MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, March 24, 2026 – 4:00 pm
Approved April 14, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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1. CALL TO ORDER

COUNCIL: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Utilities Manager Greg Davenport, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, City Recorder Tangee Sloan

Chair Bedore called the meeting to order at 4:00 pm and noted that Council Member Shelton was excused.

2. DISCUSSION TOPICS

a. *Discussion of Performing a Sports Venue Study for the West Jordan Rodeo Arena*

City Administrator Korban Lee said a few months ago the Council discussed wanting to do something more with the Rodeo Arena. He said he contacted rodeo and sports venue consultants regarding the cost of a study, and reported a cost range of $40,000-$100,000, depending on the scope of the study. He presented questions to the Council to help determine the desired scope.

- Did the Council want the consulting team to look holistically at the sports and entertainment venue competitive landscape in Salt Lake County?

- Did the Council want to consider a sports and entertainment venue at the site that was outside the rodeo tradition for the site? Was it more important to maintain the history and tradition of rodeo at the site, or was it more important to get the best return on investment and frequent use?

  Council Member Harris said she wanted the site to remain a rodeo arena. Council Member Jacob said he knew many people felt it was important to preserve a place to have the rodeo. He said he would be interested in a venue that could accommodate the rodeo and other things. Council Member Lamb said he was interested in a venue that was for rodeo first, but similar to the previous Salt Palace in Salt Lake City in terms of flexibility. Council Member Whitelock said she wanted to explore what could be accommodated at the venue in addition to the rodeo to bring in revenue. Chair Bedore said he would love to see more uses at the venue but emphasized the need to consider noise and other possible impacts to the area.

Mr. Lee summarized that the Council felt other uses would be okay, but not at the expense of the rodeo. Vice Chair Wignall suggested the additional uses would not need to be big events with big impacts.

- Did the Council want a study about cost revenue analysis and market feasibility, or a study about architectural design, or both?

  The Council discussed the question. Mr. Lee said responses from the Council indicated a desire for the study team to include experts on sports venues and market, as well as architects for building and cost of construction analysis with possible renderings.

  Council Member Jacob suggested a study was not necessary if the goal was simply to improve viewer experience at the rodeo. Public Services Director Cory Fralick commented that changing the grandstand would change the footprint, which would require changes to most other aspects of the arena, including utilities, and said new seats alone would cost a minimum of $1.5 million.

Mr. Lee said City staff had brainstormed a number of ideas for ways to get more use from the arena, but said consultants would hopefully bring a national perspective.

- Did the Council want the study to include an economic impact analysis?

  Council Member Lamb said the economic impact that mattered was whether costs would be covered. Council Member Jacob said an economic impact study was needed. Council Member Harris said she believed the Council would regret it if they did not include an economic impact study.

- Did the Council want the study to include a proforma business analysis to know if events would make or lose money?

  Council Members Harris and Whitelock said they were more interested in a proforma business analysis than an economic impact analysis. Council Member Jacob suggested both the economic impact analysis and the proforma business analysis would be valid. Mr. Lee said an economic impact analysis worked best on a state or county level.

- Did the Council want to involve the community in the study with a survey?

  Mr. Anderson suggested questions could be added to the annual citizen survey. Council Member Whitelock said she would support adding a few questions to the annual survey but was not interested in paying for a separate survey.

  Chair Bedore suggested the survey should indicate the Council was considering improvements to the Rodeo Arena, with questions to narrow which improvements the community would want and what level of investment the community would support. A majority of the Council indicated support for adding questions to the annual survey and not including a survey in the scope of the study.

- Did the Council want to ask the Rodeo Committee for input?

  Mr. Lee said he knew the Rodeo Committee would be able to provide a big wish list of improvements and ways in which the venue could be made better. If desired, focus groups could be included in the scope of the study. Chair Bedore said he believed the

Rodeo Committee would be able to help with ways to make the venue safer. Council Member Whitelock expressed agreement. She suggested the three groups that used the venue regularly would probably provide three different perspectives. Council Member Whitelock said she agreed with asking the West Jordan Rodeo Committee for input but suggested that asking all the groups may bring complications.

Mr. Lee summarized that the Council wanted to include focus groups in the study, including the Rodeo Committee, recognizing that if other groups were included, competing interests may be involved.

Vice Chair Wignall asked if the venue was used year-round, or only in the summer for the rodeo. Mr. Lee said there was no outstanding debt on the venue, and costs were limited to venue maintenance. He reported there were four event nights when the stands were filled in the last year: three evenings of the Western Stampede and one evening of the Demolition Derby. Previous years may have included a Monster Truck Rally or Mexican Rodeo. In addition to the 4-8 event nights per year, the venue was used for many subevents that did not fill the stands. Mr. Lee said all uses occurred between April and September.

Council Member Whitelock mentioned that several improvements had been made in recent years. Mr. Lee confirmed an average of $20,000-$40,000 per year had been allocated for improvements to the venue in the last seven or eight years.

Mr. Lee summarized that the Council wanted the rodeo to remain the core use of the arena with as many other uses as possible, but not at the expense of the rodeo. The Council wanted the study to include: an architectural analysis and venue analysis, cost of scenarios for improvements and construction, creative ideas for additional uses of the venue, economic impact analysis (if not an added cost), proforma business analysis (cost revenue analysis of different possible uses). The Council would add questions to the annual citizen survey about the rodeo arena, and wanted the study to include focus groups with engagement from current or potential users or stakeholders of the venue. Mr. Fralick pointed out expanded uses may require additional staff, and suggested the study include a staffing analysis.

Mr. Lee asked what other aspects the Council wanted the study to consider. Council Member Lamb suggested addressing aesthetics of the park and how the rodeo grounds were integrated and expressed interest in knowing more about adding hookups for rodeo participants.

