

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, April 4, 2017
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, 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 and Introductions.
2. Approval of the minutes for March 21, 2017.
3. **PUBLIC HEARING** - Zoning Text Amendment adopting a new Open Space zoning district and Zone Map Amendment from R-F (Residential Foothill) and R-4 (Single Family Residential 4 units per acre) to O-S (Open Space) for three properties totaling ±80 acres at approximately 1300 N 900 East and 1350 Skyline Drive, Bountiful City, applicant.
4. Consider approval of an amended site plan for a 40 unit - mixed use office and residential building located at 1501 S Renaissance Towne Dr, Bruce Broadhead, applicant.
5. Consider preliminary and final subdivision approval for Moncur Subdivision located at 400 E 1200 North, Renee Moncur representing MFFP.LLC, applicant.
6. **CONTINUED from March 21, 2017** - Consider a zoning text amendment to Section 14-16-107 (c) to allow concrete in park strips along certain state maintained roads in Bountiful, Michael Willey, Nathan Plummer et al., applicants.
7. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
March 21, 2017
6:30 P.M.

Present: Chair – Sean Monson, Planning Commission Members –Dave Badham, Jesse Bell, and, Sharon Spratley; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation – Richard Higginson; Vice Chair – Von Hill and Tom Smith

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:33 pm and welcomed all those present.

2. Approval of the minutes for March 7, 2017.

Sharon Spratley made a motion to approve the minutes for March 7, 2017 as written. Dave Badham seconded the motion. Voting passed 3-0-1 with Commission members Badham, Bell, and Spratley voting aye and Commission member Monson abstaining.

3. PUBLIC HEARING – Consider a zoning text amendment to Section 14-16-107 (c) to allow concrete in park strips along certain state maintained roads in Bountiful, Michael Willey, Nathan Plummer et al., applicants.

Michael Willey and Nathan Plummer, representing the property owners listed on the application, were present. Chad Wilkinson presented staff report.

A group of residents and property owners along 400 North have asked that the City consider amending the Land Use Ordinance to allow for concrete in park strips under limited circumstances. Specifically, the residents would like to have the option of converting lawn areas in park strips to hardscape (concrete, pavers, etc.) on state maintained roadways within Bountiful City where certain conditions are present. A copy of the applicants’ written narrative is attached to this report. In summary the proposed amendment would allow for “hardscape” including concrete or pavers to be installed in place of grass or other forms of landscaping when the following are applicable:

- The road is maintained by the State of Utah (UDOT)
- The road has no on-street parking

Examples given by the applicant of streets that meet these criteria in Bountiful include:

- 400 North between 200 West and 500 West (State Route 106)
- 500 South between 200 West and Main Street (State Route 68)

Although not specifically listed by the applicant, all the portions of Highway 89 (including 500 West) within City limits also fit within the definition. Additionally, although listed by the applicant, the portion of 2600 South within City limits is not state maintained and therefore would not fit the definition.

The applicant has submitted examples of ordinances from Salt Lake City, South Salt Lake City, West Valley City, Taylorsville, West Jordan, Roy, Denver and Sioux Falls South Dakota. Each of these

cities allows hardscape in park strips under certain circumstances. A copy of the submitted standards is attached.

The applicants have cited safety concerns related to maintaining park strips along busy roadways as their primary concern. A secondary concern revolves around the viability of park strips that are narrow and subject to salt application in the winter time.

Before eliminating the requirement for vegetation in park strips, it is important to consider why park strips have historically been a part of development in Bountiful. Park strips serve a number of purposes. Besides providing beautification through landscaping, park strips provide snow storage, separation from the street for pedestrians, and areas of installation of utilities. Park strips also provide additional pervious surface for storm water infiltration.

As stated by the applicant, maintenance of the park strips is the responsibility of the abutting property owner. This is a common requirement that applies in Cities throughout Davis County and Utah. If a property owner wishes to install something besides grass in their park strip, the Code currently allows for xeriscaping to be installed in park strips and in other required landscape areas.

One of the applicants' stated concerns is related to rocks entering the roadway when using xeriscaping in lieu of turf. Xeriscaping is an often misunderstood concept and is sometimes referred to incorrectly as "zero-scaping." Many associate xeriscaping with gravel or lava rock with no landscaping and no provision for irrigation. In reality, xeriscaping can consist of any low water using landscaping and almost always requires supplemental water to establish and maintain the vegetation. The current Code recognizes the need for vegetation in conjunction with xeriscaping and currently requires a minimum of 50 percent live vegetation in xeriscaping park strips. There are several examples of successful xeriscaping in park strips in Bountiful City. Properly maintained park strips prevent rocks and landscape bark from entering the public storm system.

Park strips that are filled with concrete or other impervious materials will increase the amount of storm water run-off in the City. As part of the new State Storm Water Discharge Permit, adoption of Low-Impact Development (LID) techniques is encouraged. One LID practice includes the use of vegetated park strips and other landscape areas to increase the surface area covered by pervious materials. Although implementation of these standards has been delayed, the newly adopted standards will strongly encourage more pervious surfaces. Reducing pervious surfaces would be contrary to the newly adopted State standards.

Concrete filled park strips also make utility installation and maintenance in these areas more difficult as concrete must be removed prior to utility work.

Safety is of paramount concern and any discussion related to areas near streets should take into account the safety of Bountiful residents. However, there are ways to maintain a park strip that do not require stepping into the street. Areas along 500 West, Bountiful City's busiest arterial street, have narrow park strips that are maintained by the adjacent property owner.

Individual property owners do have the option of requesting a variance to the standards based on hardship. However, these requests should be granted on a limited property by property basis and should be granted only to properties that have unique circumstances that constitute a hardship. If there is a desire to change the standards for an entire neighborhood or area of the City, the proper process is to change the Code.

While allowing concrete in park strips will reduce or eliminate the need for an abutting property owner to maintain park strip areas on busy streets, there are other impacts that should also be taken into consideration. Allowing for concrete in park strips will increase run-off from these areas and will decrease green space in the City. Concrete in park strips is inconsistent with Low Income Development standards, which are encouraged by the recently adopted State Storm Water Discharge permit. The Code currently provides options for homeowners who wish to have other landscaping solutions besides grass that may require less maintenance.

Staff recommends that the Planning Commission forward a recommendation of denial for the proposed change to the park strip standards.

Mr. Willey discussed:

1. Safety is the number one concern for the property owners who live on 400 North as they are placed in unsafe situations as they care for the park strips.
2. Spoke about UDOT and OSHA safety and the Federal monies used on 400 N project.
3. The Post Office service has changed their delivery practices due to the volume of the cars on 400 North.
4. A possible variance to allow hardscape in the park strips.
5. Shared handouts with the Commission members and Staff.

Chair Monson opened the Public Hearing at 6:56 p.m.

Craig Smith owner of 366, 392, 420, 430, 440 and 444 W 400 North. Mr. Smith stated a concern of safety from the cars on 400 North to care for the park strips. He stated a desire to have hardscape in the park strips.

Nate Plummer resides at 306 W 400 North. Mr. Plummer stated a concern for safety from the cars and weeds in the park strip. Mr. Plummer discussed a want for hardscape, perhaps dyed/stamped hardscape.

Josh Adams resides at 350 W 400 North. Mr. Adams discussed that the park strips have gravel and salt from the snow removal that nothing grows in the park strips and also the safety of the property owner as they care for the park strip.

Teri Willey resides at 332 W 400 North. Ms. Willey discussed the safety working in the park strips around the additional signage and poles.

Joanna West resides at 240 W 400 North. Ms. West discussed the safety working in the park strips and the replacement of grass when cars have ended up in the yard or park strip.

Chair Monson closed the Public Hearing at 7:07 p.m.

Staff clarified with Commission members that UDOT had no extra funds to help with the park strips from the 400 North project. The curb and gutter is going back into the same location as it was and that there would be no widening of roads for the 400 North project. Mr. Rowland discussed the curb and gutter grades along 400 North.

Mr. Badham stated that stamped concrete will spall in the outside weather. He suggested that another

option would be pavers.

Mr. Bell stated that the park strips act as a barrier to the road and discussed possible other options of impervious surfaces.

Ms. Spratley mentioned that the safety is important to our citizens and lists the option of pavers.

Mr. Willey excused himself from the meeting.

Commission members discussed the home owners responsibility for caring, possible solution for maintenance and payment of possible park strips.

Dave Badham made a motion to send a favorable recommendation to City Council to consider to allow hardscape material in the park strips in a defined area of Bountiful with the consistency of material based on the safety to maintain park strips. No second was made. Motion failed.

Sharon Spratley made a motion to continue this item to allow for staff to bring forward additional options and other Commission members to be present. Jesse Bell seconded the motion. Voting passed 4-0 with Commission members Badham, Bell, Monson and Spratley voting aye.

4. Consider preliminary and final site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West, Robert Gibson, applicant.

Robert Gibson was present. Chad Wilkinson presented the staff report.

The applicant, Robert Gibson, is requesting preliminary and final site plan approval for a 5 unit townhome style multi-family development.

The .73 acre property is located within the RM-13 zoning district. Because the parcel is less than an acre, densities are calculated at 7 units to the acre for the property. Based on the size of the property the five units proposed meet the density requirements of the Code. Surrounding uses include single family residential to the north, west, and south and multifamily residential use to the east.

The development parcel is mostly vacant with an existing single family home located on the south west corner of the property which is proposed to be removed as a part of the development.

Access to the project will be via a single driveway on 1000 North. Each of the units has a two car garage, with some of the units having a third car garage. In addition to garage spaces, the units each have driveway space available for off street parking. Minimum parking standards require a total of 2.5 spaces per unit for the development (based on 3 bedroom units). The proposed garage spaces and driveways will meet the requirement for parking. The proposed structures are a maximum of two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings meet minimum setback requirements for the zone.

The applicant proposes a mix of brick and siding materials. The proposed elevations do not appear to meet the 50 percent minimum requirement for brick as required by Code. Elevations will need to be modified to include no more than 50 percent of siding prior to review by the City Council.

The submitted landscape plan shows the minimum 40 percent landscaping required by Code. A final

landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance. One of the key factors on this particular development will be maintaining the minimum front yard along 200 West and 1000 North as landscape area. This area will not be allowed to be fenced in with 6 foot fences and will need to be comprised of commonly maintained landscaped area. The applicant will need to show the required 50 square foot minimum of private fenced open space for each unit and how this fencing will comply with code requirements. This will need to be shown on the plans prior to submittal to the City Council for review.

Storm water will be handled via on-site storm pipes which will empty into two detention ponds on the north side of the property which will in turn connect to the existing catch basin in 1000 North. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. Sewer and water service to the project will be via existing lines in 1000 North which will require resurfacing of the road after construction.

The applicant has submitted a condominium “PUD” plat in conjunction with the proposed development. Section 14-20-604 of the Bountiful Land Use Ordinance allows for any “legally existing multi-family development” that meets minimum requirements of the Ordinance to be platted as a PUD development. Therefore, it is necessary that the applicant obtain approval of the proposed development and construct the development prior to obtaining approval of a PUD plat. Once approvals have been issued for the multifamily development and the project has been constructed, the applicant may move forward with a PUD plat.

The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed.

Staff recommends that the Planning Commission recommend approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections including:
 - a. Concrete curb and gutter or edge shall be shown along all asphalt surfaces
 - b. Provide a 20 foot wide public utility easement (PUE) centered over the proposed 8 inch sewer line.
 - c. Provide a 7 foot wide PUE along the south and east property liens and a 10 foot wide PUE along the 200 W and 1000 North frontages.
 - d. Show the location and size of the existing irrigation service lateral.
2. Prior to the item being forwarded to City Council for review, complete the following:
 - a. Revise the elevations to show a maximum of 50 percent siding materials. The remaining materials shall be brick or natural stone.
 - b. Show the locations of private fenced open space required by Code.
 - c. Any modifications required by conditions of the Planning Commission.
3. Prior to building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Replace all sidewalk along the 1000 North frontage.

5. Remove and replace any and all existing damaged curb and gutter along 1000 North.
6. Pay for slurry seal of 1000 N. Street after asphalt is patched and repaired.

The Commission also had questions related to the architecture of the buildings and the orientation of the buildings. Questions related to the timing of the plat were brought forward by staff and the Commission. Mr. Gibson discussed possible changes to the project and is interested in possible changes to the proposed plans with setbacks, fencing and to move the building to the east. Mr. Gibson made a decision to make the proposed changes and would like to continue this item to April 18, 2017 Planning Commission meeting.

Dave Badham made a motion that the Planning Commission continue the item to April 18, 2017 for preliminary and final site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Badham, Bell, Monson and Spratley voting aye.

5. **Planning Director's report, review of pending applications and miscellaneous business.**

1. 2017 APA Utah Spring Conference in Brigham City.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:19 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item #3

Subject: Public Hearing- Zoning Text Amendment Adopting a new Open Space Zoning District and Zone Map Amendment from R-F (Residential Foothill) and R-4 (Single Family Residential 4 units per acre) to O-S (Open Space)
Property Addresses: Approximately 1300 N 900 East and 1350 Skyline Drive.



Author: Chad Wilkinson, Planning Director

Department: Planning

Date: April 4, 2017

Background

In late 2015, the City Council considered a request for a letter of support for a potential land swap between the U.S. Forest Service and a private land owner. The property under consideration included approximately 72 acres of Forest Service property within the Bountiful City limits adjacent to the northern boundary of the City (the original land-swap proposal included additional property outside the City limits that is not part of the current Zone Map Amendment). After considering public comment on the proposal, the Council determined that they would not support the proposed land swap and directed staff to begin the process of creating a new Open Space zoning designation. The current proposal includes: 1) the adoption of an Open Space zoning designation along with development standards and permitted uses, and 2) an amendment to the zoning map to change approximately 80 acres from R-4 and R-F zoning to the new O-S designation.

Analysis:

Bountiful is blessed with beautiful open space areas in the mountains and foothills to the east. These areas in and around the City provide opportunities for hiking, biking and other forms of recreation. In addition, Bountiful City maintains a network of parks and recreation areas including the Bountiful Ridge Golf Course that provide facilities for sports, recreation, relaxation, and venues for public gatherings and events. The 2009 Bountiful City General Plan calls for the identification and preservation of open space areas throughout and surrounding the City. Although the general plan does not specifically call for the adoption of an Open Space zoning district, creation of an Open Space zone is a logical way to identify and preserve areas that should be conserved as open space.

The proposed Open Space Zoning standards restrict development on open space properties to public facilities and recreation facilities. Examples of public facilities which could be allowed would include trail head parking lots and restrooms, utility buildings and facilities, and utility lines and appurtenances. The zoning standards are restrictive in nature and do not allow for residential or commercial development. Because some of the properties

along the foothills of Bountiful are ideal for placement of wireless telecommunications facilities (cell towers) these facilities have also been included as permitted and conditional uses.

The current proposal for a zoning map amendment includes the Forest Service property that was the subject of the land swap discussion and which includes the Bountiful Lions Club gun range. As the Planning Commission has discussed the potential Open Space zone, a desire has been expressed to extend the designation not only to undeveloped open space areas surrounding the City, but also to public parks and public recreation facilities. Therefore, the proposed zone map amendment includes the Twin Hollow Park property. It is anticipated that future zone map amendments will be brought forward which will rezone all public park areas and other publicly owned properties (including the golf course), as open space. In order to effectively provide an opportunity for public input on individual properties proposed for Open Space zoning, the City will amend the zoning of identified open space areas through a series of public hearings rather than one all-encompassing amendment. This will provide for focused discussions of individual properties and allow for effective management of public noticing. The current amendment is limited to only the property associated with the previous land swap proposal and the adjoining park.

The subject properties included in the current proposal include existing public recreational facilities. In addition, the Forest Service property is crossed by a section of the Bonneville Shoreline Trail as identified on the preliminary alignment for this regional trail system. The location and characteristics of the properties make them excellent candidates for inclusion in the Open Space zone.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Department Review

This item has been reviewed by the City Planner, City Attorney and City Engineer.

Significant Impacts

The proposed adoption of the Open Space Zoning District and zone map amendment will have a positive impact on residents of Bountiful by identifying and preserving open space areas for use and enjoyment by the public.

