



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, July 19, 2022
6:30 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the minutes for May 3, 2022
3. 143 East 1400 South – Conditional Use Permit in written form for a detached garage greater than 10% buildable, Kevin Kellersberger, applicant – *Assistant Planner Nicholas Lopez*
 - a. Approval in written form
4. 374 East Center Street – Conditional Use Permit in written form for a detached garage greater than 10% buildable, GT Knight, applicant - *Assistant Planner Nicholas Lopez*
 - a. Approval in written form
5. 433 East 775 North - Lot Line Adjustment – *Engineering Director Lloyd Cheney*
 - a. Action
6. 4225 South Summerwood Dr and 441 East Summerwood Circle - Lot Line Adjustment - *Engineering Director Lloyd Cheney*
 - a. Action
7. Work Session to discuss Bountiful City Landscaping Code – *Planning Director Francisco Astorga*
8. Adjourn

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
May 17, 2022

Present: Commission Members Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore,
and Sharon Spratley
Councilwoman Cecilee Price-Huish
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
Asst City Planner Nicholas Lopez
Recording Secretary Darlene Baetz

Excused: Commission Member Alan Bott (vice-chair) and Sean Monson

1. Welcome.

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of minutes for April 5, 2022.

MOTION: Commissioner Clark made a motion to approve the minutes for April 5, 2022 as written. Commissioner Gilmore seconded the motion.

VOTE: The motion passed unanimously (4-0).

Councilwoman Price-Huish arrived.

3. 1793 Orchard Dr – St. Olaf Catholic School - Preliminary and Final Architectural and Site Plan Review – Simon McFall, applicant – Planning Director Francisco Astorga

Simon McFall was present. Planning Director Francisco Astorga presented the item.

The proposed project requested Final Site Plan approval for an expansion of their private school, consisting of approximately 14,000 square feet. The City Council approved a request on August 27, 2019, but the applicant was unable to submit a building permit within the required one (1) year vested date as required by the Land Use Code (section 14-2-305). Some site improvements have already taken place such as the driveway extension along the north end of the site. The applicant has requested an approval to build the addition.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council for the approval of the preliminary and final architectural and site plan review for 1793 Orchard Dr. Commissioner Gilmore seconded the motion.

VOTE: The motion passed unanimously (5-0).

CONDITIONS:

1. Complete any and all redline corrections.
2. Receive approval from the State Fire Marshall and make any required changes.

- 1 3. All damaged curb, gutter, and sidewalks along Orchard Drive and 1800 South shall be replaced.
- 2 4. The sidewalk along 1800 south shall be extended to cover the existing gap.
- 3 5. Any retaining wall over 4 feet will require a separate permit.
- 4 6. The applicant shall provide documentation regarding water retention and resolve any storm drain
- 5 issues to the satisfaction of the City Engineer.
- 6 7. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power
- 7 regarding connections to the property and lighting in the parking lot.
- 8 8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 9 9. Sign a Development Agreement.
- 10 10. A landscaping and sprinkler plan and details of installation shall be prepared by a landscape
- 11 architect or licensed landscape installer.

12
13 **4. Presentation of General Plan Timeline – *Planning Director Francisco Astorga***

14
15 Planning Director Astorga discussed the process and timeline for the General Plan.

16
17 Logan Simpson Design was selected to help with the facilitation of the process. A Steering
18 Committee of 12 members will be created to include recommendations from City Council and
19 Planning Commission. This committee is proposing 7 meetings including a kickoff meeting and
20 community input before a final approval is made.

21
22 Chair Jacobs adjourned the meeting at 7:36 p.m.



MAYOR
RANDY C. LEWIS

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City, Utah
Conditional Use Permit Approval
of an Accessory Structure that Exceeds the Allowed
Ten Percent (10%) for All Accessory Structures on a Lot

A public hearing was held on February 2, 2022, at the Bountiful City Hall located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Kevin and Stacey Kellersberger for a Conditional Use Permit allowing for construction of an accessory structure that exceeds the ten percent (10%) allowed for all accessory structures on a lot, located at:

Parcel 03-081-0026
143 East 1400 South, Bountiful, Davis County, Utah 84010

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Planning Commission makes the following findings:

1. This matter is properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this Conditional Use Permit for an accessory structure that exceeds the allowed ten percent (10%) of all accessory structures on a lot, located at 143 East 1400 South, Bountiful, Davis County, Utah 84010, with the following conditions:

1. Before building, the redline corrections on the permit must be resolved.

The Conditional Use Permit for construction of an accessory structure that exceeds the ten percent (10%) allowed for all accessory structures on a lot was approved on February 1, 2022, and this written form was approved on February 1, 2022.

Lynn Jacobs
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary



MAYOR
RANDY C. LEWIS

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City, Utah
Conditional Use Permit Approval
of an Accessory Structure that Exceeds the Allowed
Ten Percent (10%) for All Accessory Structures on a Lot

A public hearing was held on February 2, 2022, at the Bountiful City Hall located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Gale Knight for a Conditional Use Permit allowing for construction of an accessory structure that exceeds the ten percent (10%) allowed for all accessory structures on a lot, located at:

Parcel 03-031-0048
374 East Center Street, Bountiful, Davis County, Utah 84010

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Planning Commission makes the following findings:

1. This matter is properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this Conditional Use Permit for an accessory structure that exceeds the allowed ten percent (10%) of all accessory structures on a lot, located at 374 East Center Street, Bountiful, Davis County, Utah 84010, with the following conditions:

1. Before building, the redline corrections on the permit must be resolved.
2. Correction of the site plans to reflect setbacks of 9'(feet) from rear property lines as indicated by the Planning Commission.