Mr. Lee said the budget for the current fiscal year did not include funding for a study, and said staff planned to include the cost in the FY2027 Budget. He asked what timeframe the Council had in mind. Council Member Jacob said the study was a one-time expense, and suggested using reserve funds to move forward. Council Member Whitelock expressed agreement, and said she would rather not delay the study. Council Member Lamb said he would prefer to do the study in the current fiscal year. A majority of the Council expressed support for a budget amendment to move forward with a study in the current fiscal year.

b. Discussion of West Jordan City Code – Title 7, Chapter 6 – Electric Bicycles

Senior Assistant City Attorney Patrick Boice outlined proposed amendments to City Code to add new language for Title 7, Chapter 6 regarding Electric Bicycles. He asked if the

Council was interested in setting a speed limit of 10 miles per hour (mph) for all vehicles on sidewalks. Mr. Boice spoke of a need for bicycle safety awareness and education.

Council Member Harris asked about Code Enforcement for electronic bicycles. Staff responded that enforcement had depended on the classification of the electronic bicycles, and said a lot of public education had taken place as individuals had been stopped. Deputy Chief Bell said the Police Department would like to see regulation that could be enforced regardless of classification.

Mr. Boice said State restrictions were already adopted in City Code. He suggested specific restrictions should be incorporated into Title 7, Chapter 6 for sidewalks and paths, and speed limits for bicycles on sidewalks. Mr. Boice emphasized the need for continued public awareness.

Council Member Whitelock said she believed electronic bicycles belonged in bicycle lanes on the streets, not on sidewalks. She said it seemed like bicycle speed limits would be difficult to enforce. Mr. Boice asked about limits on the Jordan River Trail. Council Member Whitelock said she would not want to reduce citizen desire to use City trails as long as trail users were not hurt. Council Member Jacob suggested the definitions of sidewalks, multi-use paths, and trails needed to be easily distinguishable from each other.

Deputy Chief Bell said enforceable restrictions were in place for disorderly conduct, and if someone caused a problem the first step would be education, with further action if the problem continued. Mr. Boice said law enforcement had indicated that clear prohibitions for enforcement would be beneficial.

Mr. Boice said State Code provided regulation for use of helmets. Staff provided statistics for accidents and use of helmets. Council Member Jacob said it made common sense that wearing a helmet was better than not wearing a helmet, and suggested part of the discussion should include setting funds aside for public education. Mr. Boice said he knew the Police Department had put out information about electronic bicycle safety, and would continue to do so.

A majority of the Council indicated support for prohibiting use of electronic bicycles on sidewalks, and no operation of electronic bicycles in a negligent or hazardous manner near traffic or pedestrians. Mr. Boice said he would bring back proposed language at a future meeting.

c. Discussion on Proposed Amendments to Council Policies and Procedures Rule 4.1, 4.3, 6.2, 9.3, and Appendix C

Council Office Director Alan Anderson provided a brief background of Council Policies and Procedures (Council Rules). He explained the proposal to remove "attempt to" from Council Rule 4.1(C) regarding Attendance of Members, with the following language remaining: "To participate remotely/electronically in a meeting, a Council Member shall provide advance notice to the Council Chair and the Council Director (or Council Director's designee) at least 24 hours prior to the meeting." Mr. Anderson said staff needed time to prepare for electronic Council participation.

Council Member Jacob asked about the possibility of electronic participation in situations of last-minute personal complications. Mr. Anderson emphasized Council Member participation was not required at every meeting. He suggested altering the language to address scheduled versus unscheduled electronic participation.

Mr. Anderson presented proposed amendments to Rules 4.1(v), 4.3(A), 6.2(B), 6.2(C), 6.2(D)(i)(a)(1). The Council discussed proposed changes to 6.2(D)(i)(h) regarding Council Transition Phase. A majority of the Council indicated support for out-going members of the Council not being eligible to participate in Council travel for conferences between the time of the Board of Canvass meeting and the Oath of Office. The Council discussed whether incoming members of the Council should be eligible to participate in conferences for training purposes between the Board of Canvass meeting and the Oath of Office. Council Members Jacob and Bedore said the idea made sense. Vice Chair Wignall said she would not have been comfortable with City money being expended for the purpose prior to her taking the Oath of Office. Mr. Anderson suggested requiring a consensus of the body for conference participation by both incoming and out-going members of the Council.

Mr. Anderson presented proposed amendments to Rule 9.3 regarding Removal of Agenda Item, and proposed amendments to Appendix C regarding Item Workflows. He said he would make changes discussed and bring the amendments back to a future meeting.

d. ***Post Legislative Session Overview***

Adam Gardiner provided an overview of the 2026 Legislative Session. He highlighted legislation that would impact West Jordan, including: House Bill 68 concerning housing; House Bill 76 concerning data centers; House Bill 236 concerning tax increases; House Bill 492 and House Bill 507 concerning transportation funding, revitalization, tax increment funding, and infrastructure funding; Senate Bill 130, which appropriated $2 million for Jordan River Projects; and Senate Bill 197 concerning the makeup of UTA. The Council thanked Mr. Gardiner for the report.

3. *ADMINISTRATIVE ITEMS*

Chair Bedore reminded the Council of a Committee of the Whole meeting scheduled for March 31, 2026 for discussion of the Southwest Quadrant. Council Members Jacob and Whitelock asked that a clear definition of “high tech manufacturing” and a use table be prepared. Mr. Lee said staff had questions for the Council regarding what was wanted in the Southwest Quadrant. Chair Bedore said he agreed the Council wanted definitions.

4. *ADJOURN*

Chair Bedore adjourned the meeting at 6:19 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 24, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 14th day of April 2026