, ensuring alignment with evolving regional needs and priorities.

RECOMMENDATION:

This item is for information only.

CONTACT PERSON:

Julie Bjornstad, 801-363-4250 ext. 1105, julie@wfr.org