The Conditional Use Permit for construction of an accessory structure that exceeds the ten percent (10%) allowed for all accessory structures on a lot was approved on February 1, 2022 and this written form was approved on February 1, 2022.

Lynn Jacobs
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary

Commission Staff Report

Subject: Lot Line Adjustment for Lot 18
Foothill Acres Plat A
Address: 433 E 775 N
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: July 19, 2022



Background

Brad and Karen Strong, applicants, are requesting approval of a lot line adjustment to the property located at 433 E 775 N. The request comes as a prerequisite to receive a building permit for construction of a detached garage on the combined parcel.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The property consists of Lot 18 (0.24 ac) of the Foothill Acres Plat A Subdivision, which has frontage on 775 N street, and a 0.5 acre landlocked parcel immediately to the north. The landlocked parcel is bounded by metes-and-bounds parcels on the west, north, and east sides, and the Foothill Acres Plat A subdivision on the south side. The property is included in the R-4 zone, where the minimum lot size is 8,000 square feet and the minimum frontage is 70 feet. Lot 18 meets these requirements, and when combined with the rear parcel, the standards will be exceeded. This lot line adjustment will not create a new building lot. Because the applicant intends to construct a detached accessory structure on the rear parcel, it must be combined with Lot 18, where the primary structure is located. This action will allow the applicants to comply with the requirement of the Land Use Code which specifies that a primary structure precede construction of an accessory structure.

Utilities: No additional utilities are required.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, and Planning Director.



Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 433 E 775 to the City Council with the following conditions:

1. ~~Make all necessary red line corrections to the~~ Prepare a final plat after the making any minor corrections identified during the review process.
2. Provide a current title report.

Significant Impacts

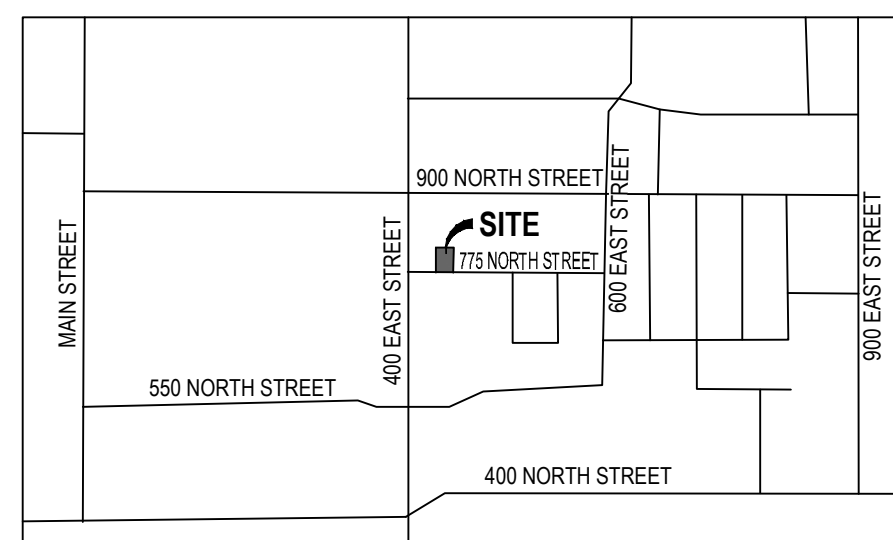
None

Attachments

1. A copy of the preliminary plat.

FOOTHILL ACRES PLAT 1 FIRST AMENDED

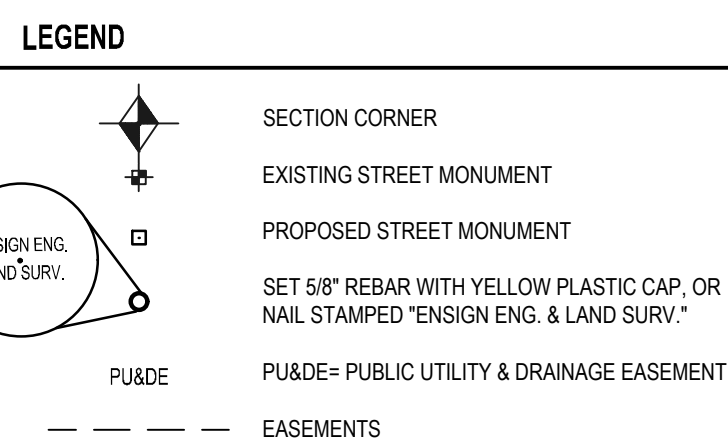
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 20
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
BOUNTIFUL, DAVIS COUNTY, UTAH
JUNE 2022



VICINITY MAP
NO SCALE
BOUNTIFUL, DAVIS COUNTY, UTAH

GENERAL NOTES:

- PROPERTY IS ZONED R-4
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 5'
 - SIDE YARD SETBACK IS 8' TOTAL 16'
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
- 5" X 4" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB



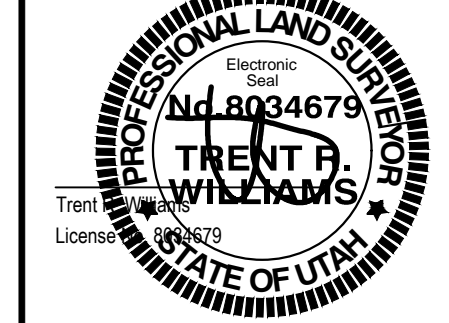
PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS