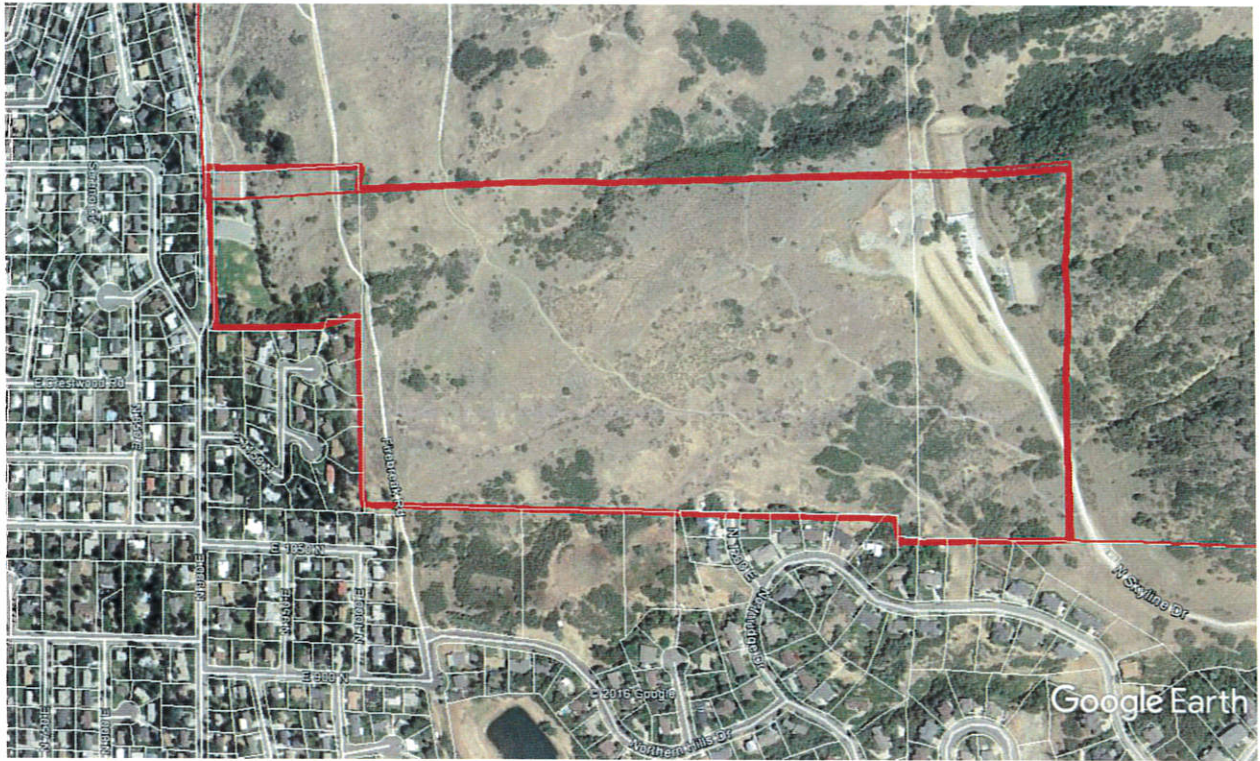
Recommendation:

It is recommended that the Planning Commission forward a recommendation of approval to the City Council for the proposed ordinance text amendment adopting the O-S (Open Space) zoning district and the zoning map amendment of three parcels totaling 80.27 acres from R-4 (Single Family Residential 4 units/acre) and R-F (Residential Foothill) to O-S (Open Space) zoning.

Attachments

1. Aerial photo
2. Open Space Zoning Standards

Aerial Photo



Chapter 14-23 OPEN SPACE DISTRICT O-S

14-23-101 PURPOSE AND OBJECTIVES

To establish areas in open and generally underdeveloped lands where only developments compatible with open space character would be permitted in order to preserve, maintain and protect open space resources; and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city. Regulations of this district are prohibitive and designed to protect these open spaces from encroachment of residential, commercial and industrial uses.

14-23-102 PERMITTED, CONDITIONAL, AND PROHIBITED USES:

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-23-102a

<u>Use</u>	
Municipal Facility	P
Public or Private Cemetery	C
Public or Private Utility Facility	P
Public Recreational Facility (including for example parks, trailheads, trails, golf course, gun range)	P
Telecommunication Facility not on City Property	C
Telecommunication Facility on City property	P
Utility Lines and Rights-of-Way	P

14-23-103 YARD AND SETBACK REQUIREMENTS

- A. Minimum width of any side yard for main or accessory buildings shall be ten feet (10') and the total width of the two (2) required side yards shall be not less than twenty five feet (25'). On corner lots, the side yard facing a street shall be not less than twenty feet (20') for any building.
- B. Minimum depth of the front yard for all buildings shall be twenty five feet (25'). All accessory buildings shall be located at the rear of and at least six feet (6') from the main building.
- C. Minimum rear yard for all main buildings shall be twenty five feet (25'), and for all accessory buildings ten feet (10').

Commission Staff Report

Item #4

**Subject: Site Plan Amendment for Mixed Use Development
On Pad A of Renaissance Town Center**

Property Address: 1501 S Renaissance Town Drive

Author: Chad Wilkinson, Planning Director

Department: Planning

Date: April 4, 2017



Background

The applicant, Bruce Broadhead, requests an amendment to the site plan approved for "Pad A" (shown now as Lot 9) of the Renaissance Town Center Development. The current proposal includes two additional residential units bringing the total to 40 units and retains the approximately 5,500 square feet of commercial space located on the street level originally approved. The applicant also proposes some changes to the building architecture including a revised architectural element at the north west corner of the building.

Analysis

The Site Plan was originally approved by the Commission and Council in October of 2016 and the submitted plan substantially complies with the previously approved plan. As the building has progressed through the detailed design process, the applicant has found that two additional units can be accommodated within the existing footprint, including the required covered parking for both of these units. Because the applicant is adding units to the development, approval of an amendment to the site plan is required.

The revised architecture proposed will add a corner element to the building at the intersection of 1500 South and Renaissance Towne Center Drive. The final subdivision plat will require some slight modifications to accommodate the current design and those changes will need to be submitted for review and approval by the Commission and Council. The development requires a release of easement that will need to be approved by the Council. Prior to release of the easement, the applicant will need to coordinate with the power department on the locations of meters and power transformers for the building.

Department Review

This item has been reviewed by the City Planner and City Engineer.

Significant Impacts

The proposed change is not expected to have significant impacts. The additional two units can be accommodated within the original foot print approved for development and the additional parking required for the development can be accommodated within the adjacent parking garage.

Recommendation:

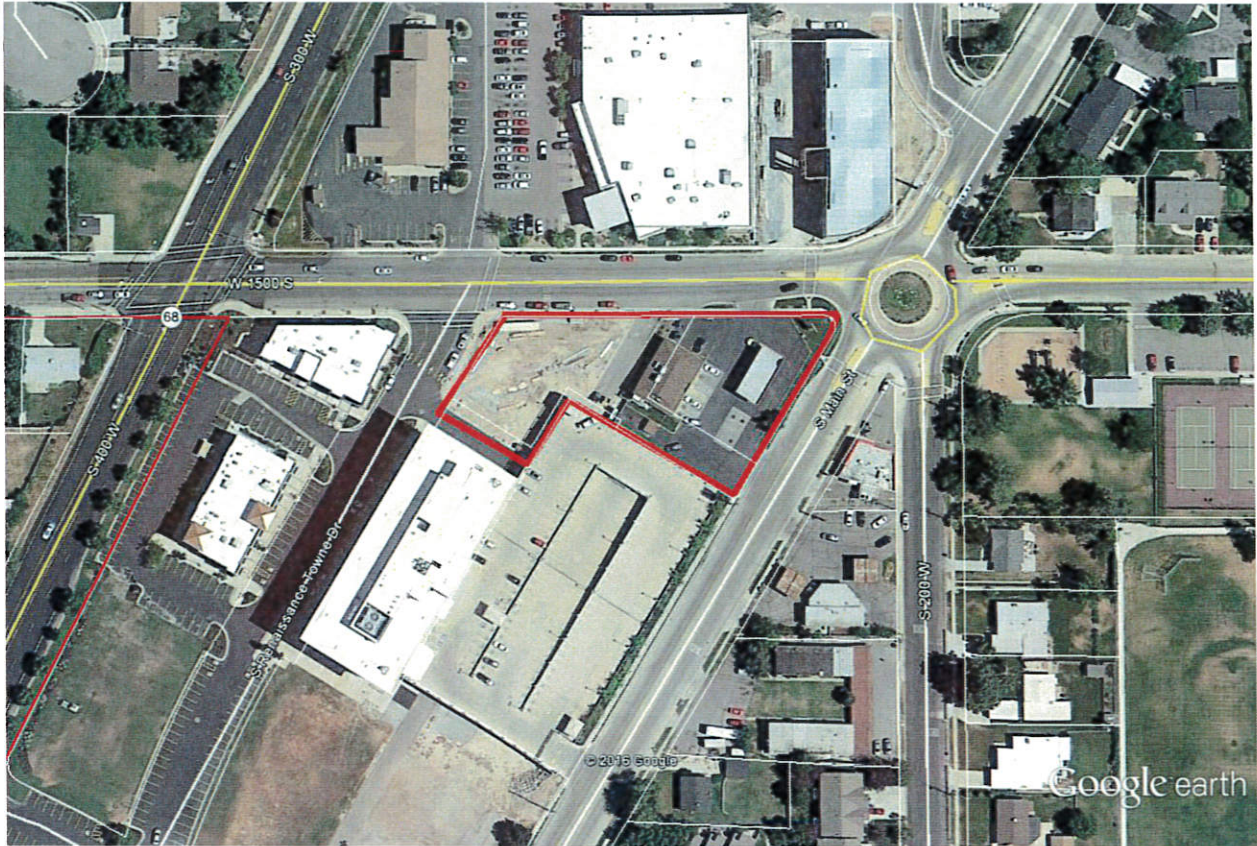
Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the amendment to the site plan subject to the following conditions:

1. Complete any and all redline corrections.
 - a. All Parking spaces shall be a minimum dimension of 9' X 20'. The site plan shall include at least one van accessible disabled person parking space with a 96 inch minimum aisle space.
2. Complete any necessary revisions to the location of the power transformer(s) required by the Power department.
3. Submit a revised final plat for review and approval by the Commission and City Council.

Attachments

1. Aerial photo
2. Application Materials

Aerial Photo



G:\ENG\Site Plans\Renaissance - Pad A Amended 4-4-17\PC Staff Report- Renaissance Town Center Pad A Amended Site Plan 4-4-17.docx

aeurbia
architects and engineers
2025 SOUTH DECKER LAKE DRIVE, SUITE 225
SALT LAKE CITY, UTAH 84119
PHONE: 801.266.0456 - FAX: 801.375.4456
WWW.AEURBIA.COM

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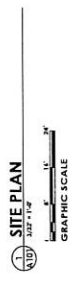
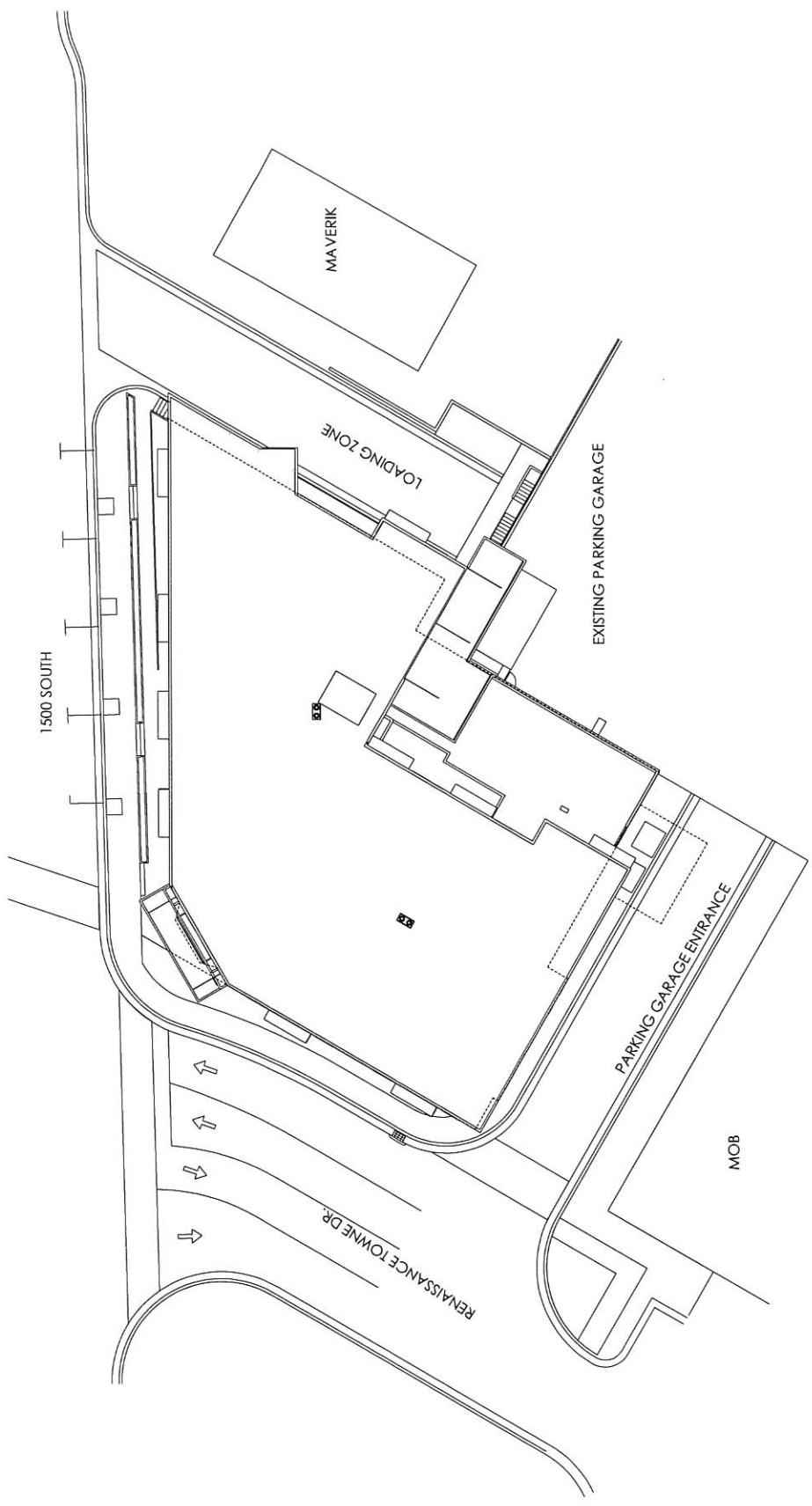
RENAISSANCE PLACE
RENAISSANCE PLACE LLC
BOUNTIFUL, UT

