

CLEARFIELD CITY ORDINANCE 2024-06

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance amends Title 11, Chapter 3 - Definitions, Chapter 10, Article A – Public Facilities Zone (PF), and Chapter 21 – Landscaping Standards and Requirements.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11, Chapter 3, Section 3 – Land Use, Definitions, Terms Defined is hereby amended by enacting a definition for “Public Works Facility:”

PUBLIC WORKS FACILITY: Any publicly owned and/or operated facility meant for the physical functions of a public entity, including construction operations, maintenance, and the storage of vehicles, equipment, and materials.

Title 11, Chapter 10, Article A, Section 2 – Land Use, Public Facilities Zone (PF), Permitted Uses (P-F Zone) is hereby amended to read as follows:

11-10A-2: PERMITTED USES (P-F ZONE):

The following buildings, structures, and uses of land shall be permitted in the PF public facilities zone upon compliance with the requirements set forth in this code:

Churches.

Parking lots, stand alone.

Parks and open space.

Public uses.

Public works facilities.

Title 11, Chapter 10, Article A, Chapter 12, Section Paragraph A, Subparagraph 2 – Land Use, Public Facilities Zone (PF), Other Requirements, Landscaping and Open Space is hereby amended to read as follows:

2. A minimum of five percent (5%) of the total project area shall be provided as landscaped open space for the following uses: Public utility facilities and Public works facilities.

Title 11, Chapter 21, Section 4 – Land Use, Landscaping Standards and Requirements, Commercial, Industrial, Multi-family, and Public Facility Development Standards is hereby amended to read as follows:

A. Open Space:

1. Commercial Developments: A minimum of ten percent (10%) of the total lot or parcel area of all commercial developments shall be provided as landscaped open space. All open space required shall be landscaped with a minimum of one tree for every six hundred (600) square feet of landscaped area and one shrub for every two hundred (200) square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards the coverage calculation. Park strips are exempt from the ground plane coverage requirements.

2. Multi-family Developments: A minimum of twenty percent (20%) of the total lot or parcel area of multi-family developments located in the R-2 Zone shall be provided as landscaped open space. A minimum of twenty-five percent (25%) of the total lot or parcel area of multi-family developments located in the R-3 Zone shall be provided as landscaped open space. All open space required shall be landscaped with a minimum of one tree for every six hundred (600) square feet of landscaped area and one shrub for every two hundred (200) square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards the coverage calculation. Park strips are exempt from the ground plane coverage requirements.

3. Industrial Developments: A minimum of five percent (5%) of the total lot or parcel area shall be provided as landscaped open space. All open space required shall be landscaped with a minimum of one tree for every one thousand (1,000) square feet of landscaped area and one shrub for every six hundred (600) square feet of landscaped area.

a. All yard areas between a street frontage and buildings, parking areas, or storage areas which are not used for vehicular or pedestrian access shall be landscaped with a minimum buffer landscaping depth of ten feet (10').

b. If adjacent to a residential zoning district, an additional building setback of ten feet (10') shall be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings. The additional ten feet (10') shall be landscaped with trees to provide buffering and shall not include parking, vehicular access, or storage areas for equipment or mechanical systems. Those uses may exist beyond the ten foot (10') buffer.

4. Developments in the P-F Zone (Public Facilities):

a. Public Utility Facilities and Public Works Facilities shall comply with the open space and landscaping standards of Industrial Developments.

b. All other uses in the P-F Zone shall provide a minimum of fifteen percent (15%) of the total lot or parcel area as landscaped open space. All open space required shall be landscaped

with a minimum of one tree for every six hundred (600) square feet of landscaped area and one shrub for every two hundred (200) square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards the coverage calculation. Park strips are exempt from the ground plane coverage requirements.

B. Landscape Design Standards:

1. Plant Selection:

a. Plants shall be well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.

b. Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

c. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf and shall be maintained free of weeds. Any hardscape installed within a park strip shall cover no more than fifty percent (50%) of the park strip area, unless otherwise required by city code.

d. Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

2. Mulch: After completion of planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the mulch.

3. Tree Selection: Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:

a. Broad canopy trees shall be selected where shade or screening of tall objects is desired;

b. Low-growing trees shall be selected for spaces under utility wires;

c. Trees shall be selected from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;

d. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;

e. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and

avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles. All street trees shall comply with the clear vision standards of this Title;

f. All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the city arborist or designee;

4. Plant Material Size at Installation:

a. Deciduous trees shall be installed at a minimum size of two (2) inches in caliper, measured eight (8) inches above the soil line.

b. Evergreen trees shall be installed at a minimum height of six (6) feet.

c. Shrubs shall be installed at a minimum size of three (3) gallon.

d. Ornamentals grasses and perennials shall be installed at a minimum size of one (1) gallon.

e. Groundcover shall be installed at a minimum height of three (3) inches.