SURVEYOR'S CERTIFICATE
I, Trent R. Williams do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as FOOTHILL ACRES PLAT 1 FIRST AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land, situate in the Northwest Quarter of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Bountiful City, Davis County, Utah, being more particularly described as follows:

Beginning at a point on the northerly line Foothill Acres Plat 1, also being on the North right-of-way line of 775 North Street, said point being South 00°12'27" East 974.54 feet along the Section Line (NAD83 Bearing being South 0°07'05" West between the Northwest Corner and the West Quarter Corner of said Section 20, per the Davis County Township Reference Plat) and North 89°47'33" East 223.12 feet from the Northwest Corner of said Section 20 and running thence:
North 00°11'42" West 123.50 feet along the Foothill Acres Plat 1;
thence South 89°59'42" East 19.73 feet along the North line of said Subdivision to a fence line and the westerly line of that parcel described in the certain Warranty Deed (Entry No. 3433985 in Book 7883, Page 640);
thence along the exterior of said parcel the following four (4) course and distances:
1) North 00°06'00" West 149.00 feet along a fence line;
2) South 89°58'00" East 148.80 feet along a fence line;
3) South 00°06'00" East 149.93 feet along a fence line to the North line of Foothill Acres Plat A;
4) North 89°59'42" West 83.52 feet along said North line to the Northwest Corner of Lot 17;
thence South 00°11'42" East 123.50 feet along the West line of said Lot 17 to the North right-of-way line of 775 North Street;
thence North 89°59'42" West 85.00 feet along said right-of-way to the Point of Beginning.

Inclusive of Lot 18, Foothill Acres Plat A and the aforementioned parcel described in that Warranty Deed (Entry No. 3433985 in Book 7883, Page 640).
Contains: 32,663 square feet or 0.750 acres.



July 7, 2022
Date

OWNER'S DEDICATION
Know all men by these presents that I/we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

FOOTHILL ACRES PLAT 1 FIRST AMENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20____.

By: _____ By: _____
By: _____ By: _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)
On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

FOOTHILL ACRES PLAT 1 FIRST AMENDED

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 20
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
BOUNTIFUL, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER : 11505
MANAGER : T.WILLIAMS
DRAWN BY : A.SHELBY
CHECKED BY : T.WILLIAMS
DATE : 7/7/22

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

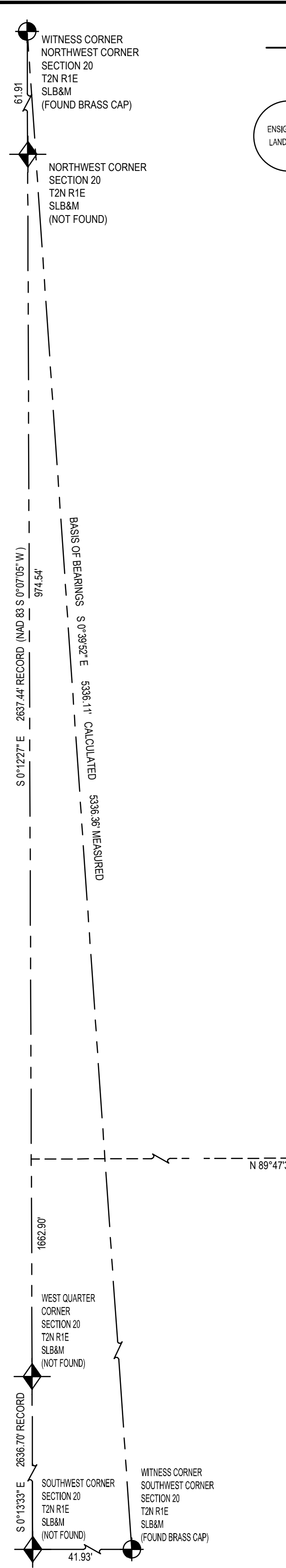
SALT LAKE CITY
Phone: 801.251.9239
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.890.2963

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE LAYTON CITY ATTORNEY.
LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL.
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE LAYTON CITY ENGINEER.
LAYTON CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE LAYTON CITY COUNCIL.
CITY RECORDER CITY MAYOR



Commission Staff Report

Subject: Lot Line Adjustment for Lots 110, 112
Summerwood Estates, Phase 1
Address: 267 E Summerwood Dr., 441 E Summerwood Cir.
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: July 19, 2022



Background

John and Julie Hall, Shanna Hale, applicants, are requesting approval of a lot line adjustment to the properties located at 267 E Summerwood Dr., 441 E Summerwood Cir. The Halls are currently constructing a new single family home at the Summerwood Drive address, and they desire to own and use a portion of the lot owned by the Hales.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The property consists of Lot 110 (29,603 sq ft, 0.68 ac) and Lot 112 (38,063 sq ft, 0.87 ac) of the Summerwood Estates Phase 1 Subdivision. Both lots meet the current lot frontage requirements. Since these lots are located in the R-F zone, a slope study was conducted by the Engineering Dept. to understand how the lot size requirements would apply. The average slope, based on the City's Lidar-based contour mapping (5 ft contour interval) shows the average slope of these lots to be 22.05% for Lot 110 and 26.21% for Lot 112. The current zoning would require a minimum lot size of 2 acres for Lot 110 and a 5 acre lot size for Lot 112. This is not possible to achieve for either Lot involved.

Applicants are requesting approval to exchange approximately 5,179.50 sq ft of property. In so doing the resulting lot sizes are similar, with Lot 110 becoming 34,809 sq ft and Lot 112 being reduced to 32,884 sq ft. Both lots, under the new configuration would be larger than Lot 111, which is 0.50 acres in size. The property under consideration would fall under the same criteria for use (according to the current zoning requirements) regardless of ownership. Any proposed improvements involving grading or structures would need an appropriate application and review process prior to issuance of a permit by the City. No new building lots would be created by adjusting the lot line location.

