# NOTICE AND AGENDA

## SOUTH OGDEN CITY PLANNING COMMISSION MEETING

## Thursday, December 10, 2015

***Notice is hereby given that the South Ogden City Planning Commission will hold a meeting Thursday, December 10, 2015, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah.***

**A briefing session will be held at 5:30 pm in the conference room and is open to the public.**

I. **Call to Order and Overview of Meeting Procedures -** Chairman Todd Heslop

II. **Public Hearings**

To Receive and Consider Comments on the Following Items:

A. **Zoning Items –** Legislative

1. Proposed Amendments to Title 10, Chapter 2 of the City Code, Adding Certain Definitions Concerning Food Trucks and Adding Chapter 24 Having to Do With the Regulation of Food Trucks in the City
2. Proposed Amendment to Title 10, Chapter 3 of the City Code Having to Do With Planning Commission Voting Procedures

B. **Subdivision Item -** Administrative

1. Proposed Bridgeport Subdivision Located on the Northwest Corner of Chambers and 1050 East

III. **Zoning Actions -** Legislative

A. Discussion and Recommendation on Proposed Amendments to Title 10, Chapter 2 of the City Code, Adding Certain Definitions Concerning Food Trucks and Adding Chapter 24 Having to Do With the Regulation of Food Trucks in the City

B. Discussion and Recommendation on Proposed Amendment to Title 10, Chapter 3 of the City Code Having to Do With Planning Commission Voting Procedures

IV. **Subdivision Actions -** Administrative

A. Preliminary Approval of Bridgeport Subdivision

**V. Special Items**

**A.** Discussion on Form Based Code

1. Street Chapter
2. Sign Chapter
3. Landscape Chapter

**B.** Discussion on Landscape Ordinance

**VI. Other Business**

**A.** Setting the Planning Commission Meeting Schedule for 2016 - Administrative

**VII. Approval Of Minutes Of Previous Meeting**

**A.** Approval of November 12, 2015 Briefing Meeting Minutes

**B.** Approval of November 12, 2015 Meeting Minutes

**VIII. Public Comments**

**IX. Adjourn**

Posted and emailed to the State of Utah Public Notice Website December 4, 2015

The undersigned, duly appointed city recorder, does hereby certify that a copy of the above notice and agenda was posted in three public places with the South Ogden City limits on December 4, 2015. These public places being City Hall (1st and 2nd floors), the city website (www.southogdencity.com), and emailed to the Standard-Examiner. Copies were also mailed to each commissioner.

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services during the meeting should notify Leesa Kapetanov at 801-622-2709 at least 48 hours in advance.

**FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA**

# Planning Commission Report

**Subject:** Discussion on Food Truck Regulation/ Preliminary Ordinance

**Author:** Mark Vlasic

**Department:** Planning & Zoning

**Date:** November 12, 2015

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## Background

This is a continuation of discussions from the September and October meetings. In particular, staff was directed to develop a preliminary ordinance for further consideration, addressing the following needs and requirements:

- Utilization of the Salt Lake City and Ogden's codes as a basis for creating South Ogden's code;
- Definition of a food truck;
- Determine which zones or areas in the city that food trucks should be allowed to operate;
- Determine whether food trucks should be allowed in residential zones and if not, how will ice cream trucks and similar traditional uses be impacted;
- Determine how the food trucks will be allowed to operate on public streets, private parking lots and at special events;
- Determine the distance that food trucks should be allowed to operate in proximity to "brick and mortar restaurants;
- Determine the number of food trucks that should be allowed to congregate at a special event;
- Determine minimum distances between food trucks in a given area;
- Where allowed, determine the number of food trucks allowed per street frontages utilizing public on-street parking.

## Discussion

Staff has carefully reviewed the Salt Lake City and Ogden ordinances, and has prepared a preliminary ordinance based primarily on the Salt Lake City Ordinance. This is based on the more comprehensive definitions applied in that code, and the consideration of special events, which are important in South Ogden.

### 1) Definition Changes

The following definitions should be added to T**itle 10-2-1: DEFINITIONS** of the South Ogden City Code

**MOBILE FOOD BUSINESS:** A "mobile food business" is a business that serves food or non-alcoholic beverages from a self-contained unit either motorized or in a trailer on wheels, which conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term "mobile food business" shall not include vending carts or mobile ice cream vendors.

**MOBILE FOOD COURT:** A "mobile food court" is a parcel of land where two or more mobile food businesses congregate to offer food or beverages for sale to the public. Any cluster of more than one mobile food business, vending cart and seasonal farm stand, located on the same parcel of land shall be considered a mobile food court.

**MOBILE FOOD TRUCK:** A "mobile food truck" is a mobile food business that serves food or beverages from an enclosed self-contained motorized vehicle. The term "mobile food truck" shall not include vending carts or mobile ice cream vendors.

### 2) New Chapter

A new chapter should be added to Title 10 of the South Ogden City Code, as follows:

**10-24-1: MOBILE FOOD BUSINESSES:**

A. Mobile Food Business Allowed:

1. Persons selling food or beverages from mobile food businesses may do so by use of private property only, unless otherwise permitted elsewhere in this title. Use of private property by mobile food businesses shall be arranged with the real property owner and proof of such property owner authorization shall be required prior to the issuance of a business license.