DATE	DESCRIPTION	BY

AE2017.003
SITE PLAN
DATE: MONTH DAY, YEAR
SHEET #
A101
CONSTRUCTION DOCUMENTS

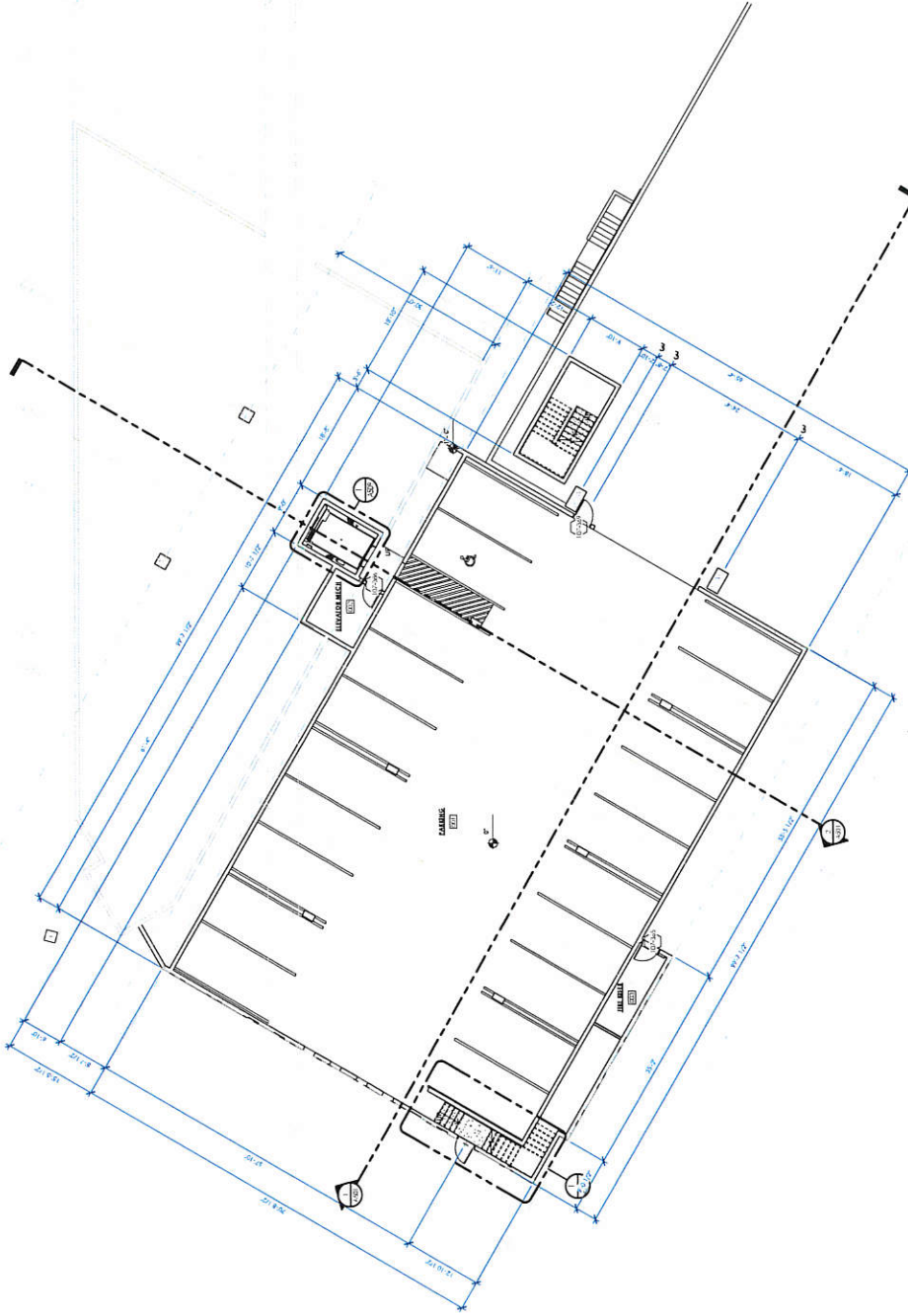


REVISION LEGEND

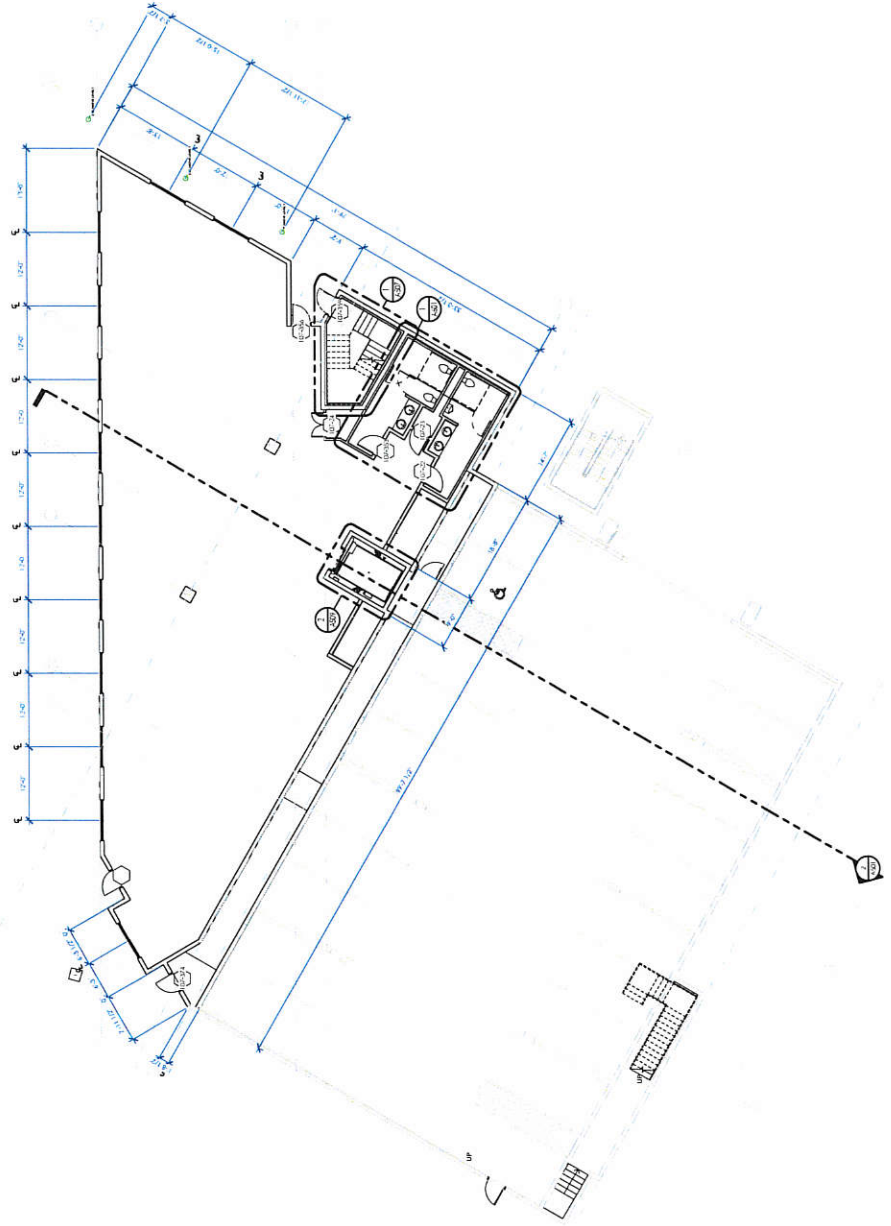




GRAPHIC SCALE
 1" = 10'



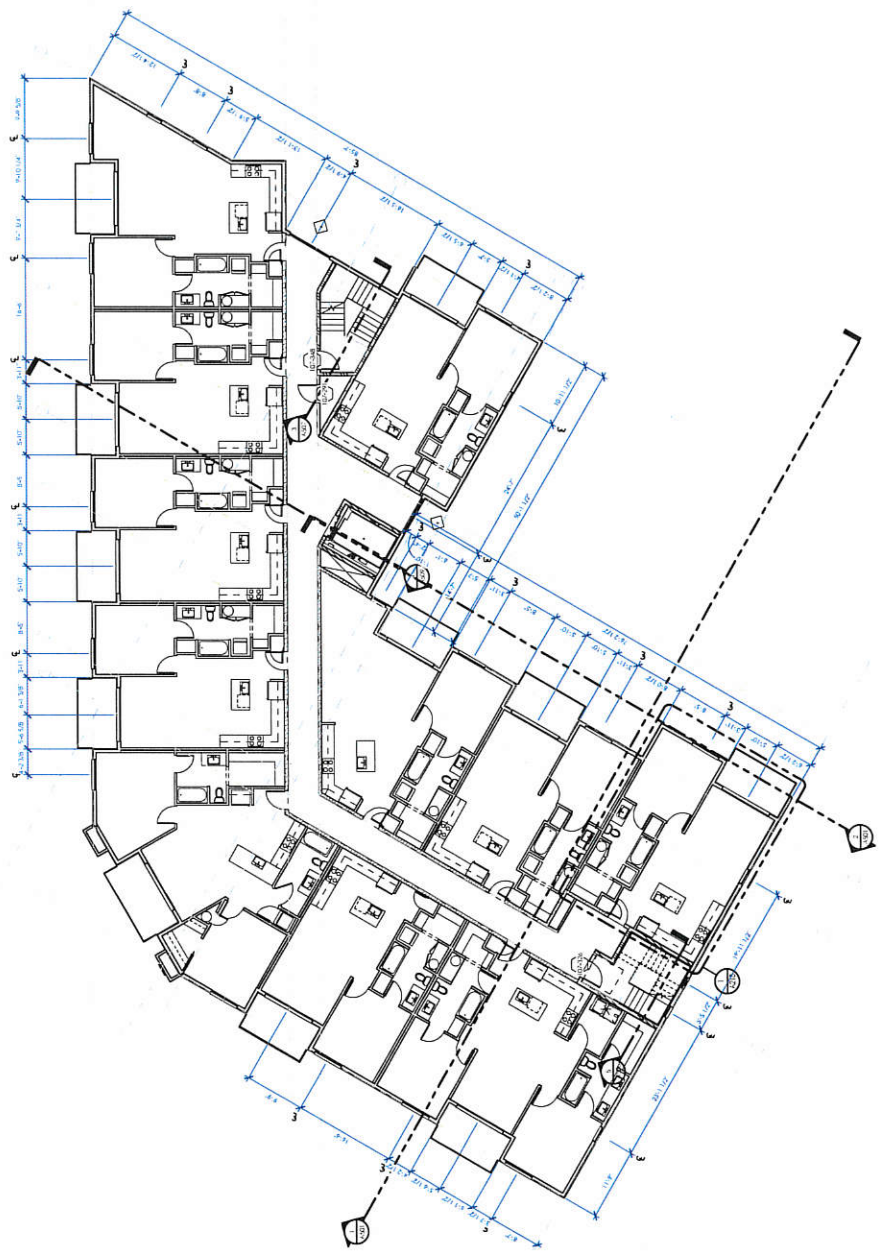
LEVEL 00 - PARKING
 1/8" = 1'-0"

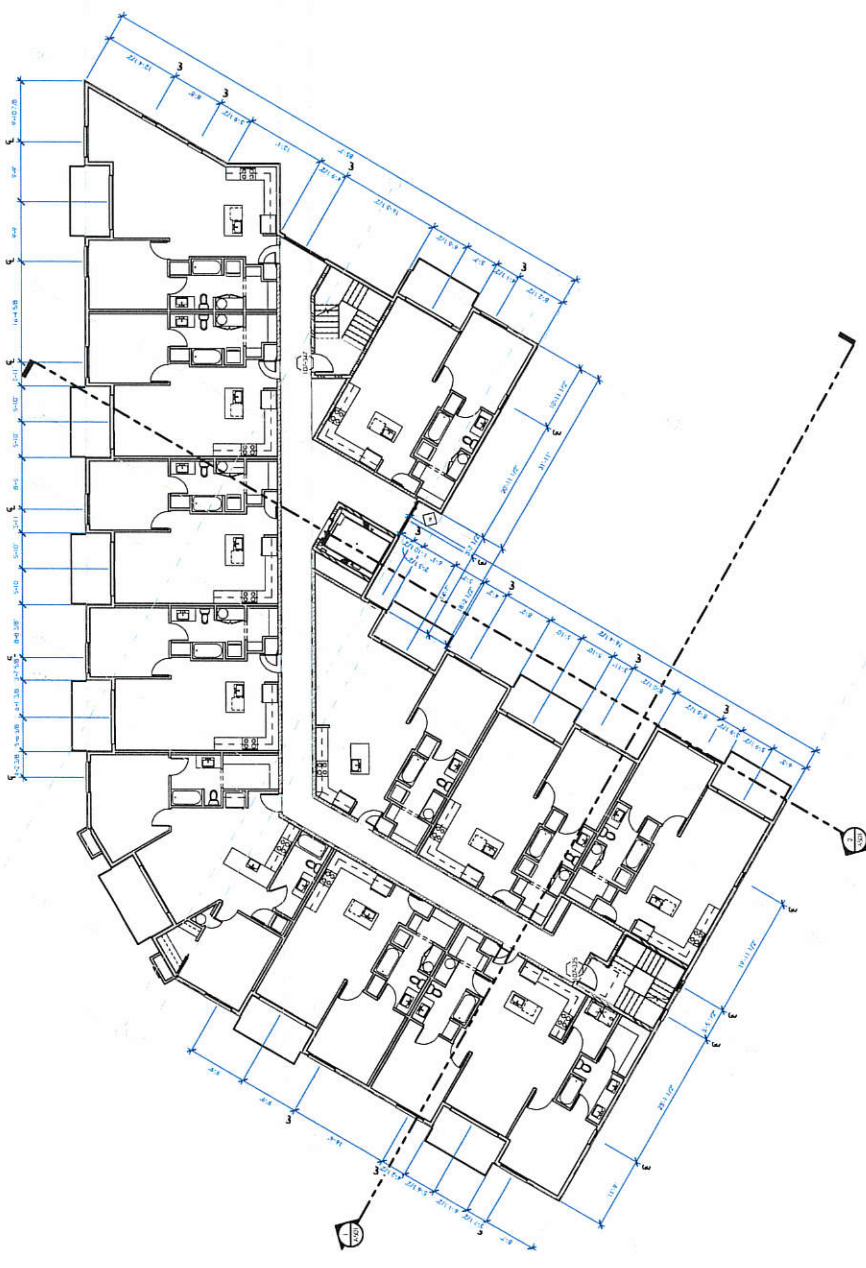


2 LEVEL 01 - OFFICE
1/8" = 1'-0"

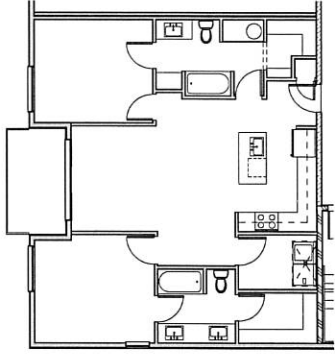


LEVEL 04 - APARTMENT
 1/8" = 1'-0"