Utilities: No additional utilities are required.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, and Planning Director.

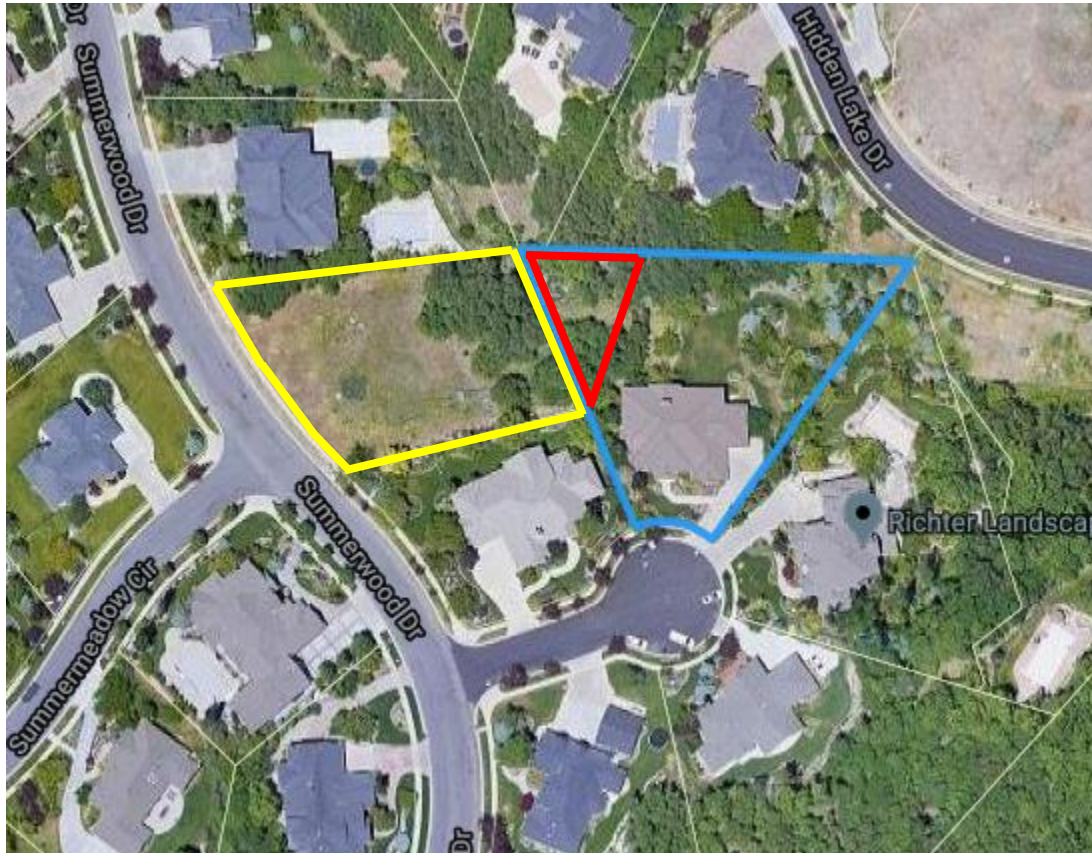


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 267 E Summerwood Dr. and 441 E Summerwood Cir. to the City Council with the following conditions:

1. ~~Make all necessary red line corrections to the~~ Prepare a final plat after ~~the~~ making any minor corrections identified during the review process.
2. Provide a current title report.

Significant Impacts

None

Attachments

1. A copy of the preliminary amended plat.

SUMMERWOOD ESTATES SUBDIVISION PHASE 1 AMENDED
 AMENDING LOTS 110 AND 112 OF SUMMERWOOD ESTATES PHASE 1
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, SOUTHEAST QUARTER OF SECTION 6, NORTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 JULY 2022

NOTES

- PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 7.0-FOOT UNLESS OTHERWISE NOTED.
- ROTATE BEARINGS 0°19'33" CLOCKWISE FOR NAD83 STATE PLANE COORDINATES, UTAH NORTH ZONE.
- 20.0-FOOT TEMPORARY CULINARY WATER LINE EASEMENT, AS SHOWN ON THE RECORDED PLAT OF SUMMERWOOD ESTATES PHASE 1.
- NO NEW BUILDING LOTS ARE CREATED BY RECORDING THIS PLAT.
- SLOPES OF THIRTY PERCENT (30%) OR GREATER ARE NOT USABLE AND MAY NOT BE DISTURBED EXCAVATED OR USED FOR CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9897117 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SUMMERWOOD ESTATES SUBDIVISION PHASE 1 AMENDED.