2. Mobile food businesses shall be permitted use only within the C-1, C-2, C-3, C-1zc(A), C-3zc(A), CP-1, CP-2, CP-3, CRC-1, M-1 and MP-1 zones, in accordance with the provisions of this chapter.[1]

[1] Note – the permitted uses/charts for each of these zones will need to be updated to include Mobile food businesses

3. Provisions found in this section shall not apply to vending carts, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

B. Business License and Fees Required: No mobile food business shall continue in operation unless the holder thereof has paid an annual business regulatory fee and has met all applicable requirements of South Ogden City.

C. Separate Applications: Separate business license applications may be required for each mobile food business. Separate business license fees shall be required for each mobile food business vehicle operating under one business license.

D. Business Activity to be Temporary: All business activity related to mobile food businesses shall be of a temporary nature subject to the requirements below:

1. A mobile food truck may not park in one individual location for more than 12 hours during any 24 hour period.
2. The mobile food truck shall be occupied by the owner or operator thereof at all times.
3. No overnight parking is allowed.

E. Location and Placement Requirements: The business operating location must be on private property, on city streets, within the specified zones, or as otherwise authorized by applicable city ordinance, subject to the requirements below:

1. Parking on a park strip, or otherwise landscaped area is not allowed.
2. A mobile food business shall park on a hard surface. Alternatives to asphalt and cement may be approved by the city engineer if the applicant is able to demonstrate that the alternative will not result in the accumulation of debris on the city right of way.
3. Mobile food business vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses, or in such a manner as to create a traffic hazard
4. No mobile food business shall occupy required parking stalls of the primary use.
5. No mobile food business shall interfere with the internal parking lot circulation.
6. Mobile food businesses shall not use the public right of way unless otherwise allowed by ordinance.
7. Any auxiliary power required for the operation of the mobile food truck shall be self-contained; no use of public or private power sources are allowed without providing written consent from the owner.
8. All materials generated from a mobile food business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.
9. Mobile food businesses shall comply with all other applicable city ordinances.

Provisions found in this section shall not apply to downtown vendors, vending carts, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

F. Design and Operation Guidelines: Mobile food trucks operating in the public righ of way shall comply with the following design requirements:

1. Mobile food truck vehicles shall be designed to meet all applicable Weber County Health Department requirements relating to the handling and distribution of food.
2. Mobile food truck vehicles shall be kept in good operating condition, no peeling paint or rust shall be visible.
3. No mobile food truck vehicle operating in the public right of way shall operate within the same block face as another mobile food vendor at any one time.
4. No mobile food truck vehicle shall operate within one hundred feet (150') on the same linear block face of a door to a restaurant, mobile food vendor, food cart, or city authorized special event selling food, except:
   a. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The consent shall be on forms deemed appropriate by the business license administrator. Such waiver shall not exempt the applicant from compliance with the other location and distance restrictions of this chapter.
5. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition.
6. Trash and recycling containers shall be provided for use of the business patrons.
7 Any enclosures or canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto the public sidewalk or any other part of the public right of way not authorized by the transportation division.

G. Signs: No signs shall be used to advertise the conduct of a mobile food business at the premise other than that which is physically attached to the vehicle, except temporary signs authorized elsewhere in this Title.

H. Professional and Personal Services Prohibited: The performance of professional or personal services for sale shall not be provided from a mobile food business.

I. Approved Kitchen: If the mobile food business includes an area for food preparation and/or sale, it must be approved by the Salt Lake Valley Health Department.

## 10-24-2: MOBILE FOOD COURTS:

### A. Mobile Food Courts:

1. Operating a mobile food court is unlawful without first obtaining approval subject to the qualifying provisions written below as well as those in chapter 21A.54 of this title.

2. Mobile food courts shall be permitted use only within the C-1, C-2, C-3, C-1zc(A), C-3zc(A), CP-1, CP-2, CP-3, CRC-1, M-1 and MP-1 zones, in accordance with the provisions of this chapter.[2]

3. Provisions found in this section shall apply to mobile food businesses, vending carts, and seasonal farm stands that are specifically authorized by this title or other city ordinances.

### B. Qualifying Provisions

1. A mobile food court is required to be on a parcel of at least 2,000 square feet in size.
2. No less than two and no more than 10 individual mobile food businesses or other authorized vendors are allowed on a parcel.
3. No participating mobile food business or other authorized vendor shall continue in operation at the mobile food court unless the holder thereof has paid an annual business regulatory fee as set forth by South Ogden City.
4. Mobile food courts are for the sale of food products only. Retail sale of non food items is not permitted.
5. All the proposed activities will be conducted on private property owned or otherwise controlled by the applicant and none of the activities will occur on any public right of way.
6. The proposed mobile food court will not impede pedestrian or vehicular traffic in the public way.
7. The proposed mobile food court must comply with all conditions pertaining to any existing variances, conditional uses or other approvals granted for the property.
8. All activities associated with a mobile food court must comply with Weber County Health Department requirements.
9. A detailed site plan demonstrating the following is required:
   a) The location and orientation of each vendor pad.
   b) The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or Health Department.
   c) The location of all existing and proposed activities on site.
   d) The circulation of all pedestrian and vehicle traffic on the site.
   e) The mobile food court shall not occupy required parking stalls of any primary use of the site.

