5:00 p.m. – Planning Commission Work Session Meeting (City Offices)
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or
decisions will be considered during this session, which is open to the public.
A. Introduction of newly appointed Planning Commissioner to the Commission

6:30 p.m. – Planning Commission Meeting (Council Chambers)
A. Welcome & Roll Call
B. Open Communications
   (This is an opportunity to address the Planning Commission regarding your
   concerns or ideas. Please try to limit your comments to three minutes.)
C. Presentations and Reports
   1. Recognition of community service provided by Mike Roubinet for his time and efforts
      serving as a member of the Riverdale Planning Commission
D. Consent Items
   1. Consideration of Meeting Minutes from:
      February 14, 2017 Work Session
      February 14, 2017 Regular Meeting
E. Action Items
   1. a. Public Hearing to receive and consider comments regarding a rezone request for
          property located at approximately 535 W 5400 S in Riverdale City from Single-Family
          and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family
          Residential (R-3) zoning.
   b. Consideration to forward recommendations to the City Council regarding rezone for
      property located at approximately 535 W 5400 S in Riverdale City from Single-Family
      and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family
      Residential (R-3) zoning.
   2. a. Public Hearing to receive and consider public comment regarding proposed
          amendments to the Riverdale City Code, Title 10, Chapter 14, Section 12,
          "Nonresidential and Residential Development Landscape Requirements.
          b. Consideration to forward recommendations to the City Council regarding proposed
             amendments to the Riverdale City Code, Title 10, Chapter 14, Section 12,
             "Nonresidential and Residential Development Landscape Requirements.

F. Discretionary Items
G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the
City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted
within the Riverdale City limits on this 24th day of February, 2017 at the following locations: 1) Riverdale City Hall
Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website:
http://www.utah.gov/prmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on February 14, 2017.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION: a. Work Session Meeting Planning Commission Minutes 2/14/17

b. Regular Meeting Planning Commission Minutes 2/14/17

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, February 14, 2017, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Vice-Chair  
Kathy Eskelsen, Commissioner  
David Gailey, Commissioner  
Robert Wingfield, Commissioner  
Lori Fleming, Commissioner  
Excused: Steve Hilton, Chairman  
City Employees: Mike Eggett, Community Development  
Jackie Manning, City Recorder  
Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Others Present: Kord Cutrubus  

Vice-Chair Jones welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance.

Presentations and Reports: Vice-Chair Jones turned the time over to Mr. Eggett who reported the following:

- Town Square progressing.
- Hobby Lobby in progress.
- Habit Burger in progress.
- Farmers Insurance Officer going in the Brook Haven building.
- Target is remodeling.
- AK Walker Subdivision beginning construction of homes.

Consent Items:
Vice-Chair Jones asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the January 24, 2017 meeting. There were no corrections requested.

Mr. Eggett commented on the second consent item, consideration to set a public hearing for proposed amendments to Title 10, Chapter 14, Section 12: "Nonresidential and Residential Development Landscape Requirements.". Mr. Eggett asked the Planning Commission if they would consider consenting to set a public hearing for a rezone application he had just received. The rezone request pertains to property located approximately 535 West 5400 South in Riverdale City, with the rezone from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Mr. Eggett stated the applicants intent is to build a four-plex. Mr. Eggett explained he consulted with the City Attorney regarding this matter, and the City Attorney stated it would be all right to add this item to the motion during the regular meeting should they so desire.

Action Items:
Vice-Chair Jones invited discussion regarding the first action item, consideration of City Council recommendation for approval of Cutrubus Kia updated site plan amendment at approximately 770 West Riverdale Road, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary and turned the time over to Rodger Worthen, the City Administrator, for further information.

Mr. Worthen discussed the potential of a deferral agreement between Riverdale City and H&P Investments for the sidewalk improvements on this parcel. The agreement would take place until H&P Investments develop the west portion of this property. If the sidewalk were to be built on the east portion, according to the Cutrubus family, it would not lead to anywhere. Mr. Worthen stated the City is actively working with the Cutrubus family regarding storm water standards. Mr. Worthen discussed the application process for the Cutrubus family in overcoming various staff concerns.

Mr. Eggett confirmed that this application met the landscaping ordinance. Mr. Worthen asked Mr. Cutrubus for their time frame in developing the western portion of the property, and Mr. Cutrubus was unsure.

Vice-Chair Jones invited discussion regarding the second action item, consideration of conditional use permit approval for electronic sign request for Security Service Federal Credit Union, 890 West Riverdale Road, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary and invited questions. There was a brief discussion regarding digital signage with an emphasis on dimming settings.

Discretionary Items:
Vice-Chair Jones invited discussion regarding discretionary items. Commissioner Eskelsen asked if there were going to be additional round-abouts on 4400 South, 900 West. Mr. Eggett stated he had not heard anything. There was a
discussion regarding accidents along 4400 South, 900 West. Mr. Worthen discussed grant funding received for a roundabout to be placed near Ritter Drive. The funding will not be available until 2020.

Mr. Eggett discussed the landscaping ordinance and referred to the packet materials. He invited questions and encouraged any feedback from the Planning Commissioners.

**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 6:26 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, February 14, 2017, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Vice-Chair
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder
Steve Brooks, City Attorney

Excused: Steve Hilton, Chairman

Visitors: Geoff Grayson, Allied Sign
Kord Cutrubus, H&P Investments

A. Welcome & Roll Call
Vice-Chair Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Chairman Hilton who is excused.

B. Open Communications
Vice-Chair Jones asked for any open communications and there were not any.

C. Presentations and Reports
Vice-Chair Jones turned the time over to Mr. Eggett who reported the following:
- Town Square progressing.
- Hobby Lobby in progress.
- Habit Burger in progress.
- Farmers Insurance Officer going in the Brook Haven building.
- Target is remodeling.
- AK Walker Subdivision beginning construction on building homes.

D. Consent Items
1. Consideration of meeting minutes from the Planning Commission Meeting held on January 24, 2017.
   Vice-Chair Jones asked for changes or corrections to the Planning Commission meeting minutes for the January 24, 2017 Work Session and Regular Meeting. There were no changes requested.

2. Consideration to set public hearing for proposed amendments to Title 10, Chapter 14, Section 12: “Nonresidential and Residential Development Landscape Requirements” and consider setting a public hearing for a rezone request for property located 535 W 5400 S in Riverdale City.
   Mr. Eggett asked the Planning Commission if they would consider consenting to add an addendum to the consent items to set a public hearing for a rezoning application he had just received. The rezoning request pertains to property located approximately 535 West 5400 South in Riverdale City, with the rezoning from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Mr. Eggett stated the applicant’s intent is to build a four-plex. [Mr. Eggett explained that he consulted with the City Attorney regarding this matter, and the City Attorney stated it would be all right to add this item to the motion during the regular meeting should they so desire.]
   MOTION: Commissioner Fleming made a motion to approve consent items, including Mr. Eggett’s proposed addendum for a rezone request, property located 535 West 5400 South. Commissioner Eskelsen seconded the motion. All voted in favor of approving the consent items.

E. Action Items
1. Consideration of City Council recommendation for approval of Cutrubus Kia updated site plan amendment at approximately 770 West Riverdale Road, Riverdale, Utah 84405.
   Mr. Eggett summarized an executive summary which explained:
   H&P Investments, LLC, as represented by Kord Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was originally reviewed by the Planning Commission on October 25, 2016. Since that time, the project proposal has been
scaled down to the proposed building additions to the main building and a refresh/rebranding of the building as a Kia dealership. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the updated Wasatch Front Kia amended site plan proposal, recommending approval of the update to the proposed amended site plan with any requested modifications/amendments, not recommending approval of the updated Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the updated proposal of the Amended Site Plan for Wasatch Front Kia.

Title 10 Ordinance Guidelines (Code Reference)
This Amended Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and other regulations found in Title 8 “Water and Sewer”.

Attached with this executive summary is a document entitled “Amended Site Plan Review – Cutrubus Wasatch Front Kia”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. Additionally, there has been included a letter from the City Administrator and the applicant outlining the mutually agreed to position relative to the submission of hand drawn updates to the previous site plan submission. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on January 26, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.

Vice-Chair Jones invited questions or comments from the Planning Commission. Commissioner Fleming asked if storm water management was a concern for this site plan amendment. Kord Cutrubus, representative of H&P Investment, provided a history regarding the storm sewer located along 4450 South and 700 West that was made when this area was developed by the Cutrubus family. He explained the current retention basin currently collects all water from 4450 South. Mr. Cutrubus further explained the size and depth of the retention basin. He discussed the City and State requirements for storm water, which is a 100 year retention area, but due to there being no other retention basins along that area it makes it difficult to meet that requirement. Mr. Cutrubus confirmed they are only developing the east portion of the property, and will address the storm water issues with the City when they eventually develop the western portion. Mr. Cutrubus expressed the importance of the City working with H&P Investments when addressing the storm water issues in the future.

Commissioner Fleming asked if there would be enough parking to accommodate the proposed addition and Mr. Cutrubus confirmed.

There was a brief discussion regarding the existing retention basin located at 4450 South 700 West with an emphasis on the size, shape, and capability of the basin.

MOTION: Commissioner Fleming made a motion to recommend approval to the City Council for the Cutrubus Kia updated site plan amendment at approximately 770 West Riverdale Road, Riverdale, Utah 84405, subject to all outstanding items listed by staff being resolved. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: All voted unanimously in favor of forwarding the site plan amendment to the City Council.

2. Consideration of conditional use permit approval for electronic sign request for Security Service Federal Credit Union, 890 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:
Allied Electric Sign & Awning, on behalf of Security Service Federal Credit Union (SSFCU), has filed for a conditional use permit to install an electronic on-premises pole sign for the new Riverdale SSFCU location at 890 West Riverdale Road (in the old Wells Fargo Building), as required by 10-16-10(B.) of the Riverdale City Code. The Riverdale SSFCU building
is located within a C-3 zone. Per City Code, SSFCU is permitted to have signs on their property at a ratio of three (3) square feet for each one (1) linear foot of occupied frontage and subject to a conditional use review for any proposed electronic sign. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested SSFCU electronic sign.

Title 10 Ordinance Guidelines (Code Reference)
This Conditional Use Permit request is regulated under City Code 10-16 “Sign Regulations” and 10-19 “Conditional Uses”.

Community Development staff has discussed this electronic sign proposal for SSFCU with Allied Sign representatives Debbie Meeds and Geoff Grayson. Currently, there are no electronic signs at the 890 West Riverdale Road site and this would be a slight change to this location of the City. Geoff Grayson will be representing SSFCU’s interest in this consideration of this conditional use request for electronic signage. For discussion purposes, there has been provided supplementary documents regarding this request which includes the application, proposed location and sign imagery, and a description of the proposed electronic signage. A separate sign permit has been submitted for the placement of all other signs on the Riverdale SSFCU building and has been approved by City staff.

All electronic sign requests within the City are subject to City Code 10-16-10, which states:

10-16-10: ELECTRONIC SIGNS:
A. Definitions:

DIGITAL DISPLAY ON PREMISES: An on premises sign face that may display changing content that is allowed to be fully animated and is composed of electronically illuminated segments and/or a series of grid lights, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, video boards, or other electronic media or technology. A sign is considered to be "on premises" if the sign is on the location of the business which is advertised or promoted on the sign.

ELECTRONIC SIGN: For the purpose of this section shall mean a digital display on premises sign.

FOOT-CANDLE: A unit of light measurement equal to one lumen per square foot and may be abbreviated "fc".

B. Zones Where Allowed: Digital display on premises signs are a conditional use in all zones that allow advertising or informational signs provided that such signs comply with all requirements of this chapter. Electronic signs that advertise or promote businesses, products, activities, services, or events not located on the premises where the electronic sign is located are prohibited except the use of any on premises sign for the advertising of "not for profit", "fundraising" events or philanthropic endeavors that do not give attention to businesses that are not located in Riverdale City.

C. Number Of Signs Allowed: Only one on premises electronic sign may be located on a lot but a lot may have an electronic sign and a non-electronic sign that are combined in one cabinet at one location (on a pole, monument, or building) provided that the total square footage of all signage on a lot complies with all aspects of this chapter.

D. Brightness: An on premises electronic sign shall not be excessively intense or brilliant. An electronic sign shall not display light of such intensity or brilliance as to cause glare or otherwise impair the vision of the driver of a motor vehicle on a public roadway or result in a nuisance to the driver of a motor vehicle on a public roadway. Any on premises electronic sign that exceeds the intensity levels in subsection D1 of this section shall constitute an excessively intense or brilliant sign and such sign is prohibited.

1. All digital displays shall be illuminated at a level no greater than 0.3 foot-candle over ambient light levels and shall employ light cutoff devices such as, but not limited to, louvers, in order to minimize light escaping above the horizontal plane. Foot-candle readings shall be measured at ground level at a distance shown in the intensity table.

INTENSITY TABLE
Sign Size (Square Feet) Distance From Source
0 - 100 100 feet
101 - 300 150 feet
2. Notwithstanding the requirements of subsection D1 of this section, under no circumstances shall the light emanation from a digital display on premises sign be greater than 0.3 foot-candle as measured from the nearest residential property line.

3. All digital display on premises signs must be equipped with both a dimmer control and a photocell which automatically adjusts the display intensity according to natural ambient light conditions.

E. Residential Areas: Residential areas shall not be adversely impacted by any electronic sign or any other type of sign.

F. Sound: The use of sound is prohibited.

G. View Obstruction: Signs may not be constructed so as to obstruct the view of drivers of motor vehicles on a public roadway or entering a public roadway.

H. Public Property: Signs may not encroach on or project over public property or a public right of way.

I. Portable Electronic Signs: Portable electronic signs are prohibited.

J. Resemblance To Traffic Signal: No electronic sign may resemble or simulate any warning signal or any traffic lights or official traffic control signage.

K. Sign Shutoff: The digital display shall contain a default mechanism to turn the sign off in case of malfunction or shall be manually turned off within twenty four (24) hours of a reported malfunction.
L. Maximum Area: This type of on premises sign shall be restricted to a maximum area of three hundred (300) square feet. (Ord. 812, 8-21-2012)

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested Security Service Federal Credit Union electronic sign, as presented in the attached documentation.

Geoff Grayson, represents Allied Electric Sign, discussed the location of the digital sign. He discussed the dimming ability of the sign. Vice-Chair Jones asked if the dimming feature was on timer and Mr. Grayson confirmed. Mr. Eggett referred to subsection D in Title 10, Chapter 16 which establishes the requirements/guidelines for digital signs within Riverdale City.

Commissioner Fleming asked if there would be pictures displayed on the digital sign that would rotate, and Mr. Grayson confirmed. Mr. Eggett encouraged the applicant to contact UDOT (Utah Department of Transportation) in relation to the rotating pictures on the sign, to ensure they follow state highway regulations pertaining to signage.

Mr. Eggett asked about shut off ability of the sign and Mr. Grayson confirmed there was a manual shut off located on the exterior in an upper cabinet located on the sign.

MOTION: Commissioner Wingfield made a motion to approve the conditional use permit approval for electronic sign request for Security Service Federal Credit Union, 890 West Riverdale Road, Riverdale, Utah 84405. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously in favor of passing the conditional use permit.

F. Discretionary Items

Vice-Chair asked if there were discretionary items. Commissioner Gailey asked about the parks committee and whether or not they would be meeting to discuss the potential future park. Mr. Eggett stated the parks committee has been informally disbanded until funding is obtained for park projects. Mr. Eggett noted that park development was not a budgeting priority at this time.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Wingfield seconded the motion; all voted in favor.

The meeting adjourned at 6:55 PM.

Vice-Chair Jones
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: February 28, 2017
AGENDA ITEM: E1

SUBJECT: Consideration to forward recommendations to the City Council regarding rezone for property located at approximately 535 W 5400 S in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION:

a. Executive Summary
b. Rezone Area
c. Application
d. Building Design Concepts
e. Site Photos
f. Checklist
g. Public Entities
h. Notice of Public Hearing
i. Notice to Doug Clark
j. Certification of Sign Placement
k. Sign Posting

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 2-28-2017
Petitioner: Doug Clark (DC Properties LLC)

Summary of Proposed Action

Doug Clark, the petitioner in this matter, is requesting a rezone of property located at approximately 535 West 5400 South from the current Single-Family and Single-Family with Rental Unit Residential (R-2) zone to a proposed Multiple-Family Residential (R-3) zoning to allow for potential future development opportunity for this property. This request is for approximately 0.34 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)" and 10-10-9D "Multiple-Family Residential Zone (R-3).

