



**THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
MEETING  
May 12, 2026**

[VIEW THE MEETING](#)

8000 S Redwood Road, 3<sup>rd</sup> Floor  
West Jordan, UT 84088

***Welcome to Committee of the Whole meeting!***

*While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.*

***WEST JORDAN PUBLIC MEETING RULES***

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**WORK SESSION 4:00 pm**

**1. CALL TO ORDER**

**2. DISCUSSION TOPICS**

- a. Discussion on Proposed Amendments to the Landscape Ordinance Title 13 Chapter 13
- b. Property Tax Impact Schedule for FY2027
- c. Discussion of the Fiscal Year 2027 Tentative Budget

**3. ADMINISTRATIVE ITEMS**

*Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.*

**4. ADJOURN**

*Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.*

**UPCOMING MEETINGS**

- Tuesday, May 26, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, June 9, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, June 23, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

***CERTIFICATE OF POSTING***

*I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah*

Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

**Posted and dated May 8, 2026      Cindy M. Quick, MMC, Council Office Clerk**



# REQUEST FOR COUNCIL ACTION

**Action:** Request Feedback from Council

**Meeting Date Requested** : 05/12/2026

**Presenter:** Council Members Whitelock and Shelton Mayor Burton

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 30 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion on Proposed Amendments to the Landscape Ordinance Title 13 Chapter 13

## 2. EXECUTIVE SUMMARY

The Council is being asked to discuss proposed amendments to the landscaping code intended to support property maintenance, water conservation, and community aesthetics. The proposed discussion stems from collaboration between Mayor Dirk Burton and Council Member Kayleen Whitelock to review landscaping standards and ensure code enforcement has the tools needed to keep the City aesthetically pleasing and address the accumulation of refuse, debris, and property maintenance concerns. The amendments also seek to create an environment that is healthy for people and the earth by striving to avoid heat islands, promoting low-water living landscape materials, and reducing high water needs such as turf grass. Council Member Shelton was willing to be the second for this discussion.

### From the adopted General Plan

#### WATER USE AND PRESERVATION GUIDING PRINCIPLES

Implement and encourage principles of sustainable water use and water-conserving landscaping Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan Modify the City's practices to efficiently manage water and set a positive example for water conservation

Crime Prevention Through Environmental Design is based on a theory that good design and effective use of the built environment will result in a reduction in the incidence and fear of crime, and an improvement in the quality of life. In other words, if a site is laid out well and people are attracted to it, the likelihood of it being targeted for a crime may be reduced.

## 3. TIME SENSITIVITY / URGENCY

None

## 4. FISCAL NOTE

There is no fiscal note for the discussion. There may be a fiscal impact depending on what the Council ultimately determines.

**5. STAFF ANALYSIS**

**6. MAYOR RECOMMENDATION**

**7. COUNCIL STAFF ANALYSIS**

The Council staff and legal will review any proposed council amendments to ensure the amendments comply with [State Rule R653-11](#) and Jordan Valley Water Conservancy District [water efficiency policies](#).

**8. POSSIBLE COUNCIL ACTION**

The Council may choose to take one of the following actions:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

**9. ATTACHMENTS**

Proposed Landscape Amendments

1 CHAPTER 13  
2 LANDSCAPING REQUIREMENTS

3 SECTION:

4 13-13-1: Purpose

5 13-13-2: Applicability

6 13-13-3: Fees And Submittals

7 13-13-4: Approvals and Inspections

8 13-13-5: Water Efficiency Standards

9 13-13-6: Landscape Requirements For Specific Land Uses

10 13-13-7: Parking Lot Landscaping

11 13-13-8: Landscaped Buffers

12 13-13-9: Adopted Streetscape Plans

13 13-13-10: Landscape Maintenance

14

15 13-13-1: PURPOSE:

16 The city finds that it is in the public interest to conserve public water resources and  
17 promote water efficient landscaping through planning and education. The city strives to  
18 protect and enhance the community's environmental, economic, recreational, and aesthetic  
19 resources by promoting efficient use of water, reducing water waste, and establishing  
20 guidelines for design, installation, and maintenance of water efficient and attractive  
21 landscaping. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

22

23 13-13-2: APPLICABILITY:

24 A. Except as set forth in subsections B and C of this section, this chapter applies to all  
25 new construction and includes all building additions, expansions, changes, or  
26 intensification of use , filed after the effective date hereof, which results in a new  
27 landscaped area greater than one thousand (1,000) square feet. The landscaping and  
28 irrigation plans required by this chapter shall be provided as a condition of building permit  
29 issuance. In the case of building expansions, only the expansion area shall be required to  
30 meet the requirements of this chapter.