[2] Note – the permitted uses/charts for each of these zones will need to be updated to include Mobile food businesses

## 10-24-3: MOBILE FOOD BUSINESS IN THE PUBLIC RIGHT-OF-WAY

**A. Purpose and Intent:**

Mobile food businesses conducted within public streets pose special dangers to the public health, safety and welfare of residents of South Ogden City. Companies and individuals who engage in the operation of mobile food business require clear and concise regulations in this regard, to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.

**B. Mobile Food Business Allowed:**

1. No person shall operate a mobile food business, without first having obtained a business license from South Ogden city.

2. Mobile food truck vehicles are allowed to operate in the public right-of-way only within the C-1, C-2, C-3, C-1zc(A), C-3zc(A), CP-1, CP-2, CP-3, CRC-1, M-1 and MP-1 zones, in accordance with the provisions of this chapter.

3. Provisions found in this section shall not apply to vending carts, mobile food trailers, mobile ice cream vendors, seasonal farm stands and other temporary merchants or uses that are specifically authorized by this title or other city ordinances.

**C. Separate Applications:**

Separate business license applications may be required for each mobile food business. Separate business license fees shall be required for each mobile food business vehicle operating under one business license.

**D. Fees; Annual Operation:**

No license shall be issued or continued in operation unless the holder thereof has paid an annual business regulatory fee.

**E. Business Activity to be Temporary:**

All business activity related to mobile food businesses shall be of a temporary nature, the duration of which shall not extend for more than twelve (12) hours within a twenty four (24) period at any one premises or location.

**F. Use of Public Right of Way:**

Each mobile food business, offering food from or on motorized vehicles within the public right-of-way shall abide by the following conditions and requirements. Failure to comply may result in the suspension or revocation of a business license, and is a class B misdemeanor:

1. Mobile food business shall obey all parking and traffic regulations.
2. Parking on a park strip, or otherwise landscaped area is not allowed.
3. Mobile food truck vehicles utilizing the parking space within the public right-of-way shall park only in parallel parking spaces. Mobile food truck vehicles must be parked so that neither the vehicle nor the customers block driveways of existing buildings or uses.
4. The operator shall locate the vending window facing the sidewalk. Mobile food truck vehicles manufactured to vend out the rear of the vehicle must obtain special permission from the Transportation Division to operate in the public right of way.
5. No mobile food truck vehicle shall occupy required parking stalls of the primary use.
6. The mobile food truck vehicle shall use positive action to assure that its use of the right of way, including the sidewalk in no way interferes with or limits sidewalk user's free and unobstructed passage.
7. The mobile food truck vehicle shall be prohibited from pulling any type of trailer.
8. The operator of the mobile food truck vehicle shall not sell to any person standing in the roadway unless approved by the transportation division.
9. Mobile food truck vehicles shall not operate on public streets where the speed limit exceeds forty five (45) miles per hour.
10. Any auxiliary power required for the operation of the mobile food truck shall be self contained no use of public or private power sources are allowed without providing written consent from the owner.
11. All motorized vehicles of the applicant and operators shall comply with all other requirements of this article and any other requirements of ordinance or statute that may be applicable.
13. All materials generated from a mobile food business that are to be disposed of should be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system.

**G. Design and Operation Guidelines:**

Mobile food trucks operating in the public right of way shall comply with the following design requirements:

1. Mobile food truck vehicles shall be designed to meet all applicable Weber County Health Department requirements relating to the handling and distribution of food.
2. Mobile food truck vehicles shall be kept in good operating condition, no peeling paint or rust shall be visible.
4. No mobile food truck vehicle operating in the public right of way shall operate within the same block face of another mobile food vendor at any one time.
5. No mobile food truck vehicle shall operate within one hundred feet (150') on the same linear block face of a door to a restaurant, mobile food vendor, food cart, or city authorized special event selling food, except:

a. The above requirement may be waived if the application is submitted with the written consent of the proprietor of such restaurant or shop. The consent shall be on forms deemed appropriate by the business license administrator. Such waiver shall not exempt the applicant from compliance with the other location and distance restrictions of this chapter.

6. All grounds utilized by a mobile food business shall at all times be maintained in a clean and attractive condition.
7. Trash and recycling containers shall be provided for use of the business patrons.
8. Mobile food businesses shall source local products when available.
9. Any enclosures or canopy extensions must be integrated into the design of the mobile food business vehicle and must not project onto the public sidewalk or any other part of the public right of way not authorized by the City Engineer.

**H. Signs:**

No signs shall be used to advertise the conduct of the mobile business at the premise other than that which is physically attached to the vehicle, except temporary signs otherwise authorized.

**I. Professional and Personal Services Prohibited:**

The performance of professional or personal services for sale shall not be provided from a mobile food truck.

**J. Special Events:**

The restrictions of this chapter notwithstanding, nothing herein shall prohibit the city from authorizing mobile food businesses, other than those licensed under this chapter, to conduct concurrent vending operations within the public right-of-way, or such other areas as the city may deem appropriate, during special events (special event vendors). The special event vendors shall not be governed by this chapter, but shall be governed by such other ordinance, city policy, or executive order as may be applicable. However, as long as the public right of way remains open to the general public, such authorization of special event vendors shall not require removal of a permittee under this chapter from operating within his/her designated permit operating location or a mutually acceptable adjacent alternative location during such special event, unless otherwise provided under the city's ordinances. If the city is closing a public right of way to general access, either partially or fully, in order to accommodate a special event, the mobile food business may not access that right-of-way unless specifically authorized by the city.