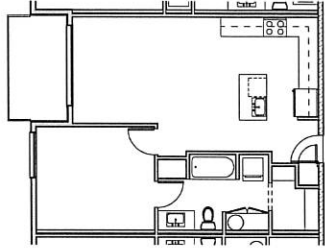




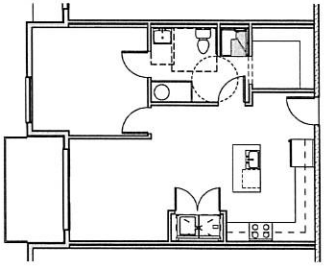
LEVEL 05 - APARTMENT



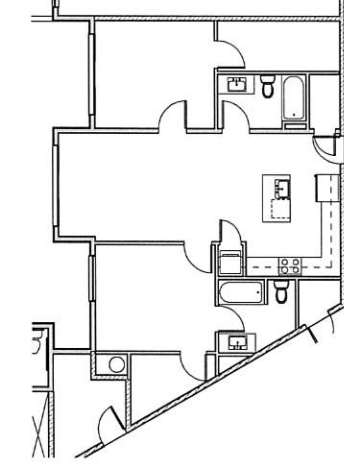
(1) 1 BED 1 BATH TYPE A - 712 SF



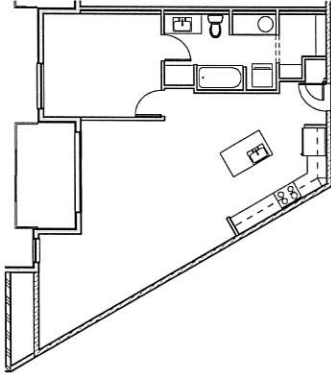
(2) 1 BED 1 BATH - 712 SF



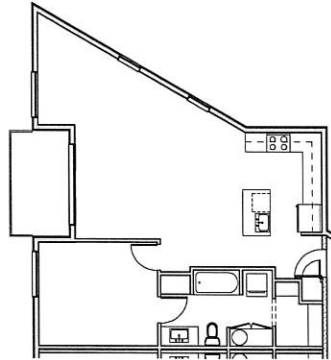
(4) 2 BED 2 BATH - 1,094 SF



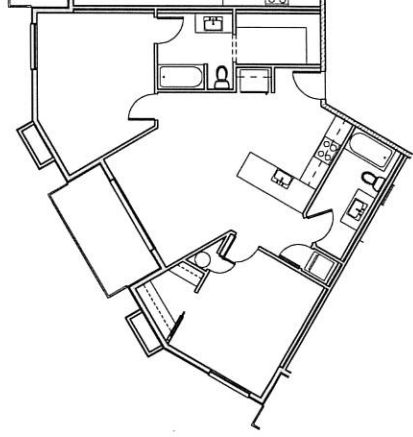
(3) 1 BED 1 BATH DEN - 849 SF



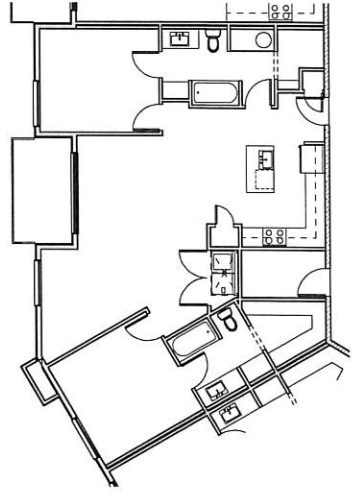
(2) 2 BED 2 BATH DEN - 1,216 SF



(1) 2 BED 2 BATH - 1,078 SF



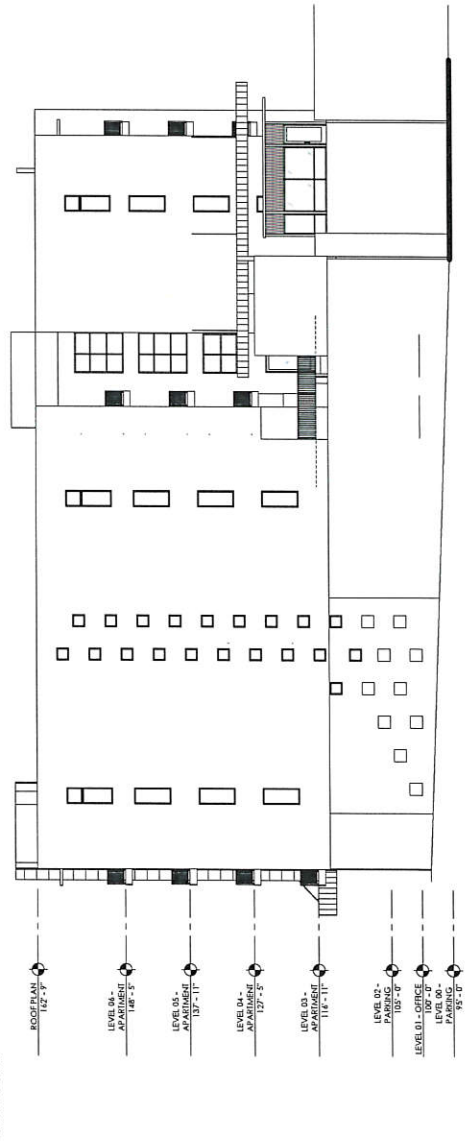
(3) 2 BED 2 BATH - 1,058 SF



(2) 2 BED 2 BATH DEN - 1,216 SF



1 **SOUTHEAST ELEVATION**
1/8" = 1'-0"
GRAPHIC SCALE



2 **SOUTHWEST ELEVATION**
1/8" = 1'-0"
GRAPHIC SCALE

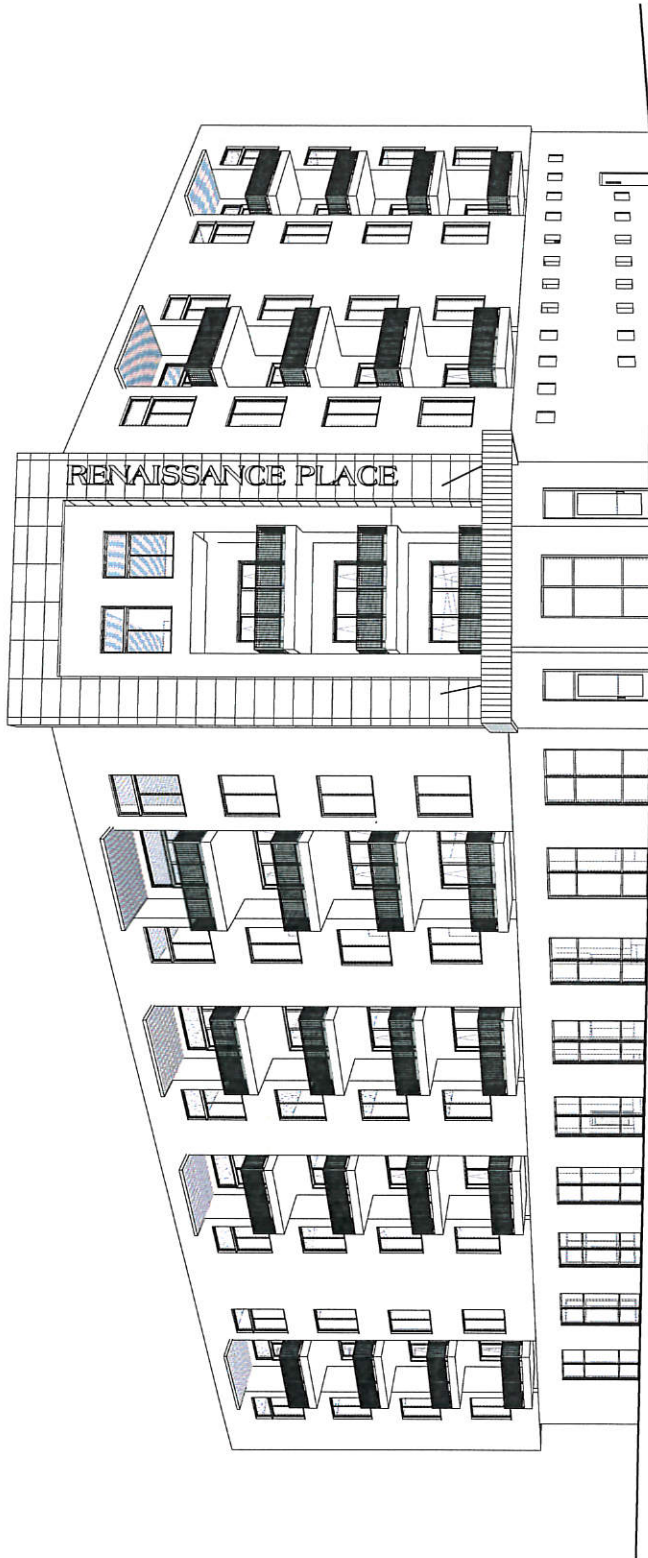


1 NORTH ELEVATION



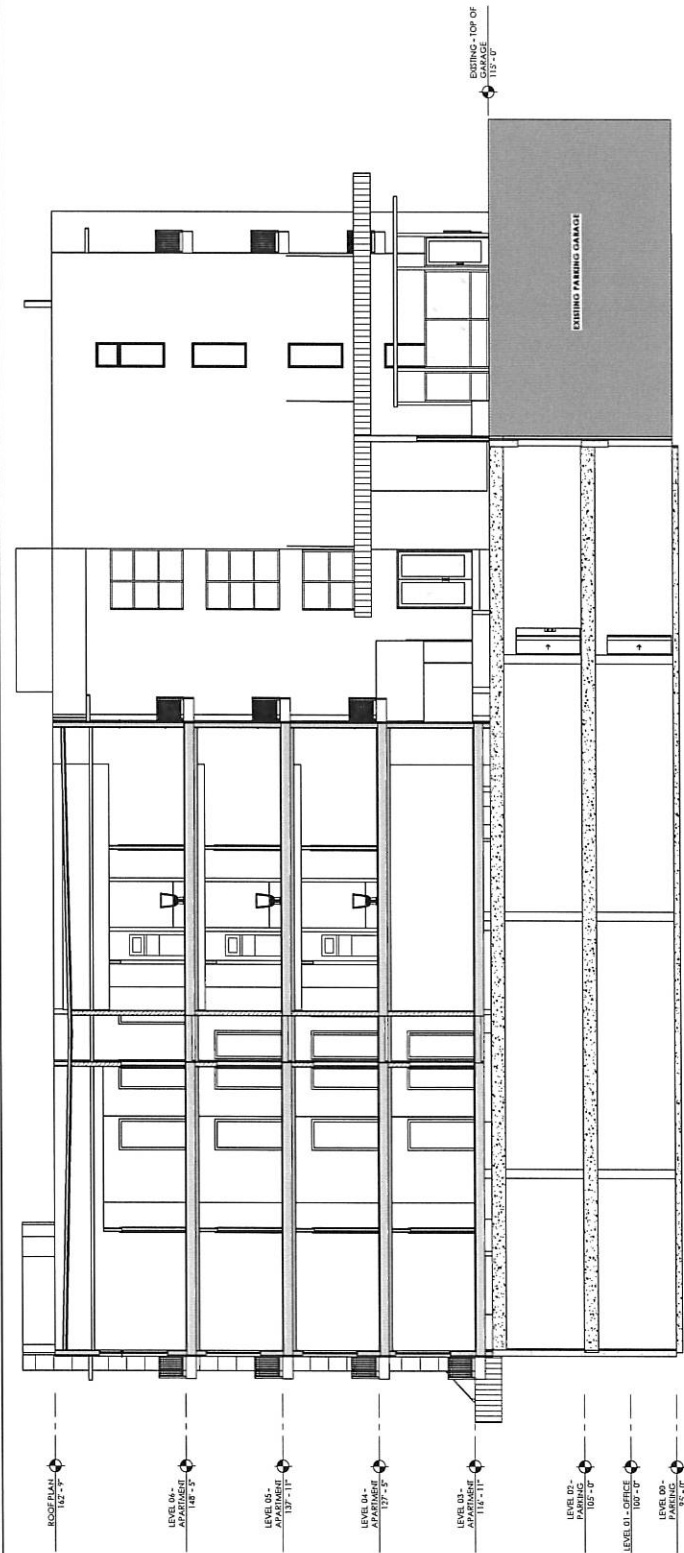
2 NORTHWEST ELEVATION



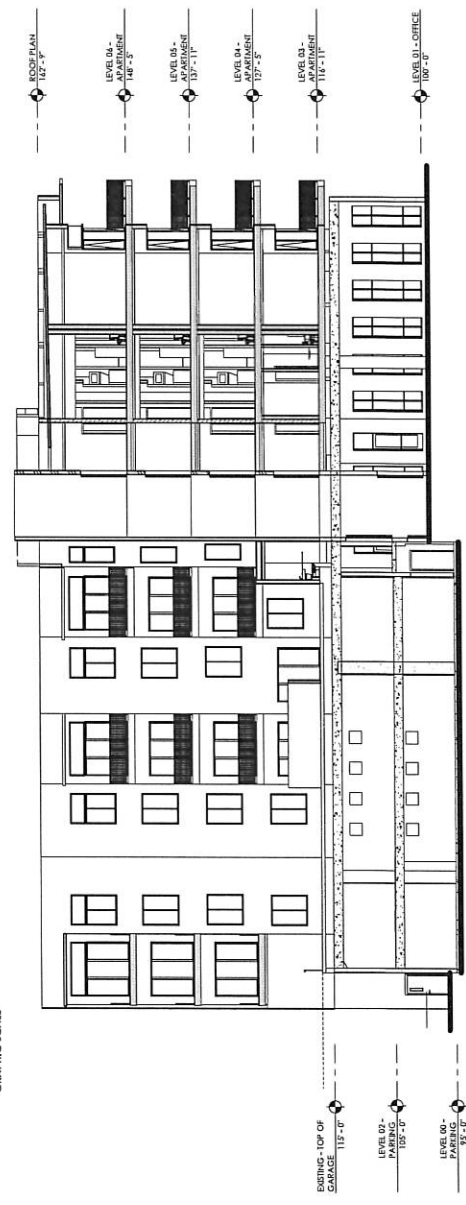


- ROOF PLATE
102'-7"
- LEVEL 04 -
PARKING
118'-5"
- LEVEL 05 -
PARKING
137'-11"
- LEVEL 04 -
PARKING
127'-5"
- LEVEL 05 -
PARKING
112'-11"
- LEVEL 05 -
PARKING
108'-0"
- LEVEL 01 - OFFICE
105'-0"
- LEVEL 00 -
PARKING
95'-0"

1 NORTHWEST CORNER ELEVATION
1/8" = 1'-0"



SECTION 1
1/4" = 1'-0"
GRAPHIC SCALE



SECTION 2
1/4" = 1'-0"
GRAPHIC SCALE

Commission Staff Report

Subject: Preliminary and Final Subdivision Approval for the Moncur Subdivision
Address: 1305 S. 400 East
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: April 4, 2017



Background

Ms. Renee Moncur is requesting preliminary and final approval of the Moncur Subdivision. This two lot subdivision proposes to split the existing residential property at 1184 No. 400 East Street. The property is currently occupied by a single home which will end up on one lot and a detached garage which is located on the other proposed lot.

Analysis

The property at 1305 S. Main Street contains 0.45 acres and is not currently located in a subdivision. The division creates two lots, one containing 11,082 sf. and the other containing 8,506 sf., both larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone. Bountiful Code does not allow an accessory structure on a lot without a primary use. As such the existing detached garage will be located on the new lot without a house and will have to be removed if a primary structure (house) is not constructed within a relative short amount of time. There is no specific time spelled out in the zoning ordinance for this compliance but, as staff, we feel that three months after the plat is recorded is a fair amount of time to allow for a new home permit to be applied for. If a new home permit has not been applied for within three months of the plat recordation date, the garage will have to be removed.

All utilities are already serving the corner lot. The water and sewer services for the east lot will be connected to the main lines in 1200 North Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department.

Recommendation

Recommend preliminary and final approval of Moncur Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees.
4. Remove the detached garage from lot 2 if a new home permit application has not been issued within three month of the recording date of the plat.

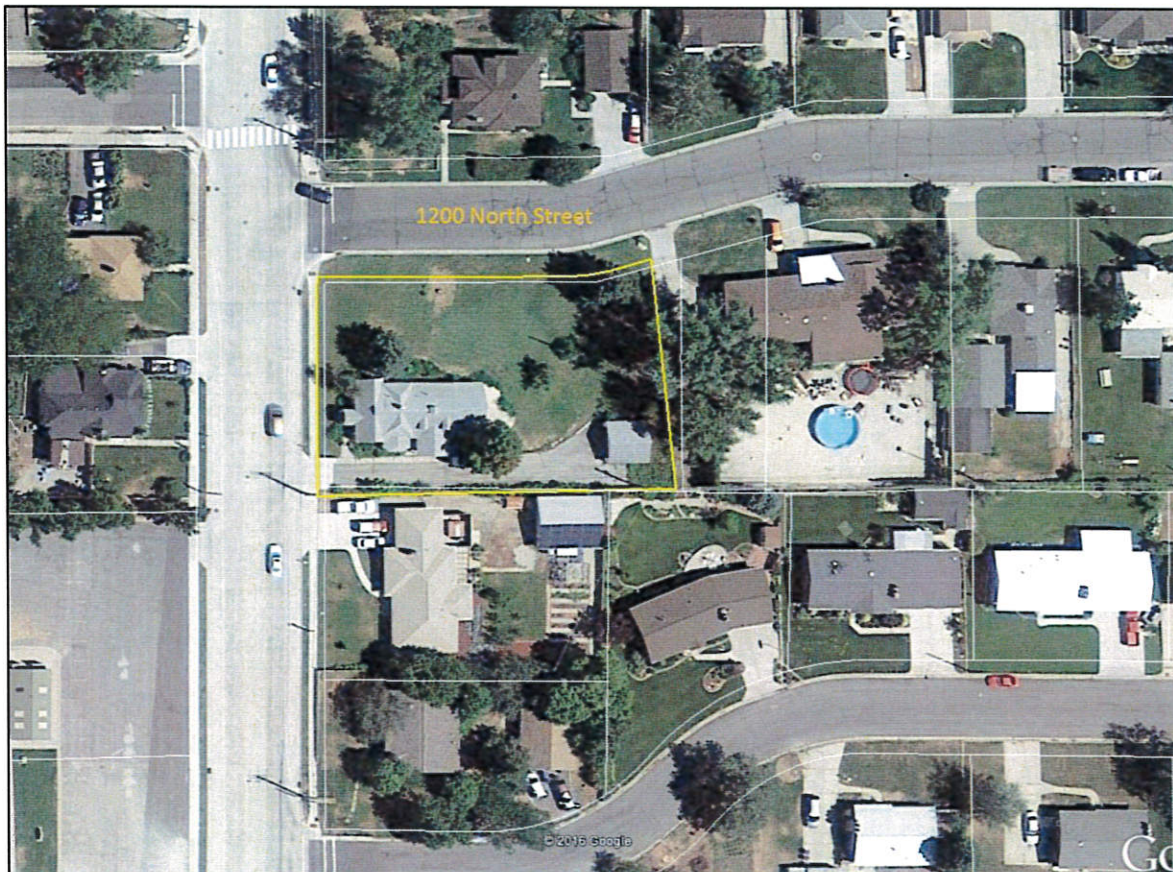
Significant Impacts

None

Attachments

1. Aerial photo showing the existing condition and proposed plats;
2. A copy of the preliminary plat and final plat.

Aerial Photo of the Proposed Moncur Subdivision



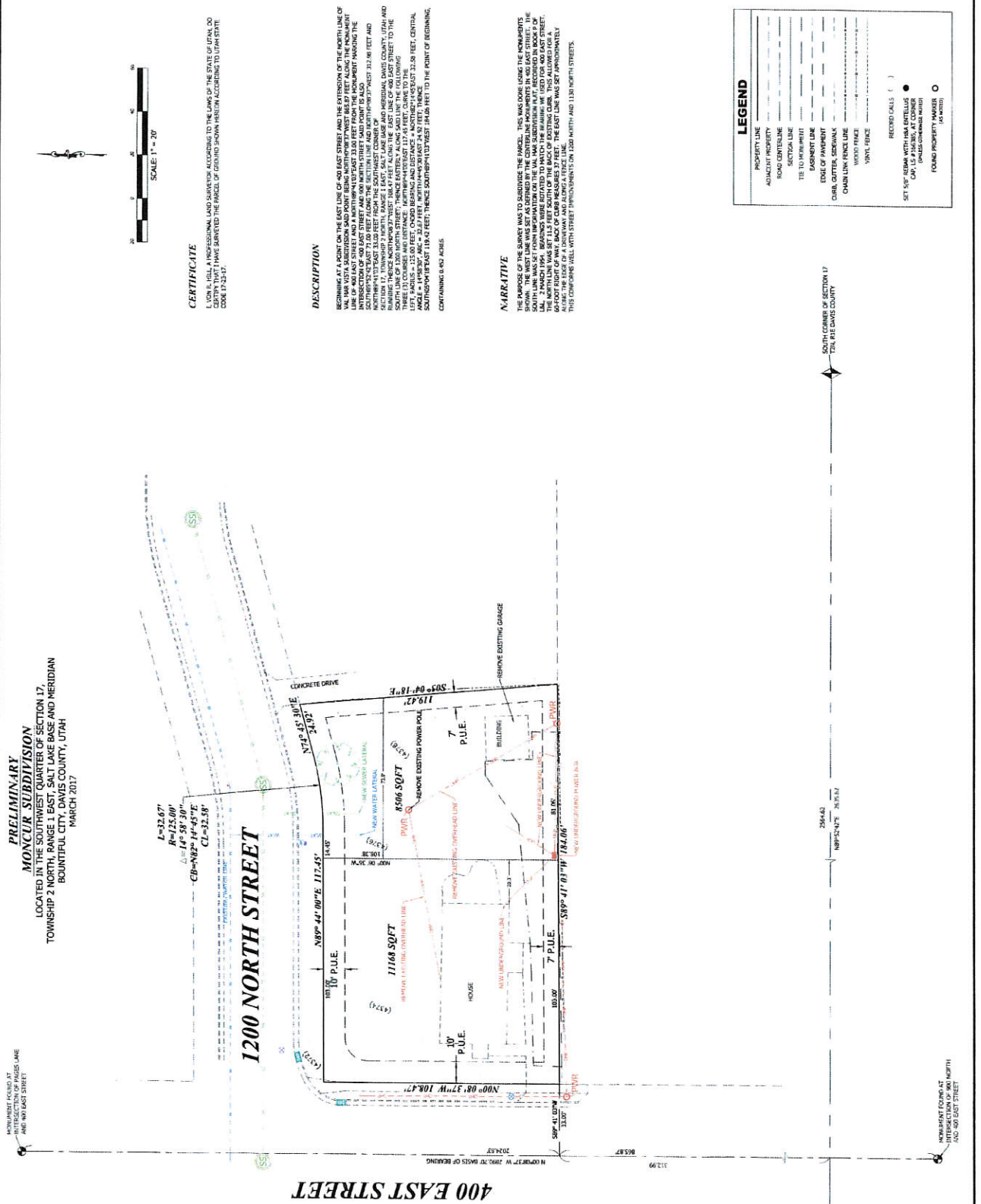
**PRELIMINARY
MONCUR SUBDIVISION**
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 2017

MONUMENT FOUND AT
INTERSECTION OF PAGES LAKE
AND NUTCRACK STREET

MONUMENT FOUND AT
S.W. CORNER OF SECTION 17,
T2N, R1E DAVIS COUNTY

MONUMENT FOUND AT
S.W. CORNER OF SECTION 17,
T2N, R1E DAVIS COUNTY

MONUMENT FOUND AT
S.W. CORNER OF SECTION 17,
T2N, R1E DAVIS COUNTY



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Commission Staff Report

Subject: Public Hearing-Continued

Amendment to the Park Strip standards of the Code

Applicant: Mike Willey, Nathan Plummer, et al.