COPY FOR REVIEW

AARON L. INABNIT, P.L.S. UT #9897117

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, SOUTHEAST QUARTER OF SECTION 6, NORTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SUMMERWOOD DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 111, SUMMERWOOD ESTATES SUBDIVISION PHASE 1 RECORDED AS ENTRY #1503128 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), SAID CORNER BEING NORTH 89°15'30" WEST 53.29 FEET ALONG THE SECTION LINE AND SOUTH 00°44'30" WEST 45.82 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 6, SAID NORTHWEST CORNER OF LOT 111 ALSO BEING SOUTH 71°49'56" EAST 59.90 FEET FROM A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF SUMMERWOOD DRIVE AND SUMMERMEADOW CIRCLE (NOTE: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 64°11'05" EAST 253.79 FEET BETWEEN A FOUND BRASS CAP MONUMENT AT THE POINT-OF-CURVATURE OF SUMMERWOOD DRIVE AND A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF SUMMERWOOD DRIVE AND HIDDEN LAKE DRIVE), AND RUNNING THENCE NORTHERLY 170.70 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 570.0-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°09'30", CHORD BEARS NORTH 35°46'24" WEST 170.06 FEET, TO THE SOUTHWEST CORNER OF LOT 109 OF SAID SUMMERWOOD ESTATES PHASE 1; THENCE NORTH 83°02'06" EAST 230.93 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO A SOUTHWEST CORNER OF SUMMERWOOD ESTATES PHASE 3 (ENTRY #1564683, D.C.R.); THENCE SOUTH 88°13'49" EAST 291.70 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO A SOUTHWEST CORNER OF SUMMERWOOD ESTATES PHASE 1; THENCE SOUTH 88°13'49" EAST 291.70 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO A SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 11°48'53" EAST 24.41 FEET ALONG A WESTERLY LINE OF SAID SUBDIVISION TO A NORTHWEST CORNER OF LOT 113 OF SAID SUMMERWOOD ESTATES PHASE 1; THENCE SOUTH 40°40'06" WEST 240.06 FEET ALONG THE WESTERLY LINE OF SAID LOT TO THE NORTHERLY LINE OF SUMMERMEADOW CIRCLE AND TO THE ARC OF A 54.0-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 58.79 FEET ALONG THE NORTHERLY LINE OF SAID SUMMERWOOD CIRCLE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°22'48", CHORD BEARS NORTH 80°31'18" WEST 55.93 FEET, TO THE SOUTHEAST CORNER OF LOT 111 OF SAID SUBDIVISION; THENCE NORTH 23°04'36" WEST 96.14 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 74°38'47" WEST 186.17 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT AND TO THE POINT OF BEGINNING.

CONTAINING 1.554 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS SUMMERWOOD ESTATES SUBDIVISION PHASE 1 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

JOHN HALL _____ JULIE HALL _____
 SHANNA P. HALE, TRUSTEE _____
 SHANNA P. HALE TRUST _____

ACKNOWLEDGEMENT

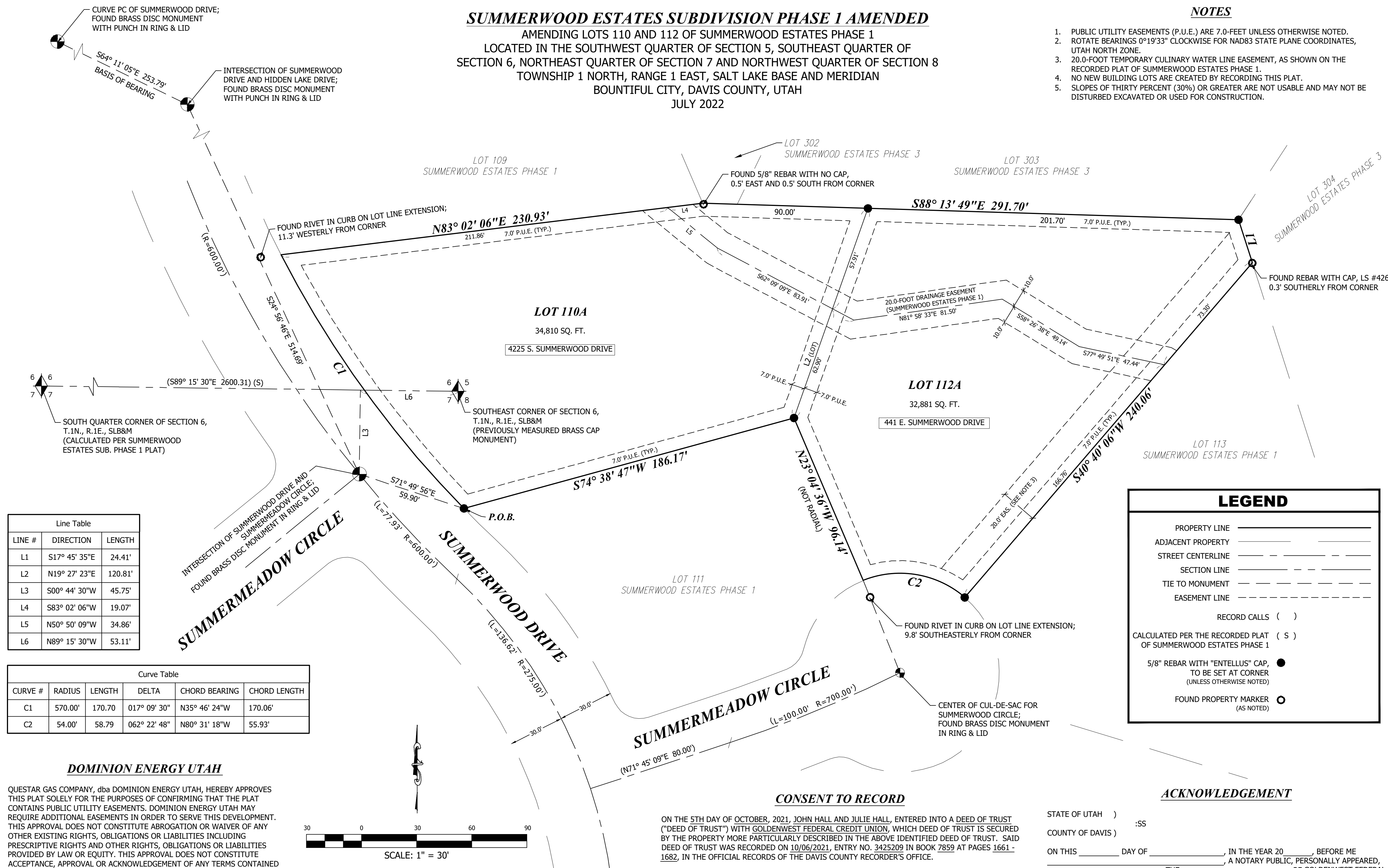
ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN HALL AND JULIE HALL, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, SHANNA P. HALE, TRUSTEE OF THE SHANNA P. HALE TRUST, WHO BEING DULY SWORN, DID SAY THAT SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____