The petitioner's property are currently listed in the County Records under the ownership of DC Properties LLC. The property is currently being utilized as a vacant lot with a small residence to the south adjacent to an existing apartment complex property also owned by Doug Clark and zoned with an R-4 zoning (Multiple-Family Residential Zone).

Mr. Clark desires to consider the future development of this property for one single four-plex building that would look like a "big house" in design concept and provide two entrances in the front and two entrances in the rear to each respective unit in the structure.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation for more).

The General Plan designation for this property is established in the General Plan Land Use section as Residential - Low Density and the request is for a Residential - Medium Density request due to the nature of the Multiple-Family Residential (R-3) zoning proposal.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation. The public hearing was also scheduled based on input from the Planning Commissioners who were in support of holding the public hearing for this request on February 28, 2017.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioners any concerns that may arise in this matter. Staff would then
recommend that the Planning Commission act accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
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<tbody>
<tr>
<td>Listed as Residential – Low Density, which is differing from the petitioner’s request for Residential – Medium Density use as a Multiple-Family Residential (R-3) zoned property.</td>
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<th>Legal Comments - City Attorney</th>
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<tr>
<td>Steve Brooks</td>
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<td>Steve Brooks, Attorney</td>
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<th>Administrative Comments - City Administrator</th>
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<tbody>
<tr>
<td>Rodger Worthen</td>
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<td>Rodger Worthen, City Administrator</td>
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</tbody>
</table>

Signatures were added electronically after each party reviewed the item. There were no comments for this item.
February 13th, 2017

Doug Clark (DC Properties LLC) – rezone request for property located at 535 West 5400 South from Single-Family and Single-Family with Rental Unit Residential (R-2) Zone to Multiple-Family Residential (R-3) Zone. Area bound in black proposed to be rezoned as noted. Washington Terrace City is located directly adjacent to this property on the east side of the property line.
RIVERDALE CITY
REZONES REQUEST APPLICATION

DATE SUBMITTED: Feb 13, 2017
FEE SCHEDULE: $250
PHONE NUMBER: On File

APPLICANT NAME: Doug Clark
APPLICANT ADDRESS: On File

ADDRESS OF SITE: 535 West 5400 South
PROPERTY OWNER: RIVERDALE UT

PRESENT ZONING: R2
PRESENT USE: Single Home

PROPOSED ZONING: R3
PROPOSED USE: 4-plex

PROPERTY ACREAGE: 31,511 59 FT

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the present zoning be changed? To replace old home built in 1930 to modern 4plex
B. How is the proposed change in harmony with the City General Plan for this area? Already has 2 4plex's
C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the change in the public interest as well as the applicant's desire? To improve the site

Signature of Applicant: __________________________
Signature of Property Owner: _____________________

I authorize _____________________________ to act as my representative in all matters relating to this application.
Responses to Rezone Request Application – February 13, 2017

A. *Why should the present zoning be changed?*

   To replace the old home currently on the property and built in 1930 to a modern four-plex residential building.

B. *How is the proposed change in harmony with the City General Plan for this area?*

   There are already two existing four-plex residential buildings next to this property.

C. *If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?*

   This is an opportunity to improve the property from its current state.

D. *How is the change in the public interest as well as the applicant’s desire?*

   This will improve the current curb appeal and value of the property and area.
Legal Description – 535 West 5400 South

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE NORTHEAST CORNER OF SAID 1/4 OF QUARTER SECTION, AND RUNNING THENCE NORTH 89D38' WEST 100 FEET, THENCE SOUTH 152.40 FEET, THENCE EAST 98.30 FEET, MORE OR LESS, TO THE 1/4 SECTION LINE, THENCE NORTH ALONG SAID LINE 152.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT A POINT WHICH IS NORTH 00D22'00" EAST 1333.14 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ON THE SOUTHERLY RIGHTOF WAY LINE OF 5400 SOUTH STREET, RUNNING THENCE SOUTH 00D22'00" WEST 143.79 FEET ALONG THE SECTION LINE, THENCE NORTH 89D38'00" WEST 25.00 FEET, THENCE NORTH 00D22'00" EAST 143.79 FEET, THENCE SOUTH 89D38'00" EAST 25.00 FEET TO THE POINT OF BEGINNING. (E# 2048490)
Parcel #: 070730031

Building Characteristics

Property Type: Residential
Built As Desc.: CB
Stories: 1
Above Grade Square Feet: 754
Basement Square Feet: 754
Total Square Feet: 1,508
Basement Percent Complete: 50%
Garage Sq. Feet: 0
Percent Complete: 100%
Exterior: Frame Siding
Roof Cover: Composition Shingle
Year Built: 1939
Lot Size: 0.34 Acres

Building Sketches - Click on Image to enlarge

Maps

View in Geo-Gizmo
Plat Map Last Uploaded: 24 May 2016
07-073 View PDF
Viewing Plat Maps requires Adobe Reader

* Images provided by Google *
Plan Number: 64825 | Order Code: 00WEB
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
Click Here to Mirror Reverse Plan

Plan Number: 64825
- 3008 Total Living Area
- 8 Bedrooms
- 4 Full Bath(s)
- 40' Wide x 40' Deep

Available Foundation Types:
- Crawlspace - * $395.00
- Stab - * $395.00
- Stem Wall Stab - * $395.00

* May require additional drawing time.

Order Code: 00WEB
- 5 Sets: $1,305.00
- 8 Sets: $1,335.00
- Reproducible Set: $1,485.00
- PDF File: $1,485.00
- CALIFIRE: $2,000.00
- Materials List: $190.00
- Right Reading (True) Reverse: $150.00
- All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.
- Additional Sets: $50.00

Plan Number 64825 | Order Code 00WEB | Front Elevation
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
Click Here to Mirror Reverse
1378 West Ritter Drive – Checklist Regarding Public Hearing Notice for Land Use Amendment/Re-zone/General Plan Amendment

☒ Notice Sent to Affected Entities (10 days before hearing date)
  ☒ Documented List Verifying Date Sent

☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)

☒ Notice in Newspaper of General Circulation (10 days prior to hearing date)

☒ Notice on City Website (10 days prior to hearing date)

☒ Sign Placed on Subject Property (10 days prior to hearing date)
  ☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)
Affected Entities Notice Listing Information

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on February 17, 2016
4. Roy Water Conservancy District: sent on February 17, 2016
6. Comcast: sent on February 17, 2016
7. Century Link: sent on February 17, 2016
8. Rocky Mountain Power: sent on February 17, 2016
9. Questar Gas: sent on February 17, 2016
Notice of Public Hearing

Riverdale Planning Commission
Tuesday, February 28, 2017
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 Weber River Drive
Riverdale, Utah

Riverdale City’s Planning Commission will hold a public hearing to receive and consider public comment on a rezone request for properties located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. All residents and interested parties are invited and encouraged to attend.
February 16th, 2017

Doug Clark
4980 South 1410 East
Ogden, Utah 84403

Dear Mr. Clark:

Below is a notice of public hearing for a proposed rezone request for property located at approximately 535 West 5400 South in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, February 28, 2017
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the “City Code” tab. The R-2 zoning language is found under Title 10, Chapter 9C, and the R-3 zoning language is found under Title 10, Chapter 9D.
As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett

Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 16th day of February, 2017, I supervised the placement of a sign on property located at approximately 535 West 5400 South, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 16th day of February, 2017.

Jeff Woody, Community Development Department
AGENDA ITEM: E2

SUBJECT: Consideration to forward recommendations to the City Council regarding proposed amendments to the Riverdale City Code, Title 10, Chapter 14, Section 12, "Nonresidential and Residential Development Landscape Requirements.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of recommending approval to City Council.

INFORMATION:

a. Executive Summary

b. Proposed Amendments

c. Code Comparison (Ogden City)

d. Notice of Public Hearing

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 2-28-2017
Petitioner: Riverdale City

Summary of Proposed Action

During the joint strategic session last Fall, the City Council directed city staff to prepare an update to the landscape ordinances that supports improved landscaping standards and design concepts in nonresidential areas of the City. As a result of this direction, city staff worked on an update to the landscape ordinances reflective of comments made during that meeting, which includes: updates to required amounts for xeriscaping and drought-tolerant plantings, updates to the requirements for all landscape improvements, and updated requirements for the maintenance and upkeep of landscaped areas within the nonresidential areas. Additionally, new proposed language has been added to the residential landscaping section of the ordinances to better hold new residential property owners accountable for installing landscaping in yard areas along the roadways and fronting the residence. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing has been set for this meeting to consider these proposed changes, and advertised accordingly to the public per State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then determine how to proceed. City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

Residential and nonresidential landscaping standards are regulated under City Code 10-14-12 “Nonresidential and Residential Development Landscape Requirements”. Subdivision review and approval is regulated under City Code 10-21 “Subdivisions”. Site plan review and approval is regulated under City Code 10-25 “Development in All Zones”.

Landscaping percentages established within the proposal are suggestions for discussion purposes and may be changed accordingly by the Planning Commission with a supportable reason for the proposed changes to these established percentages.

A supplementary packet of landscaping information from other communities has also been included in order to allow for additional discussion information relative to the proposed amendments.

The attached documentation has been reviewed and changed multiple times by the City Attorney Steve Brooks and City Administrator Rodger Worthen in order to put together a proposal that matches guidance provided to City Staff by the City Council.
Following the public hearing and any follow-up discussion, City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

<table>
<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable in this matter.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Comments - City Attorney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Brooks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative Comments - City Administrator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rodger Worthen</td>
</tr>
</tbody>
</table>

Signatures were added electronically after each party reviewed the item. There were no comments for this item.
Chapter 14

REGULATIONS APPLICABLE TO ALL ZONES

10-14-12: NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT LANDSCAPE REQUIREMENTS:

A. Residential: All new and refurbished or remodeled single-family and two-family homes, apartments, condominiums and townhouses shall be required to improve and maintain, as landscape yards, the front, corner street side yard and park strip and install an appropriate permanent irrigation system, so that the landscaping will receive the appropriate amount of water in order to flourish in good health, before final approval or certificate of occupancy is issued. An escrow agreement may be issued between November 1 to March 31 with a temporary certificate of occupancy which includes a time certain for installation of the landscaping by the owner/developer. Failure to install landscaping by the end of the next planting season (October of the following year) shall lead to forfeiture of the escrow funds and may lead to revocation of the temporary certificate of occupancy. Landscaping may include a combination of grass, plant cover and Xeriscape.

B. Nonresidential: All new or refurbished development in any nonresidential zone shall satisfy all of the following minimum landscape requirements, any other development standards or requirements notwithstanding: The planning commission shall require a combination of plant cover, ten percent (10%) of the overall plant cover shall be in the form of Xeriscape and other drought tolerant landscape features which will include plant material that can survive on low or minimal water usage and decorative hardscape which will enhance the look and feel of the property that is nonliving, including, but not limited to; water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing and planters.

1. Refurbished Existing Developments: The refurbishing of any existing development that, in any manner whatsoever, is expanding, reducing or otherwise changing a building footprint, structure or parking lot, shall provide new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, ten percent (10%) of which shall be in the form of Xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing and planters.

a. Landscaping Requirements: The landscaping requirement for refurbished existing developments may be satisfied under the conditions set forth below. Options A and B are preferred over option C. Option C shall only be permitted when options A and B cannot, in the determination of the planning commission, reasonably be accomplished by the developer/owner:

(1) Option A: Landscaping on site or off site within the city;

(2) Option B: Other beautification efforts of equal value, including, but not limited to, planters, hardscape, Xeriscape, etc.;
(3) Option C: Funds, equal in value to the required twenty percent (20%) landscaping as determined in the landscaping plan, contributed to the city to allow the city to install landscaping elsewhere within the city limits.

b. Landscaping Plan: The developer/owner shall submit to the planning commission a landscape plan for the expansion, reduction or other changes of the building/development. The planning commission shall direct where and what type of landscaping, beautification or funds shall be allowed to satisfy this landscaping requirement.

2. New Development: Twenty percent (20%) of all lot area, including parking areas, shall be landscaped, ten percent (10%) of which shall be in the form of Xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing. At the planning commission recommendation, floodways (with an appropriate expert opinion), wetlands and undisturbed hillsides on the lot area may be counted for up to five percent (5%) of the required twenty percent (20%) as part of the landscape requirement, unless it is the determination of the planning commission that the landscaping in the area adds to the overall aesthetic value of the entire site, in such case, the allotted percentage credit may be increased. The following requirements shall be satisfied as part of any new development landscaping plan:

   a. Placement of decorative landscaping shall be required based on the size of the entire parking area, at a rough proportionality of the exterior/interior parking area. The proportions will be reviewed by the planning commission in regards to design.

   b. Landscape screening shall be required for parking or storage areas visible from any roadway. Said screening shall be in the form of a gentle berm. Berms shall be graded to appear as smooth, rounded, natural forms. All planting areas shall be protected to prevent damage by vehicles and vehicle overhang.

   c. At the planning commission recommendation, loading docks, dumpster areas or service areas visible from any roadway or residence, or abutting any residence or residential area shall be appropriately landscaped to reduce the impact to surrounding areas. Dumpsters shall be placed in the rear of the property or the most inconspicuous location on the site, in such a manner that it will still allow the area to be properly accessed and maintained.

   d. All areas not used for parking, drives or structures shall be landscaped. All areas along roadways shall be landscaped with landscape features that strengthen and enhance the aesthetic appeal of the development throughout and viewable from the roadway corridors.

   e. A minimum of two inch (2") caliper trees shall be required as part of all landscape requirements. There shall be a minimum of one tree per five thousand (5,000) square feet of lot area, and not more than thirty three percent (33%) of all newly planted trees may be of the same variety. All species of trees need approval from the planning commission.

   f. Owners/developers shall enter into an escrow agreement with the city wherein the owner/developer shall deposit sufficient funds to ensure installation of the required landscape, which amount shall include an additional fifteen percent (15%) of the total amount required. The escrow agreement shall include a time certain for installation of the landscaping by the owner/developer. Upon default of the owner/developer of any of the conditions of this section, or the escrow agreement, the city shall receive the escrowed funds and use said funds to complete the required landscaping and appropriate irrigation system.
g. Where any nonresidential development abuts any residence or residential area, the planning commission may require a landscape strip for said area and development. This may be separate from, and not be included in, the overall required percentage amount of landscape required for the specific area.

h. The planning commission shall review the landscape site plan following the certification of the correct landscape ratios by the owner's/developer's engineer and after review of the certification by the city staff. A landscape plan shall accompany, or be a part of, the final site plan. The planning commission shall then forward its recommendations to the city council.

i. It is the intent of this section to promote water conservation through proper plant selection, installation and maintenance practices. The following Xeriscape principles shall serve as the primary means of achieving this goal:

(1) Appropriate planning and design;
(2) Limiting turf to locations where it provides functional benefits;
(3) Efficient irrigation systems;
(4) Use of soil amendments and mulches to improve water holding capacities;
(5) Use of drought tolerant plants;
(6) Decorative hardscape; and
(7) Appropriate and timely maintenance.

j. All areas landscaped with living plant material shall be serviced by an acceptable underground sprinkling or irrigation system.

k. For xeriscape and nonliving ground cover landscaping, the following standards shall be utilized in establishing the landscaping and landscaping design:

(1) The overall landscaping on the property enhances the visual environment by:
   (a) Adding visual interest through texture, color, size and shape, etc., and
   (b) Enhancing perspective by framing views complementing architecture, screening and creating points of interest and activity;
(2) The design includes elements which work with existing topography and is designed in such a way as to make softened transitions from the landscaping of adjoining properties to the property in question;
(3) Plant species that are a public nuisance or that cause excess litter should be avoided;
(4) The other aspects of waterwise design are included on the property which are:
(a) An overall landscape design for the entire property,
(b) Mulches are used in planting bed areas,
(c) Turf areas are used in high use areas of the lot,
(d) Plants are selected and installed which are appropriate for the physical condition of site specific locations, and
(e) The landscaping is kept free of weeds and junk materials.