Author: Chad Wilkinson

Date: March 21, 2017



Description of Request

Consider amending the text of Section 14-16-107 (c) of the Bountiful City Land Use Ordinance to allow concrete or other hardscape materials in park strips along certain state maintained roads in Bountiful.

Background and Analysis

At the March 2, 2017 meeting, the Commission directed staff to bring forward other options for consideration including the use of pavers rather than solid concrete in park strips. Staff will be prepared with several different photographic examples of alternatives for park strips for discussion at the April 4, 2017 meeting. A copy of the applicants' original submittal and the original staff report are attached to this report.

Recommendation

Staff recommends that the Planning Commission consider the examples presented and any other information gathered at the public hearing and take one of the following actions:

1. Recommend approval of the request as submitted by the applicant.
2. Recommend denial of the request as originally recommended by staff.
3. Recommend approval with specific direction on materials to be allowed within park strips.

Attachments

1. **Original Staff Report and Attachments**

Commission Staff Report

Subject: Public Hearing-Amendment to the Park Strip standards of the Code

Applicant: Mike Willey, Nathan Plummer, et al.

Author: Chad Wilkinson

Date: March 21, 2017



Description of Request

Consider amending the text of Section 14-16-107 (c) of the Bountiful City Land Use Ordinance to allow concrete or other hardscape materials in park strips along certain state maintained roads in Bountiful.

Background and Analysis

A group of residents and property owners along 400 North have asked that the City consider amending the Land Use Ordinance to allow for concrete in park strips under limited circumstances. Specifically, the residents would like to have the option of converting lawn areas in park strips to hardscape (concrete, pavers, etc.) on state maintained roadways within Bountiful City where certain conditions are present. A copy of the applicants' written narrative is attached to this report. In summary the proposed amendment would allow for "hardscape" including concrete or pavers to be installed in place of grass or other forms of landscaping when the following are applicable:

- The road is maintained by the State of Utah (UDOT)
- The road has no on-street parking

Examples given by the applicant of streets that meet these criteria in Bountiful include:

- 400 North between 200 West and 500 West (State Route 106)
- 500 South between 200 West and Main Street (State Route 68)

Although not specifically listed by the applicant, all the portions of Highway 89 (including 500 West) within City limits also fit within the definition. Additionally, although listed by the applicant, the portion of 2600 South within City limits is not state maintained and therefore would not fit the definition.

The applicant has submitted examples of ordinances from Salt Lake City, South Salt Lake City, West Valley City, Taylorsville, West Jordan, Roy, Denver and Sioux Falls South Dakota. Each of these cities allows hardscape in park strips under certain circumstances. A copy of the submitted standards is attached.

The applicants have cited safety concerns related to maintaining park strips along busy roadways as their primary concern. A secondary concern revolves around the viability of park strips that are narrow and subject to salt application in the winter time.

Before eliminating the requirement for vegetation in park strips, it is important to consider why park strips have historically been a part of development in Bountiful. Park strips serve a number of purposes. Besides providing beautification through landscaping, park strips provide snow storage, separation from the street for pedestrians, and areas of installation of utilities. Park strips also provide additional pervious surface for storm water infiltration.

As stated by the applicant, maintenance of the park strips is the responsibility of the abutting property owner. This is a common requirement that applies in Cities throughout Davis County and Utah. If a property owner wishes to install something besides grass in their park strip, the Code currently allows for xeriscaping to be installed in park strips and in other required landscape areas.

One of the applicants' stated concerns is related to rocks entering the roadway when using xeriscaping in lieu of turf. Xeriscaping is an often misunderstood concept and is sometimes referred to incorrectly as "zero-scaping." Many associate xeriscaping with gravel or lava rock with no landscaping and no provision for irrigation. In reality, xeriscaping can consist of any low water using landscaping and almost always requires supplemental water to establish and maintain the vegetation. The current Code recognizes the need for vegetation in conjunction with xeriscaping and currently requires a minimum of 50 percent live vegetation in xeriscaping park strips. There are several examples of successful xeriscaping in park strips in Bountiful City. Properly maintained park strips prevent rocks and landscape bark from entering the public storm system.

Park strips that are filled with concrete or other impervious materials will increase the amount of storm water run-off in the City. As part of the new State Storm Water Discharge Permit, adoption of Low-Impact Development (LID) techniques is encouraged. One LID practice includes the use of vegetated park strips and other landscape areas to increase the surface area covered by pervious materials. Although implementation of these standards has been delayed, the newly adopted standards will strongly encourage more pervious surfaces. Reducing pervious surfaces would be contrary to the newly adopted State standards.

Concrete filled park strips also make utility installation and maintenance in these areas more difficult as concrete must be removed prior to utility work.

Safety is of paramount concern and any discussion related to areas near streets should take into account the safety of Bountiful residents. However, there are ways to maintain a park strip that do not require stepping into the street. Areas along 500 West, Bountiful City's busiest arterial street, have narrow park strips that are maintained by the adjacent property owner.

Individual property owners do have the option of requesting a variance to the standards based on hardship. However, these requests should be granted on a limited property by property basis and

should be granted only to properties that have unique circumstances that constitute a hardship. If there is a desire to change the standards for an entire neighborhood or area of the City, the proper process is to change the Code.

Department Review

This item has been reviewed by the City Planner, City Engineer and the City Attorney.

Significant Impacts/Conclusion

While allowing concrete in park strips will reduce or eliminate the need for an abutting property owner to maintain park strip areas on busy streets, there are other impacts that should also be taken into consideration. Allowing for concrete in park strips will increase run-off from these areas and will decrease green space in the City. Concrete in park strips is inconsistent with Low Income Development standards, which are encouraged by recently adopted State Storm Water Discharge permit. The Code currently provides options for homeowners who wish to have other landscaping solutions besides grass that may require less maintenance.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of denial for the proposed change to the park strip standards.

Attachments

1. Applicant Submittal



Ordinance Amendment Application

CHAPTER 16

LANDSCAPING AND FENCING

**Amend code to allow Hardscape Park Strips
400 North Between 200 West and 500 West**

I have lived on 400 North for 58 of the 66 years of my life. My childhood years through age 19 were spent at 350 West 400 North and my wife and I built a home located at 332 West 400 North in 1978 and have lived there for the last 39 years.

I have seen 400 North develop from a two lane oiled road with gravel on the sides to a four lane (5 with the middle turn lane) urban corridor.

When the Bountiful City ordinances were adopted to help keep our city beautiful and green, 400 North was not nearly as busy as it is today. Personal and Public Safety were probably not even considered when the requirements for park strip landscaping were written and adopted. When you could park your car in the front of your home, with out impeding traffic, safety of those walking down the street, maintaining the park strip or even driving down 400 North didn't need to be considered.

When I-15 was constructed in the early 1960s it was determined that 400 North needed to be widened in order to handle the increased amount of traffic accessing the 400 North freeway access. Later it was determined, that to ease traffic congestion with those needing to turn left onto 200 West, 500 West, 332 West, 350 West, 300 West and the numerous businesses, apartment complexes and condominiums, a turn lane was added in the center of the road. The addition of the turn lane mandated that curbside parking was eliminated and the outside eastbound and westbound lanes were placed within inches of the curb. It was at that time that I felt that my safety, the safety of my children and now the safety of my grandchildren, was jeopardized because of the city ordinance mandating a "green" park strip and maintenance thereof. (In other words, trying to mow and edge a grass park strip.) I have had numerous near misses and each of my children have had near misses with traffic as we have tried to maintain the park strip.

I have noticed the following as work to try to maintain the park strip evolved:

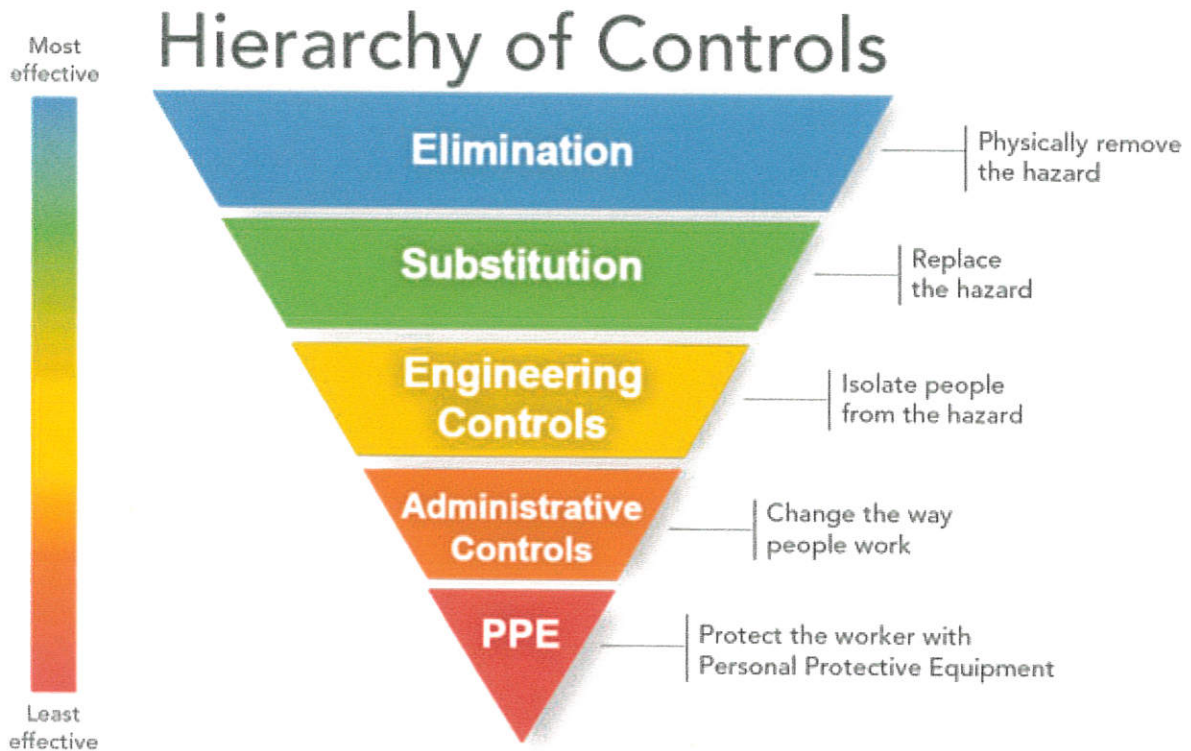
1. The level of the grass (crap grass as I now call it) had grown from sidewalk/curb height to a level 6" above the side walk. Edging this area would expose 4" of cinders, salt and other road debris topped by a couple inches of weed sod.
2. Nothing else will grow in this area (My dad tried petunias and other types of plants with no success.)
3. I quit edging the gutter edge of the park strip a couple of years ago after an increase in in near misses for me and the cars coming down 400 north who have been hit by flying debris from my edger.

I attribute the poor soil condition to the necessity of UDOT needing to plow snow right to the curb to maintain passageway in the far right westbound and far right eastbound lanes of 400 North.

Things have changed as Bountiful has grown. 400 North has become a major traffic corridor for not only the north side of Bountiful but the south side of Centerville as well. As these areas have grown traffic has increased. Some of the largest contributors to traffic increase were the construction of the Bountiful Temple and the commercial development on 500 West just south of 400 North in West Bountiful (Costco etc.) as well as the Walmart and Home Depot development in Centerville. We do not begrudge progress and growth but feel like ordinances and codes need to be updated or amended to help ease the impact of that growth.

The residents and property owners living between 200 West and 500 West on 400 North respectfully request that the Bountiful City Landscaping and Fencing Ordinances chapter 16 be amended to allow, at the property owners option, Hardscaping in the park strip enhancements such as tinted, stamped concrete, pavers etc. We feel like Xeriscaping for this particular area is not an option because of the hazard of loose materials making their way into the street and being thrown back at pedestrians or other traffic by passing motorists. The number of Bountiful Jr. High students who walk this corridor also precludes the use of Xeriscaping as kids and rocks oftentimes do not mix. Also Xeriscaping is not maintenance free.

Hazard analysis, for all parties concerned, should be conducted before beginning any project. It is a proven fact that the best method for maintaining health and safety is the elimination of all possible hazards.



I started instituting principles I learned at work in responsibilities I had at home 10 years ago after becoming the safety director for a mechanical contractor. I taught our employees to use the Hierarchy of Controls as they performed tasks in the workplace and also taught that they should use this same method in projects at home.

I have been teaching First Aid/CPR and AED use for the Utah Safety Council for the past 3 years. One of the first things taught during our classes is to “check the scene for safety” and “never enter an unsafe scene and risk becoming a victim yourself”.

As I have maintained my home and yard I have tried to observe the principles above. When I have maintained the park strip I have felt much like a highway construction worker. I have worn PPE to protect hearing and eyesight. Hard toed leather shoes to protect my feet. Sometimes even worn a high visibility vest. I have changed the way I work (tried mowing and edging at different times of day, edge and mow toward oncoming traffic etc.). As traffic on 400 North has increased, at all times of day, these methods have become less and less effective. I don't have the authority to replace the hazard or eliminate the hazard. The only thing I have left to do is isolate myself from the hazard which places me in violation of the city ordinance requiring property owner maintenance of the park strip.

Bountiful City does have the authority to protect the health and safety of residents on lower 400 North by amending the city ordinance to allow the placement of hardscaping in the park strip. This would replace the hazard, remove the hazard and allow us to not have to enter an unsafe scene.

Other reasons for amending chapter 16 of the Bountiful Code to allow Hardscaping on 400 North 200 West to 500 West

All collector streets 400 North, 500 South and 2600 South gathering traffic to I-15, maintained by the State of Utah and where on street parking has been eliminated as a safety buffer need to have provisions for protecting those maintaining the park strips.

500 South already has concrete walks abutting the back of the curb (no park strip) from 400 East (Orchard Drive) to the I-15 collection point below 500 West.

Orchard Drive from 500 South to the I-15 2600 South Interchange has sidewalks butting up to the backside of the curb (no park strip) with the exception of Dick's Market and Colonial Square. Bountiful High has rocks in the front yard adjacent the street.

400 North has on street parking from Orchard Drive to 200 West. It also has wide park strips from Main street to 200 West.

400 North from 200 West to I-15 South Bound has no on street parking to act as a safety buffer. The park strip on the north side has been reduced to between 3 and 4 feet wide. This condition also exists on Highway 89 from 400 North to I-15 North Bound. The south side park strips appear to have excessive slope toward the gutter. Three residents from the South side of this part of 400 North have stated that one foot has to be placed in the gutter to keep lawn equipment from slipping into the road.

See the attached pictures

Proposed changes to be made to chapter 16 Landscaping and Fencing Ordinance.