31 B. New Single Family Residential Construction: New single family residential shall meet  
32 section 13-13-5 "Water Efficiency Standards" and subsection 13-13-6G of this chapter. As

33 an aid, a residential landscape design guide is available from the city and is located on the  
34 city's website.

35 C. Existing-Single Family Residential: Existing Single-Family Residential landscaping is  
36 not required to follow the regulations of this chapter. Landscaping shall be maintained.  
37 When changing existing landscaping, the property owner is encouraged to follow the  
38 provisions of this chapter. As an aid, a residential landscape design guide available from the  
39 city located on the city's website. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

40

#### 41 13-13-3: FEES AND SUBMITTALS:

42 A. Submittal: Landscape, irrigation, summary data, as-built drawings and planting plans  
43 shall be submitted with final site plans following the checklist provided by the city .

44 B. Fees: All fees shall be submitted according to the consolidated fee schedule. (Ord. 21-  
45 10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

46

#### 47 13-13-4: APPROVALS AND INSPECTIONS:

48 A. Landscape and irrigation plans are approved according to city code .

49 B. Landscaping and irrigation inspection verifying that the landscaping and irrigation  
50 system was installed according to the approved plans shall be conducted by the City prior  
51 to issuance of a certificate of occupancy.

52 1. Water Meter: For all commercial landscapes, a separate water meter shall be  
53 installed for landscape irrigation systems. The landscape water meter shall be separate  
54 from the water meter installed for indoor uses. The size of the meter shall be determined  
55 based on irrigation demand. The landscape water meter shall not be a "submeter" but shall  
56 be installed and billed separately from any indoor meters.

57 2. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior  
58 to backfilling to obtain a final certificate of occupancy. (Ord. 21-10, 6-9-2021; amd. Ord. 25-  
59 12, 4-22-2025)

60

#### 61 13-13-5: WATER EFFICIENCY STANDARDS:

62 A. All new construction, [with irrigation](#), for all zones and types of uses, shall comply with  
63 the water efficiency standards listed below. ~~Upgrades or re-landscaping should strive to~~  
64 ~~meet these same standards.~~ [All developed properties are required to be landscaped and the](#)  
65 [landscaping maintained.](#)

66 B. All irrigation shall be appropriate for the designated plant material to achieve the  
67 highest water efficiency.

- 68 1. Drip irrigation or bubblers shall be used except in lawn/sod/turf areas.  
69 2. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end  
70 assembly, and any other appropriate components.

71 C. If installed each irrigation valve shall irrigate landscaping with:

- 72 1. Similar site;  
73 2. Similar slopes;  
74 3. Similar soil conditions; and  
75 4. Plant materials with similar watering needs.

76 D. Lawn/sod/turf and planting beds shall be irrigated on separate irrigation valves if an  
77 irrigation system is installed.

78 E. Drip emitters and sprinklers shall be placed on separate irrigation valves if an  
79 irrigation system is installed.

80 F. Landscaped areas shall be provided with a smart irrigation controller which has the  
81 ability to automatically adjust the frequency and/or duration of irrigation events in  
82 response to changing weather conditions. All controllers shall be equipped with automatic  
83 rain delay or rain shut-off capabilities.

84 G. A minimum of three to four inches of mulch , permeable to air and water, shall be used  
85 in planting beds.

86 H. The city recommends (does this need to be stronger) that landscapes have enough  
87 plants (trees, perennials, and shrubs ) to create at least 50% living plant cover at maturity.

88 I. Lawn/sod/turf are prohibited from being installed in:

- 89 1. Park strips ;  
90 2. Paths less than eight feet wide; or  
91 3. On slopes with a grade greater than 25%.

92 J. Lawn/sod/turf of all dwelling units are prohibited from exceeding the greater of 250  
93 square feet or 35% of the front yard/side yard landscaped area , as defined in section 13-2-  
94 3. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-22-2025)

95

96 13-13-6: LANDSCAPE REQUIREMENTS FOR SPECIFIC LAND USES:

97 A. Multiple-Family Developments:

- 98 1. Landscaped Areas: Outside of active recreation area , lawn/sod/turf areas shall not  
99 exceed twenty percent (20%) of the front yard/side yard landscaped area of the common  
100 area landscapes in each multiple-family development .

101 a. Active recreation areas for a multi-family development may be planted in  
102 lawn/sod/turf and may be of any size practical for active recreation area purposes.

103 b. Detention basins may also be planted entirely of lawn/sod/turf if they are part of  
104 an active recreation area .

105 c. The terms in this section shall be defined pursuant to section 13-2-3.

106 2. The front yard and side yards adjacent to public streets, except those portions  
107 devoted to driveways and sidewalks shall be landscaped. The minimum width of  
108 landscaped areas adjacent to public streets shall be twenty-five feet (25') wide. This  
109 planting area shall meet all requirements of this chapter.