I. The landowner, his successors and/or assigns, or agent, if any, shall be jointly and severally liable for the installation, regular maintenance and repair or replacement of any landscaping required by this section. (Ord. 655, 4-4-2006)

C. General Maintenance: All landscaped areas, whether required or otherwise, shall be kept and maintained in accordance with all of the following standards:

1. Landscaped areas shall be kept free of litter and debris.

2. Landscaped areas shall be weeded on a regular basis.

3. Trees and shrubs shall be pruned so as to avoid damage to other improvements, structures or utility lines.

4. Dead branches or dead trees, shrubs or other plant materials are removed from the property.

5. Lawns are mowed on a regular basis according to the growth habit of the type of turf grass used.

6. All plant materials shall be adequately watered to maintain a healthy condition as by the typical color of the plant under normal growing conditions; provided that when water use restrictions are imposed by the city or applicable secondary water provider during times of drought, no violation shall occur as long as the owner or occupant is watering within such restrictions.

7. Required trees, shrubs or other plant materials that have died and been removed shall be replaced.
15-13-16: LANDSCAPING REQUIRED:

When an area is required to be landscaped under the terms of this title, the requirements shall be met by the installation and maintenance of improvements as set forth below:

A. General Requirements:

1. All plantings shall be maintained in a healthy and attractive condition.

2. Landscaping materials shall be contained so as not to spill into the public right of way.

3. All yard and setback areas not occupied by buildings or parking shall be landscaped; the area within the public right of way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall be landscaped, unless the area falls along a gateway or entry corridor as designated in the general plan. Park strip landscaping outside of gateway or entry corridors shall not exceed a maximum height of two feet (2') for shrubs or grasses, and trees in the park strip shall have a minimum height of seven feet (7') for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, no evergreen tree is allowed in the park strip. Public rights of way defined by a curb or gutter shall be landscaped utilizing one of three (3) methods:

a. Grass with trees spaced at a maximum of forty feet (40') on center;

b. Ground covers, trees and shrubs. When shrubs or ground covers other than grass are used for landscaping, the spacing, type and size of plants used shall be such that seventy five percent (75%) of all landscaped areas shall be covered with living material within three (3) years of planting; or

c. Rock ground cover with trees spaced at a maximum of forty feet (40') on center. When such rock ground cover is used, there shall not be a concrete surface underneath the ground cover. The rocks used in the ground cover must be between 1.5 inches and four inches (4") in size or, alternatively, if a size smaller than 1.5 inches is used, then:

   (1) Areas of living plant material are required that extend the full width of the park strip in a distinguishable patterned design for the length of the park strip, or

   (2) A varying rock size or color pattern must be used.

4. For all uses except single-family dwellings, all landscaping shall be serviced by an acceptable underground sprinkling or irrigation system.

5. If artificial turf is used as a ground cover:

   a. It shall consist of green lifelike individual blades of grass that:

      (1) Emulate natural turf in look and color;
(2) Have a minimum pile height of 1.5 inches, except in rear yards where shorter pile height may be installed for planned recreational surfaces; and

(3) Have a minimum tufted weight of fifty six (56) ounces per square yard;

b. In no case shall it be installed within:

(1) Permanent drainage features (e.g., ponds, swales, and retention and detention basins); or

(2) Any public right of way;

c. It shall have a minimum eight (8) year manufacturer’s warranty protecting against color fading and decrease in pile height;

d. The use of indoor or outdoor plastic or nylon carpeting as a substitute or replacement for artificial turf or natural turf is prohibited;

e. It shall be properly anchored to ensure that the turf will withstand the effects of wind;

f. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look;

g. Proper grading, compaction and drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water and artificial turf installations shall have a minimum permeability of thirty inches (30") per hour per square yard;

h. It shall be visually level, with the grain pointing in a single direction;

i. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;

j. A minimum four foot (4’) separation between artificial turf and tree trunks and two foot (2’) separation between artificial turf and shrubs shall be maintained to ensure roots are not damaged with the installation of artificial turf and that the overall health of the living plant material is not compromised;

k. It shall be cleaned regularly and maintained in an appropriate and neat manner;

l. It shall be replaced if it is worn, uneven, discolored, or damaged; and

m. It shall comply with subsection C of this section if it is proposed to be used, either solely or in combination with other nonliving ground cover, for more than ten percent (10%) of the ground area required to be landscaped.

B. Gateway And Entry Corridor Rights Of Way:
1. For areas at an entry point or along an entry corridor, the area within the public right of
way between the curb and gutter and sidewalk may be fully landscaped, or may invoke
a combination of landscaping, pavers and other design elements to create the desired
visual impact. The use of landscaping and pavers at entry points and along entry
corridors should substantively satisfy the following objectives:

a. Landscaping, combined with pavers and other design elements such as lighting,
seating, etc., as deemed appropriate, should enhance the visual environment by
creating a visually obvious and definite entry point or entry corridor through use of a
texture, color, size and shape, etc., enhancing perspective by framing views,
complementing architecture, screening, and creating points of interest and activity;

b. Landscaping combined with other design elements should ensure public safety by:

   (1) Guiding the circulation of cars and people,

   (2) Controlling access to parking lots, and

   (3) Making traffic diverters prominent; and

   c. Landscaping combined with other design elements should minimize maintenance to
      ensure these points of first impression are maintained at an optimum level.

2. Care should be taken to integrate the design of the entry point or entry corridor to the
surrounding areas in a way that maximizes the assets of the area while still
maintaining the desired continuity and visual impact.

3. Visual continuity and overall design shall control the balance of landscaping and other
design elements. However, whenever possible, landscaping shall be used.

C. More Than Ten Percent Nonliving Ground Cover: When considering if more than ten
percent (10%) of nonliving ground cover shall be allowed, the following principles shall be
in place in the landscaping or landscaping design:

1. The overall landscaping on the property enhances the visual environment by:

   a. Adding visual interest through texture, color, size and shape, etc., and

   b. Enhancing perspective by framing views complementing architecture, screening and
      creating points of interest and activity;

2. The design includes elements which work with existing topography and is designed in
such a way as to make softened transitions from the landscaping of adjoining
properties to the property in question;

3. Plant species that are a public nuisance or that cause excess litter should be avoided;

4. The other aspects of waterwise design are included on the property which are:
a. An overall landscape design for the entire property,

b. Mulches are used in planting bed areas,

c. Turf areas are used in high use areas of the lot,

d. Plants are selected and installed which are appropriate for the physical condition of site specific locations, and

e. The landscaping is kept free of weeds and junk materials.

5. Artificial turf is limited to not more than fifty percent (50%) of the total landscaping area, unless it is installed and used in the construction of public or private athletic fields, or on playgrounds associated with a:

a. Public or private community center;

b. Park;

c. School; or

d. University.

D. General Maintenance: All landscaped areas, whether required or otherwise, shall be kept and maintained in accordance with all of the following standards:

1. Landscaped areas shall be kept free of litter and debris.

2. Landscaped areas shall be weeded on a regular basis.

3. Trees and shrubs shall be pruned so as to avoid damage to other improvements, structures or utility lines.

4. Dead branches or dead trees, shrubs or other plant materials are removed from the property.

5. Lawns are mowed on a regular basis according to the growth habit of the type of turf grass used.

6. All plant materials shall be adequately watered to maintain a healthy condition as by the typical color of the plant under normal growing conditions; provided that when water use restrictions are imposed by the city or applicable secondary water provider during times of drought, no violation shall occur as long as the owner or occupant is watering within such restrictions.

7. Required trees, shrubs or other plant materials that have died and been removed shall be replaced.
E. Application To Existing Residential Uses: For existing residential uses which have either not installed landscaping or residential uses where the landscaping no longer exists, landscaping according to these regulations shall be installed within eighteen (18) months from the enactment of this provision.

F. Two-Family And Multiple-Family:

1. As a minimum, all new two-family dwellings and multiple-family dwellings which are permitted uses in residential zones shall be:
   a. Landscaped with grass or ornamental living ground covers;
   b. Have one 2-inch caliper tree per unit, in addition to the street trees required in the parkway with street trees spaced forty feet (40') on center for large trees, thirty feet (30') on center for medium trees, and twenty feet (20') on center for small trees; and
   c. Have five (5) 5-gallon shrubs per unit planted on the lot.

2. Landscaping shall be installed in all areas not occupied by buildings, parking or accessways and according to the approved plot plan. Landscaping shall be installed prior to occupancy of any unit in the structure. In the case of inclement weather that prevents the installation of the required improvements, the time completion of the improvements may be extended, in writing, upon the approval of the applicable reviewing official or body, or designee. However, in no case shall the time for completion be extended beyond June 1 immediately following the completion date. A financial guarantee according to section 15-13-23 of this chapter shall be required prior to issuing building permits.

G. New Single-Family Dwellings: New single-family homes, at the time of completion of construction and prior to occupancy of the dwelling shall have street trees installed in the dedicated street parking strip. Large street trees shall be spaced at forty feet (40') on center, medium trees shall be spaced at thirty feet (30') on center, and small trees shall be spaced at twenty feet (20') on center. Trees in the park strip shall have a minimum height of seven feet (7') for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, no evergreen tree is allowed in the park strip.

(Ord. 2016-12, 3-1-2016)
15-34-3: SITE DEVELOPMENT STANDARDS:

A. Commercial Uses And Residential Uses Located In Above First Floor Commercial Establishments:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Intensive District</th>
<th>CBD</th>
<th>25th Street Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Area, Width And Coverage: Minimum lot area, lot width, coverage.</td>
<td>None</td>
<td>None</td>
<td>Nor</td>
</tr>
<tr>
<td>2. Yard Setbacks:</td>
<td>None</td>
<td>Either 10' or 0' setback for up to 50 percent of the lot frontage, provided that the remaining front setback be developed as a plaza equal in area to that defined by the 10' setback (lot width by 10').</td>
<td>Nor</td>
</tr>
<tr>
<td>a. Front and side facing street main building and accessory building excluding parking structure or parking lot.</td>
<td>None</td>
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</table>

![Diagram of setback details](image)
4. Landscaping: The public right of way shall be landscaped to conform to the streetscape plan. In addition, a minimum of ten percent (10%) of the entire site shall be landscaped. The planning commission may revise the landscaping plan even if the ten percent (10%) minimum requirement is met, to ensure the landscaping purposes stated below are substantively met.

a. Purposes Of Minimum Landscaping Requirements:

(1) To promote an environment which creates interest and a human scale environment for the pedestrian;

(2) To create a diverse yet complementary landscaping theme for the central business district; and

(3) To promote a central business district which attracts and supports a vigorous business community.

b. Location: The majority of the landscaping shall be located along the street frontage and be visible to public view.

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*As designated on the Ogden City register of historic resources.*
c. Materials: On site landscaping shall consist of living plant materials (e.g., lawn, ground cover, annual and perennial flowering plants, vines, shrubs and trees) planted directly on the property and kept free from all hard surfaces. Use of water (e.g., pools, foundations, falls and streams) and sculptures are also included as landscape design materials. Paving materials (e.g., bricks, pavers, flagstones, textured concrete) may be included upon approval of the planning commission if they create a useful open space, and color or texture to the design, and create visual interest. Landscaping rocks, gravel or wood chips may be used, provided such area does not cover more than ten percent (10%) of the area required to be landscaped. If more than ten percent (10%) is desired, approval must be given by the planning commission. All landscaping must substantively conform to the landscaping purposes listed above.

d. Parking Structures And Lots:

(1) As a part of, or in addition to, the minimum ten percent (10%) landscaping, where a parking lot or parking structure fronts on a street, the required setback shall be landscaped. The landscaped portion of the public right of way shall preserve adequate sightlines to permit safe ingress and egress.

(2) In parking lots, visual variety should be the aim of landscaping treatment. Landscaping should be used to break up large expanses of pavement.

e. Reduction Or Waiver Of The Minimum Landscaping Requirement: The planning commission may reduce or waive the required minimum landscaping requirement only when they determine the following conditions are met:

(1) Existing Building: The entire site or a portion of the site is occupied by the building and/or required parking.

(2) New Construction: The planning commission may reduce the required landscaping if doing so substantively meets the objectives of landscaping listed above; and

(3) Streetscape Plan: The public right of way is landscaped in such a manner that it substantively conforms to the streetscape plan.

5. Reduction Or Waiver Of The Setback Requirement For Parking Structures And Lots:
Because of the historic development patterns which have occasionally resulted in intense land usage, inadequate lot sizes or unusual lot shapes in the CBD zone, the planning commission may reduce or waive parking structure and lot setback requirements. The planning commission shall first consider granting a parking reduction as authorized in subsection 15-34-4B of this chapter. If a reduction is not granted, or, if a reduction is granted yet it still does not permit the efficient design of a parking structure, the planning commission may consider a reduction or waiver of the required setback, if the following conditions are met:

a. The reduction or waiver substantially meets the purposes of this chapter, as listed in section 15-34-1 of this chapter;
b. The parcel has unusual site characteristics which create substantial problems for the design of efficient parking;

c. It is impossible to provide the required number of parking spaces while maintaining the setback provision found in subsection A2 of this section; and

d. At each entrance and exit to the structure, a minimum fifteen foot (15') sight triangle shall be maintained from the wall of the structure to the inside edge of the sidewalk, in order to permit ingress and egress.

B. Minimum Site Development Standards For Three Or More Dwelling Units Within The CBD:

1. Minimum Lot Area:

   a. One building dwelling, five thousand (5,000) square feet including the first unit, plus seven hundred fifty (750) square feet for each additional dwelling unit.

   b. Corner lot, seven thousand (7,000) square feet.

2. Minimum Lot Width: Minimum lot width, fifty feet (50'); corner lot, sixty feet (60').

3. Yard Setbacks:

   a. Front: Zero feet (0') maximum, except the planning commission may permit or require a setback of not more than twenty feet (20') if consistent with setbacks of neighboring properties and not out of character with the existing development along the block where the street frontage occurs. At least fifty percent (50%) of the building frontage shall be built on the approved setback line.

   b. Side:

      (1) Main building: Zero feet (0') maximum, except the planning commission may permit or require a setback based on a finding that the setback does not impact
the character of the street face when considering existing conditions, design of other buildings on the block, and future planning for the area. When adjacent to a residential zone, setback shall be no less than ten feet (10') plus an additional one foot (1') for each two feet (2') of main building over thirty five feet (35') high.

(2) Accessory buildings: Eight feet (8'), except one foot (1') if located at least six feet (6') from rear or main building, but not closer than eight feet (8') to dwelling on adjacent lot.

c. Side, facing street on corner lot: Zero feet (0') maximum, except the planning commission may permit or require a setback of not more than fifteen feet (15') if a plaza or open space is thereby provided or if the setback is consistent with setbacks of neighboring properties and is not out of character with the existing development along the block where the street frontage occurs. At least fifty percent (50%) of the building frontage shall be built on the approved setback line.

d. Rear:

(1) Main building: None required, except thirty feet (30') when adjacent to a residential zone.

(2) Accessory building: One foot (1'), except six feet (6') where accessory building rears on side yard of adjacent corner lot.

4. Building Height:


b. Maximum: None.

5. Lot Coverage: No building or group of buildings with their accessory buildings shall cover more than sixty percent (60%) of the lot area.

6. Open Space: Twenty percent (20%) of the lot area shall be left in "open green space", as defined in section 15-2-16 of this title.