#1. An asterisk needs to be placed after “no concrete” in the park strip with a note at the bottom of the page saying “See Hardscaping Standard”. Leave the no asphalt clause

#2. A Hardscaping Standard could be placed following the Xeriscape Standard and should read in part:

Hardscaping is allowed in park strips located on Bountiful I-15 access collector streets, maintained by UDOT and with no on street curbside parking. These areas include:

- 400 North (State Route 106) between 200 West and 500 West
- 500 South (State Route 68) between Main Street and 500 West
- 2600 South (State Route 93) between Orchard Drive and 500 West.
- 500 West (State Route 89) between 400 North and the I-15 North Bound Entrance.

A specification for hardscaping of Bountiful City Planning and Zoning’s choosing could then be added. Colors could be selected etc. We would suggest using whatever UDOT specifies for hardscaping since these are UDOT maintained corridors.

On-Street Parking: On-street parking provides increased safety by placing a physical barrier between moving vehicles and pedestrians and reduces the speed of traffic traveling adjacent to the parked vehicles.



400 North 200 West to 500 West
Under Construction
Park strip will be under 4 feet



500 South 200 West to 500 West
Sidewalk right against curb- no park strip
no on street parking



2600 South 200 West to Highway 89
Limited park strip at Colonial Square





Utility crews pull onto park strip and damage sprinkler system. Owner desires hardscape to give them something to park on. Tired of Sprinkler repair.



Steep slope sidewalk to curb.









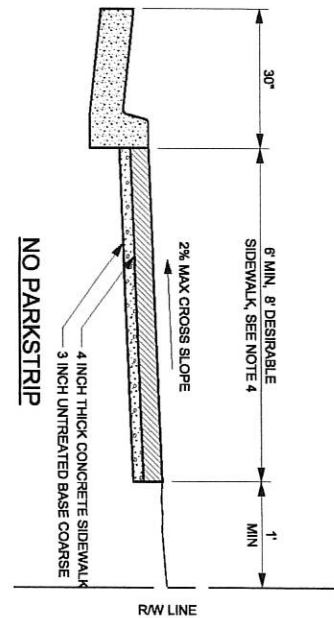
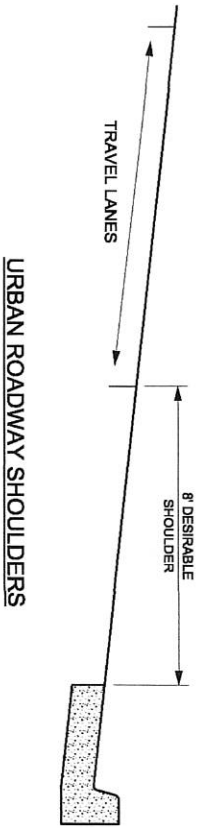
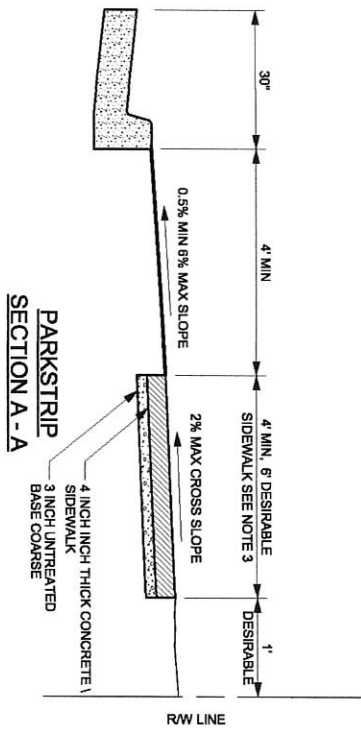
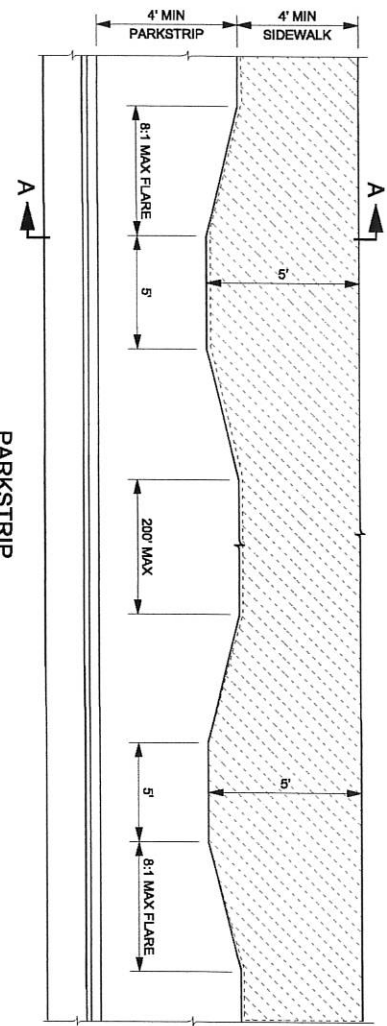
Manual on Uniform Traffic Control Devices
Federal Highway Administration

<https://mutcd.fhwa.dot.gov/htm/2009/part6/part6d.htm#section6D03>

Guidance:

03 *The following are the key elements of worker safety and TTC management that should be considered to improve worker safety:*

- A *Training—all workers should be trained on how to work next to motor vehicle traffic in a way that minimizes their vulnerability. Workers having specific TTC responsibilities should be trained in TTC techniques, device usage, and placement.*
- B *Temporary Traffic Barriers—temporary traffic barriers should be placed along the work space depending on factors such as lateral clearance of workers from adjacent traffic, speed of traffic, duration and type of operations, time of day, and volume of traffic.*
- C *Speed Reduction—reducing the speed of vehicular traffic, mainly through regulatory speed zoning, funneling, lane reduction, or the use of uniformed law enforcement officers or flaggers, should be considered.*
- D *Activity Area—planning the internal work activity area to minimize backing-up maneuvers of construction vehicles should be considered to minimize the exposure to risk.*
- E *Worker Safety Planning—a trained person designated by the employer should conduct a basic hazard assessment for the worksite and job classifications required in the activity area. This safety professional should determine whether engineering, administrative, or personal protection measures should be implemented. This plan should be in accordance with the Occupational Safety and Health Act of 1970, as amended, "General Duty Clause" Section 5(a)(1) - Public Law 91-596, 84 Stat. 1590, December 29, 1970, as amended, and with the requirement to assess worker risk exposures for each job site and job classification, as per 29 CFR 1926.20 (b)(2) of "Occupational Safety and Health Administration Regulations, General Safety and Health Provisions" (see [Section 1A.11](#)).*



NOTES:

1. USE CURRENT EDITION OF THE AASHTO A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR DESIGN OF ROADWAY ELEMENTS NOT SHOWN ON THIS STANDARD DRAWING.
2. USE CURRENT EDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR CLEAR ZONE REQUIREMENTS.
3. PROVIDE A 5 FT X 5 FT PASSING AREA ON SIDEWALKS OF LESS THAN 5 FT WIDE WHEN THERE IS NOT A HARD SURFACE PASSING AREA OF 5 FT MINIMUM WIDTH IN A 200 FT SEGMENT.
4. A MINIMUM OF 7 FT IS REQUIRED AT BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS.

West Jordan

http://utahwaterconservationforum.org/resources/ordinances/WJ_Landscape_Ordinance.pdf

<http://www.wjordan.com/files/RD07ParkStrip1.pdf>

South Salt Lake

http://www.southsaltlakecity.com/uploads/documents/Landscaping_Ordinance_Form.pdf

Salt Lake City

<http://www.slcdocs.com/building/b-park-strip.pdf>

Roy

<http://www.royutah.org/wp-content/uploads/2011/01/HomeOwners-Packet-Revision-Nov-2013.pdf>

West Valley City

http://www.bidsync.com/DPXViewer/32_16_24-Stamped_Concrete_Paving_ADDENDUM.pdf?ac=auction&auc=1746550&rndid=1125293&docid=4867903

Denver

https://www.denvergov.org/content/dam/denvergov/Portals/705/documents/guidelines/PWES-002.0-Streetscape_Design_Manual.pdf

UDOT

<https://www.udot.utah.gov/main/uconowner.gf?n=5361113714159942>

American Public Works Association stamped concrete

<http://www.slcdocs.com/utilities/PDF%20Files/2007%20Standard%20Plans.pdf>

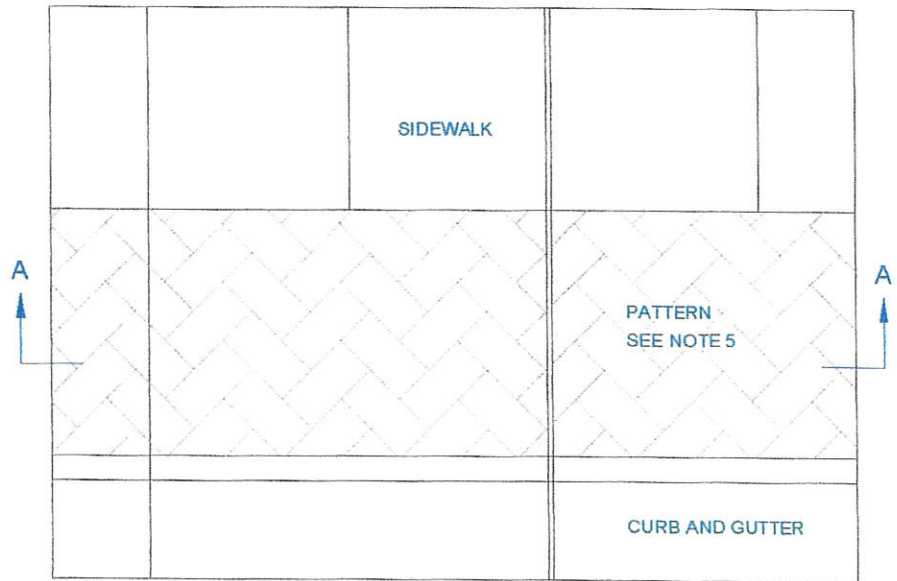
Used by SLC, Provo, Logan and numerous others

1. SELECT FILL:

- A. Use untreated base coarse grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires ENGINEER's written approval.
- B. Install and compact all backfill material per APWA Section 02322.

2. CONCRETE: Class 4000 per APWA Section 03304.

- A. If necessary, provide concrete which achieves design strength in 72 hours. Use caution, however, as spider cracks develop if air temperature exceeds 90 ° F.
- B. Place concrete per APWA Section 02770.
- C. Provide 1/2 inch radius on all exposed concrete edges unless otherwise shown.
- D. Apply a sealing/curing compound per APWA Section 03390.



PLAN VIEW

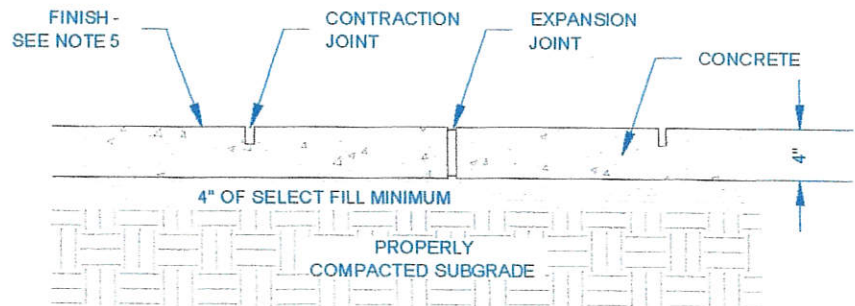
3. EXPANSION JOINTS: Provide full depth 1/2 inch thick F1 joint filler material per APWA Section 03060. Set top of filler flush with surface of concrete. Place joints to match expansion joints in sidewalk.

4. CONTRACTION JOINTS: Make contraction joints vertical, at least 1/8 inch wide, and 1 inch deep. Place joints to create square concrete panels.

5. PATTERN: Place pattern uniformly over surface using release power on stamping mats. Stamp to a depth of 1/2 inch. (Release power Charcoal or Gray Release No. CR927 or CR935)

6. PATTERN DESIGN: Ashlar Cut Slate (FM-3125, Brick Form Texture Mat)

7. COLORING: Integral coloring with medium brown. No reds, white, or natural look. No broadcasting of color on the surface of concrete. Color with Davis or Bayor colors. (No. 6058 Davis, Rustic Brown, No. 6549 Bayor, Medium Brown). One 25 lb. bag of coloring per 2 yards of concrete.



SECTION A - A

City of West Jordan



STANDARD CONCRETE PARK STRIP

PLAN
RD-07

(a) *Park strips.* Park strips are defined as the area within a street right-of-way located between the back of curb (or edge of pavement if there is no curb) and the sidewalk or, if there is no sidewalk, the back of curb and the right-of-way line.

(1) Intent. The intent of these park strip landscaping standards is to maintain the appearance of park strips, protect the users of park strips by prohibiting the use of materials that may cause harm or injury to pedestrians or vehicles, provide for safe and convenient access across park strips to and from vehicles that may park at the curb, increase landscape design flexibility while not unreasonably inhibiting access for repair and maintenance of public utilities, encourage water conservation through the use of water-conserving plants, and to generally improve environmental conditions along the City's streets. See definition of water-conserving plants in section 89-1-203.

(2) Park strip trees.

- a. Spacing and size. Park strip trees, when required, shall be provided at the equivalent of at least one tree for each 30 feet of street frontage and may be clustered or spaced linearly as deemed appropriate by the Urban Forester. Trees size shall be a minimum of two inch caliper (measured at six inches above root flare or at soil/ground level) at time of planting.
- b. Tree grates. If new trees are proposed in a park strip in which the area surrounding the tree will have an impervious service, tree wells with grates shall be provided which comply with the City's *Public Improvement Standards, Specifications, and Plans* manual
- c. Approval and planting. No tree shall be planted in a park strip without first obtaining approval from the Urban Forester. Tree species and planting location shall be approved by the Urban Forester.
- d. Tree maintenance. Planting and maintenance of trees shall be done in conformance with the City's *Public Improvement Standards, Specifications, and Plans* manual. No work (pruning, removal, etc.) shall be performed on street trees without first obtaining approval from the Urban Forester.

(3) Park strip ground surface treatment.

- a. Plant coverage. Plants in park strips, not including tree canopies, shall cover 10% or more of the park strip surface within three years of planting or when planting has reached maturity, whichever comes first. For lots with two or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage. In new park strips, or when replacing landscaping in existing park strips, water-conserving plants, as defined in section 89-1-203, shall constitute at least 80% of all plants used

Exception: The percentage of vegetation coverage may be modified or waived as part of the approval of a master streetscape plan for a development.

- b. Shrubs and annual or perennial flowering plants. Shrubs and annual or perennial flowering plants, up to 36" in height, are permitted as individual specimens or accent plants when not located within site distance areas. Shrubs shall not be planted at a spacing that would result in a visual barrier between the street and sidewalk. If the entire park strip is planted with annual or perennial flowering plants, it shall be the property owners responsibility to insure that erosion does not deposit soil or other material on sidewalks or in the street.
 - c. Organic mulch. Materials such as bark, shredded plant material, and compost, may be used as water-conserving mulch for plants and may also be used as the only material in portions of a park strip.
 - d. Parking strips and other landscaped areas less than eight (8) feet wide shall not be irrigated with pop-up fixed or rotor sprinklers. These areas shall generally be landscaped with water-conserving plants or approved street trees irrigated with micro-spray, bubblers, or drip irrigation. Street tree requirements in section 89-6-706(2) apply. Turfgrass may only be used in these areas if irrigated with surface bubblers or sub-surface systems.
- (4) Gravel, Rocks, and Boulders. Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of 18" away from existing street trees. Gravel and rocks shall measure a minimum of 1-1/2" in diameter or larger. Vegetation, organic mulch, or gravel shall be used near existing street trees.
- (5) Paving Materials. Paving materials, limited to poured concrete, concrete pavers, brick pavers, or natural stone pavers, may be used in portions of a park strip subject to the following limitations.
- a. Paving Materials Near Existing Street Trees. Poured concrete shall not be placed in any park strip with existing street trees. Other paving materials shall be kept a minimum of 18" away from existing street trees. Organic mulch or gravel, as approved by the Urban Forester, shall be used near existing street trees.
 - b. Park Strips 36" or less in width. Except as specified in Section 89-6-706(a)(5)a. above, any paving material may be used in 100% of a park strip that is 36" or less in width. If poured concrete it used, it shall be finished with a stamped pattern resembling brick or natural stone or scored with another decorative pattern to distinguish it from the adjacent sidewalk.
 - c. Park Strips Over 36" Wide. In park strips over 36" in width, the combination of all brick, stone or concrete pavers, poured-in-place concrete, organic mulch used without plants, gravel, rocks, and boulders shall not exceed 90% of the total park strip surface area. Poured concrete shall not be used except for carriage ways as outlined below.