110 3. Site Trees: A minimum of one tree per two thousand (2,000) square feet of  
111 landscaped area is required, in addition to any park strip , parking lot landscaping or  
112 landscaped buffer requirement of this chapter.

113 4. Park Strip Landscaping : Any combination of ornamental plants, shrubs , herbaceous  
114 perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders,  
115 bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in  
116 park strips. One tree per twenty-five feet (25') of frontage is required. Do we still want  
117 to require park strip trees

118 5. Parking Lot Landscaping : Parking lot landscaping shall meet the requirements of  
119 this chapter.

120 6. Landscaped Buffer : A landscaped buffer is required for any multi-family or  
121 commercial development adjacent to an existing lower density residential development .  
122 Buffers shall meet the requirements of this chapter.

123 7. On site detention basins shall be considered part of the landscaped area of the site  
124 and shall be landscaped unless stored underground or as part of the paved parking area.

125 B. Business/Research Park Zone :

126 1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five  
127 percent (25%) of the site. The front yard and side yards adjacent to public streets, except  
128 those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf  
129 shall be limited to twenty percent (20%) of the landscaped area .

130 2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of  
131 landscaped area is required, in addition to any park strip , parking lot landscaping or  
132 landscaped buffer requirement.

133 3. Park Strip Landscaping : Any combination of ornamental plants, shrubs , herbaceous  
134 perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders,  
135 bark mulch and artificial turf is allowed in the park strip . Lawn/sod/turf is prohibited in  
136 park strips. One tree per twenty-five feet (25') of frontage is required.

137 4. Parking Lot Landscaping : Parking lot landscaping shall meet the requirements of  
138 this chapter.

139 5. Landscape Buffers: Landscape buffers may be required in areas that abut less  
140 intense or incompatible land uses or as visual barriers around parking and utility areas.  
141 Buffers shall meet the requirements of this chapter.

142 6. On site detention basins shall be considered part of the landscaped area of the site  
143 and shall be landscaped unless stored underground or as part of the paved parking area.

144 C. Commercial and Professional Office :

145 1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent  
146 (15%) of a commercial or professional office site. Front and side yards adjacent to a public  
147 street , except those portions devoted to driveways and sidewalks, shall be landscaped.  
148 Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area .

149 2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of  
150 landscaped area is required, in addition to any park strip , parking lot landscaping or  
151 landscaped buffer requirement.

152 3. Landscaped Buffer : A landscaped buffer is required for any commercial or  
153 professional office adjacent to an existing residential development . Buffers shall meet the  
154 requirements of this chapter.

155 4. Park Strip Landscaping : Any combination of ornamental plants, shrubs , herbaceous  
156 perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders,  
157 bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in  
158 park strips. **One tree per twenty five feet (25') of frontage is required.**

159 5. On site detention basins shall be considered part of the landscaped area of the site  
160 and shall be landscaped unless stored underground or as part of the paved parking area.

161 D. Manufacturing Developments:

162 1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent (10%)  
163 of a manufacturing site. A minimum of one tree per two thousand (2,000) square feet of  
164 landscaped area is required, in addition to any park strip , parking lot landscaping or  
165 landscaped buffer requirement. Lawn/sod/turf shall be limited to twenty percent (20%) of  
166 the landscaped area.

167 2. Park Strip Landscaping : Any combination of ornamental plants, shrubs , herbaceous  
168 perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders,  
169 bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in  
170 park strips. **One tree per twenty five feet (25') of frontage is required.**

171 3. Landscaped Buffers: A landscaped buffer is required for any manufacturing  
172 development adjacent to an existing residential development . Buffers shall meet the  
173 requirements City Code .

174 4. On site detention basins shall be considered part of the landscaped area of the site  
175 and shall be landscaped unless stored underground or as part of the paved parking area.

176 E. Nonresidential Uses in Residential Districts:

177 1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent  
178 (15%) of a nonresidential site. Front and side yards adjacent to a public street , except  
179 those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf  
180 shall be limited to twenty percent (20%) of the landscaped area .

181 2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of  
182 landscaped area is required, in addition to any park strip , parking lot landscaping or  
183 landscaped buffer requirement.

184 3. Landscaped Buffer : A landscaped buffer is required for any nonresidential adjacent  
185 to an existing residential development . Buffers shall meet the requirements of this chapter.

186 4. On site detention basins shall be considered part of the landscaped area of the site  
187 and shall be landscaped unless stored underground or as part of the paved parking area.

188 5. Exemption: Nonresidential uses in residential districts are exempt from the field  
189 inspection requirements of section 13-13-4 of this chapter.