15-38-2: SITE DEVELOPMENT STANDARDS:

A. Dimensional Requirements: The following dimensional requirements shall apply in each commercial zone to building and parking setbacks:

<table>
<thead>
<tr>
<th></th>
<th>C-1 And CP-1</th>
<th>C-2 And CP-2</th>
<th>C-3 And CP-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td>None</td>
<td>None for commercial buildings. Multi-family dwelling, 6,000 square feet for the first unit plus 1,500 square feet for each additional unit</td>
<td>None for commercial buildings and accessory apartment. Multi-family dwelling, 5,000 square feet for the first unit plus 750 square feet for each additional unit</td>
</tr>
<tr>
<td>Maximum lot area</td>
<td>5 acres</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>60 feet</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>50 percent</td>
<td>50 percent</td>
<td>60 percent</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>35 feet</td>
<td>50 feet</td>
<td>None</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>20 feet</td>
<td>20 feet</td>
<td>None for building, 15 feet for parking lot or display area</td>
</tr>
</tbody>
</table>
| Side yard setback facing a street | 20 feet | 20 feet                                                                       | None for building, 15 feet for parking lot or display area

Note: Side yard setback requirements are specified for buildings over 35 feet in height next to a residential or O-1 zone.
B. Landscaping Setbacks And Coverage:

1. Notwithstanding the required landscaping for those setbacks which are listed in subsection A of this section, there may be additional landscaping required based on other provisions of this title. Additional requirements include, but are not limited to, installation of landscaping in public right of way (subsection 15-4-5E3a of this title), preserving existing trees (subsections 15-4-5E7a and E7b of this title), setbacks when next to residential zones (subsection 15-4-5F of this title), screening of service and storage areas (subsection 15-4-5G of this title), and parking lot landscaping (subsections 15-12-9B and C of this title).

2. For commercial and mixed commercial residential developments, a minimum ten percent (10%) of the total site shall be landscaped. The planning commission, however, may approve a lesser amount if it finds the objectives listed in section 15-13-16 of this title are substantively met in the landscape design.

3. Multi-family dwellings in the C-2/CP-2 zones shall have a minimum of thirty percent (30%) of the lot area developed in open green space. Multi-family dwellings in the C-3/CP-3 zones shall have a minimum of twenty percent (20%) of the lot area developed in open green space.

Chapter 23
LANDSCAPE REGULATIONS

10-23-1: PURPOSE:

It is in the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this chapter is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for the designing, installing and maintaining of water efficient landscapes throughout the city. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)

10-23-2: DEFINITIONS:

The following definitions shall apply to this chapter:

BACKFLOW: An unwanted flow of water in the reverse direction.

BACKFLOW PREVENTION DEVICE (BACKFLOW PREVENTER): Reduced pressure in the pipe may allow contaminated water from the soil, storage, or other sources to be drawn up into the system. A backflow prevention device (backflow preventer) is used to protect potable water supplies from contamination or pollution due to backflow.

BUBBLER: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubbleers exhibit a trickle, umbrella or short stream pattern.

DRIP EMITTER: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

DROUGHT TOLERANT PLANT: A plant that can survive without irrigation throughout the year once established although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

EVAPOTRANSPIRATION: The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year.

GRADING PLAN: Shall be shown at the same scale as the planting and irrigation plan. The grading plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.
GROUND COVER: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12”).

HARDSCAPE: Patios, decks and paths (does not include driveways and sidewalks).

IRRIGATED LANDSCAPED AREA: All portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the irrigated landscaped area.

IRRIGATION CONTRACTOR: A person certified by the Irrigation Association (IA) to install irrigation systems.

IRRIGATION DESIGNER: A person certified by the Irrigation Association to prepare irrigation system designs, and/or a professionally licensed landscape architect.

IRRIGATION EFFICIENCY: The measurement of the water beneficially applied, divided by the total water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN: Shall be shown at the same scale as the planting plan. The irrigation plan shall show the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

LANDSCAPE IRRIGATION AUDITOR (LIA): A person certified by the Irrigation Association to conduct a landscape irrigation audit.

LANDSCAPE PLAN DOCUMENTATION PACKAGE: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with this chapter. The landscape plan documentation package shall include a project data sheet, a planting plan, an irrigation plan, a grading plan, a soils report, a landscape water allowance, a landscape water allowance report, and an irrigation schedule.

LANDSCAPE WATER ALLOWANCE: For design purposes, the upper limit of annual applied water for the established landscaped area. It is based upon the local reference evapotranspiration rate, the ETO adjustment factor and the size of the landscaped area.

LANDSCAPE ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

MULCH: Any material such as bark, wood chips or other materials left loose and applied to the soil for the purpose of preventing evapotranspiration.

NONDROUGHT TOLERANT PLANT: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.
PLANTING PLAN: A drawing that clearly and accurately identifies and locates elements related to a landscape such as new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences, etc.

PRECIPITATION RATE: The depth of water applied to an area, usually measured in inches per hour.

PROFESSIONAL LANDSCAPE ARCHITECT: A person who holds a license to practice landscape architecture in Utah.

RAIN SHUTOFF DEVICE: A device wired to the automatic controller that shuts off the irrigation system when it rains.

REFERENCE EVAPOTRANSPIRATION RATE OR ETO: A standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four (4) to seven inch (7") tall, cool season grass that is well watered. The average annual ETO for South Ogden City is 25.57 inches¹.

RUNOFF: Water not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

SOILS REPORT: A report by a laboratory indicating soil type(s), soil depth, uniformity, composition, bulk density, infiltration rates, and pH for the topsoil and subsoil for a site. The soils report also includes recommendations for soil amendments.

SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle.

STREAM SPRINKLER: An irrigation head that projects water through a gear rotor in single or multiple streams.

TURF: A surface layer of earth containing grass with its roots.

WATER AUDIT: An on site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency.

WATER CONSERVING PLANT: A plant that uses less water than standard plants. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)

10-23-3: APPLICABILITY OF THIS CHAPTER:

This chapter shall apply to all new and rehabilitated landscapes for public projects, private development projects, developer installed landscaping in multi-family residential projects, and developer installed landscaping in single-family projects.
This section does not apply to homeowner provided landscaping at single-family projects, although water efficient landscapes are encouraged.

In addition, sports fields, turf play areas within public parks, school grounds, golf courses and cemeteries are exempt from the landscape water allowance limitations of this chapter. All other portions of this chapter shall apply. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)

10-23-4: DOCUMENTATION:

A. Landscape Plan Documentation Package: A copy of a landscape plan documentation package shall be submitted to and approved by the city prior to issuance of any permit. The landscape plan documentation package shall be prepared by a professional landscape architect.

The irrigation plan shall be prepared by an irrigation designer certified by the Irrigation Association and/or a professional landscape architect.

The landscape plan documentation package shall consist of the following items:

1. Project Data Sheet: The project data sheet shall contain:
   a. Project name and address;
   b. Applicant or applicant agent's name, address, phone and fax number;
   c. Landscape designer/landscape architect's name, address, phone and fax number; and
   d. Landscape contractor's name, address, phone and fax number, if available.

2. Planting Plan: A detailed planting plan shall be drawn at an appropriate scale suitable for identifying:
   a. Location of all plant materials;
   b. A legend with botanical and common names and size of plant materials;
   c. Property lines and street names;
   d. Existing and proposed buildings, walls, fences, utilities, paved areas and other site features;
   e. Existing trees and plant materials to be removed or retained;
   f. Designation of landscape zones; and
g. Details and specifications for tree staking, soil preparation, blue stakes, and other planting work.

3. Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain:

a. Layout of the irrigation system;

b. A legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

c. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;

d. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

e. Installation details for irrigation components.

4. Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain:

a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and

b. Existing and finished contour lines and spot elevations for the proposed site improvements.

5. Soils Report: A soils report will be provided and shall describe the depth, composition, and bulk density of the topsoil and subsoil at the site, and shall include recommendations for soil amendments. The planting plan shall incorporate the recommendations of the soils report into the planting specifications.

6. Landscape Water Allowance: The annual landscape water allowance shall be calculated using the following equation:

\[
\text{Landscape water allowance} = \text{ETO} \times 1.0 \times 0.62 \times A, \text{ where landscape water allowance is in gallons per year.}
\]

<table>
<thead>
<tr>
<th>ETO</th>
<th>= Reference evapotranspiration in inches per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>= ETO adjustment factor, 100 percent of turf grass ETO (water year adjustment factor)</td>
</tr>
<tr>
<td>0.62</td>
<td>= Conversion factor (to gallons per square feet)</td>
</tr>
<tr>
<td>A</td>
<td>= Total irrigated landscape area in square feet</td>
</tr>
</tbody>
</table>
7. Irrigation Schedule: A monthly irrigation schedule shall be provided that covers the initial one hundred twenty (120) day plant establishment period adjusted for seasonal variations. This schedule shall consist of a table with the following information for each valve:
   a. Plant type (turf, trees, low water use plants);
   b. Irrigation type (sprinklers, drip, bubblers);
   c. Flow rate in gallons per minute;
   d. Precipitation rate in inches per hour (sprinklers only);
   e. Run times in minutes per day;
   f. Number of water days per week; and
   g. Cycle time to avoid runoff. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)

10-23-5: LANDSCAPE DESIGN STANDARDS:

A. Plant Selection: Plants selected for landscape areas shall be well suited to the microclimate and soil conditions at the project site.

Plants with similar water needs shall be grouped together as much as possible. For projects at the interface between urban areas and natural nonirrigated open space, drought tolerant plants shall be selected that will blend with the native vegetation and that are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep rooting, water conserving plants for erosion control and soil stabilization.

For parking strips and other landscaped areas less than eight feet (8') wide, please refer to title 7, chapter 2 of this code.

The "Salt Lake City Plant List And Hydrozone Schedule 2013" (http://www.slcdocs.com/utilities/PDF%20Files/2013_SLCPlantL ist_ver2-1.pdf) prepared by Salt Lake City public utilities shall be a primary reference document for the selection, design and installation of water conserving plants and landscapes as modified from time to time by South Ogden City’s certified arborist or the planning commission.

B. Mulch: After completion of planting, all irrigated nonturf areas shall be covered with a minimum three (3) to four inch (4") layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
C. Soil Preparation: Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per recommendations of the landscape designer/landscape architect based on the soils report. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)

10-23-6: IRRIGATION DESIGN STANDARDS:

A. Design Standards: Irrigation design standards for this chapter are outlined in the latest version of the "Minimum Standards For Efficient Landscape Irrigation System Design And Installation" prepared by the Utah Irrigation Association. In addition, the remainder of this section shall also apply.

B. Backflow Prevention Device: A backflow prevention device shall be installed according to state and county standards on all culinary irrigation systems. The backflow device must be tested on an annual basis and annual certification submitted to the city.

C. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (80) pounds per square inch (psi). The pressure regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.

D. Landscape Water Meter: A water meter shall be installed for landscape irrigation systems, and shall be separate from the water meter installed for culinary uses. The size of the meter shall be determined based on irrigation demand.

E. Automatic Controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shutoff device, and the ability to adjust run times based on a percentage of maximum ETO.

F. Slopes Exceeding Thirty Three Percent: On slopes exceeding thirty three percent (33%), the irrigation system shall consist of drip emitters, bubbler or sprinklers with a maximum
precipitation rate of 0.85 inch per hour and adjusted sprinkler cycle times to eliminate runoff.

G. Separate Valves: Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and nonturf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

H. Bubbler Specifications: Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the city due to the limited number of trees on the project site.

I. Matched Precipitation Rates: Sprinklers shall have matched precipitation rates with each control valve circuit.

J. Check Valves: Check valves shall be required where elevation differences will cause low head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.

K. Drip Irrigation: Drip irrigation lines shall be undergrounded, except for emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.

L. Times Of Operation: Valves with spray or stream sprinklers shall be scheduled to operate between six o'clock (6:00) P.M. and ten o'clock (10:00) A.M. to reduce water loss from wind and evaporation.

M. Programmed Valves: Valves shall be programmed for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates (Ord. 16-06, 2-16-2016, eff. 2-16-2016)
10-23-7: PLAN REVIEW, CONSTRUCTION INSPECTION AND POSTCONSTRUCTION MONITORING:

A. As part of the building permit approval process, a copy of the landscape plan documentation package shall be submitted to the city for review and approval before a permit shall be issued and construction begins. With the landscape plan documentation package, a copy of the landscape water allowance worksheet shall be completed by a landscape designer and submitted to the city. Once approved, the landscape water allowance worksheet will be transmitted to the local water purveyor.

B. All landscape plan documentation packages submitted must be stamped by a professionally licensed landscape architect (PLA). The irrigation plan must be prepared by an IA certified irrigation designer, or a PLA.

C. All landscape irrigation systems shall be installed by an IA certified irrigation contractor. The certified person representing the contracting firm shall be directly involved with the project and complete and document at least weekly site visits.

D. All installers, designers, and auditors shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.

E. During construction, site inspection may be performed by the city building inspection department.

F. Prior to issuance of substantial completion status, an inspection shall be scheduled with the building inspection department to verify compliance with the approved landscape plans. The certificate of substantial completion shall be completed by the property owner, contractor or landscape designer/landscape architect and submitted to the city.

G. Prior to issuance of substantial completion status, a water audit will be conducted by an IA certified landscape irrigation auditor. The auditor shall be independent of the contractor, design firm, and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this chapter. The minimum efficiency required for the irrigation system is sixty percent (60%) for the distribution efficiency for all fixed spray systems and seventy percent (70%) distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the
city, designer, installer, and owner/developer certifying compliance with the minimum distribution requirements, and shall also submit an irrigation schedule.

H. The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied. (Ord. 16-06, 2-16-2016, eff. 2-16-2016)
a) Stonework.  
b) Exposed beams and columns.  
c) Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.  
d) Covered walkways, breezeways, bays, and balconies.  
e) Courtyards and patios.  
f) Wide roof overhangs.  
g) Accessories such as art features, benches, pots, lamps, artwork, and sculptures.  

6) Building Additions. All additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building.

7) Mechanical Equipment. Air conditioning units, generators and other auxiliary equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall or on the roof, the color of all mechanical and communications equipment shall blend with the design details of the building or screened from view.

8) Building Scale. The size and scale of all buildings and structures shall be found to be compatible with, and not dominate, the surrounding buildings and structures and surrounding natural features.

9) Pedestrian Scale. Regardless of overall building size, elements, such as windows, lighting, and facades, at the pedestrian levels shall achieve a sense of human scale and create visual interest at eye-level.

10) Building Materials. Exterior building materials shall be compatible with those predominantly used in the surrounding area. The following materials shall be used on exterior walls:

a) Natural or cultured stone.

b) Stucco.

c) Masonry including integrally colored split faced block and brick.

d) Exposed aggregate or colored concrete with a stamped, pitted or other textured. The following materials are prohibited for use on exterior walls.

e) Unfinished brick.

f) Unfinished concrete.

g) Materials not typical of buildings located within Roy City. The use of metal materials for use on exterior walls:

h) Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

B. Site Design Standards:

All Site Plan Applications shall provide site functionality for the integration of the proposed buildings with existing, or planned, pedestrian and vehicular circulation patterns and provides for a system of interconnected streets, walkways, trails, and parking areas.

1) Building Location. All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. All Site Plan Application approvals shall provide agreements or easements to allow cross vehicle access, pedestrian connections and shared parking, as determined necessary by the Zoning Administrator, or Commission.

2) Naturally Occurring Site Features. All Site Plan Applications shall recognize and preserve, as practicable, the natural features and sensitive areas occurring on the site, including areas of historic value, unusual or hazardous topography, or lands subject to flooding. All natural features shall be preserved, as practical, and integrated into the site plan design.

3) Interconnected Open Space. Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide an interconnected system of open space allowing open space and landscaping areas to connect with similar open spaces and landscaping areas existing or planned to be located on the

As approved by the Roy City Council 7–June–2005
adjacent properties.

4) Site Access. The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings. Appropriate vehicular and pedestrian cross access agreements and easements shall be provided.

5) Trash and Refuse Collection Areas. All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six (6) feet high, constructed of materials to match the primary buildings on the site, and provide latching gates for screening the opening to the enclosure.

6) Noise Impact. Site design shall include provisions and strategies for limiting noise, particularly to adjacent property. The occupants of a proposed development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating equipment shall be located and buffered to minimize potential on-site and off-site impacts.

7) Off-street Parking Areas and Loading Bays. Off-street parking and loading docks/bays shall be screened by landscaped areas and walls. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented away from neighboring residential areas and public streets. The number and dimension of required off-street parking spaces and loading bays shall be in accordance with the requirements of the Chapter 19, herein.

8) Flood Channels and Drainage Ways. Drainage ways shall be retained and protected in their naturally occurring condition, where possible, and integrated into the open space areas of the site and may include areas for use as trails or parks. Flood channels and drainage ways may be contoured to be gentle and rounded and may incorporate the use of rocks, boulders, and landscaping to increase interest.