- (6) Carriage Ways. In order to provide for safe and convenient access across park strips to and from vehicles that may park at the curb, carriage ways (walkways between the curb and sidewalk) through planted areas are encouraged. The material of carriage ways may be poured concrete, concrete pavers, brick pavers, or flat, natural stone paving materials such as flagstone or a combination of these materials. If poured concrete is used, the carriage way shall be not more than four feet in width and shall be located so as to provide the most direct route from the curb to the sidewalk. The area of carriage ways shall be included in calculating the percentage of inorganic material in the park strip.
- (7) Prohibited materials. Materials prohibited in park strips include asphalt, thorn-bearing plants, shrubs which create visual barriers, and structural encroachments. These materials are prohibited for the reasons stated below:
 - a. Asphalt. Asphalt is inconsistent with the city's urban design policy, and deteriorates quicker than pavers. Asphalt in park strips also reduces roadway access definition and encourages people to drive over the curb.
 - b. Thorn-bearing plants. Plants which have thorns, spines, or other sharp, rigid, parts are hazardous to pedestrians and bicyclists, and are difficult to walk across.
 - c. Continuous shrub or perennial plantings that exceed 36" in height at maturity. Continuous perennial or shrub plantings that exceed 36" in height at maturity are hazardous to pedestrians, pets, children on riding toys, and vehicles due to sight distance problems, are difficult to walk across, create visual barriers which promote crime, and limit access to the sidewalk from vehicles parked adjacent to the park strip.
 - d. Retaining walls, fences, steps, and other similar structural encroachments. Retaining walls, fences, steps, and other similar structural encroachments in park strips are prohibited unless they are specifically approved by the City. These structural encroachments are generally prohibited because they limit access from the street to sidewalks and create obstructions to, and increase the cost of, performing maintenance of public improvements and utilities within the park strip.
 - e. Plants within clear vision areas. No plants, boulder, monument, or other object which is over 36" in height shall be planted or located within clear vision areas. Street trees shall not be located closer than 30 feet to the projected intersection of curb lines.
 - f. Turf on steep park strips. Turf is not permitted in park strips with a slope greater than 3:1 (three feet horizontal distance to one foot vertical distance) due to increased runoff of irrigation water from steep slopes.
- (8) Park strip maintenance. Any owner of property abutting City park strips shall have the following responsibilities.

- a. Regular irrigation based on schedules prepared by irrigation designer and/or auditor, and fertilization of street trees and other vegetation when necessary to maintain good health and vigor.
- b. Protection of street trees against damage caused by excessive pruning, lawn mowers, weed trimmers, snow blowers and similar equipment. It is recommended that trees be protected by removing all plant material from at least a two-foot radius around the trunk of the tree and replace with mulch.
- c. It shall be unlawful for any private-property owner or tenant to remove any tree in park strips or within the landscape-setback area where there is no park strip without approval from the City.
- d. Park strips shall be kept free of weeds, refuse, and debris.

(b) *Adopted streetscape plans.* A streetscape plan is required in those cases where a wall is required between a development and an arterial or major collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line.

- (1) Where an adopted streetscape plan is in place, the developer shall follow such plan.
- (2) Where no adopted streetscape plan is in place, the developer shall coordinate with, and receive approval from, the Urban Forester on development of a streetscape plan and on the installation of the irrigation system and plant materials.
- (3) Where the required streetscape is a component of residential development, the landscaping requirement may be satisfied by providing funding to the City to complete the landscaping in accordance with an adopted streetscape plan.

(Enacted by Ord. No. 03-40, 07-15-2003 [Repealed] Enacted by Ord. 03-33, 08-19-2003; Ord. No. 04-23, (a)(2); (b)(3), 05-25-2004)

Sec. 89-6-707. Parking lot landscaping.

(a) *Parking lot landscaping.* Landscaping within parking areas is required in order to break up the large expanses of pavement and to provide relief from reflected glare and heat, as well as to guide vehicular and pedestrian traffic. Parking lots having more than 15 spaces shall include landscaping as specified below.

- (1) *Interior parking lot landscaping.* Not less than six percent of the interior of a parking lot shall be landscaped. The interior area of a parking lot for the purpose of this computation may be calculated by multiplying the number of parking spaces times 290 square feet. Planting that is required along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirement. Interior parking lot landscaping shall be reasonably dispersed throughout the parking lot.
- (2) *Perimeter parking lot landscaping.* Where a parking lot is located within a required yard, or within 20 feet of a lot line, landscaping shall be provided

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Organic Mulch	Min % Required	Street Trees	Other requirements
Urban Corridor 2100 South 2700 South 3300 South 3900 South 700 East State Street	Less than 3'	Pervious Concrete ^{i, ii} Pavers – brick, stone, or concrete ⁱⁱⁱ	Not allowed	100	Not allowed Hardy ground cover ^v	Bark, shredded plant material, or compost	0	Street trees not allowed.	If site development occurs, Additional trees will be required inside property line.
	3' to 5'	Pervious Concrete ^{i, ii} Pavers – brick, stone, or concrete	Gravel, stone, and boulders ^{iv}	75	groundcover Annual or perennial plants	Bark, shredded plant material, or compost	25	30' interval 2" caliper minimum	
	More than 5'	Pervious Concrete ^{i, ii} Pavers – brick, stone, or concrete	Gravel, stone, and boulders ^{iv}	25	groundcover Annual or perennial plants	Bark, shredded plant material, or compost	75	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required ^{vi}	

Park Strip Landscaping

Salt Lake City's Park strip standards are intended to maintain the appearance, design flexibility, and safety of park strips while ensuring access to public utilities and encouraging water conservation.

These standards are based on statutes in the City code, available online here:

sterlingcodifiers.com/codebook/index.php?book_id=672§ion_id=780655

Applicability

The requirements apply to all park strips, defined as the ground area within the street right of way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right of way line.

- 1 These standards apply to all properties, including vacant lots, that have street curbs. Owners of property on streets without curbs and gutters are not required to maintain formal landscaping within the public right of way.
 - 2 These requirements do not apply to lots in the D-1 district & beautification districts.
 - 3 The zoning administrator may modify the standards of this section to better achieve its intent and address site specific conditions such as, among other things, steep grades between the curb and sidewalk or the presence of canals or drainage channels.
- ### General Landscape Requirements
- 1 It is the property owner's responsibility to landscape all park strips adjacent to the property. During the construction of a new principal building, the contractor is responsible for landscaping the park strips. In general, this landscaping will involve improving the ground surface of the park strip with plant material, or hard surface treatments where permitted.

- 2 All park strip landscaping must be maintained in a safe and well kept condition by the abutting property owner. Trash, debris, and noxious weeds are not permitted.
- 3 Sufficient water shall be provided for vegetative ground cover, annuals, perennials, shrubs and trees to keep them in a healthy condition.

Park Strip Trees

- 1 There shall be at least one tree for each 30 feet of street frontage. They may be clustered or spaced linearly as deemed appropriate by the urban forester. Tree size shall be a minimum of 2 inch caliper (measured at a point 6 inches above the soil line) at time of planting.
- 2 Tree grates (wells) with adequate dimensions to accommodate the tree species are required for trees in which the surrounding has an impervious surface.
- 3 No trees shall be planted in a park strip without first obtaining a permit from the urban forestry division Salt Lake City Public Services Department. Tree species and location shall be approved by the urban forester.
- 4 Planting and maintenance (pruning, removal, etc.) of trees may require a permit and must conform to urban forestry standards and specifications which are available through the urban forestry office.

Park Strip Ground Surface Treatment

- 1 Plant materials should cover 33% or more of the park strip surface within 3 years of planting or when planting has reached maturity, whichever comes first. For lots multiple street frontages, this standard shall be applied separately to each park strip. In new or replacement landscaping, it is recommended that water conserving plants constitute at least 80% of plants used.
- 2 If annual or perennial flowering plants are used, the property owner must ensure that erosion does not deposit soil or other material on sidewalks or in the street.
- 3 Organic mulch materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

- 4 Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of 18 inches away from existing street trees. Organic mulch or gravel, as approved by the urban forester, shall be used near existing street trees.
- 5 Paving materials, limited to poured concrete, concrete pavers, brick pavers, or natural stone pavers, may be used in portions of a park strip subject to these following:

- a Poured concrete shall not be used in park strips with existing trees. Other paving materials shall be kept a minimum of 18 inches away from existing trees. Organic mulch or gravel, as approved by the urban forester, shall be used near existing trees.
- b Except as specified above, any paving material may be used in 100% of a park strip that is 24 inches or less in width. If poured concrete is used, it shall be stamped with a brick, stone, or other decorative pattern to distinguish it from the adjacent sidewalk.
- c In park strips that are 36 inches or less in width, brick, concrete, or natural stone pavers may be used in 100% of the surface area. Poured concrete shall not be used except for carriageways as outlined below. The use of plants in combination with paving materials is encouraged.

- d In park strips over 36 inches in width, paving materials, gravel, rocks, and boulders shall not exceed 67% of the total park strip surface area. Poured concrete shall not be used except for carriageways as outlined below.

- 6 For safe, convenient access to vehicles across park strips, carriageways (walkways through the park strip) are encouraged. The material used may be poured concrete, concrete or brick pavers, or flat, natural stone paving materials such as flagstone or a combination of these. If poured concrete is used, the carriageway shall be not more than 4 feet in width and shall be located so as to provide the most direct route through the park strip. The area of carriageways shall be included in calculating the percentage of inorganic material in the park strip.

- 7 Materials prohibited in park strips include asphalt, concrete, thorn bearing plants (flowering shrubs, such as roses, may be authorized by the zoning administrator), ground cover which exceeds 18 inches in height at maturity, shrubs which create visual barriers, and structural encroachments. These materials are prohibited for the following reasons:

- a Asphalt is inconsistent with the city's urban design policy and deteriorates quickly. Asphalt also reduces road definition and encourages people to drive over the curb. Concrete and asphalt may also impede access to public utilities.
- b Plants with thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists. Limited use of thorn bearing flowers, such as roses, may be acceptable subject to the approval of the zoning administrator.
- c Continuous ground cover and shrubs which exceed 18 inches in height at maturity are hazardous because they reduce the visibility of pedestrians, pets, and children. They are difficult to walk across, create visual barriers which promote crime, and limit access to the sidewalk from parked vehicles.
- d Retaining walls, fences, steps, and other similar structural encroachments in park strips are prohibited unless they are specifically approved through the city revocable permit and review process. These are generally prohibited because they limit access to sidewalks from the street and obstruct, and increase the cost of, performing public improvements and maintenance of utilities.
- e Except for trees, no plant, boulder, monument, or other object over 18 inches in height shall be located within sight distance areas.
- f Turf and gravel are not permitted in park strips with a slope greater than 3 horizontal feet to 1 vertical foot. Turf is difficult to mow on steep slopes and gravel will migrate down the slope and collect in the gutter. Larger rocks or boulders used on steep park strips shall be buried in the ground to a depth equal to at least 1/3 of the rock to anchor them to the slope.

Park Strip Design Standards

PARK STRIP MATERIALS STANDARDS

- Annual and perennial flowering plants Permitted: not to exceed 18 inches in height at maturity when located within sight distance areas at street intersections, alleys, or driveways. Annuals and perennials, up to 36 inches in height, may be used as individual specimens or accent plants when not located within sight distance areas. These plants shall not be planted at a spacing that would result in a visual barrier between the street and sidewalk.
- Carriageways providing access to street Permitted: carriageways not to exceed 4 feet wide if they are poured concrete.
- Evergreen ground cover Permitted: less than 18 inches in height at maturity.
- Inorganic materials including pervious materials (gravel, stone, and boulders) Park strips 36 inches or less: Permitted in 100% of the park strip surface area. The use of plants in combination with these materials is encouraged.
- or paving materials (limited to brick, concrete, or natural stone pavers) Park strips over 36 inches in width: Permitted either as water conserving mulch for plants or may also be used alone on portions of a park strip.
- Organic mulch such as bark, shredded plant material, or compost Paving materials shall be kept a minimum of 18 inches away from existing street trees. Permitted and encouraged to conserve water around plants. May also be used as the only material on portions of the park strip.
- Shrubs Not permitted as a continuous hedge or when located within sight distance areas at street intersections, alleys, or driveways. Permitted, up to 36 inches in height, as individual specimens or accent plants when not located within sight distance areas. Shrubs shall not be planted at a spacing that would result in a visual barrier between the street and sidewalk. (See subsection F of this section.)
- Trees Permitted: see subsection D of this section.
- Turf Permitted on slopes less than 3:1 (3 feet horizontal to 1 foot vertical).
- Water Sufficient water shall be provided to keep all plants in a healthy condition.

- 8 Exceptions to these park strip standards are limited to the following:

- a In both of Salt Lake City's beautification districts (one located downtown and one in the Sugar House business district area), materials other than vegetation have been approved.
- b All vegetation located in park strips prior to November 5, 1992, may be maintained subject to city transportation division approval for sight distance and public way safety requirements.
- c Concrete may be used in park strips 24 inches or less in width due to maintenance and irrigation difficulties associated with narrow park strips but must be finished with a stamped pattern resembling brick, natural stone, or scored with another decorative pattern to distinguish it from the sidewalk. Poured concrete may also be used for carriageways that are 4 feet or less in width. Poured concrete shall not be used in park strips which contain existing street trees.

Clarifying Definitions

- 1 "Ground covers" are defined as any perennial evergreen plant species that does not exceed 18 inches in height at maturity and will spread to form a uniform "mat". "Perennial" is defined as a plant having a life span of more than 2 years. "Evergreen" is defined as a plant having foliage that remains on the plant throughout the year.
- 2 "Perennial flowering plants" are flowering plants which have a life span of more than 2 years but which become dormant each fall, losing all foliage, and generate new foliage and flowering buds the following spring and summer from the dormant root system.
- 3 "Annual flowering plants" are flowering plants which have a life span of only one growing season outdoors.
- 4 "Shrubs" are generally long lived woody plants that may be either evergreen or deciduous. They differ from ground covers in that they are generally over 18 inches tall and do not generally form a uniform mat. Shrubs shall not be planted at a spacing that will form a mass or hedge which creates a visual barrier between the street and sidewalk. The appropriate use of shrubs in park strips is as accent or specimen plants. Shrubs shall not be planted within street intersection, alley, or driveway sight distance areas. Shrubs may be planted outside sight distance areas but shall not exceed 36 inches in height at maturity.

Roy, Utah

TREE PLANTING LIST APPROVED TREES FOR PARK STRIPS

- | | |
|---------------------------|----------------------|
| SUNSET MAPLE | RED LEAF MAPLE |
| SHADE MASTER LOCUS | GREEN SPIRE LINDEN |
| ARISTOCRAT FLOWERING PEAR | GOLDEN RAIN |
| COLUMNAR HORNBEAM | ANY FLOWERING CHERRY |
| FLOWERING HAWTHORNE | AMERICAN RED BUD |
| FLOWERING CRABAPPLE | FLOWERING PEACH |
| ANY PLUM | |

Special permission to plant trees not on this list must be obtained from the Parks Director who can be reached at 801-774-1148.

Roy City **does not** encourage the planting of trees in the parking strip areas of the city. Generally, the property width is not adequate to support large trees, most utility right-of-ways run underground or overhead in these areas and the tree roots can lift curbs, gutters and sidewalks creating walking hazards for pedestrians. Trees also can cause sight obstruction for traffic flows and signs which violate the Manual Uniform Traffic Control Devices, (**MUTCD**) standards. Trees planted in these areas often have to be removed at great expense after they mature because of the damage they cause. Roy City has the right to remove trees causing damage to Roy City property, i.e., sidewalks, curb and gutters, sewer lines, storm sewer lines, etc. Trees can be removed at homeowner's expense if a permit is not obtained and the tree planted has not been approved.

PARKING STRIP

A **permit** (no charge) must be obtained from the Roy City's Department of Public Works, 5460 S 2700 W. Roy, Utah, phone number 801-774-1090, to perform any work in the parking strip other than maintenance.

A permit is required for any of the following projects:

- Tree Planting.
- Excavating 3 inches or deeper except to install sprinklers.
- Any underground utility work.
- Installation of concrete or any other material

The following materials are allowed in the parking strip:

- Grass.
- Decorative rock.
- Bark.
- Stamped concrete. **Asphalt is not allowed.**

Utah Code Annotated:

- UCA 10-8-10.** Trees.
- UCA 10-8-23.** Homeowners required to maintain parking strip weed free and remove snow and ice from sidewalk.

SECTION 32 16 24

STAMPED CONCRETE PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Furnish materials and construct stamped Portland cement concrete paving in park strips and median islands.

1.2 SUBMITTALS

- A. Provide Section 03 30 04 submittals.
- B. Submit color chart with specified color sample, and patterns.
- C. Manufacturer's recommendations for placement.

1.3 ACCEPTANCE

- A. Acceptance is by sub-lot. One sub-lot is 50 cubic yards. One lot is one day's production.
- B. Refer to Section 03 30 10 for compressive strength pay factors.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Portland Cement Concrete: Class 4000 minimum per Section 03 30 04.
- B. Course Aggregate: Grade 57 per Section 03 30 04.
- C. Color: Two-part shake color compound; base color with color release. Scofield UV resistant.
 - 1. **Base Color shall be Yosemite Brown (Per Davis Colors or equal approved by West Valley City Engineering Division).**
 - 2. Color release shall be Dark Gray (Per Brickform Standard Color Selector Brochure (or equal approved by West Valley City Engineering Division).