**K. Location:**

A. When allowed in the use regulations applicable to a specific zoning category, mobile food trucks may be:

1. Located in a private parking lot with property owner approval for that location; or

2. Parked parallel to the curb in a public right of way.

B. When parked in a private parking lot, a mobile food truck shall:

1. Have access to a permanent bathroom facility;

2. Be located on an improved portion of the lot; and

3. Be located on a lot where an occupied business is operating.

C. Parked In Public Right Of Way: When parked in the public right of way, a mobile food truck:

1. May only be parked for the period of time allowed on the street where the food truck is located;

2. Is limited to operating on any one linear block once per day;

3. Is limited to one mobile food truck per linear block;

4. May have a maximum two foot (2') canopy extension projecting toward the public sidewalk;

5. Shall be parked so that the serving window faces the public sidewalk; and

6. May not supply street furnishings other than a garbage can located next to the truck.

D. Conditions that apply, regardless of where a mobile food truck is operated or parked, the following conditions apply:

1. It shall not operate within two hundred feet (200') of the entrance door of a restaurant.

2. It shall not operate within one hundred feet (100') of the property line of a church unless invited by the church.

3. It shall not operate within one hundred feet (100') of a sidewalk vending cart.

4. All signs are limited to those that are permanent and physically attached to the vehicle.

5. The operator shall provide trash and recycling containers which shall be removed from site when truck leaves site.

6. Vehicles are to be maintained in a neat and professional manner.

7. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. with no overnight parking except at commissary location.

8. Vehicles are not allowed to idle.

9. No music or sound is allowed from the vehicle.

**L. Number Allowed:**

The total number of mobile food trucks licensed to operate in the Commercial (C) zones of the city shall be no more than five (5).

**Recommendation**

Staff recommends that the Planning Commission review these preliminary ordinance change, provide comments and direction, and consider seeing public input as part of a public hearing.

# Chapter 3
# PLANNING COMMISSION

## 10-3-1: MEMBERSHIP:

There is hereby created a planning commission which shall consist of seven (7) members, all of whom shall be duly qualified electors of the city. The term of office of the citizens shall be for five (5) years and until a successor is appointed. The members shall be appointed such that the term of at least one member shall expire each year. Vacancies shall be filled in the same manner for the unexpired term. Appointments shall be made by the mayor with the advice and consent of the city council. The members of the commission shall appoint a chairman to serve for the term of one year or the unexpired portion of an existing term. Three (3) voting members plus the chairman shall be required to constitute a quorum, but the chairman shall not be entitled to vote except to break a tie. Three (3) affirmative votes shall be required to pass any measure. The mayor with the advice and consent of the city council may appoint an associate member of the commission to take the place temporarily of any regular member unable to act for any reason. (Ord. 946, 3-4-1998, eff. 3-4-1998)

## 10-3-2: REMOVAL OF MEMBER FROM OFFICE:

In the event any member of the planning commission shall fail to attend five (5) meetings per twelve (12) month period, the member may be removed from office by an affirmative vote of the majority of the city council. Also, any member of the planning commission may be removed for cause, after a public hearing upon written charges, by affirmative vote of the majority of the city council. (Ord. 673, 1-8-1980; amd. 2001 Code)

## 10-3-3: COMPENSATION:

Members of the planning commission shall serve with compensation at the rate of twenty five dollars ($25.00) per meeting and reimbursed for reasonable expenses incurred with the approval ofthe City council. (Ord. 673, 1-8-1980)

## 10-3-4: DEDICATION OF GIFTS:

The city will accept gifts for the promotion of the purposes and work of the planning commission, and when such gifts are received for such purpose they shall be devoted exclusively to the purpose

# South Ogden City Planning Commission
# Policies and Procedures

The South Ogden City Planning Commission shall be governed by all applicable state statutes, city ordinances, and these rules.

## I. MEMBERS

The Planning Commission shall be comprised of seven members, all of whom shall be residents of the city appointed by the Mayor with the advice and consent of the City Council under Utah Code Annotated 10-9A-301.

## II. OFFICERS AND DUTIES

The Planning Commission shall elect annually, during the first regular scheduled meeting in July, a Chair and Vice Chair, who may be elected to successive terms. The Chair and Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his or her absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. If the Chair resigns, is not re-appointed, or is otherwise ineligible or unable to continue in office, the Vice Chair shall become the Chair. A new Vice Chair may be elected to serve the remaining term when necessary. The next July, an election for both offices shall be held as stated above.

## III. MEETINGS

### A. Quorum

A quorum shall consist of four members of the Planning Commission (consistent with provisions of Section I above). A quorum shall be necessary to conduct any business of the Planning Commission.