9) Site Landscaping and Screening Treatments. Landscape improvements should mitigate building and parking lot impact, add aesthetic interest, and character. Landscaping is an integral element of site development. Landscaping should complement the architecture of the building and provide visual interest and variety, provide screening elements, add to year-round site beautification, highlight building design features, and conserve water. The minimum landscaping requirement is based on the Zoning District in which the site is located, as provided in Table 10-2. Landscape designers shall recognize the following landscape design principles with the Landscape Plan(s) materials:

a) Landscape Buffers. Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and streetscape landscape buffer areas shall be provided on the perimeter of all proposed Site Plans, as required by the Zoning Administrator or Commission.

b) Internal Parking Lot Landscaping. To minimize the environmental and visual impacts created by large areas of off-street parking hard surfacing all off-street parking areas shall be designed and constructed to meet the following minimum landscape requirements. Site Plan Application approval by the Zoning Administrator or Commission may require additional parking area landscaping to achieve the purposes of this Ordinance.

i) Minimum Internal Parking Area Landscaping. All off-street parking areas, providing twenty (20) or more parking spaces shall provide a minimum of five percent (5%) of the total parking area as landscape treatments. Areas to be landscaped may include:

(1) Traffic islands separating adjacent parking spaces.
(2) Peninsulas parallel to individual parking spaces.
(3) Planter areas located at the ends of parking rows or other planter areas located within the off-street parking area.

ii) The area provided for offstreet parking shall be the greatest area defined by the distance from the curbs or edges of the outermost parking space, aisle, or driveways.

iii) No required setback areas shall be included as meeting the required parking area landscaping as required by this Section.

iv) All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.

v) All parking lot hard surfacing shall provide a sufficient area around all trees and landscaping to permit water absorption and prevent soil compaction.

As approved by the Roy City Council 7-June-2005 14-6
v) Off-street parking areas shall be screened by landscaped areas and/or screening walls.

c) Landscape Materials. All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.

d) Native Vegetation Materials. All landscape plans are encouraged to use vegetation, native to northern Utah.

e) Plant Size, Spacing, and Scale. The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.

f) Screening Walls, Fences, and Other Visual Barriers. Walls, fences, and barriers that create a continuous surface greater than twenty (20) feet in length shall be softened visually with acceptable landscaping. All walls and fences shall conform to the major architectural style of the Site Plan.

g) Non-vegetative Ground Cover. Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.

h) Landscape Maintenance. All landscape plans shall include necessary irrigation plans and shall demonstrate that long-term landscape maintenance has been considered in the landscape design.

C. Site Lighting Standards.

All outside lighting, including parking areas, shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that light does not spill, or trespass, onto adjacent properties.

All exterior lighting shall be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.

1) Parking Lot Lighting. All off street parking area lighting shall be designed and installed to meet the following minimum requirements.

a) All lighting fixtures and poles shall be a decorative nature and painted a color as approved with Site Plan Application.

b) The height of all lighting poles shall not exceed twenty (20) feet, measured to the top of the pole or luminary.

c) All light fixtures, including security lighting, shall be fully hooded or shielded and aimed so that all direct illumination shall be confined to the property boundaries of the source. All motion sensing light fixtures shall be fully shielded and adjusted, according to the manufacturer’s specifications, to turn off when detected motion ceases.

2) Preferred Site and Building Lighting Types:

a) Indirect Lighting.

b) Recessed Lighting.

c) “Shielded” or “hooded” Fixtures.

d) “Bollards” or other low-level walkway lighting.

e) Ground Lighting.

f) Decorative building and site lighting.

3) Prohibited Lighting Types:

a) Exposed Bulb Fixtures.

b) Directional Floodlights.

c) Excessive or intense lighting of any kind.

4) Decorative poles. Decorative poles used to mount light fixtures shall be painted a color to enhance the overall design of the project.

As approved by the Roy City Council 7-June-2005
18-4-11 Landscaping

1. The developer shall landscape not less than ten percent (10%) of the site, including a water efficient, permanent, underground sprinkling system in accordance with an approved landscape plan. Landscaped areas adjacent to streets shall incorporate plants, trees, shrubs and ground covers from the approved Kaysville City Plant List. Every landscaped area adjacent to the sidewalk at least ten feet (10') deep shall have at least one (1) tree for each 300 square feet, planted at least five feet (5') from the sidewalk with regular spacing. In other areas, landscaping shall use plant materials appropriate for the location and emphasize trees and other larger ornamental plants.

2. The landscaping shall be completed before Occupancy, or as soon thereafter as weather permits. If landscaping is not completed before Occupancy, the developer shall provide improvement completion assurance by cash deposit furnished and filed with Kaysville City in an amount of the estimated cost of the landscaping to assure completion of the landscaping.

3. The landscaping shall be permanently maintained in a live, weed free, healthy condition. Loss of the required landscaping shall result in fines as determined by the City Council.
Chapter 32 Off-Street Paring And Loading

17-32-1 Purpose
17-32-2 Off-Street Parking
17-32-3 Off-Street Loading
17-32-4 Other Access And Parking-Related Provisions
17-32-5 Number Of Parking Spaces Required

17-32-1 Purpose

To reduce street congestion and traffic hazards in Kaysville City by incorporating adequate, attractively designed facilities for off-street parking and loading as an integral part of every use of land in the City.

17-32-2 Off-Street Parking

1. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-size automobiles in accordance with the requirements herein. Parking for each use shall be provided within the same zone district as the use. Only parking for permitted or conditional uses in the residential zone districts is allowed in residential zone districts.

2. Size. For the purpose of this section, one parking space shall be assumed to be two hundred (200) square feet, exclusive of adequate interior driveways.

3. Access. Adequate ingress and egress to all users shall be provided as follows:
   
   a. Access for all uses except residential shall be by a maximum of one (1) driveway for each one hundred feet (100') of frontage on a public street, such driveways to be not over thirty-eight feet (38') in width. The City Engineer may allow wider driveways or more driveways based upon a traffic study, anticipated large truck traffic or high traffic volumes or other applicable factors.
   
   b. Access for residential uses shall be by a maximum of two (2) driveways for each seventy feet (70') of frontage on a public street, such driveways to be not over thirty feet (30') in width, or less than ten feet (10') in width.
   
   c. Access driveways shall not be closer to each other than twelve feet (12').
   
   d. No residential driveway shall be closer than twenty feet (20') measured along the property lines to the point of intersection of two property lines at any corner.
   
   e. In a commercial zone, no driveway shall be closer to an intersection of two streets than forty feet (40'). Combined driveway widths shall not cover more than fifty percent (50%) of the lot frontage.
f. Height, location, structural specifications, maximum and minimum curb radii permitted, and minimum roadway approach angles to the center line of the street are subject to City standards.

4. **Floor Area Defined.** Floor area in the case of offices, merchandising or service types of uses shall mean the gross floor area.

5. **Alternatives to On-Site Parking.** For any new use, structures, or building other than a dwelling, required off-street parking which due to the size or location cannot be provided on the premises may be provided on other property not more than five hundred feet (500') distant from the nearest point of the parcel, or for a use in a CC Commercial District, not more than six hundred feet (600') distant.

6. **Parking Areas, Development and Maintenance.** Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

   a. Public parking areas in all zones except Professional Business (PB), General Commercial (GC), Central Commercial (CC), and Light Industrial (LI) shall be separated from the property lines abutting streets by landscaped buffers of not less than four feet (4'). Public parking areas within ten feet (10') of residential uses shall be separated from property lines abutting residential uses by a screening fence.

   Public parking areas in the Professional Business (PB), General Commercial (GC), Central Commercial (CC) and Light Industrial (LI) Zones shall be separated from the property lines abutting streets by landscaped buffers of not less than ten feet (10').

   Public parking areas in the General Commercial (GC) and Light Industrial (LI) Zones shall be separated from property lines abutting residential districts by landscaped buffers of not less than ten feet (10'). Such landscape buffers shall include at least one (1) two inch (2") caliper tree for every thirty linear feet (30') of landscaping. Public parking areas abutting residential districts shall also be adequately screened for noise and air pollution. Such screening may include a solid wall as determined by the City.

   At least ten (10) square feet of landscaping for each parking space shall be provided within off-street parking areas. Such landscaping shall be in addition to the required landscaped setback areas and consist of at least fifty percent (50%) live plant materials. The remaining fifty percent (50%) may include mineral or nonliving organic permeable material such as rock or bark mulch.

   The landscaping requirements of this subsection shall apply to the...
development of a new parking area, the expansion of an existing parking area, or an existing parking area where the building which uses the parking area is being expanded by fifty percent (50%) or more.

b. Parking areas shall be graded for proper drainage.

c. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt cement concrete or portland cement concrete surface; shall have appropriate bumper guards where needed; and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

d. Lighting used to illuminate a parking area shall enhance the safe circulation of pedestrians and vehicles and reflect light away from any adjoining properties or uses. Lighting of pedestrian ways is recommended.

17-32-3 Off-Street Loading

1. For every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by a commercial or industrial use, or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, on the same lot, with such building, at least one (1) off-street loading space plus one (1) for each additional twenty thousand (20,000) square feet or major fraction thereof.

2. Each loading space shall be not less than fourteen feet (14') in width, twenty-five feet (25') in length, and fifteen feet (15') in height.

3. Such space may occupy any required yard or court except that if it shall be located closer than fifty feet (50') to any lot in any R-District, it shall be enclosed by a brick or stone wall or landscaping not less than six feet (6') in height.

17-32-4 Other Access And Parking-Related Provisions

1. Lanes for drive-through windows shall be at least twelve feet (12') wide.

2. Garages for storage of automobiles and commercial parking lots shall be permitted in the CC Central Commercial District, as provided in KCC Chapter 17-20.

17 32 5 Number Of Parking Spaces Required

1. Except as may be provided elsewhere in this Title, there shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. If any land, structure, or use is changed from one use to another which requires more off-street parking spaces as specified in Subsection (2), there shall be provided such additional off-street parking for the new use as is required by this chapter.
2. **Specific Requirement for Each Land Use.** Required off-street parking shall be provided for each use as listed below. Requirements calculated on floor areas shall be based upon KCC 17-32-2(4). Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Parking shall be provided as follows, with spaces based upon one or a combination of uses listed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single-unit Dwelling</td>
<td>Two Parking Spaces</td>
</tr>
<tr>
<td>Two-unit Dwelling</td>
<td>Two Parking Spaces Per Unit</td>
</tr>
<tr>
<td>Three-unit Dwelling</td>
<td>Two Parking Spaces Per Unit</td>
</tr>
<tr>
<td>Four-unit Dwelling</td>
<td>Two Parking Spaces Per Unit</td>
</tr>
<tr>
<td>Multi-unit Dwelling</td>
<td>Minimum of eight (8) spaces, with 1.5 spaces for each additional unit over five (5)</td>
</tr>
<tr>
<td>Apartment House</td>
<td>Minimum of eight (8) spaces, with 1.5 spaces for each additional unit over five (5)</td>
</tr>
<tr>
<td>Golf courses, tennis courts and similar recreation areas</td>
<td>Determined by specific review by Planning Commission</td>
</tr>
<tr>
<td>Hotel, motel and lodge</td>
<td>One space per each one and one-half (1.5) rental units, plus one space per 200 square feet of assembly, banquet, and restaurant area</td>
</tr>
<tr>
<td>Intensive retail commercial</td>
<td>3.5 spaces for each 1,000 square feet of shops selling directly to the floor area public</td>
</tr>
<tr>
<td>Less intensive commercial</td>
<td>1.5 spaces for each 1,000 square feet of business as furniture, appliance floor area and lumber sales</td>
</tr>
<tr>
<td>Offices</td>
<td></td>
</tr>
<tr>
<td>Personal services including medical and dental clinics</td>
<td>Two (2) spaces for each 1,000 square feet of floor area plus one (1) space for each employee per shift</td>
</tr>
<tr>
<td>Business</td>
<td>3.5 spaces for each 1,000 square feet of floor area</td>
</tr>
<tr>
<td>Restaurants, bars, dining rooms</td>
<td>One (1) space for every four (4) seats</td>
</tr>
<tr>
<td></td>
<td>One (1) space for every five (5) seats</td>
</tr>
<tr>
<td><strong>Churches, auditoriums, assembly halls, theaters</strong></td>
<td><strong>Bowling alleys, skating rinks</strong></td>
</tr>
<tr>
<td><strong>Industrial and wholesale</strong></td>
<td><strong>Mortuary</strong></td>
</tr>
<tr>
<td><strong>Hospitals, schools, civic buildings</strong></td>
<td><strong>Shopping centers, or complexes, or rentable commercial space</strong></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TABLE OF PARKING LOT DIMENSIONS**
(Letters refer to the diagram below)

<table>
<thead>
<tr>
<th></th>
<th>Parking Angle</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>45°</td>
<td>60°</td>
<td>90°</td>
</tr>
<tr>
<td>Offset</td>
<td>A 18'</td>
<td>11'</td>
<td>1'6&quot;</td>
</tr>
<tr>
<td>Car Space</td>
<td>B 12'</td>
<td>10'</td>
<td>8'7&quot;</td>
</tr>
<tr>
<td>Stall Depth</td>
<td>C 16'</td>
<td>18'</td>
<td>18'6&quot;</td>
</tr>
<tr>
<td>Stall Depth</td>
<td>D 18'</td>
<td>19'</td>
<td>19'</td>
</tr>
<tr>
<td>Overhang</td>
<td>E 2'</td>
<td>2'3&quot;</td>
<td>2'9&quot;</td>
</tr>
<tr>
<td>Driveway</td>
<td>F 13'</td>
<td>17'6&quot;</td>
<td>25'</td>
</tr>
<tr>
<td>Turnaround</td>
<td>G 17'</td>
<td>14'</td>
<td>14'</td>
</tr>
</tbody>
</table>

https://kaysville.municipalcodeonline.com/book/print?type=ordinances&name=Chapter_32... 2/6/2017
14-1 Trees/landscaping On Public And Private Property

14-1-1 Purpose

14-1-2 Creation Of Forestry Manager, Board And Appointments

14-1-3 Duties And Responsibilities Of The Forestry Manager

14-1-4 Duties And Responsibilities Of The Forestry Board

14-1-5 Regulations For Planting Trees And Landscaping In The City’s Right-Of-Way

14-1-6 Regulations For Planting Trees And Maintenance Of Trees And Landscaping On Private Property

14-1-7 Public Tree Care

14-1-8 Illegal To Cut Trees And/Or Tree Topping

14-1-9 Pruning, Corner Clearance

14-1-10 Removal Of Dead And/Or Hazardous Trees/Plantings On The City’s Right-Of-Way; Property Owner Responsibility

14-1-11 Permit To Remove Trees Or Vegetation From City Property

14-1-12 Fee/Waiver

14-1-13 Revocation

14-1-14 Appeals

14-1-1 Purpose

The City prides itself on its many areas of landscape, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, but they stabilize surface drainage, soil erosions, and mitigate siltation of streams. A well-designed landscape planting can reduce air and sound pollution, and regulate solar radiation and wind control.

14-1-2 Creation Of Forestry Manager, Board And Appointments

The City Manager or his/her designee shall be the Park City Forestry Manager. The Park City Forestry Board shall consist of three members of the Parks, Recreation and Beautification Advisory Board. The Chairman of the Parks, Recreation and Beautification Advisory Board shall appoint members to the Park City Forestry Board.

Each member shall serve a minimum two (2) year term. Of the members first appointed, the Chairman shall designate one to serve for one year, and two for a term of two years. Thereafter, as terms expire, all appointments shall be for terms of two years. Members of the Forestry Board shall serve without compensation.

14-1-3 Duties And Responsibilities Of The Forestry Manager

The Forestry Manager shall have full power over all trees and shrubs located within the City’s rights-of-way, parks and public places; over trees and shrubs located on private property that constitute a hazard or threat as described herein; and to building
sites, both commercial or residential, regarding landscaping, vegetation disturbance limits and visual impacts.

14-1-4 Duties And Responsibilities Of The Forestry Board

The Forestry Board shall assist the Forestry Manager in developing and operating a comprehensive forestry plan. It shall be the responsibility of the Board to study, investigate, counsel, formulate, develop and/or update, and administer a Community Forestry Plan, hereinafter referred to as "Forestry Plan" for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets, and in other public places. Such plan will be presented, when appropriate, to the City Council and upon its acceptance and approval, by the Council, shall constitute the official comprehensive city tree plan for the City of Park City.