- D. Forms: Wood, metal, reinforced fiberglass, or plastic per Section 03 11 00. Use approved concrete forms on all curves that transition smoothly from curves to straight section. Keep forms free of flat sections and sharp bends.
- E. Expansion Joint Filler: Per Section 32 13 73.
- F. Pattern:
 - 1. Pattern shall be “Ashlar Slate” or equal approved by ENGINEER. Pattern example shown below:



- G. Sealant Compound: Liquid membrane per Section 03 39 00. Sealant compound used on stamped concrete paving shall be clear liquid, or clear when dry.

PART 3 EXECUTION

3.1 PREPARATION

- A. General:
 - 1. Examine surfaces scheduled to receive concrete form work for defects.
 - 2. Do not start work until defects are corrected.
 - 3. Curb, gutter and sidewalk work shall be placed and cured a minimum of seven days prior to placing stamped concrete.
- B. Form Construction: Place forms per Section 03 11 00. Obtain ENGINEER’s review of forms before placing concrete.

3.2 CONCRETE PLACEMENT

- A. Place concrete per section 03 30 10.
- B. Add concrete base color to mix at the batch plant. Allow concrete to set prior to application of color release compound. Apply stamped pattern. Wash off unstamped color release compound after concrete has set. Follow manufacturer's instruction.
- C. Stamp brick patten into fresh concrete in accordance with manufacturer's recommendations.
- D. Do not place concrete until sub-base course and forms have been checked for line and grade. Moisten sub-base if required to provide uniform dampened condition at time or placement.
- E. Place concrete using methods which prevent segregation of mix. Consolidate concrete with external screen vibrator or other acceptable methods. Do not use mechanical vibrators.
- F. Provide 5-foot test strip.

3.3 CONTRACTION AND EXPANSION JOINTS

- A. Additional contraction and expansion joint requirements per Section 32 13 73.

3.4 FINISHES

- A. Tool edges as required to remove sharp or jagged edges.
- B. Remove form marks or irregularities from finish surfaces.

3.5 CURING

- A. Seal concrete surface using only clear sealer.

3.6 FIELD QUALITY CONTROL

- A. Line and grade per Section 32 16 13.

3.7 PROTECTION AND REPAIRS

- A. Protect concrete work from deicing operations during the 28 day cure period.

END OF SECTION 03 35 19



S.R. DeBoer's studio; large shrubs were used outside the right-of-way to separate the vehicular entrance from the front patio area.
Courtesy Denver Public Library, Western History Department.

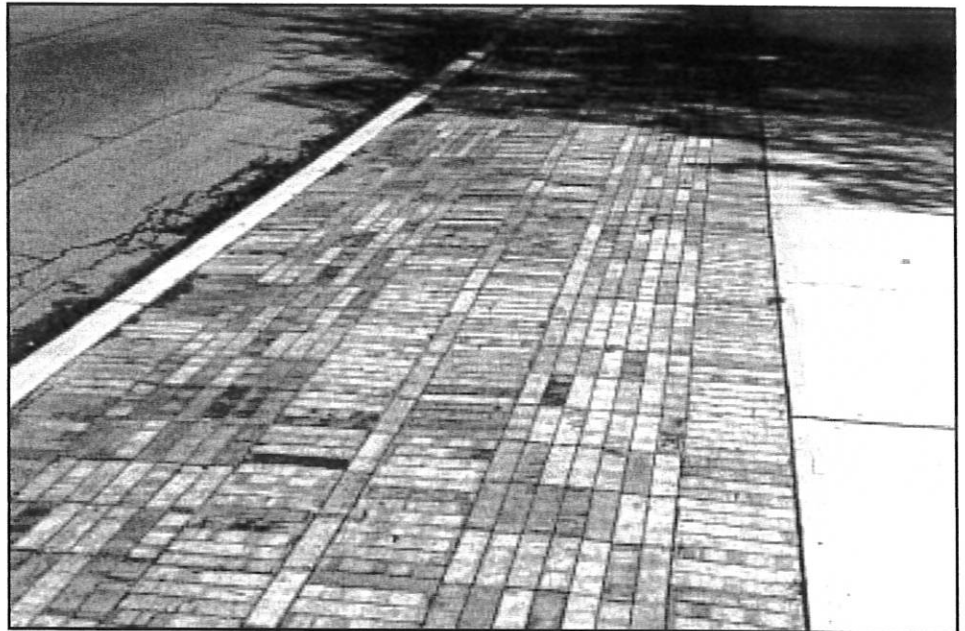
II. Groundcovers

Groundcovers, provide seasonal color, direct circulation and serve as a buffer between people and cars. Ground cover plantings provide functional and aesthetic benefits, however maintenance is extremely important.

A. Design

G u i d e l i n e s

Plantings other than trees in the streetscape may include turf, ground covers or shrubs. In commercial streetscapes with a large area between the sidewalk and the street or low pedestrian volume, a tree lawn of grass may be most appropriate. This area helps soften the street environment along the street edge.



Brick Pavers may be used in place of very narrow tree lawns where irrigation is impractical or in areas that receive high volumes of foot traffic.

1. Tree lawns, especially in new developments, should be at least 8 feet wide to accommodate irriga-

tion systems and to provide adequate room for healthy tree root systems. Turf should be provided



Low growing shrubs or ground covers may be used when the tree lawn is too narrow for efficient irrigation.

where the average width of the tree lawn is 8 feet or more. Small lengths of step-out strips may occur within the 8 foot width. However, widths less than 4 feet should be avoided. To water efficiently care must be taken, whether done by hand or by irrigated system.

2. For tree lawn areas less than 8 feet wide, turf is difficult to irrigate efficiently and groundcovers or paving may be considered. Groundcovers are preferred for widths between 5 feet to 2 feet. Paving is preferred.

where widths are less than 2 feet and in areas where heavy traffic and regular snow plowing occur.

3. For areas less than 30 square feet, special concern must be given to the maintenance available and groundcovers are the recommended material.

4. Tree lawns should be planted with sod or low groundcovers (below 6 inches mature height) in residential areas and in commercial areas where pedestrian traffic does not warrant paving.

5. Very narrow tree lawns or those in high traffic areas may be paved with brick, flagstone or concrete pavers and/or colored or scored concrete. However patterned (stamped) concrete is not allowed.

6. Tree lawns should not be elevated above curbs except to provide positive drainage. Where planters are used, the Transportation Division requires that they be elevated a minimum of 2 feet above top of curb, located so as not to interfere with vehicle sight lines and located 30" minimum from the curb face.

7. Where the tree lawn area is paved, a permeable paving system should be considered to enhance the survivability of street trees.

B. Recommended Groundcovers

These plants are recommended because they require moderate to low amounts of water and have proven to be successful in Denver. Others may work in special conditions but the City Forester should be consulted.

Specific site conditions must be fully understood prior to plant selection. Local microclimates and soils are key factors that determine which plants will thrive. Where possible, low water-requiring plants should be selected. Trees and shrubs will require less water and will thrive better if placed in planting beds rather than turf areas. Water-loving plants should be used in naturally moist areas and should be irrigated separately or provided run-off water to minimize irrigation needs.

The City and County of Denver is committed to the reduction of water consumption in landscape irrigation and encourages the application of Xeriscape design and maintenance principles.

Chapter 13A-25 – LANDSCAPING STANDARDS

13A-25-01 General Landscaping Standards

The following standards shall apply to all districts:

- A. **Preservation of Natural Features.** The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations, and other community assets shall be preserved and incorporated into the overall landscape plan.
- B. **Parking in Landscaped Areas.** Parking is prohibited upon any front, side, rear, or interior landscaped areas or areas intended for landscape.
- C. **Parkstrip Maintenance.** Parkstrip maintenance shall be the responsibility of the adjacent property owner. Proper maintenance shall include the removal of all weeds (regardless of height) and debris. Adjacent property owners are required to landscape and beautify the parkstrip with approved streetscape materials. Unless otherwise approved by the City, placement of concrete slabs or other impenetrable material, other than approved hard surface materials, as set forth below, within the parkstrip is prohibited.
- D. **Parkstrip Hard Surface and Streetscape Materials.** Parkstrip hard surface material includes material that is not plant material, does not need watering, and is a permanent surface. Examples would include colored concrete, stamped concrete, e.g., Bomanite, concrete pavers, or rock and gravel mulch (1 inch minus in size).

Developments in the following zones may elect to use a mix of hardscape and landscape materials as permitted by this section: Regional Commercial, Boulevard Commercial, Transit Corridor, Professional Office, and Mixed Use. All other zones require 100% landscape materials. In general, it is preferable to have no more than 50% of the parkstrip area covered in hard surface material. Hard surface sections should alternate with planted sections and be complimentary to the surrounding landscape. When it is desired to have the entire parkstrip area covered in hard surface, the material must have physical separations every 4-5 feet, including an expansion joint between the sections and adjacent to the sidewalk, curb, and gutter. Any hard surface laid around a water meter lid, shut off, street light, or other cover or access must have at least 12 inches of clear space around the entire cover, lid, etc. Any hard surface laid around a fire hydrant must have a 3 foot clearance. All hard surface sections should be poured/slashed or set flush with both the sidewalk and curb and gutter. The use of colored concrete is allowed only when the sections are stamped or inlaid with a pattern, such as rock or brick. Earth tone colors are preferable in order to blend with the landscape. Color should go through the entire depth of the material and should not be a surface color only. No unpatterned concrete is allowed.

Landscaped sections used in conjunction with hard surface sections should not include trees if the parkstrip is less than 8 feet wide. If the parkstrip is 8 feet wide, planting may include trees (planted equidistant from the sidewalk and curb and gutter in a planter bed no smaller than 8 feet wide by 8 feet long), sod, ground cover, drought tolerant shrubs (not to exceed 3 feet in height), bark, or colored mulch not to exceed 3 feet in height. Planting within 15 feet of the driveway

Parking Strip Landscaping

Purpose

The purpose of the parking strip ordinance is to establish landscaping standards that preserve the functionality of the right-of-way, which is a corridor for public and private utilities and vehicle and pedestrian traffic, but also promote safety, community health, encourage the use of natural vegetation and conservation practices, and create vibrant and appealing streetscapes.

Applicability

These standards apply to the public right of way areas between the back of the curb and sidewalk, or if there is no sidewalk, the back of the curb and the property line. This area will be referred to as the parking strip.

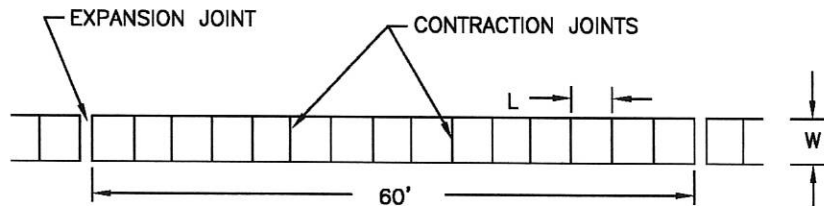
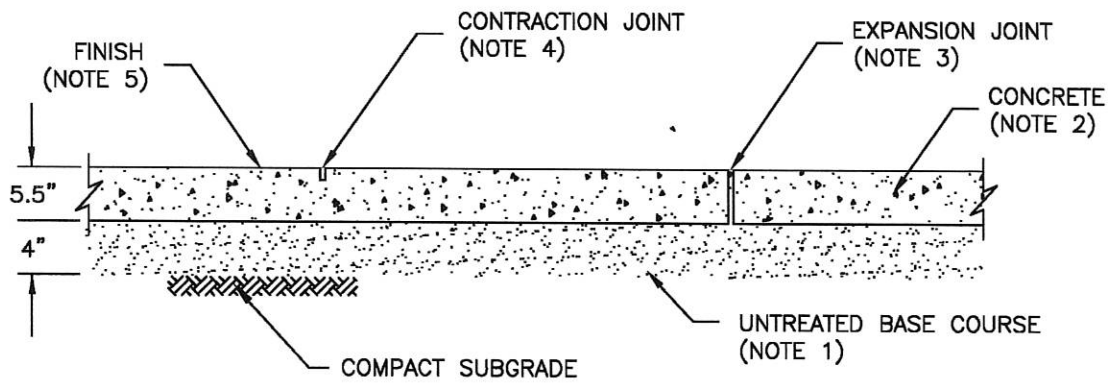
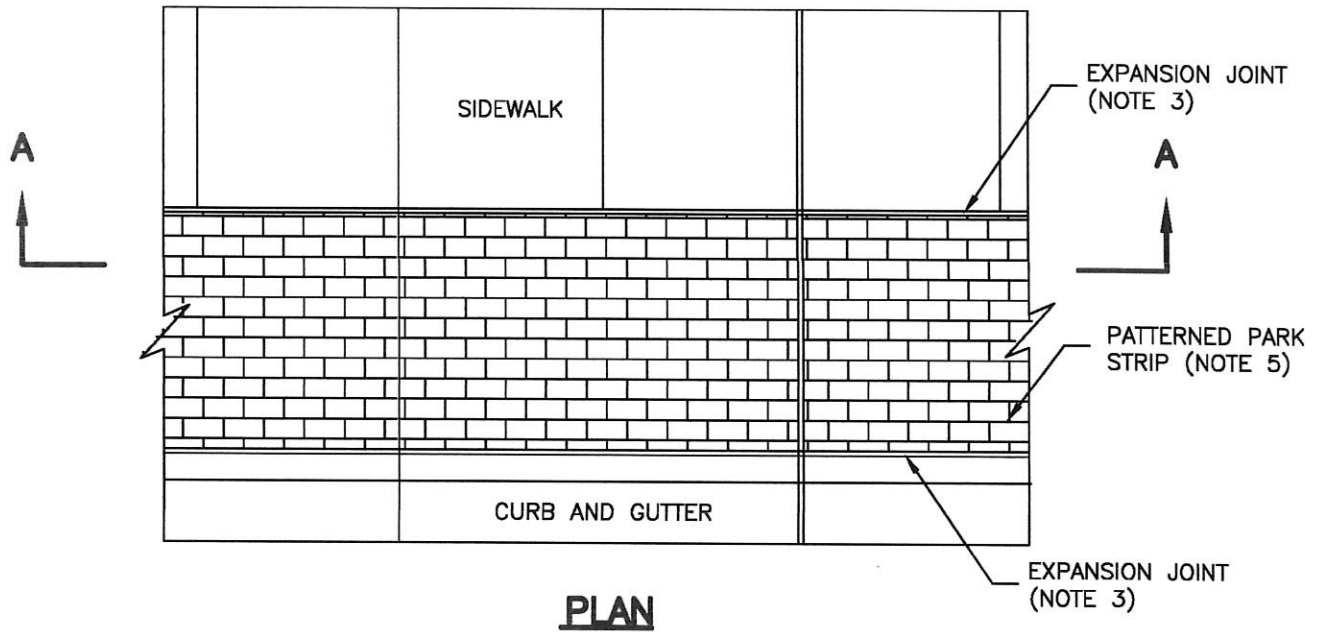
General requirements

1. It is the property owner's responsibility to maintain the adjacent parking strip in a well-kept manner.
2. Plant material shall cover 100% of the parking strip except as allowed below. Plant material may consist of turf or native grasses; annual, biennial, or perennial plants including cultivated flowers, and wildflowers; and fruits and vegetables. The following restrictions apply:
 - a. Plantings, except turf grass, must be maintained at a height of no more than 36" from the top of the curb, or if no curb is present, 36" high from the edge of the street pavement to allow for safe visual site lines for pedestrians, bicyclists, and motorists.
 - b. Plants with thorns, spines, or other sharp, rigid parts are not allowed because they create a hazard to pedestrians and bicyclists.
 - c. Shrubs, generally defined as long lived woody plants, either evergreen or deciduous, are not allowed because they create a visual and physical barrier between the street and sidewalk.
 - d. Plant material shall not overhang or encroach onto the sidewalk, curb, or street because they create a hazard to pedestrians and bicyclists.
 - e. Wood mulch may be used on a limited basis around plantings as a water conservation measure.
 - f. Street Trees are allowed to be planted in the parking strip per ordinance 94.038.
3. Turf grass must be maintained per ordinance 150.096, which requires owners to keep their property free of nuisance vegetation, including state-and-county declared noxious weeds. City ordinance requires turf grasses be kept below 8" in height.

APWA

Patterned concrete park strip

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 32 05 10.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - B. Place concrete per APWA Section 03 30 10.
 - C. Provide 1/2 inch radius on concrete edges exposed to public view
 - D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - A. Set top of filler flush with surface of concrete.
 - B. Place joints to match expansion joint locations in sidewalk.
4. CONTRACTION JOINT: Make contraction joints vertical.
 - A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - B. For non-square panels, maximum length to width ratio is 1.5 to 1.
5. PATTERN: Place pattern uniformly over surface to a depth of 1/2 inch.
6. COLOR: As specified or as selected by ENGINEER.



PARK STRIP JOINT DETAIL

Patterned concrete park strip

Plan No.
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