### B. Time of Meeting

Meetings shall be held on an as needed basis, however, when meetings are held, they shall be on the second Thursday of each month at 6:15 p.m. At 5:30 p.m. prior to each regular meeting, the Planning Commission shall hold a staff briefing meeting at the City Hall that shall be open to the public and held. The date of a meeting (and the staff briefing meeting) may be changed or canceled, by the majority of the total membership of the Planning Commission. At least one week's notice of a new date for a regular meeting shall be given to each member. Additional meetings shall be convened in the same manner and shall be open to the public and required public notice will be provided by the staff. A special meeting may be called by the Chair or by a majority of the other voting members of the Planning Commission at any time; provided that at least 24 hours' notice shall be given to each member before that meeting is held. Costs of holding a special meeting shall be paid to South Ogden City by the requesting applicant, organization, or agency. Notice requirements dictate that the first hearing on zoning applications shall not be scheduled as a special meeting.

### C. Meetings Open to the Public

All regular or special meetings and work sessions of the Planning Commission shall be open to the public unless closed as provided for in the Utah Open Meeting Act.

### D. Executive Sessions

Executive sessions may be called by the Chair, upon proper public notice, to discuss items such as personnel, real estate transactions, and litigation or other categories provided in the

Utah open meeting. No official action shall be taken during any executive session. Executive sessions shall comply with the Utah Open Meeting Act.

**E. Order of Business**

1. Procedural Statement (Chair explains the meeting schedule and the method for conducting the meeting)
2. Zoning Hearing
3. Zoning Actions
4. Commercial Site Plan Actions
5. Conditional Use Actions
6. Subdivision Hearings
7. Subdivisions Actions
8. Special Items
9. Other Business
10. Approval Of Minutes Of Previous Meeting
11. Public Comments And Adjournment

The Planning Commission may change the order of business or consider matters out of order for the convenience of applicants or other interested persons.

**F. Voting**

1. An affirmative vote of the majority, but not less than four of the voting members present at the meeting, shall decide all matters under consideration by the Planning Commission unless otherwise provided for in these rules.
2. The Chair, or Vice Chair absent the Chair, shall vote only in case of a tie on zoning, conditional use, and subdivision matters, unless his or her presence at the meeting must constitute a quorum; the Chair shall be a voting member on such matters.

**G. Other Meetings**

The City Council and the Planning Commission shall meet at least annually to evaluate planning and development programs. The Planning Commission may meet once a year, or more frequently, with other agencies and organizations such as real estate, construction, and development firms that have frequent contact with the Planning Commission.

## IV. CONSIDERATION OF APPLICATIONS

**A. Application**

1. Upon filing an application, the applicant shall be directed by the staff, to the extent that the staff possesses the information, to relevant outside agency or agencies (water district; UDOT, forest service, and so on). The staff shall advise the applicant to meet with these agencies prior to the application's placement on the Planning Commission agenda. Staff will also send application and required plans to the fire department and engineering.
2. Whenever a public hearing is held, South Ogden City shall publish a 10-day notice in accordance with the requirement of the city zoning ordinances. Notice shall appear in a newspaper of general circulation in the area. Also, property owners within 500 feet of the subject property line as identified on the latest records in the Weber County Recorder's Office shall be mailed a notice of the hearing.
3. If the Planning Commission determines that a conditional use application may be controversial (i.e. multiple housing, institutional uses, etc.), they may call for a public hearing. Staff will mail notices to property owners within 500 feet of conditional uses that are deemed controversial.

**10-3-1: MEMBERSHIP**

There is ~~hereby~~ created a planning commission ~~which shall consist~~consisting of seven (7) members, all of whom shall be duly qualified electors of the city. The term of office ~~of the citizens~~ shall be for five (5) years and continuing until a successor is appointed. The members shall be appointed such that the term of at least one member shall expire each year. Vacancies shall be filled in the same manner for ~~the~~ any unexpired term. Appointments shall be made by the mayor with the advice and consent of the city council. The members of the commission shall appoint a chairperson~~man~~ to serve for the term of one year or the unexpired portion of an existing term. Three (3) voting members plus the ~~c~~Chair~~man~~ shall be required to constitute a quorum.~~, but the chairman shall not be entitled to vote except to break a tie. Three (3) affirmative votes shall be required to pass any measure.~~ An affirmative vote of the majority, but not less than four of the voting members present at the meeting, shall decide all matters under consideration by the Planning Commission ~~unless otherwise provided for in the rules~~. The Chair, or Vice Chair absent the Chair, shall vote only in case of a tie unless his or her presence at the meeting is necessary to constitute a quorum in which case the Chair shall be a voting member. The mayor with the advice and consent of the city council may appoint an associate member of the commission to take the place temporarily of any regular member unable to ~~act for any reason.~~ act. (Ord. 946, 3-4-1998, eff. 3-4-1998)

**10-3-3: COMPENSATION**

Members of the planning commission shall serve ~~with compensation~~and shall receive a stipend at the rate ~~of twenty five dollars ($25.00) per meeting~~ set forth in the City's consolidated fee schedule and shall be reimbursed for reasonable expenses incurred with the approval of the City council. (Ord. 673, 1-8-1980)