The Board, when requested by the Forestry Manager shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work. The Board shall choose its own officers, make its own rules and regulations, and keep a journal of its proceedings. A majority of the members shall be a quorum for the transaction of business.

14-1-5 Regulations For Planting Trees And Landscaping In The City's Right-Of-Way

Tree planting on public ways shall be coordinated with required open or landscaping areas on private property so as to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. All trees planted in the public rights-of-way and all tree planting spaces shall be approved by the Forestry Manager who shall supervise such locating and planting according to the Forestry Plan and in a manner meeting the following considerations:

A. REPLACEMENT. Trees that must be removed shall be replaced by a new planting except in circumstances which the Manager deems impractical.

B. SPACING. Unnatural regularity of spacing and arrangement shall be avoided, staggered or irregular locations being preferred, depending upon tree type.

C. SPECIES. Species selected may vary; however, the preference of natives is urged. A list of preferred plants and trees shall be maintained by the Forestry Manager and specified in the Forestry Plan.

D. DISTANCE FROM CURB AND SIDEWALK, STREET CORNERS, FIRE HYDRANTS, UTILITIES AND SNOW STORAGE. The Forestry Manager shall give special consideration to locations and species of plantings from curb and sidewalk, street corners, fire hydrants, utilities and for snow removal. Determinations will be based on health and safety issues and/or the provisions set forth in the Forestry Plan.
14-1-6 Regulations For Planting Trees And Maintenance Of Trees And Landscaping On Private Property

The City has adopted and implemented landscaping standards to address both aesthetics and conservation concerns for new development. These provisions are included in various chapters of this Code relating to but not limited to water connection/development fees for residential and commercial development, master planned development and subdivision applications, and construction projects subject to sensitive lands criteria.

14-1-7 Public Tree Care

The City shall have the right, as determined by its sole discretion, to plant, prune, maintain, and remove trees, plants and shrubs within rights-of-way, streets and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

14-1-8 Illegal To Cut Trees And/Or Tree Topping

It shall be unlawful for any person to remove trees situated on City property, including streets and roadways of the City, without obtaining permission from the Forestry Manager for that purpose.

It shall be unlawful as a normal practice for any person, firm, or City department to top any tree. Topping is the severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree’s crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this section at the determination of the Forestry Manager.

14-1-9 Pruning, Corner Clearance

Subject to the provisions of Section 14-1-10, every owner of any tree or shrub overhanging any street, sidewalks, or right-of-way within the City shall prune the branches so that such branches shall not severely obstruct the light from any street lamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased, or dangerous trees and shrubs, or broken or decayed limbs, which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light, interferes with visibility of any traffic control device, sign or sight triangle at intersections, or constitutes a hazard on a sidewalk. Any costs incurred by the City will be collected from the adjacent property owner.
14-1-10 Removal Of Dead And/Or Hazardous Trees/Plantings On The City's Right-Of-Way; Property Owner Responsibility

The removal of any tree, living or dead is subject to the permit process, as outlined in Section 14-1-11. Dead trees and/or hazardous planting on the City's right-of-way will be removed at the adjacent property owner's expense. If the dead tree is determined by the City to be a hazard and the adjacent property owner refuses to cooperate with its removal, it shall be removed by the City and any costs incurred will be collected from the adjacent property owner. The City accepts responsibility for maintenance of planted areas on public property and the City's rights-of-way for City installed projects, which are regularly maintained by City staff.

14-1-11 Permit To Remove Trees Or Vegetation From City Property

Any person desiring to cut and remove trees or vegetation from City property, including the City's rights-of-way, shall first make written application to the Forestry Manager and the application shall contain the following information:

A. The exact number of trees to be removed and the location of each with reference to street designations.
B. A statement that the applicant will cut and remove the trees at his own cost and expense within thirty (30) days of the date of the permit.
C. A statement that the applicant will restore the City property to the satisfaction of the City and will replant such trees as the City may require and where the City may specify according to the Forestry Plan.
D. That the applicant will indemnify the City against any damage to the City property or to the adjacent property owners or to any injury to persons or property sustained in cutting and removing of the trees.

14-1-12 Fee/Waiver

No permit shall be issued for the cutting and removing of trees upon City property until a charge is assessed by the Forestry Manager covering inspection costs, although the fees may be waived upon a determination that it is in the public's best interest to do so.

14-1-13 Revocation

The permit issued under the provisions of this Chapter is conditioned upon the applicant's performing in full the conditions set out in the permit, and in the event that the City requires the replanting of trees as one of the requirements in the permit, the permittee shall do such work in good faith. In the event such conditions are not met, the permit shall be revoked and the Forestry Manager may assess against permittee such damages as the City shall have suffered through the permittee's failure of performance.
14-1-14 Appeals

Any person may appeal a decision of the Forestry Manager to the Forestry Board who may hear the matter and make a final decision.
fixtures into compliance with this Code with any exterior Building Permit. On residential Structures, only new exterior fixtures on remodels or new additions must comply with these requirements.

D. PARKING AREA LANDSCAPING. Landscaping for Parking Areas is considered Landscaped Open Space.

1. SIZE OF PARKING AREA. For purposes of this Section, a Parking Area is defined as five spaces or more. Underground parking or Parking Structures are excluded from the provisions of this Section except Screening.

2. CALCULATION OF PARKING AREA. The Parking Area includes all spaces, aisles, and drives, as defined by the top-back of curb or edge of pavement.

3. INTERIOR LANDSCAPING REQUIREMENTS IN THE GENERAL COMMERCIAL (GC), REGIONAL COMMERCIAL OVERLAY (RCO), COMMUNITY TRANSITION (CT), AND LIGHT INDUSTRIAL (LI) ZONING DISTRICTS. Each Parking Area in the GC, RCO, CT, and LI Districts must have an Interior Landscaped Area equivalent to twenty percent (20%) of the total Parking Area, including drive aisles. Parking Areas with fewer than fifty (50) spaces must have an Interior Landscaped Area equivalent to ten percent (10%) of the Parking Area. Ten feet (10') of required Perimeter Landscaping may count towards the Interior Landscaped Area.

In the design of large Parking Areas, bays or stalls shall generally be separated approximately every twelve to fifteen (12-15) stalls, by landscaping islands to break up the mass of Hard-Surfaced paving. The Parking Area must be designed to provide adequate snow storage in winter and should utilize best management practices, such as bio swales, oil and sand separators, and other methods to prevent surface and ground water contamination. See Section 15-3-3(E).

Landscaped Areas shall generally not be less than five feet (5') wide. A reduction in the landscape Area width may be granted by the Planning Director if the Applicant provides acceptable mitigation to vegetate and buffer the unenclosed Parking Area. Building foundation landscaping does not count towards Interior Landscaping Area.

NON-CONFORMANCE. All landscaping previously lawfully installed, that does not meet these requirements is considered non-conforming landscaping. The Applicant must bring such landscaping into compliance with this Code with any change in Use that increases the Parking Ratio requirements for the Site.
4. INTERIOR LANDSCAPING IN OTHER ZONES. Parking should generally be located to the rear of Buildings or Screened so it does not dominate the Streetscape. In the design of large Parking Areas, bays or stalls shall generally be separated by approximately every ten to twelve (10-12) stalls landscaping islands to break up the mass of Hard-Surface paving. The Parking Area must be designed to provide adequate snow storage in winter.

Landscaped Areas shall generally not be less than five feet (5') wide. A reduction in the landscape Area width may be granted by the Planning Director if the Applicant provides acceptable mitigation to vegetate and buffer the unenclosed Parking Area.

5. PERIMETER LANDSCAPING. Unless a driveway exception is used, unenclosed Parking Areas shall generally include landscaping on all perimeter Property Lines. This provision shall not be required in zoning districts that allow zero Lot Line Development, or within the Historic District Zones, unless required as part of an approved Master Planned Development.

Landscaped Areas shall generally not be less than five feet (5') wide. A reduction in the Landscape Area width may be granted by the Planning Director if the Applicant provides acceptable mitigation to vegetate and buffer the unenclosed Parking Area.

The Applicant shall generally maintain a minimum of one (1) tree and five (5) shrubs per twenty-five linear feet (25') of Landscaped Area. Trees and shrubs may be clustered as part of good design.

The Frontage Protection Overlay Zone (FPZ) requires a minimum landscaped buffer of thirty feet (30') in width, abutting the Street.
6. **SNOW STORAGE.** Snow storage Areas may be included in the Interior or Perimeter Landscaped Areas if they are landscaped to accommodate snow storage.

7. **STORM WATER DETENTION/POLLUTION CONTROL.** Landscaped Areas used for storm water detention and pollution control may count towards the landscaping requirements.

8. **CLEAR VIEW OF INTERSECTION.**
   a. Corner Lots. No landscape obstruction is allowed in excess of two feet (2') in height above Street Grade within the Sight Distance Triangle. A reasonable number of trees with lower branches pruned to six feet (6') to permit automobile drivers and pedestrians an unobstructed view of the intersection may be allowed by Administrative Permit.
   b. Driveway Access. The same criteria as used on corner Lots apply to driveway Access except that the triangular Area is defined by the intersection of the road Right-of-Way, the line extending from the point-of-curve at the top-back-of-curb, and a line connecting them at points twenty-five feet (25') from their intersection.

**E. SNOW STORAGE.** Where parking availability will be affected by weather conditions, the Owner must provide adequate non-Hard Surfaced and landscaped snow storage Areas. Said snow storage Areas must be on-Site and equivalent to fifteen percent (15%) of the total Hard-Surfaced Area; including, Parking Spaces, aisles, driveways, curbing, gutters, and sidewalks adjacent to each surface Lot in a usable, readily accessible location. Landscaping of these Areas shall accommodate snow removal and storage on-Site.

**F. PARKING SPACE DIMENSIONS.**

1. Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long. The City Engineer may approve minor variations in Parking Space dimensions.

2. ADA Parking Space width requirements vary and shall be consistent with current International Building Code standards.
3. Compact spaces with dimensions of nine feet (9') wide by sixteen feet (16') long may be provided. These spaces are not Code spaces for the purpose of satisfying parking requirements.

G. STREET ACCESS AND CIRCULATION. Off-Street Parking Areas must have unobstructed Access to a Street or alley. The Parking Area design for five (5) or more vehicles must not necessitate backing cars onto adjoining public sidewalks, parking strips, or roadways. With the exception of permitted Tandem Parking, Parking Spaces shall be independently accessible and unobstructed.

Applicants for all Drive-up or Drive-through service windows or facilities must provide sufficient stacking space for vehicles waiting for service, to prevent vehicles from waiting in the Right-of-Way.

H. DRIVEWAY WIDTHS AND SPACING.

1. DRIVEWAY WIDTHS AND SPACING. The following driveway width dimensions are required. Additional driveway standards for the Historic District are outlined in Section 15-3-8 of this Chapter. Minor variations in driveway widths may be approved by the City Engineer.

<table>
<thead>
<tr>
<th>PROPOSED USE</th>
<th>MINIMUM WIDTH</th>
<th>MAXIMUM TOTAL WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL Single-Family Duplex Shared Driveways</td>
<td>10'</td>
<td>27'</td>
</tr>
<tr>
<td>RESIDENTIAL Multi-Unit, 5 or more Parking Spaces</td>
<td>18'</td>
<td>30'</td>
</tr>
<tr>
<td>COMMERCIAL Requiring 5 or more Parking Spaces</td>
<td>24'</td>
<td>30'</td>
</tr>
<tr>
<td>COMMERCIAL Requiring 4 or fewer Parking Spaces</td>
<td>18'</td>
<td>30'</td>
</tr>
</tbody>
</table>

2. SPACING. A minimum of seventy-five feet (75') Spacing between major commercial driveways is recommended. Shared Use of commercial drives is strongly recommended.

A minimum of fifteen feet (15') Spacing between Single-Family driveways is required if the Lot frontage is sufficient. In the Historic District a minimum of ten feet (10') Spacing between driveways is recommended. Shared driveways are strongly recommended.

The center line of intersections of the driveways of major traffic generators
entering from opposite sides of roadway must be either perfectly aligned or offset by a minimum of one hundred and fifty feet (150').

The City Engineer may approve minor Spacing divisions. Access must be spaced as follows:

<table>
<thead>
<tr>
<th>STREET CLASSIFICATION</th>
<th>MINIMUM SPACING BETWEEN DRIVEWAYS</th>
<th>MINIMUM SPACING FROM INTERSECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCAL</td>
<td>15'</td>
<td>25'</td>
</tr>
<tr>
<td>COLLECTOR</td>
<td>50'</td>
<td>75'</td>
</tr>
<tr>
<td>ARTERIAL</td>
<td>75'</td>
<td>150'</td>
</tr>
<tr>
<td>HISTORIC DISTRICT</td>
<td>7.5'</td>
<td>10'</td>
</tr>
</tbody>
</table>

I. **TANDEM SPACES.** Parking designs, which necessitate parking one vehicle directly behind another, not perpendicular to each other, are permitted only for Single Family Dwellings, Accessory Apartments, and Duplex Dwellings in all zoning districts. In any Zoning District where the Front Yard is twenty feet (20') or less, both Parking Spaces must be perpendicular to the Street, unless there is an adequate landscaped buffer between the Street and Parking pad, subject to review by the Planning Director.

J. **CLEAR VIEW OF INTERSECTING STREETS.** In all Zoning Districts, no obstruction is allowed in excess of two feet (2') in height above Street Grade on any corner Lot within the Site Distance Triangle. See 15-3-3(D)(8).

A reasonable number of trees with lower branches pruned to six feet (6') to permit automobile drivers and pedestrians an unobstructed view of the intersection may be allowed by Administrative Permit.

K. **SIGNS.** Refer to the Park City Sign Code, Title 12, for specific requirements for all signs associated with parking and drives.

L. **PERMIT.** A Building Permit is required for construction of all non-bearing concrete flatwork, asphalt, and/or any Impervious Surface, regardless of area or
amount of paving. This includes any repairs, alterations, modifications, and expansion of existing flatwork.

Adopted by Ord. 00-25 on 3/30/2000
Amended by Ord. 06-22 on 4/27/2006
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 12-37 on 12/20/2012
15-3-3 General Parking Area And Driveway Standards

Off-Street parking shall meet the following standards:

A. **GRADING AND DRAINAGE.**

1. Parking Areas must be Graded for proper drainage with surface water diverted to a specified Area approved by the City Engineer, to keep the Parking Area free of accumulated water and ice.
2. Adequate control curbs must be installed to control drainage and direct vehicle movement.
3. Parking Area drainage must be detained on Site, treated if required under NPDES (National Pollution Discharge Elimination Standards), and channeled to a storm drain or gutter as approved by the City Engineer.
4. Driveways must not exceed a fourteen percent (14%) Slope.
5. Drives serving more than one Single-Family Dwelling shall provide a minimum twenty foot (20') transition Area at no greater than two percent (2%) Slope beginning at the back of the curb, or as otherwise approved by the City Engineer, in anticipation of future Street improvements.

B. **SURFACING.** Parking Areas and driveways must be Hard-Surfaced, maintained in good condition, and clear of obstructions at all times. See Required Yard Exceptions in Chapter 2 for further drive and parking requirements in specific Zoning Districts.

C. **PARKING AREA LIGHTING.** Low pressure or high pressure sodium light sources are the only allowed light sources for Parking Areas with five (5) or more spaces. Lighting fixtures affixed to Buildings for the purposes of lighting Parking Areas shall be prohibited. Light levels should be designed with minimum light trespass off Site by using cut off Luminaries that are Fully Shielded with no light distributed above the horizontal plane of the Luminaire.

1. **MAXIMUM LIGHT DISTRIBUTION.** For uniformity in lighting and prevention of shadows, an average horizontal luminance level of two (2) Foot Candles with a 4:1 Uniformity Ratio over the Site is the maximum allowed.

2. **POLE HEIGHT/WATTAGE/DESIGN.** Luminaries mounting height must be, measured from the Parking Lot or driveway surface, in the range of twelve feet (12') to twenty feet (20') as determined by the Planning Department and/or the Planning Commission. The maximum height shall only be allowed after the review and approval of the Planning Department with specific findings. The determination shall be based on:
   
   a. review of the Site plan,
   b. proposed land Uses,
   c. surrounding land Uses,
   d. Parking Area size,
e. Building mass,
f. location of the Site with respect to other lighting sources,
g. impacts on the adjacent Properties,
h. topography of Site, and
i. other Site features.