190 F. City -constructed buildings, parks, recreation, and open spaces; and recreation and  
191 open spaces for educational facilities; in any zone :

192 1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five  
193 percent (25%) of the site containing a public building such as city hall, courts, public safety  
194 buildings, public works buildings, water tanks/reservoirs, administration buildings. The  
195 front yard and side yards adjacent to public streets, except those portions devoted to  
196 driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty  
197 percent (20%) of the landscaped area surrounding public buildings. This requirement does  
198 not apply to accessory buildings or structures of public parks, open space , or recreation  
199 areas.

200 2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of  
201 landscaped area is required, in addition to any park strip , parking lot landscaping or  
202 landscaped buffer requirement of this chapter. Landscaped are does not include areas used  
203 for parks, open spaces, or recreation areas.

204 3. Park Strip Landscaping : Any combination of ornamental plants, shrubs , herbaceous  
205 perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders,  
206 bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in  
207 park strips. **One tree per twenty-five feet (25') of frontage is required.**

208 4. Parking Lot Landscaping : Parking lot landscaping shall meet the requirements of  
209 this chapter.

210 5. On site detention basins shall be considered part of the landscaped area of the site  
211 and shall be landscaped unless stored underground or as part of the paved parking area.

212 6. Parks and Recreation Facilities: There is no limitation on the amount of  
213 lawn/sod/turf used in parks or recreation areas. Tree placement in parks, open spaces and  
214 recreation areas will be according to the overall design of the park , open space , or  
215 recreation area.

216 G. New Single-Family Residential Construction Landscaping Requirements:

217 1. Lawn/sod/turf of new single-family dwelling units :

218 a. Is prohibited from being installed in park strips, paths less than eight feet wide, or  
219 on slopes with a grade greater than 25%; and

220 b. Is prohibited from exceeding the greater of 250 square feet or 35% of the front  
221 yard/side yard landscaped area , as defined in section 13-2-3; and

222 2. The city recommends (perhaps requires) that landscapes have at least 50% living  
223 plant cover at maturity. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023; Ord. 25-12, 4-  
224 22-2025)

225

226 13-13-7: PARKING LOT LANDSCAPING:

227 A. Landscaping is required within automobile parking areas that have fourteen (14)  
228 parking spaces or more to break up large expanses of pavement, to provide relief from  
229 reflected glare and heat, and to guide vehicular and pedestrian traffic.

230 B. Materials and Installation:

231 1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall  
232 be irrigated. Irrigation design shall follow the requirements of the application checklist.

233 2. Interior Parking Lot Landscaping :

234 a. Shade trees shall be provided at no less than one tree per seven (7) parking spaces  
235 (i.e., seventy (70) spaces divided by seven (7) equals ten (10) trees).

236 b. Within landscaped areas, plants shall be of sufficient number and spacing to  
237 provide fifty percent (50%) surface coverage at maturity, not including tree canopies.  
238 Perhaps this would be good for the above areas as well

239 c. Interior parking lot landscaping shall be evenly dispersed throughout the parking  
240 lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings  
241 shall not be considered as part of the interior parking lot landscaping.

242 3. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a  
243 required, front, side, or rear yard or within twenty feet (20') of a property line, landscaping  
244 shall be provided around the perimeter of the parking lot. The perimeter landscaping  
245 planting area shall be a minimum of eight feet (8') wide and shall be designed, contained,  
246 planted and irrigated according to this chapter and the application checklist.

247 4. Landscaped Areas: The minimum interior dimensions of any landscaped area or  
248 planting median shall be eight feet (8') wide. Each landscaped area shall be protected by  
249 concrete vertical curbs. Curbs may be designed to allow stormwater to enter the  
250 landscaped area. Where such curbs serve as a wheel stop for parking spaces, thirty six  
251 inches (36") shall be provided in the planting area between the curb stop and the tree  
252 locations. Other low growing plants, mulch , gravel, or ornamental concrete shall be placed  
253 in this tree exclusion area. (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-22-2025)

254

255 13-13-8: LANDSCAPED BUFFERS:

256 A. Landscape buffers shall mitigate the transition between more intense land uses  
257 and/or between different development types. Only the more intense land use shall be  
258 required to provide the landscape buffer .

259 B. Materials and Installation:

260 1. Landscaped buffers shall be not less than twenty feet (20') wide. The area of this  
261 buffer may be counted toward the required landscape area. Sidewalks and walking paths  
262 may be included in a landscape buffer.

263 2. Buffers shall be designed with sufficient number, size and density of trees and  
264 shrubs to mitigate visual and auditory impacts. A minimum of one tree for each four  
265 hundred (400) square feet, or fraction thereof, of the landscaped buffer shall be planted.  
266 This requirement is in addition to the required park strip landscaping and parking lot  
267 landscaping.