LINE #	DIRECTION	LENGTH
L1	S17° 45' 35"E	24.41'
L2	N19° 27' 23"E	120.81'
L3	S00° 44' 30"W	45.75'
L4	S83° 02' 06"W	19.07'
L5	N50° 50' 09"W	34.86'
L6	N89° 15' 30"W	53.11'

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	570.00'	170.70	017° 09' 30"	N35° 46' 24"W	170.06'
C2	54.00'	58.79	062° 22' 48"	N80° 31' 18"W	55.93'

LEGEND

PROPERTY LINE _____
 ADJACENT PROPERTY _____
 STREET CENTERLINE _____
 SECTION LINE _____
 TIE TO MONUMENT _____
 EASEMENT LINE _____

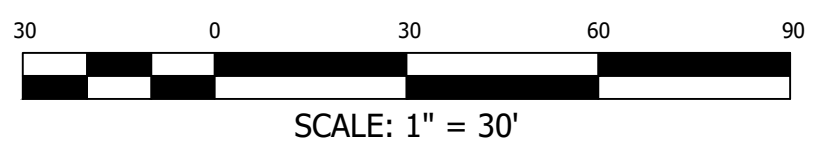
RECORD CALLS ()
 CALCULATED PER THE RECORDED PLAT OF SUMMERWOOD ESTATES PHASE 1 (S)

5/8" REBAR WITH "ENTELLUS" CAP, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED) ●
 FOUND PROPERTY MARKER (AS NOTED) ○

DOMINION ENERGY UTAH
 QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH
 APPROVED THIS _____ DAY OF _____, 20____
 BY: _____
 TITLE: _____

UTILITY APPROVAL
 SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____



CONSENT TO RECORD

ON THE 5TH DAY OF OCTOBER, 2021, JOHN HALL AND JULIE HALL, ENTERED INTO A DEED OF TRUST ("DEED OF TRUST") WITH GOLDENWEST FEDERAL CREDIT UNION, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON 10/06/2021, ENTRY NO. 3425209 IN BOOK 7859 AT PAGES 1661 - 1682, IN THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER'S OFFICE.

GOLDENWEST FEDERAL CREDIT UNION IS FULLY AWARE THAT JOHN HALL AND JULIE HALL, ARE IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS SUMMERWOOD ESTATES SUBDIVISION PHASE 1 AMENDED, AND GOLDENWEST FEDERAL CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____.

GOLDENWEST FEDERAL CREDIT UNION

BY: _____
 PRINT NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) :SS
 COUNTY OF DAVIS)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED, _____ THE _____ OF GOLDENWEST FEDERAL CREDIT UNION PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE SUMMERWOOD ESTATES SUBDIVISION PHASE 1 AMENDED AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID GOLDENWEST FEDERAL CREDIT UNION AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 SIGNATURE: _____
 PRINT NAME: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #1006017 06/27/2022, ALI

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

Planning Commission Work Session Staff Report



Subject: Current Landscaping Standards
Author: Francisco Astorga, AICP, Planning Director
Date: July 19, 2022

Background

On June 21, 2022, the City Council held a Landscaping Ordinance Work Session Discussion as a follow up to the 2022 Water Outlook discussion. During the June work session Staff requested direction from the Council in whether the City should amend the Landscaping Ordinance restricting / limiting turf grass (lawn). Weber Basin Water Conservancy District (Weber Basin) currently offers a rebate (\$1.25 per square foot) to residents in qualifying cities within the district's service areas to remove turf in the park-strip areas provided each municipality's ordinances contain certain restrictions:

Turf Grass (Lawn) limitations

- *Commercial, industrial, multi-family, Planned Residential Unit Developments and institutional landscape projects shall restrict turf grasses to no more than 20% of the irrigable space. (Exceptions available for designated recreation areas).*
- *Single-Family residential projects shall restrict turf grasses to no more than 35% of the irrigable space in the front and side yards. Encourage same percentages within the backyard. (Allowances possible for small residential lots).*
- *No turf grasses allowed in park strips or areas with widths less than 8-feet.*

Irrigation System Design

- *Drip irrigation (with filter and pressure regulator) used in areas where turf grass is not used.*
- *Each irrigation valve shall irrigate landscaping with similar plant materials and watering needs. Turf grass and planting beds shall be irrigated on separate valves. Drip emitters, pop up spray heads, and rotators shall be placed on separate irrigation valves.*
- *WaterSense labeled smart irrigation controllers shall be used for landscaped areas.*

Landscape Installations

- *3-4 inches of mulch (rock, bark, compost, wood chips, etc.) shall be used in planting beds.*
- *Landscapes shall not require more than 50% living plant cover at maturity.*

In 2006 the City adopted the park strip xeriscape section allowing each property owner to use minimum xeriscape (not zero-scape) standards within any park-strip subject to:

- Trees required every 40 feet.