Light poles higher than sixteen feet (16') are appropriate only for Parking Areas exceeding two hundred (200) stalls and not in close proximity to residential Areas.

3. PARKING AREA WATTAGE/DESIGN STANDARD.

a. Luminaries for twelve foot (12') to sixteen foot (16') poles must not exceed fifty (50) watts per fixture or 105 watts per pole.
b. Luminaries for eighteen foot (18') and twenty foot (20') poles must not exceed seventy-five (75) watts per fixture or 150 watts per pole.
c. Wood fixtures and fixtures mounted on wooden poles are encouraged. They must be naturally stained or painted in earth tones. If metal fixtures or poles are used they should be black, dark brown or earth tone.
d. The base of the pole shall be treated with paint, stain, stucco or another form of decorative cover. All attempts shall be made to place the base of light poles within landscape Areas.

4. UNDERGROUND PARKING GARAGE ENTRYWAYS. Light sources within the first thirty feet (30') of an open garage entryway must be high pressure sodium light sources with partially shielded fixtures.

5. SUBMISSION REQUIREMENTS. An Application for Development with Off-Street parking must contain the following:

a. plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
b. description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices, that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required;
c. photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may be required to determine the adequacy of the lighting over the Site.

6. NON-CONFORMANCE. All operable outdoor light fixtures previously lawfully installed, that do not meet these lighting requirements, are considered to be non-conforming fixtures. The Applicant must bring such
ARTICLE B. LANDSCAPING REQUIREMENTS

This section has been affected by a recently passed ordinance, 1717 - MISC UDC AMENDMENTS. Go to new ordinance.

11-3B-1: PURPOSE:

A. The regulations of this article are intended to promote landscaping in the city of Meridian that will improve community livability, preserve the quality of life, and enhance the aesthetic quality, economic viability, and environmental health of the city.

B. The city of Meridian recognizes that landscaping can be a significant expense to business people and residents. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and can reduce air and noise pollution.

C. The intent of these regulations is to achieve a balance between the right of individuals to develop and maintain their property in a manner they prefer and the rights of city residents to live, work, shop, and recreate in pleasant, healthy, and attractive surroundings.

D. These regulations are intended to encourage the use of water conserving landscape designs and low water use plant materials and to discourage landscaping that requires high water use for maintenance, such as large expanses of lawn or turf.

E. These regulations are intended to assist in the implementation of CPTED (crime prevention through environmental design) strategies to reduce the opportunities of fear and incidence of crime and improve the quality of life. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-2: APPLICABILITY:
A landscape plan shall be required for the following:

A. All development, redevelopment, additions, or site modifications except detached single-family and secondary dwellings.

B. All common lots in all subdivisions.

C. All applications for a conditional use permit (CUP), preliminary plat (PP), final plat (FP), certificate of zoning compliance (CZC), administrative design review (DES), or planned unit development (PUD). (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009)

D. Applicability of additions to existing structures: Existing development shall be required to conform to this article based upon the following guidelines:

1. For additions less than twenty five percent (25%) of the existing structure or developed area, no additional landscaping shall be required.

2. For additions that are twenty five percent (25%) to fifty percent (50%) of the existing structure or developed area, perimeter and right of way landscaping as required by this article shall be installed.

3. For additions greater than fifty percent (50%) of the existing structure or developed area, all current landscape standards of this article shall be met.

4. If the location of existing buildings or other structures prevents conformance with the requirements of this section, or if its implementation would create nonconformity, the director shall determine how this article is to be applied through the alternative compliance process in accord with chapter 5, "Administration", of this title. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-3: APPLICATION REQUIREMENTS:

A. All landscape plans shall comply with the requirements for size, scale, number of copies, and contents as detailed in the application form.
B. The landscape plan may be on the same site plan used to show parking layout, setback compliance, etc.

C. All landscape plans shall be prepared by a landscape architect, landscape designer, or qualified nurseryman. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-4: APPLICATION PROCESS:

A. Preliminary Landscape Plan Review: A preliminary landscape plan review is recommended prior to submission for all developments, but is not required.

B. Landscape Plan Review: A landscape plan will be reviewed in accord with the standards and procedures set forth in this article and approved by the department.

C. Landscape Plan Modification:
   1. An approved landscape plan shall not be altered without prior approval of the planning department.
   2. No significant field changes to the plan are permitted.
   3. Prior written approval of all material changes is required.
   4. All approved changes to the landscape plan shall be documented prior to issuance of a certificate of occupancy. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

This section has been affected by a recently passed ordinance, 1717 - MISC UDC AMFDMDMTS. Go to new ordinance.

11-3B-5: STANDARDS AND INSTALLATION:

A. Approved Tree Species:
   1. The publication titled "Tree Selection Guide For Streets And Landscapes Throughout Idaho" by the urban forestry unit of the Boise parks and recreation department (latest

http://www.sterlingcodifiers.com/codebook/printnow.php
edition) is hereby adopted by this reference as the city of Meridian's list of approved and prohibited tree species. The publication categorizes the trees by size as class I, class II, or class III trees.

2. In addition to the trees identified above, table 11-3B-5-1 of this section lists approved water conserving tree species.

**TABLE 11-3B-5-1**  
APPROVED WATER CONSERVING TREE SPECIES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous:</strong></td>
<td></td>
</tr>
<tr>
<td>Hedge maple</td>
<td>Acer campestre</td>
</tr>
<tr>
<td>Amur maple</td>
<td>Acer ginnala</td>
</tr>
<tr>
<td>Rocky mountain maple</td>
<td>Acer glabrum</td>
</tr>
<tr>
<td>Big tooth maple</td>
<td>Acer grandidentatum</td>
</tr>
<tr>
<td>Box elder</td>
<td>Acer negundo</td>
</tr>
<tr>
<td>Norway maple</td>
<td>Acer platanoides</td>
</tr>
<tr>
<td>Pacific sunset maple</td>
<td>Acer truncatum x platanoides</td>
</tr>
<tr>
<td>Serviceberry</td>
<td>Amelanchier alnifolia</td>
</tr>
<tr>
<td>Red bud</td>
<td>Cercis canadensis</td>
</tr>
<tr>
<td>Green ash</td>
<td>Fraxinus pennsylvanica</td>
</tr>
<tr>
<td>Honey locust</td>
<td>Gleditsia triacanthos</td>
</tr>
<tr>
<td>Kentucky coffeetree¹</td>
<td>Gymnocladus dioicus</td>
</tr>
<tr>
<td>Sweetgum</td>
<td>Liquidambar styraciflua</td>
</tr>
<tr>
<td>Tulip tree¹</td>
<td>Liriodendron tulipeifera</td>
</tr>
<tr>
<td>Crabapple</td>
<td>Malus spp</td>
</tr>
<tr>
<td>London plane tree¹</td>
<td>Platanus x acerifolia</td>
</tr>
<tr>
<td>Higan cherry</td>
<td>Prunus sub</td>
</tr>
<tr>
<td>Chokecherry</td>
<td>Prunus virginiana</td>
</tr>
<tr>
<td>Pear</td>
<td>Pyrus calleryana</td>
</tr>
</tbody>
</table>
Note:

1. Prohibited in parkways and/or required parking lot landscaping.

3. The city recognizes that new plant varieties are being produced every year and will consider other species not listed in these publications. Copies of the publications will be available at the planning department. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

B. Minimum Plant Sizes: The following are minimum plant sizes for all required landscape areas: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

TARI F 11-3R-5-2
MINIMUM PLANT SIZES

<table>
<thead>
<tr>
<th>Type Of Tree</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evergreen trees</td>
<td>6 foot height minimum</td>
</tr>
<tr>
<td>Ornamental trees</td>
<td>2 inch caliper minimum</td>
</tr>
</tbody>
</table>
Shade trees  |  2 inch caliper minimum  
Woody shrubs  |  2 gallon pot minimum  

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

C. Prohibited Plant Material: The plants listed under trees not permitted for rights of way property planting are prohibited from being planted along any street or within any parking lot regulated by this article. The only exception is that conifers may be planted in the center of street buffers that have a minimum width of twenty feet (20') as measured from the edge of the sidewalk to the street curb. For public safety purposes, the location of such conifers shall maintain view corridors of nonresidential structures.

D. Tree Species Mix: When five (5) or more trees are to be planted to meet the requirements of any portion of this article (including street trees, street buffers, parking lot landscaping and other landscape guidelines), a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. See the table below: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

TABLE 11-3B-5-3
REQUIRED NUMBER OF TREES AND SPECIES

<table>
<thead>
<tr>
<th>Required Number Of Trees</th>
<th>Minimum Number Of Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 10</td>
<td>2</td>
</tr>
<tr>
<td>11 to 30</td>
<td>3</td>
</tr>
<tr>
<td>31 to 50</td>
<td>4</td>
</tr>
<tr>
<td>More than 50</td>
<td>5</td>
</tr>
</tbody>
</table>

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

E. Plant Quality: All plant material installed pursuant to this article shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, "American Standard For Nursery Stock".
F. Planting Standards: All trees, shrubs, and other plant material shall be planted using accepted nursery standards as published by the American Association Of Nurserymen (latest edition) including hole size, backfilling, and fertilization.

G. Staking: Tree staking is not required but may be used in areas with high winds or other situations that make staking desirable. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

H. Mulching: Mulch shall be used in all required planting areas. Approved mulches may be organic, such as bark or soil aid, or they may include rock products, such as "permabark" or similar products. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited. Pea gravel, drain rock, road base gravel, and similar products shall not be used as mulch. All mulch shall be contained by a curb or other edging material to contain the mulch and prevent it from migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Impermeable plastic weed barriers are prohibited because they restrict water and oxygen to the plants. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

I. Curbing: All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices. Such devices shall be a minimum of thirty inches (30") from all tree trunks to prevent cars from damaging tree trunks.

J. Utilities: The following standards apply to the planting of trees near existing utilities and to trenching for new utilities near existing trees:

1. Overhead Utilities: Only class I trees in the recommended plant list may be planted under or within ten (10) lateral feet of any overhead utility wires.

2. Underground Utilities: All trees shall be planted outside of any easement that contains a city water or sewer main, unless written approval is obtained from the city engineer. If any utility easement precludes trees required by this article, the width of the required buffer shall be increased to accommodate the required trees.

3. Trenching: New underground utilities shall stay outside of the drip line of existing trees if trenched, or be tunneled a minimum of three feet (3') below existing grade within the tree's drip line. The guiding principle is that no root two inches (2") or larger shall be cut. Note: This requirement is for placement of new utilities and does not affect the city's ability to access existing utilities for repair and maintenance.
K. Erosion Control: The landscape installation shall stabilize all soil and slopes.

L. Berms: Berm slopes shall not exceed two to one (2:1) (horizontal:vertical). Three to one (3:1) maximum slopes are recommended. Grass that requires mowing shall not be used on slopes steeper than three to one (3:1). (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

M. Screening: Where screening is required in this article and/or this title, chainlink fencing with or without slats does not qualify as a screening material. (Ord. 06-1241, 7-5-2006, eff. 7-15-2006)

N. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. An exception may be approved by the director for water conserving designs that meet both the following standards:

1. The design incorporates a variety of water conserving trees as set forth in table 11-3B-5-1 of this section, water conserving plants, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and

2. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

O. Water Conserving Design: To qualify for the exceptions for water conserving designs as set forth in this chapter, the applicant shall demonstrate the following:

1. The design includes water conserving trees as set forth in table 11-3B-5-1 of this section.

2. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.

3. Lawn and turf areas shall not comprise more than fifty percent (50%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, buffalo grass, blue gamma grass, compact fescue, zeilawn, and/or rhyzomotous tall fescue.

4. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation "Water Conservation Guidelines". (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)
P. Safety:

1. Landscaping shall be designed and installed in such a way as to provide natural surveillance opportunities from public areas and not create hiding places or blind spots.

2. Shrubs and plant material installed in close proximity to windows and entryways should be limited in size and be of slow growing varieties to prevent overgrowth and concealment of windows and entryways creating opportunities for crime. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

This section has been affected by a recently passed ordinance, 1717 - MISC UDC AMENDMENTS. Go to new ordinance.

11-3B-6: IRRIGATION STANDARDS:

A. Irrigation Required: All landscape areas regulated by this article shall be served with an automatic underground irrigation system. Additional requirements affecting pressurized irrigation systems can be found in section 9-1-28, "Pressurized Irrigation System", of this code. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

B. Performance Specifications:

1. Coverage: The irrigation system shall be designed to provide one hundred percent (100%) coverage within lawn areas with head to head spacing or triangular spacing as appropriate or point to point (drip) at each plant or planting area.

2. Matched Precipitation Rates: Sprinkler heads shall have matched precipitation rates within each control valve circuit.

3. Irrigation Hydrozones: Sprinkler heads irrigating lawn or other high water demand areas shall be circuited so that they are on a separate hydrozone from those irrigating trees, shrubs, or other reduced water demand areas.

4. Overspray: Sprinkler heads shall be adjusted to reduce overspray onto impervious surfaces such as streets, sidewalks, driveways, and parking areas. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)
C. Backflow Prevention: Provide an appropriate backflow prevention device as required by title 9, chapter 3, "Cross Connection Control", of this code. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

D. Nonpotable Water: Use of nonpotable irrigation and/or reuse water is required when determined to be available by the city public works department as set forth in section 9-1-28, "Pressurized Irrigation System", of this code. Water availability during the fall and spring seasons is also required by connecting to city potable water, city reuse water, and/or an on site well as a secondary source. An exception may be approved for water conserving designs as set forth in subsection 11-3B-5O of this article. In such cases, the requirement for a secondary source may be waived by the director. If city potable water is used, a separate water meter is required. (Ord. 11-1493, 9-6-2011, eff. 9-12-2011)

E. Subdivision Irrigation Systems: If a pressurized irrigation pump station is required on the developed property, such station shall be on a lot solely dedicated to that pump station. Said lot shall be owned by the entity that owns and maintains the pressurized irrigation system. (Ord. 07-1325, 7-10-2007)

This section has been affected by a recently passed ordinance, 1717 - MISC UDC AMENDMENTS. Go to new ordinance.

11-3B-7: LANDSCAPE BUFFERS ALONG STREETS:

A. Purpose: The intent of these requirements is to ensure the long term and consistent maintenance of landscape buffers along streets that improve the visual quality of the streetscape, unify diverse architecture, and carry out the comprehensive plan policies related to promoting attractive street(s) and street beautification.

B. Applicability: Landscape buffers shall be required along streets in all locations, except for local streets adjacent to single-family residential, duplex, and townhouse properties.

C. Standards: Standards for landscape buffers along streets shall be as follows:

   a. Measurement:
(1) All street buffers with attached sidewalks shall be measured from the back of sidewalk. Where ACHD is anticipating future widening of the street, the width of the buffer shall be measured from the ultimate sidewalk location as anticipated by ACHD.

(2) All street buffers with detached sidewalks shall be measured from the back of curb. Where ACHD is anticipating future widening of the street, the width of the buffer shall be measured from the ultimate curb location as anticipated by ACHD. Detached sidewalks shall have an average minimum separation of greater than four feet (4'), to back of curb. (Ord. 07-1325, 7-10-2007)

b. Easements: Where the buffer is encumbered by easements or other restrictions, the buffer area shall include a minimum five foot (5') wide area for planting shrubs and trees. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

c. Width Reduction: In a development where the required street buffer width results in an otherwise unavoidable hardship to the property, a written request for a buffer reduction may be submitted through the alternative compliance process in accord with chapter 5, "Administration", of this title. The request shall demonstrate evidence of the hardship caused by the required street buffer and propose a specific alternative landscape plan that meets or exceeds the intent of the required buffer. In no case shall the width be reduced to less than ten percent (10%) of the depth of the lot, except in the Old Town district. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

2. Buffer Location: Landscape buffers along streets shall be located at all subdivision boundaries.

a. All residential subdivision street buffers shall be on a common lot, maintained by a homeowners' association. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

b. All commercial, industrial, and other nonresidential street buffers shall be on a common lot or on a permanent dedicated buffer, maintained by the property owner or business owners' association. (Ord. 07-1325, 7-10-2007)

c. Except where fences and walls are used as decorative landscape elements, fences and walls are permitted only on the interior edge of the street buffer.


a. All required landscape buffers along streets shall be planted with trees and shrubs, lawn, or other vegetative ground cover.

b. The minimum density of one tree per thirty five (35) linear feet is required. If this calculation results in a fraction five (5) or greater, round up to an additional tree. If the calculation results in a fraction less than five (5), round the number down.
c. Large shrubs, hedges and conifers should be used sparingly and in clusters that are well integrated with the landscape design. Such plants shall not screen or create a public safety hazard.

d. Where street trees are within a parkway, they shall be centered within the parkway planter. Where street trees are not within a parkway, they shall be offset a minimum of five feet (5') from the edge of sidewalk.