268 C. Exceptions:

269 1. Where a landscape buffer already exists along the property line of an abutting  
270 property, the landscape buffer requirement for the subject property may be waived or  
271 reduced in width by the Zoning Administrator . (Ord. 21-10, 6-9-2021; amd. Ord. 25-12, 4-  
272 22-2025)

273

274 13-13-9: ADOPTED STREETSCAPE PLANS:

275 A. A streetscape plan is required in those cases where a wall is required between a  
276 development and an arterial or collector street. The plan shall show in detail the landscape  
277 treatment of the space between the wall and the street curb line. A streetscape plan is also  
278 required for all commercial, office, manufacturing, institutional and multi-family residential  
279 developments that are five (5) contiguous acres and larger which abut arterial streets.

280 1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

281 2. Where no adopted streetscape plan is in place, the developer shall coordinate with  
282 city staff and receive approval from the planning commission through the subdivision or

283 site plan process on development of a streetscape plan and on the installation of the  
284 irrigation system and plant materials.

285 B. Streetscape plan requirements for developed areas five (5) contiguous acres and  
286 larger along arterial streets are as follows:

287 1. Adjacent to Residential Developments: Unless part of a previously approved master  
288 plan, development plan or streetscape plan, single-family and two-family residential  
289 developments adjacent to arterial streets shall contain a minimum ten foot (10')  
290 landscaped area, with plants arranged and approved by the city's ~~public~~ [Public Services](#)  
291 ~~department, and the city's urban forester.~~ The required ten foot (10') landscaped area shall  
292 be installed by the developer following provisions contained in this chapter from the back  
293 of sidewalk to the adjacent property line. Waterwise plants should be used extensively and  
294 may be used exclusively and shall be used as much as possible. The required street wall  
295 shall be installed beyond the landscaped area adjacent to the property line. The required  
296 ten foot (10') landscaped area adjacent to single-family and two-family residential shall be  
297 dedicated to the City [and maintained by the developments' Homeowners association, if one](#)  
298 [exists. If a Homeowners association does not exist, one shall be created for the](#)  
299 [maintenance of the streetscape ten foot landscaped area.](#)

300 2. Adjacent to Commercial, Office, Industrial, Institutional and Multi-Family  
301 Developments: Unless part of a previously approved master plan, development plan or  
302 streetscape plan, commercial, office, industrial, institutional, and multi-family  
303 developments adjacent to arterial streets shall contain a minimum ten foot (10')  
304 landscaped area. The required ten foot (10') landscaped area shall be installed between the  
305 back of sidewalk to the adjacent development line (parking area, building area, etc.) along  
306 the entire area adjacent to the arterial street. Decorative or retaining walls no greater than  
307 two feet (2') in height may be installed in this area. Decorative boulders may be installed in  
308 this area. The required ten foot (10') landscaped area adjacent to commercial, office,  
309 industrial and multi-family developments shall be installed and maintained by the  
310 commercial, office, industrial, institutional, and multi-family development [ownership](#)  
311 [and/or property owner.](#) This area may be counted as part of the development's overall  
312 landscaping percentage requirement. The landscaped area shall comply with the provisions  
313 governing landscaping in this chapter. Waterwise plants should be used extensively and  
314 may be used exclusively and shall be used as much as possible. (Ord. 21-10, 6-9-2021; amd.  
315 Ord. 25-12, 4-22-2025)

316

317 13-13-10: LANDSCAPE MAINTENANCE:

318 A. ~~The developer, the developer's successor, homeowner, or subsequent owner of a site~~  
319 ~~for which landscape plans or landscaping were required in this chapter, shall be~~  
320 ~~responsible for the maintenance, repair, and replacement of all landscaping elements. Park~~  
321 ~~strips shall be maintained by the owner of property abutting~~ [City easements, rights of](#)  
322 [way and park strips shall be maintained by the abutting property owner.](#) [\(Don't we want](#)  
323 [front and side yards to also be maintained](#)

324 —B. Irrigation Systems: Irrigation systems shall be maintained in good working condition  
325 and adjusted to ensure optimal operation and efficient water use.

326 —C. Malfunctioning systems that are no longer conveying water as specified shall be  
327 repaired or replaced.

328 D. B. Landscaping: All Private property landscaping shall be maintained as defined in  
329 13-2-3 of this title. in good condition to present a healthy, neat, and orderly appearance.  
330 Plants not in this condition shall be removed and replaced when necessary.

331 E. C. Trees: The property owner is responsible for tree maintenance and pruning on  
332 private property shall be the responsibility of the property owner or tenant.

333 — 1. For any tree in a park strip or within the landscape setback area where there is no  
334 park strip, property owners or tenants are not permitted to remove or conduct major  
335 pruning (twenty percent (20%) or more of the crown), without prior approval from the  
336 city's urban forester. As a condition of such approval, the permittee may be required to  
337 replace the tree.