Red Line Version

**10-3-1: MEMBERSHIP**

There is created a planning commission consisting of seven (7) members, all of whom shall be duly qualified electors of the city. The term of office shall be for five (5) years and continuing until a successor is appointed. The members shall be appointed such that the term of at least one member shall expire each year. Vacancies shall be filled in the same manner for any unexpired term. Appointments shall be made by the mayor with the advice and consent of the city council. The members of the commission shall appoint a chairperson to serve for the term of one year or the unexpired portion of an existing term. Three (3) voting members plus the Chair shall be required to constitute a quorum. An affirmative vote of the majority, but not less than four of the voting members present at the meeting, shall decide all matters under consideration by the Planning Commission. The Chair, or Vice Chair absent the Chair, shall vote only in case of a tie unless his or her presence at the meeting is necessary to constitute a quorum in which case the Chair shall be a voting member. The mayor with the advice and consent of the city council may appoint an associate member of the commission to take the place temporarily of any regular member unable to act. (Ord. 946, 3-4-1998, eff. 3-4-1998)

**10-3-3: COMPENSATION**

Members of the planning commission shall serve and shall receive a stipend at the rate set forth in the City's consolidated fee schedule and shall be reimbursed for reasonable expenses incurred with the approval of the City council. (Ord. 673, 1-8-1980)

## Clean Version

# Planning Commission Report

**Subject:** Application for Proposed Bridgeport Subdivision Located on the Northwest Corner of Chambers and 1050 East

**Department:** Planning & Zoning

**Date:** December 10, 2015

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**Background**

This is an application for the subdivision of a 3.105 acre lot into three lots as follow:

Lot 1 - 2.105 Acres
Lot 2 – 0.5 Acres
Lot 3 – 0.5 Acres

Lot 1 will be zoned R-3 and Lots 2 and 3 will be zoned C-2, as generally indicated on the current zoning map. Since the proposed dividing line between Lot 1 and the other lots is slightly different than the boundary line on the zoning map, an adjustment to the zoning map will be required if the application is approved.

**Discussion/Analysis**

The proposed subdivision meets minimum lot size and other planning requirements.

**Recommendation**

Staff recommends approval of the Subdivision Application, pursuant to review and positive recommendation by the City Engineer and the South Ogden Fire Department, and receipt of all required signatures, as required. Once recorded, the official zoning map should be adjusted to reflect the new property lines and boundaries.

WASATCH CIVIL
Consulting Engineering

***To:*** Leesa Kapentanov, City Recorder
South Ogden City Corporation

***From:*** Brad C. Jensen, P.E.
Wasatch Civil Consulting Engineering

***Date:*** December 4, 2015

***Subject:*** **Bridgeport Townhomes - Subdivision Plat Review**

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We have reviewed the subdivision plat for the subject development and have the following comments:

1. The signature blocks on the plat should be revised per our redlined check print.

The redlined check prints indicated herein are available at our office and should be returned with the revised drawings. If you have any questions or require additional information, feel free to contact me.

PHONE 801-775-9191 • FAX 775-9197

# SUBDIVISION APPLICATION

## SOUTH OGDEN CITY PLANNING COMMISSION

**Applicants Name** BRIGHTON DEVELOPMENT UTAH LLC **Phone** 801-397-9755 **FAX** 801-397-9808

**Address** 215 N. REDWOOD RD. SUITE 8 **State** UTAH **Zip** 84054

**SUBDIVISION NAME** BRIDGEPORT

**LOCATION** 150 E CHAMBER ST. **NO. OF LOTS** 3

**Survyor/Engineer** REEVE **Phone** 801-621-3100 **FAX** 801-621-2666

**Address** 920 CHAMBER ST. STE. 14 **City** SOUTH OGDEN **State** UT **Zip** 84403

**OFFICE USE**

**Scheduled for Planning Commission Agenda** __

Request for Recommendation sent to the following by copy and return of this form:

| | | | |
|---|---|---|---|
| City Engineer - | Date _____ | Received back- Date | _____ |
| Fire Dept. - | _____ | | _____ |
| Public Works - | _____ | | _____ |
| Others - | _____ | | _____ |

(City FAX # 622-2713) $ 230.00

**RECOMMENDATION:**

**PLANNING COMMISSION ACTION:**

PRELIMINARY PLAN_____

DATE _____

FINAL PLAN_____ DATE_____

March '03

**Fee - Subdivision Application**

**$100.00 plus $10.00 per lot for a Preliminary plat and $100 for the City Engineer review. The Engineer fee is charged at a per hour rate and the balance over $100 will be owing upon billing. The City collects these engineering hours on a project so the actual costs are recognized. As long as the project is under construction, the City engineer may incur costs that will be billed to the applicant.**

100
30
100
$230

## APPLICANT'S AFFIDAVIT

State of UTAH
County of WEBER

I (we) TAYLOR SPENDLOVE, being duly sworn, depose and say I (we) am (are) the sole
Property Owner(s) or Agent of Owner
owner(s)/agent of the owner(s), of the property involved in this application, to-wit,
1505 CHAMBER ST and that the statements and answers contained herein, in
Property Address
the attached plans and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 23 day of NOVEMBER, 2015.

Signed: _____ _____
Property Owner or Agent Property Owner or Agent

Subscribed and Sworn before me this 23 day of November, 2015.

Notary Public: _____

LEESA KAPETANOV
Notary Public • State of Utah
Commission # 672829
COMM. EXP. 12-22-2017

Notary Stamp

## AGENT AUTHORIZATION

State of UTAH
County of WEBER

I (we) _____, the sole owner(s) of the real property located
Property Owner(s)
at _____, South Ogden, Utah do hereby appoint
Property Address
_____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this _____ day of _____, _____

Signed: _____ _____
Property Owner Property Owner

Subscribed and Sworn before me this _____ day of _____, _____.