4. Tree Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. However, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees, as demonstrated in the following examples:

FIGURE 1
TREE SPACING

Minimum Tree Spacing.
(Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

5. Landscaping Within Right Of Way:

a. If the unimproved street right of way is ten feet (10') or greater from the edge of pavement to edge of sidewalk or property line, the developer shall maintain a ten foot (10') compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover. (Ord. 16-1672, 2-16-2016)

b. Landscaping improvements within the right of way shall require a license agreement between the property owner and the transportation authority. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

6. Impervious Surfaces: Allowed impervious surfaces within the landscape buffer include driveways, outdoor seating, signs and walkways. Vehicle display pads are prohibited in the required buffer. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

7. Berms In Street Buffers: Berm design is subject to the provisions in accord with subsection 11-3B-5L of this article.

8. Stormwater Detention: Stormwater swales may be incorporated into the buffer in accord with section 11-3B-11 of this article. Other stormwater detention and retention facilities shall not be permitted in the street buffer, except along I-84. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-8: PARKING LOT LANDSCAPING:

A. Purpose: The purpose of perimeter and internal parking lot landscaping is to soften and mitigate the visual effect of a large expanse of asphalt in parking lots. Landscaping can also reduce summer heat gain in parking areas and define pedestrianways.

B. Applicability: The requirements for perimeter and internal lot landscaping shall apply to all commercial, industrial and multi-family development, with the following exceptions:

1. Parking spaces adjoining loading areas in the I-L and I-H districts are excluded from the interior landscape requirements. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

2. For parking lot reconstruction, exclusive of sealing, striping, or overlaying, all current landscape standards of this section shall be met, unless approved as set forth in section 11-1B-4 of this title. (Ord. 16-1672, 2-16-2016)
3. If the location of existing buildings or other structures prevents conformance with the requirements of this section, or if its implementation would create a nonconformity with parking standards, the director shall determine how this article is to be applied through the alternative compliance process. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

C. Standards:

1. For Perimeter Landscaping: The following standards apply to the perimeter of parking or other vehicular use areas, including driveways:

   a. Requirement: Provide a five foot (5') wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas, including driveways, vehicle sales areas, truck parking areas, bus parking areas, and vehicle storage areas, subject to the following exceptions:

      (1) This requirement may be reduced or waived at the determination of the director where there is a shared driveway and/or recorded cross parking agreement and easement with an adjacent property.

      (2) This requirement may be reduced or waived at the determination of the director for truck maneuvering areas in industrial districts. (Ord. 09-1420, 6-23-2009, eff. 6-23-2009)

   b. Landscaping: The perimeter landscape buffer shall be planted with one tree per thirty five (35) linear feet and shrubs, lawn, or other vegetative ground cover. (Ord. 05-1170, 8-8-2005, eff. 9-15-2005)

   c. Encroachments: Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and storage sheds, may encroach into a required landscape buffer, excluding any buffer to adjoining residential uses as set forth in section 11-3B-9 of this article. (Ord. 09-1420, 6-23-2009, eff. 6-23-2009)

2. For Internal Landscaping: Interior parking lot landscaping shall be required on any parking lot with more than twelve (12) spaces. The following standards apply to internal landscaping:

   a. Planter Size: Landscape planters shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') in any dimension, measured inside curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.

   b. Parking Spaces: No linear grouping of parking spaces shall exceed twelve (12) in a row, without an internal planter island. The planter island shall run the length of the parking space and may be reduced by two feet (2') to allow for improved vehicular maneuvering.

   c. Parking Lot Layout: Interior landscaping shall, insofar as possible, be used to delineate and guide major traffic movement within the parking area so as to prevent cross space driving. Interior landscape planters shall be spaced as evenly as
feasible and at the ends of rows of parking throughout the lot to consistently reduce the visual impact of long rows of parked cars. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

d. Trees Required: Each interior planter that serves a single row of parking spaces shall be landscaped with at least one tree and shall be covered with low shrubs, lawn, or other vegetative ground cover. Each interior planter that serves a double row of parking spaces shall have at least two (2) trees and shall be covered with shrubs, lawn, or other vegetative ground cover. Trees shall be centered within the planters. Deciduous shade trees shall be pruned to a minimum height of eight feet (8') above the adjacent parking areas. Evergreen trees and class III trees are prohibited in interior planters. (Ord. 07-1325, 7-10-2007)

e. Design Flexibility: In parking areas where the strict application of this subsection C will seriously limit the function and circulation of the lot, up to fifty percent (50%) of the required landscaping may be located near the perimeter of the paved area to emphasize entrance corridors or special landscape areas within the general parking area. Such required interior landscaping that is relocated shall be in addition to perimeter landscape and right of way screening requirements. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-9: LANDSCAPE BUFFERS TO ADJOINING USES:

A. Purpose: The requirements in this section shall apply to the landscape buffer to residential and/or nonindustrial uses in section 11-2B-3, table 11-2B-3 and section 11-2C-3, table 11-2C-3 of this title. The landscape requirements in this section are intended to ensure that incompatible, adjoining land uses are adequately protected and are provided an appropriate amount of land separation to conduct permitted uses without causing adverse impact.

B. Applicability: The landscape buffer is required in the C-N, C-C, C-G, L-O, M-E, H-E, and I-L districts on any parcel sharing a contiguous lot line with a residential land use. The landscape buffer is required in the I-H district on any property sharing a contiguous lot line with a nonindustrial use.

C. Standards:

1. Buffer Materials: The materials within the required buffer between incompatible land uses are regulated as follows:
   a. Mix Of Materials: All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, lawn, or other vegetative ground cover.
Fences, walls and berms may also be incorporated into the buffer area as set forth in subsection 11-3B-7C2c of this article.

b. Barrier Effectiveness: The required buffer area shall result in a barrier that allows trees to touch at the time of the tree maturity.

c. Buffer Wall And/Or Fence: Where existing or proposed adjacent land uses cannot be adequately buffered with plant material(s), the city may require inclusion of a wall, fence, or other type of screen that mitigates noise and/or unsightly uses. If a wall or fence at least six feet (6') tall is provided, the planting requirement may be reduced to a minimum of one tree per thirty five (35) linear feet, plus shrubs, lawn, or other vegetative ground cover.

d. Chainlink Fencing: Chainlink fencing with or without slats does not qualify as a screening material. Except in the I-L and I-H districts, chainlink or cyclone fencing is prohibited within required buffers between different land uses. Chainlink may be used beyond the required buffer.

2. Minimum Buffer Size: The width of the buffer is determined by the district in which the property is located, unless such width is otherwise modified by city council at a public hearing with notice to surrounding property owners. The tables of dimensional standards for each district in accord with chapter 2, "District Regulations", of this title establish the minimum buffer size. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district.

3. Pedestrian Access: Landscape buffers shall facilitate pedestrian access from residential development to abutting commercial districts and vice versa.

4. Relationship To Parking Lot Perimeter Requirements: All buffers between different land uses may include any required perimeter parking lot landscape buffers (see subsection 11-3B-8C of this article) when calculating the minimum width of the buffer. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-10: TREE PRESERVATION:

A. Purpose: The regulations of this section are intended to preserve existing trees four inch (4") caliper or greater from destruction during the development process.

B. Applicability: Tree preservation is required in all districts.

C. Standards:
1. Site Plans: Site plans shall make all feasible attempts to maintain existing trees four-inch (4") caliper or greater within their design.

2. Landscape Plan: All existing trees greater than four inch (4") caliper shall be shown on the landscape plan. Indicate whether each tree is to be retained or removed. Include on the plan a description of how existing trees to be retained are to be protected during construction.

3. Protection During Construction: Existing trees that are retained shall be protected from damage to bark, branches, and roots during construction. The city of Meridian parks department arborist shall approve the protection fence(s) prior to construction. Any severely damaged tree shall be replaced in accord with subsection C5 of this section.

4. Construction Within The Drip Line Of Existing Trees: Construction, excavation, or fill occurring within the drip line of any existing tree shall be avoided. Specific requirements for construction within the drip line of existing trees are as follows:

   a. Paving: Whenever possible, impervious paving surfaces shall remain outside of the drip line of existing trees. When it is not possible, impervious surfaces shall be allowed at a distance from the trunk of a retained tree equal to the diameter of the tree trunk plus five feet (5').

   b. Grade Changes: Grade changes greater than six inches (6") are prohibited within the drip line of existing trees.

   c. Compaction: A fence or barrier that encloses the entire area beneath the tree canopy shall be in place prior to construction.

   d. Utilities: New underground utilities to be placed within the drip line of existing trees shall be installed in accord with subsection 11-3B-5J3 of this article.

5. Mitigation:

   a. Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred percent (100%) replacement. (Example: Two 10-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five 4-inch caliper trees, or seven 3-inch caliper trees.)

   b. No mitigation is required in the following: 1) existing prohibited trees within the street buffer or parking lot; 2) existing dead, dying, or hazardous trees certified prior to removal by the city of Meridian parks department arborist; 3) trees that are required to be removed by another governmental agency having jurisdiction over the project.

6. Required Landscaping: Existing trees that are retained or relocated on site may count toward the required landscaping. Mitigation trees are in addition to all other landscaping required by this article. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

7. Incentives: The director may allow a reduction up to ten percent (10%) of the required parking spaces to accommodate existing trees through the alternative compliance process in accord with chapter 5, "Administration", of this title. Approval of an
alternative compliance application for a reduction in required parking shall be obtained prior to submittal of plans. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

This section has been affected by a recently passed ordinance, 1717 - MISC UDC AMENDMENTS. Go to new ordinance.

11-3B-11: STORMWATER INTEGRATION:

A. Purpose: The regulations of this section are intended to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales into required landscape areas, where topography and hydrologic features allow.

B. Applicability: The standards for stormwater integration shall apply to all subdivisions, site improvements and ACHD stormwater facilities.

C. Standards:

1. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Such swales shall also be designed to accommodate the required number of trees as per section 11-3B-7 of this article if located in a street buffer or other required landscape area.

2. A rock sump may be incorporated into a vegetated swale to facilitate drainage. The rock sump inlet may not exceed more than five feet (5') in any horizontal dimension. Grates for sand/grease interceptors may also be incorporated, but the inlet structures may not exceed two feet (2') in any horizontal dimension.

3. Gravel, rock, sand, or cobbles stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.

4. Plant materials shall be a species that are able to withstand the anticipated changes in soil wetness and moisture levels.

5. Organic mulch shall not be used against drainage catch basins because of potential sediment clogging.

6. Slopes shall be less than or equal to three to one (3:1) (horizontal:vertical) for accessibility and maintenance.
7. The stormwater facility shall be designed free draining with no standing water within twenty four (24) hours of the completion of a storm event. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3B-12: PATHWAY LANDSCAPING:

A. Purpose: The purpose of this section is to promote trees and other landscaping along pathways developed within the city. The required landscaping will provide shade and visual interest along the pathways.

B. Applicability: Wherever pathways are installed and/or required, the landscaping standards within this section shall apply.

C. Standards:

1. Planter Width: A landscape strip a minimum of five feet (5') wide shall be provided along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two feet (2') to allow for maintenance of the pathway. Alternative compliance as set forth in section 11-5B-5 of this title shall not be required to meander the pathway as long as a total width of ten feet (10') of landscaping is maintained along the pathway.

2. Required Plants: The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down.

3. Improvements: The pathways shall be paved with three inches (3") of asphaltic concrete or equivalent. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

4. Tree Branching Height: Trees along the pathway shall be pruned with a clear branching height of at least eight feet (8') above the path surface.

5. Shrub Height: Shrubs are limited to three feet (3') high or less at mature size to allow for safety provisions and sight distance.

6. Mulch: The solitary use of mulches, such as bark alone without vegetative ground covers, is prohibited. Mulch under the trees and shrubs is required in accord with subsection 11-3B-5H of this article.
7. Prohibited Trees: No evergreen trees or class III trees shall be planted within the required landscape strip because of safety, sight distance, and maintenance concerns. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

8. Fences: See section 11-3A-7 of this chapter for pathway fencing standards. (Ord. 10-1439, 1-12-2010, eff. 1-18-2010)

11-3B-13: LANDSCAPE MAINTENANCE:

A. Purpose: The regulations of this section are intended to ensure that all required landscaping is maintained in a healthy, growing condition at all times.

B. Applicability: The requirement for landscape maintenance applies in all districts where landscaping has been required.

C. Standards:

1. Responsibility: The property owner is responsible for the maintenance of all landscaping and screening devices required by this article.

2. Topping Prohibited: Topping any street tree required by this article is prohibited.

3. Tree Grates: Tree grates shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells within sidewalks or other public right of way.

4. Dead And Diseased Plant Materials: Plant materials that exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.

5. Inspections: All landscaping required by this subsection may be subject to periodic inspections by city officials to determine compliance or to investigate.

6. Pruning: The lower branches of trees shall be pruned and maintained at a minimum height of six feet (6') above the ground or walkway surface to afford greater visibility of the area, except as otherwise required herein. (Ord. 12-1514, 5-16-2012, eff. 5-21-2012)

11-3B-14: INSTALLATION:
A. Certificate Of Completion: A written certificate of completion shall be prepared by the landscape architect, landscape designer or qualified nurseryman responsible for the landscape plan upon completion of the landscape installation. The certificate of completion shall verify that all landscape improvements, including plant materials and sprinkler installation, are in substantial compliance with the approved landscape plan.

B. Installation Schedule:

1. All required landscaping, irrigation systems and site features shall be installed according to the approved landscape plan prior to issuance of a final certificate of occupancy.

2. Private site improvements that are above and beyond the requirements placed on the development do not require completion prior to occupancy. (For example a clubhouse in a residential development need not be completed prior to occupancy of residences in the development.)

3. For final plats, all landscape buffers along streets, with the exception of local streets, shall be installed prior to signature on the final plat. Street buffers on local streets may be installed at the time of the lot development; installation of such improvements shall not be required at the time of plat approval. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

C. Extension Of Time For Installation: The building official, upon recommendation of the director, may issue a temporary certificate of occupancy for a specified time period, not to exceed one hundred eighty (180) days when: (Ord. 07-1325, 7-10-2007)

1. Due to weather or other circumstances, the landscaping or other required site amenities cannot be completed; and (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

2. The applicant has provided surety to the city for the required improvements consistent with the provisions of chapter 5, article C, "Surety Agreements", of this title. (Ord. 07-1325, 7-10-2007)
February 15, 2017

Notice of Public Hearing
During the Riverdale City Planning Commission Meeting

Tuesday, February 28, 2017 at 6:30 PM

Riverdale City gives notice that on Tuesday, February 28, 2017, during the regularly scheduled Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, a public hearing will be held to receive and consider public comment regarding the following items:

1) A rezone request for property located at approximately 535 West 5400 South in Riverdale City from Single-Family and Single-Family with Rental Unit Residential (R-2) zoning to Multiple-Family Residential (R-3) zoning.


The public is invited to review and inspect all information available concerning such proposals at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed actions at the aforesaid designated times and place.

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted on this 15th day of February, 2017 at the following places: 1) the Riverdale City Hall Noticing Board 2) the Public Notice Website: http://www.utah.gov/pmn/index.html, 3) the Riverdale City Website: www.riverdalecity.com 4) and a notice will be published in the Standard Examiner on or before February 18, 2017.

Jackie Manning
Riverdale City Recorder