C. Landscape and Irrigation Plan Submittal: A copy of a landscape and irrigation plan shall be submitted to and approved by the city prior to the issue of any permit. The plans shall be prepared by a registered landscape architect and shall consist of the following items:

1. Landscape Plan. A detailed landscape plan shall be drawn at a scale that clearly identifies the following:

a. Project name and address, and landscape architect's information;

b. Location of all plant materials, a legend with botanical and common names, and size of plant materials;

c. Location of landscape features, ground and water forms, walks, hardscape, mulch, and other features;

d. Property lines and street names;

e. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;

f. Existing trees and plant materials to be removed or retained;

g. Scale: graphic and written;

h. Date of design;

i. Designation of a landscape zone; and

j. Details and specifications for tree staking, soil preparation, and other planting work.

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

- a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
- b. Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;
- c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
- d. Installation details for irrigation components.

D. Plan Review, Construction Inspection, and Post-Construction Monitoring:

1. As part of the land use approval process, a copy of the landscape and irrigation plans shall be submitted to the city for review and approval before construction begins.
2. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
3. During construction, site inspection of the landscaping may be performed by the city.
4. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Community Development Department to verify compliance with the approved landscape plans.

Note: The City reserves the right to perform site inspections at any time before, during, or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied.

Title 11, Chapter 21, Section 5 – Land Use, Landscaping Standards and Requirements, Single-Family Residential is hereby amended to read as follows:

11-21-5: SINGLE-FAMILY RESIDENTIAL:

A. Open Space:

1. Single-family Residential Developments: Each lot or parcel located within a platted single-family subdivision shall comply with the minimum open space requirements of the zone in which the property is located.
2. Planned Single-family Residential Developments: Developments shall comply with the open space requirements of the zone in which the property is located or comply with the requirements of any applicable development agreement.

B. Landscape Design Standards:

1. Plant Selection:

a. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs should be grouped together as much as possible.

b. Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

c. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf and shall be maintained free of weeds. Any hardscape installed within a park strip shall cover no more than twenty-five percent (25%) of the park strip area.

d. Turf area shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel or 250 square feet, whichever is greater.

Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

2. Mulch: After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.

C. Homebuilders and Developers:

1. Homebuilders and developers subdividing lots and/or constructing new single-family residential homes within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient landscaping and irrigation standards of this chapter, and provide water efficient designs, such as the Locascapes® design style, to prospective home buyers.

2. Any Model Home shall meet the water-efficient landscaping standards of this chapter and provide an informational brochure on water-efficient landscaping. Brochures can be obtained from the City Planning Division.

Title 11, Chapter 21, Section 5 – Land Use, Landscaping Standards and Requirements, Irrigation Design Standards is hereby amended to read as follows:

11-21-6: IRRIGATION DESIGN STANDARDS:

A. Irrigation systems shall be designed to maximize irrigation efficiency.

B. Landscaped areas shall be provided with a smart automatic irrigation controller. Smart irrigation controllers shall be WaterSense® labeled and automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

C. Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

D. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.

E. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.

F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

G. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.

K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

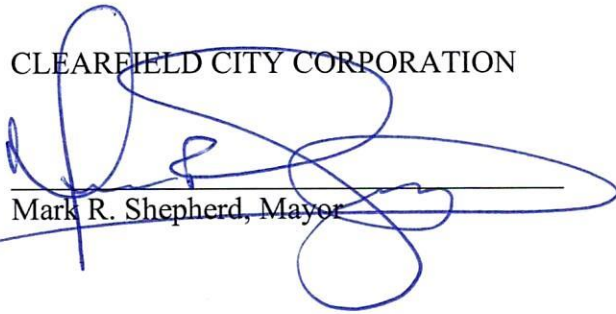
Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 23rd day of April, 2024, at the regularly scheduled meeting of the Clearfield City Council.



CLEARFIELD CITY CORPORATION


Mark R. Shepherd, Mayor

ATTEST


Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers Peterson, Ratchford, Roper, Thompson, Wurth

NAY: None