338 — 2. Protect trees against damage caused by maintenance equipment, such as  
339 lawn/sod/turf mowers, weed trimmers, snowblowers and snowplows.

340 —F. Grounds Maintenance: Landscaped areas shall be kept free of refuse, **weeds over 12**  
341 **inches**, and debris.

342 G. D. Clearance and Visibility: Any portion of a tree, plant, shrub, or other vegetation that  
343 is in the park strip, public right of way or that overhangs the public right of way from  
344 private property may be removed up to the property line at any time without notice by the  
345 City. However, the requirements below D.1-3 are minimums that shall be maintained.

346 **Add these with above statement on trees** 1. Trees adjacent to pedestrian walkways shall  
347 have a minimum canopy clearance of eight feet (8') at all possible perpendiculars between  
348 the walkway surface and tree.

349 2. Tree canopies that extend over streets shall be pruned to provide canopy clearance  
350 of at least fourteen feet (14') at all possible perpendiculars between the street surface and  
351 tree.

352 — 3. ~~Plants in the intersection sight triangle shall be pruned to maintain maximum~~  
353 ~~heights specified in this standard. (Ord. 21-10, 6-9-2021; amd. Ord. 23-09, 3-22-2023; Ord.~~  
354 ~~25-12, 4-22-2025)~~

355 3. Plants, shrubs, or any other forms of obstruction within the intersection sight triangle  
356 shall be pruned to maintain maximum heights of 4.25 feet. (Ord. 21-10, 6-9-2021; amd.  
357 Ord. 23-09, 3-22-2023; Ord. 25-12, 4-22-2025)

358 E. Arterial and collector street park strips. The city shall maintain park strips and  
359 undeveloped rights-of-way abutting arterial or collector streets if the park strip or  
360 undeveloped right of way also abuts the backyard of a residential lot or parcel that is a  
361 double frontage lot or parcel.

362 F. Park strips. The abutting property owner shall maintain the park strip or undeveloped  
363 public right-of-way if the front or side yard of the property abuts the street or right-of-way.

364 G. State Highway Right of way next to public property. The city will maintain the park strip  
365 or undeveloped property if it abuts a State Arterial Street.

366 H. Trees in park strips. The abutting property owner shall have a duty to maintain and  
367 prune trees and other vegetation in a park strip or undeveloped public right-of-way if the  
368 front or side yard of the property abuts the park strip or right-of-way.

369

### 370 13-2-3 Definitions

371 Landscape Maintenance: For all properties within the city shall Include services necessary  
372 for the upkeep of the landscaping including but not limited to watering, pruning, fertilizing,  
373 replacement of dead or deteriorated plants, weeding and refuse removal and replacement  
374 of landscape elements. Whenever a landscaping and irrigation plan is required, a property  
375 owner shall maintain the landscaping in accordance with the approved landscape and  
376 irrigation plan.

377



# REQUEST FOR COUNCIL ACTION

**Action:** Other

**Meeting Date Requested** : 05/12/2026

**Presenter:** Danyce Steck, Administrative Services Director

**Deadline of item** : 05/12/2026

**Applicant:**

**Department Sponsor:** Admin. Services

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 1 Minutes

*(Council may elect to provide more or less time)*

**1. AGENDA SUBJECT**

Property Tax Impact Schedule for FY2027

**2. EXECUTIVE SUMMARY**

As a best practice for public transparency and guided by Utah State Code 59-2-924 8(a)(ii), we are publishing the Property Tax Impact Schedule at every meeting where the budget is discussed. This schedule will change throughout the budget process if Council majority makes a change to the proposed property tax increase.

**3. TIME SENSITIVITY / URGENCY**

The Property Tax Impact Schedule will be shown at every meeting in which the budget is discussed, including work sessions.

**4. FISCAL NOTE**

See the schedule for details.

**5. STAFF ANALYSIS**

Staff supports showing the Property Tax Impact Schedule at every meeting in which the budget is discussed.

**6. MAYOR RECOMMENDATION**

The Mayor supports showing the Property Tax Impact Schedule at every meeting in which the budget is discussed.

**7. COUNCIL STAFF ANALYSIS**

This item is procedural in nature and is intended to satisfy requirements of Utah Code and the budget process. Future budget hearings will provide additional opportunities for public input and Council discussion regarding the proposed budget.

**8. POSSIBLE COUNCIL ACTION**

No action needed

**9. ATTACHMENTS**

Property Tax Impact Schedule



# PROPERTY TAX IMPACT SCHEDULE

West Jordan City will consider an increase to its property tax rate to generate an additional \$500,418. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax rate changes.