Notary Public: _____

Notary Stamp

Reeve & Associates, Inc. - Solutions You Can Build On

# BRIDGEPORT TOWNHOMES

A PART OF THE SOUTHEAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST. S.L.B.&M.
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2015

## VICINITY MAP

(NO SCALE)

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE EAST QUARTER CORNER DATED 2004 AND A FOUND WEBER COUNTY BRASS CAP MONUMENT IN A VAULT AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°27'31"W.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT, SAID POINT BEING S00°27'31"W 1261.35 FEET AND WEST 480.04 FROM A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE S00°27'31"W 253.82 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 180.97 FEET, A RADIUS OF 215.00 FEET, A CHORD BEARING OF S53°35'29"W, AND A CHORD LENGTH OF 175.68 FEET; THENCE S29°28'34"W 66.61 FEET; THENCE S33°50'04"W 77.55 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHAMBERS STREET; THENCE ALONG SAID STREET THE FOLLOWING THREE (3) COURSES; (1) N58°21'55"W 31.60 FEET; (2) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 183.25 FEET, A RADIUS OF 650.65 FEET, A CHORD BEARING OF N50°17'49"W, AND A CHORD LENGTH OF 182.64 FEET; (3) N42°13'42"W 87.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DAYBREAK DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) N47°46'18"E 61.26 FEET; (2) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.43 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF N44°10'30"E, AND A CHORD LENGTH OF 41.40 FEET; (3) N40°34'40"E 34.05 FEET; (4) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 13.09 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N65°34'04"E, AND A CHORD LENGTH OF 12.68 FEET; (5) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 132.12 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N21°45'12"E, AND A CHORD LENGTH OF 102.57 FEET TO A POINT ON THE EASTERLY LINE OF DAYBREAK PLAT A; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES; (1) N12°57'06"E 52.14 FEET; (2) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 178.88 FEET, A RADIUS OF 247.26 FEET, A CHORD BEARING OF N51°39'36"E, AND A CHORD LENGTH OF 175.00 FEET; THENCE S63°51'42"E 167.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,253 SQUARE FEET OR 3.105 ACRES MORE OR LESS.

## NARRATIVE

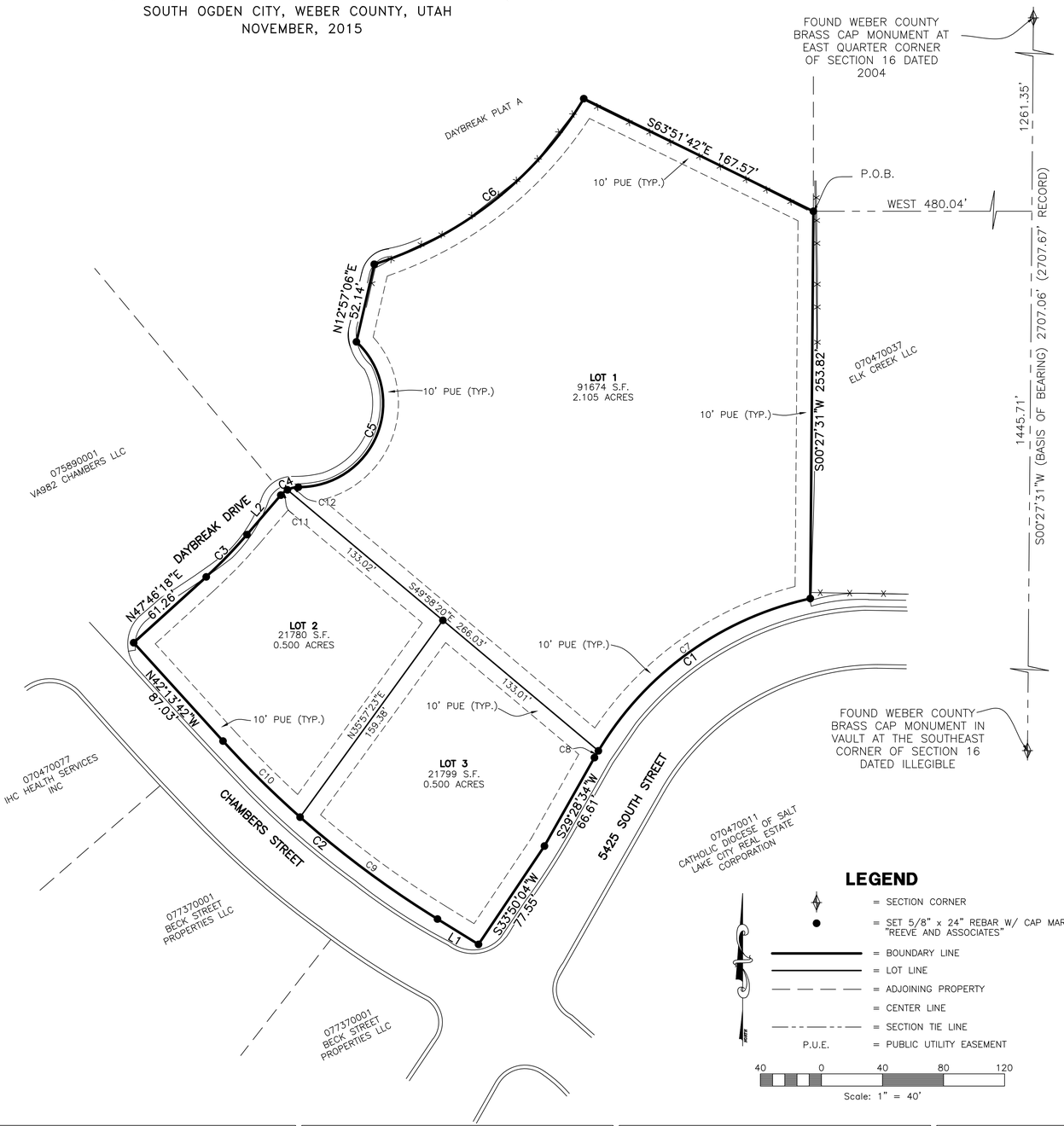
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 3 LOTS AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY DEED, WHICH MATCHES SURROUNDING DEEDS AND SUBDIVISIONS. ALL CORNERS WERE MARKED AS SHOWN HEREON.