- 50%, minimum, of the required landscape area to have live vegetation (trees, shrubs, bushes, native grasses etc.) distributed throughout, not clustered or segregated.
- Decorative rock material, minimum 1” aggregate, not to exceed the height of the sidewalk, three inches deep in a weed fabric barrier.
- Drip irrigation or similar drip irrigation systems covering the entire area.
- Prohibited: Bark, lawn clippings, chipped wood, and similar loose material, also white quartz rock, lava rock, gravel, and other material the color of concrete.

Analysis

The City does not have any turf grass (lawn) requirements or limitations, as xeriscape is defined as a type of landscaping that employs a mix of drought tolerant plants and organic materials. (Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape). Landscaping requirements are assigned by Zone as a percentage of the lot area:

- Downtown & Hospital 10%
- Commercial & Professional Office 15%
- Res. Multi- and Single-Family 40%
- Mixed-Use Zone 15% open space requirement with a max. of 50% to be hard surfaced.

The Council requested to see an independent Planning Commission review of the Land Use Code landscaping regulations with a broader view prioritizing 1. aesthetics and 2. water conservation (including the Weber Basin rebate). This item is not an actual Code Amendment. The Commission’s findings will be presented to the Council in an upcoming Council work session meeting. It is anticipated that the Council would then direct Staff to move forward with the formal Code Amendment and its required process. Staff would also work with Weber Basin to ensure that the City would qualify under their program, if directed to do so.

Additional.

- Re-landscaping a yard / site and any concrete flatwork (or similar) does not require a permit through the City. A permit is only required when excavation (soil removal) takes place or when existing grade is significantly changed.
- Weber Basin indicates that the State has been trying to decide whether a state incentive would become available. Nothing has yet been determined per Weber Basin.

Department Review

This staff report was written by the Planning Director.

Significant Impacts

Amending the Code creates a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code may have

a greater impact in the City's Code Enforcement program as there would be another parameter to enforce regarding maximum turf grass (lawn).

Recommendation

Staff requests that the Commission provide an independent review of the City's Landscaping Regulations.

Attachments

- Current Landscaping Regulations
- Parkstrip Xeriscape Standards Graphic (Flipping Your Strip – Dos and Don'ts)

14-3-102 DEFINITIONS (applicable)

LANDSCAPING: The addition of lawns, trees, plants, and other natural decorative features to land.

XERISCAPE: A type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape.

NATURAL VEGETATION: This term includes orchards, trees, shrubs, lawns, grass, and perennial growth.

SOFTSCAPE: Landscaping consisting of living plants and organic materials.

HARDSCAPE: Sidewalks, urban trails, plazas, and other pedestrian-oriented non-vegetative landscaping elements.

IMPERVIOUS MATERIAL: Any surface material which does not allow for the natural percolation of water into the soil, including but not limited to roofs, concrete patios, concrete or asphalt driveways, tennis and play courts of concrete or similar material.

SINGLE-FAMILY RESIDENTIAL ZONE
(R-1, R-3, R-4, & R-F)

14-4-109 PERMISSIBLE LOT COVERAGE

- A. In the (R) Zone, all structures, including accessory structures, and all impervious surfaces such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.
- B. At least fifty percent (50%) of all required front yard areas shall be landscaped.
- C. At least fifty percent (50%) of all required side yard areas shall be landscaped.
- D. At least fifty percent (50%) of all street side yard (corner lot) areas shall be landscaped.
- E. At least fifty percent (50%) of all rear yard areas shall be landscaped.
- F. For institutional uses, such as churches, private schools and public buildings, the approving authority may increase the amount of impervious surface area to up to seventy percent (70%), if the additional hard surfacing is used to provide parking spaces beyond the minimum required.

[...]

14-4-112 LANDSCAPING

The following landscaping provisions shall apply to any developed lot or parcel in the (R) Zone:

- A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar landscaping materials.
- B. Landscaping shall also be installed in each adjacent parkstrip to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the Landscaping and Fencing Chapter of this Title.

RESIDENTIAL MULTIPLE FAMILY ZONE
(RM-7, RM-13, RM-19, & RM-25)

14-5-109 PERMISSIBLE LOT COVERAGE

In the (RM) Zone, all buildings, including accessory buildings and structures, and all impervious surfaces such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.

Furthermore, at least fifty percent (50%) of all required front and rear yard areas shall be landscaped. For institutional uses, such as churches, private schools, and public buildings, the approving authority may increase the amount of impervious surface area to up to seventy percent (70%), if the additional hard surfacing is used to provide parking spaces beyond the minimum required.

[...]

14-5-113 LANDSCAPING

The following landscaping provisions shall apply to each developed lot or parcel in the (RM) Zone:

- A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar succulent landscaping materials.
- B. Landscaping shall also be installed in all parkstrips to the same standards as other onsite landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the Landscaping and Fencing chapter of this Title.
- C. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner and/or occupants.
- D. There shall be a minimum ten (10) feet wide landscape buffer around the perimeter of all non-single family sites, and a minimum five (5) feet wide landscape buffer around all structures except for approved walkways, driveways, garages and carports.
- E. Landscaping shall cover at least forty (40) percent of the development site.

**COMMERCIAL ZONE
(C-H, C-G, C-H)**

14-6-109 LANDSCAPING

The following landscaping provisions shall apply in the (C) Zone in addition to other requirements of this Title.