Proposed Revenue with Tax Change	\$22,667,562
West Jordan City's Current Property Tax Revenue	\$22,167,144
Additional Property Tax Revenue to West Jordan City	\$500,418
West Jordan City's Current Property Tax Rate	.001328
Estimated Increase to West Jordan City's Property Tax Revenue	2.26%
Estimated Increase to a primary residence of \$549,800	\$8.96
Estimated Increase to a business of \$549,800	\$16.30

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
Parks	\$6,348,421	\$6,500,876	\$152,455

*Impact of Tax Increase*

The Parks Department will hire one (1) full-time parks maintenance worker, and one (1) full-time parks planner. If the parks planner is approved, the Department will eliminate three (3) seasonal laborer positions to assist in funding the position (\$61,794).

*Request Detail*

*Parks Maintenance Worker: \$90,781 (wages, benefits)*

As the City grows its network of parks and trails, additional staffing is needed to maintain these new amenities.

*Parks Planner: \$61,674 (wages, benefits, less seasonal hours)*

As the City continues to grow and invest in new parks, trails, and recreational amenities, the need for dedicated planning support has become essential. A Parks Planner will provide professional expertise in project planning, design, public engagement, and long-term parks system development. This position will ensure that new facilities are thoughtfully designed, meet community needs, comply with safety and accessibility standards, and align with the City's strategic goals. Adding a Parks Planner will also improve coordination across departments, accelerate project timelines, and enhance the overall quality and sustainability of the City's parks and open spaces. The Department is willing to reduce its seasonal maintenance hours to offset a portion of the cost of this position (savings of \$61,794).

(continued on next page)

# PROPERTY TAX IMPACT SCHEDULE

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
Crossing Guards	\$828,625	\$929,418	\$100,793

*Impact of Tax Increase*

The Police Department will hire one (1) full-time Crossing Guard Supervisor.

*Request Detail*

The Police Department currently manages a civilian crossing guard program that supports over 200 school and pedestrian crossings daily, encompassing more than 100 individual crossing guard positions citywide. This program is critical to public safety, particularly for school-aged children, and requires consistent oversight to ensure operational effectiveness, accountability, and continuity. At present, supervisory responsibilities—including recruitment and hiring coordination, scheduling, training oversight, performance monitoring, and compliance with safety standards—are distributed among sworn personnel whose primary responsibilities are law enforcement and emergency response. This structure limits efficiency and diverts sworn resources from core policing functions.

The creation of a Civilian Crossing Guard Supervisor position would centralize management of the program and provide dedicated oversight of daily operations. This position would be responsible for staffing and deployment, coordination of hiring processes, timekeeping, payroll coordination, and ongoing training, as well as budget tracking, equipment management, and resource allocation related to the crossing guard program.

Establishing this civilian supervisory role will improve operational consistency, strengthen accountability, and enhance public safety while allowing sworn personnel to focus on mission-critical duties. From a fiscal perspective, a civilian supervisor provides a cost-effective management solution for a large, labor-intensive program and supports responsible stewardship of departmental resources.

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
Events	\$1,335,538	\$1,435,538	\$100,000

*Impact of Tax Increase*

The City will establish an annual summer event titled, “Beet Days”.

*Request Detail*

The City’s continued growth creates a unique opportunity to establish a signature annual summer event that builds community pride and celebrates local heritage. “Beet Days” would provide family-friendly entertainment, support local businesses, and create a unifying tradition for residents throughout the City. Launching this event will strengthen community connections, enhance civic engagement, and contribute to a vibrant local culture.

# PROPERTY TAX IMPACT SCHEDULE

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
Police	\$31,566,556	\$31,640,270	\$73,714

*Impact of Tax Increase*

The Police Department will upgrade a Police Officer I position to a Police Lieutenant.

*Request Detail*

To improve supervision, operational efficiency, and span-of-control within the Police Department, adding a Police Lieutenant position is necessary. The department’s current structure places significant supervisory and administrative demands on existing command staff, which limits their capacity for oversight, training, and strategic planning. Reallocating one Police Officer position to create a Lieutenant role will strengthen leadership on each shift, enhance accountability, and support more effective deployment of existing patrol resources. This adjustment improves overall service delivery without increasing total staffing levels.

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
Passports	\$229,650	\$271,911	\$42,261

*Impact of Tax Increase*

The Passport Office will hire one (1) full-time passport agent and eliminate two (2) part-time positions to assist in funding the position (\$50,000).

*Request Detail*

The Passport Office generates over \$500,000 in revenue for the City. This request would transition two (2) part-time employees into one (1) full-time employee to increase retention and provide greater consistency for the services.

<u>Affected Department</u>	<u>Budget without Tax Change</u>	<u>Interim Budget</u>	<u>Budget Change</u>
City Recorder & Customer Service	\$268,117	\$299,312	\$31,195

*Impact of Tax Increase*

The City Recorder's Office will hire one new customer service representative to serve the west side of the City at the Public Works Building. The full cost of this position is split between the General Fund and the utility funds. The total cost is \$89,128.

*Request Detail*

As the west side of the City continues to grow, demand for in-person customer support has increased significantly. Adding a Customer Service Representative to serve at the Public Works Building will ensure residents have convenient access to essential services, including receiving utility payments, scheduling dumpsters, and answering inquiries. This position will improve service delivery, reduce wait times, and provide consistent support to the expanding west-side community.



# REQUEST FOR COUNCIL ACTION

**Action:** Request Feedback from Council

**Meeting Date Requested** : 05/12/2026

**Presenter:** Danyce Steck, Administrative Services

**Deadline of item** : 05/12/2026

**Applicant:**

**Department Sponsor:** Admin. Services

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 90 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion of the Fiscal Year 2027 Tentative Budget

## 2. EXECUTIVE SUMMARY

This work session is to facilitate open discussions in preparation for the adoption of the FY2027 Tentative Budget using the budget accepted by the Council on May 5, 2026 as a baseline. The work session is intended to address Council inquiries and gather feedback.

## 3. TIME SENSITIVITY / URGENCY

Council will need to hold a public hearing and adopt a Tentative Budget in May or mid-June. The proposed date for this step of the budget process is June 9, 2026. The Tentative Budget can then be amended with support of Council majority, with an Interim Budget (in the case of a tax increase) or a Final Budget (no tax increase) adopted before June 30, 2026.

The Mayor's Proposed Budget includes a recommendation for a 2.26% property tax increase.

- If Council supports a tax increase, Council has until June 30, 2026 to hold a public hearing on the Tentative Budget and adopt an Interim Budget. This is then followed by a public hearing in August on the tax increase, with adoption of a Final Budget no later than August 31, 2026.
- If Council does not support an increase, Council will need to hold a public hearing on the Tentative Budget and adopt a Final Budget before June 30, 2026.

## 4. FISCAL NOTE

Fiscal impact is dependent on any amendments adopted by a majority of the Council.

## 5. STAFF ANALYSIS

Work sessions to discuss the budget are proposed for the following dates:

- May 12, 2026 – Revenues and Summaries, General Fund departments, Fleet
- May 26, 2026 – General Fund departments continued, Development Services, Class C Roads, Roads CIP, Parks CIP, General CIP, Highlands
- June 9, 2026 – Public Utilities Operations and Capital, Risk, IT
- June 23, 2026 – departments as needed, further Council questions

## 6. MAYOR RECOMMENDATION

The Mayor supports discussion of the FY 2027 budget in advance of adoption.

## 7. COUNCIL STAFF ANALYSIS

### **Timeline & Background Information**

This work session is the next step in the FY2027 budget process and provides the Council opportunity to review the proposed budget, ask questions, and provide feedback prior to formal adoption. The process and required timelines are governed by Utah State Code [Title 10, Chapter 6](#), including updated truth-in-taxation requirements related to proposed property tax increases.

#### **Step 1 – Receive the Mayor’s Proposed Budget**

The Council accepted the Mayor’s Proposed Budget on [May 5, 2026](#).

#### **Step 2 – Conduct Budget Work Sessions and Discussions**

- Budget discussions are scheduled throughout May and June 2026.
- Staff, the Mayor, and department directors will review proposed expenditures, revenues, capital projects, utility funds, and operational priorities.
- Scheduled discussion dates include:
  - May 12, 2026 – Revenues and Summaries, General Fund departments, Fleet
  - May 26, 2026 – General Fund departments continued, Development Services, Class C Roads, Roads CIP, Parks CIP, General CIP, Highlands
  - June 9, 2026 – Public Utilities Operations and Capital, Risk, IT
  - June 23, 2026 – departments as needed, further Council questions

#### **Step 3 – Adopt the Tentative Budget**

- Council is anticipated to hold a public hearing and consider adoption of the Tentative Budget on June 9, 2026.
- The Mayor’s Proposed Budget includes a recommended 2.26% property tax increase.

#### **Step 4 – Adopt Interim or Final Budget Depending on Tax Increase**

If the Council supports a tax increase:

- An Interim Budget must be adopted before June 30, 2026.
- Additional public hearings on the tax increase would be required.
- A Final Budget must be adopted no later than August 31, 2026.

If the Council does not support a tax increase:

- The Final Budget must be adopted before June 30, 2026.

### **8. POSSIBLE COUNCIL ACTION**

None needed. The next discussion is scheduled for May 26, 2026 with anticipated discussion centered around the General Fund, Class C Roads, CIP, Highlands, and Fleet

### **9. ATTACHMENTS**