1. The minimum amount of landscaping required within each subzone shall be as follows:

Table 14-14-109

<u>Subzone</u>	<u>Min. Percent Landscaping</u>
C-H	15%
C-G	15%
C-N	25%

2. Required landscaping shall be located onsite and shall not include required landscaping within a public right-of-way or any other location not within the property boundaries.
3. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
4. A minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
5. A minimum ten (10) feet wide landscape buffer shall be established adjacent to all residential properties.
6. All parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except as noted for buffering between residential uses.
7. Parking areas shall be landscaped as set forth in this Title.
8. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other non-vegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the *Landscaping and Fencing* chapter of this Title.
9. Any area that is not landscaped shall be improved consistent with uses permitted in the (C) zone.

**DOWNTOWN ZONE
(DN)**

14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

- A. A lot or parcel with a single family or two family dwelling shall follow the lot coverage requirements of the R-4 subzone. All others, including multi-family and mixed-use developments, shall conform to the following criteria, in addition to any other requirements of this Title:
1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
 2. With the exception of properties fronting on Main Street a minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
 3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to a residential property.
 4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except for landscape buffering required between residential uses.
 5. Parking areas shall be landscaped as set forth in this Code.
 6. Approved landscaping must cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in a public right-of-way. In addition to the minimum 10 percent required for all development, mixed-use and multi-family uses shall provide an additional 50 square feet of landscaping per residential unit.
 7. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel, and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
- B. During the site plan approval process, the City may require more or less landscaping consistent with the provisions of the adopted Historic Downtown Plan.

**PROFESSIONAL OFFICE ZONE
(PO & PO-N)**

14-8-109 LANDSCAPING

The following landscaping provisions, in addition to other requirements of this Title, shall apply in the (PO) Zone.

1. Approved landscaping shall cover a minimum of fifteen (15) percent of the development site and does not include required landscaping within public rights-of-way or any other location not within the property boundaries.
2. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and shall be permanently maintained by the owner or occupants.
3. In the PO zone, a minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by approved drive accesses. In the PO-N subzone, the entire minimum front yard setback shall be landscaped, except for the area occupied by approved drive accesses and/or walkways.
4. A minimum ten (10) feet wide landscape buffer shall be established adjacent to any residential property, except for approved parking, loading and drive areas.
5. All parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line.
6. Parking areas shall be landscaped as set forth in this Code.
7. Landscaping shall be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel and other non-vegetative material are not allowed in the parkstrip area between the curb and sidewalk.
8. Any area that is not landscaped shall be improved consistent with uses permitted in this zone.

**HOSPITAL ZONE
(H)**

14-9-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

The following landscaping provisions shall apply in the (H) Zone in addition to other requirements of this Code:

1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
2. A minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to any residential property.
4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except as required for buffering between residential uses.
5. Parking areas shall be landscaped as set forth in this Title.
6. Approved landscaping shall cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in the public right-of-way.
7. Landscaping shall be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
8. Areas not in landscaping shall consist of uses permitted in this zone.

MIXED-USE ZONE
(MXD-R / MXD-C / MXD-PO / MXC-PF / MXD-E / MXD-M)

14-10-108 DEVELOPMENT CHARACTERISTICS

[...]

3. All developments shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

[...]

[APPLIES TO ALL]

14-16-109 TYPES AND LOCATION OF LANDSCAPING

With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:

- A. Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.
- B. The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.
- C. Street trees shall be required along each street and any reverse frontage conditions. Street trees shall be located within the front, corner side or street yard setback. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.
- D. In addition to required street trees, each lot or parcel shall include the following:
 - 1. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
 - a. Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or
 - b. Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and
 - 2. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.
 - 3. Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.
 - 4. Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family, commercial, institutional, or industrial use located within twenty (20) feet of a single-family residential development or zone.

14-16-115 XERISCAPE STANDARDS

The following are the minimum standards for xeriscaping any parkstrip or other landscape area located within a public right-of-way:

- A. There shall be at least one (1) street tree for every forty (40) linear feet of frontage, or fraction thereof.
- B. At least fifty percent (50%) of the required landscape area shall be in live vegetation.
- C. Live vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
- D. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
- E. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
- F. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
- G. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
- H. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain or other public facility, regardless of how such migration occurs.

14-16-117 TREE SELECTION LIST

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree contained in the approved list.

Table 14-16-117a

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree	2 = Screening Tree	3 = Street Tree
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3
Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crategus Lavellei	Carrier Hawthorn	1	2	3

Cretageus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3
Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3
Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus Ioensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa Shubert"	Canada Red Cherry	1	2	-
Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3

Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Calleryana Rancho	Rancho Ornamental Pear	1	2	3
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3
Quercus Borealis	Northern Red Oak	1	-	-
Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-

Parkstrip Xeriscape Standards

Required:

- 1 tree for every 40 feet of frontage
- Live vegetation to cover 50% of the area evenly distributed and not clustered / segregated
- Decorative rocks may be included provided that they are a min. of 1" aggregate, do not to exceed the height of the sidewalk / top back of curb, and placed 3" deep on top of weed fabric barrier allowing permeation of water
- Drip irrigation system or similar permanent irrigation system covering the entire area



Prohibited:

- Bark, lawn clippings, chipped wood, and similar loose materials
- White quartz, lava rocks, and gravel or any other material that approximates the color of concrete



Additional:

- Property owners are responsible for all damage caused by material that affects a storm drain or other public facility
- Current City Code § 14-16-115 - Xeriscape Standards is located [here](#).



Parkstrip Xeriscape Examples



1 tree tree for every 40 feet of frontage



- NO rocks that are the same color as the concrete of the sidewalk



Decorative rocks may be included provided that they are a min. of 1" aggregate.



- Live vegetation to cover 50% of the area.



NO Bark, lawn clippings, chipped wood.