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N58°21'55"W | 31.60' |
| L2 | N40°34'40"E | 34.05' |

## CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 180.97' | 215.00' | 48°13'43" | S53°35'29"W | 175.68' |
| C2 | 183.25' | 650.65' | 16°08'13" | N50°17'49"W | 182.64' |
| C3 | 41.43' | 330.00' | 7°11'36" | N44°10'30"E | 41.40' |
| C4 | 13.09' | 15.00' | 50°00'22" | N65°34'04"E | 12.68' |
| C5 | 132.12' | 55.00' | 137°38'06" | N21°45'12"E | 102.57' |
| C6 | 178.88' | 247.26' | 41°26'58" | N51°39'36"E | 175.00' |
| C7 | 175.87' | 215.00' | 46°52'04" | S54°16'18"W | 171.01' |
| C8 | 5.11' | 215.00' | 1°21'39" | S30°09'27"W | 5.11' |
| C9 | 112.22' | 650.65' | 9°52'56" | N53°26'28"W | 112.08' |
| C10 | 71.03' | 650.65' | 6°15'18" | N45°21'21"W | 71.00' |
| C11 | 5.63' | 15.00' | 21°30'12" | N51°18'59"E | 5.60' |
| C12 | 7.46' | 15.00' | 28°30'10" | N76°19'10"E | 7.39' |




## LEGEND

- = SECTION CORNER
- = SET 5/8" x 24" REBAR W/ CAP MARKED "REEVE AND ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTER LINE
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

40 0 40 80 120

Scale: 1" = 40'

## SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF BRIDGEPORT TOWNHOMES IN SOUTH OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH OGDEN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945
UTAH LICENSE NUMBER — TREVOR J. HATCH

## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A THREE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT BRIDGEPORT TOWNHOMES, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

## ACKNOWLEDGMENT

STATE OF UTAH )ss.
COUNTY OF _____ )

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF UTAH )SS.
COUNTY OF _____ )

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KATHLEEN V BUCK & ROMNEY H BUCK BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE TRUSTEES OF THE KATHLEEN V. BUCK FAMILY PROTECTION TRUST DATED THE 27TH DAY OF FEBRUARY 2004 AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

**Project Info.**
Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 11-16-2015
Name: BRIDGEPORT TOWNHOMES
Number: 6440-05
Revision:
Scale: 1"-40'
Checked:

## SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I HAVE EXAMINED THE FOREGOING PLOT OF DAYBREAK PLAT A AS IT PERTAINS TO THE IMPROVEMENT STANDARDS AND ORDINANCES NEW IN FORTE, AND IN MY OPINION, COMPLIES WITH SUCH DEVELOPMENT REQUIREMENTS.

THIS ___DAY OF ____, 2015.

PUBLIC WORKS DIRECTOR

## SOUTH OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SOUTH OGDEN CITY ENGINEER

## SOUTH OGDEN CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS, AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH THIS ___DAY OF ____, 2015.

ATTEST_____

TITLE_____

MAYOR

## SOUTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20__.

SOUTH OGDEN CITY ATTORNEY

## DEVELOPER

BRIGHTON DEVELOPMENT
UTAH LLC
215N. REDWOOD RD.,
STE. 8
SALT LAKE CITY, UT
84054
(801)397-9755

## Weber County Recorder

Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:

Weber County Recorder

_____ Deputy.

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# Planning Commission Report

**Subject:** Draft Form-Based Code Review:
Street Types, Landscape, Parking and Sign Types

**Author:** Mark Vlasic

**Department:** Planning & Zoning

**Date:** November 12, 2015

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**Background**

This is a continuation of previous discussions related to the *Draft Form-Based Code for South Ogden City: South Ogden Town Center & 40th Street Corridor*, from the November 2015 meeting. Du detailed ring that meeting a detailed review of **Chapter 7-Landscape** was provided. Since then staff has conducted additional reviews of **Chapter 2 – Street Types** and **Chapter 9 – Sign Types**, which follow.

***Chapter 2 – Street Types***

- Who will own the alleys? If City, how will they maintain the alleys? Where will snow go? Will the city be able to use class C funds? It was noted that since the new ordinance was intended support good design and positive redevelopment, it should be assumed that the internal roads, parking lots, plazas, sidewalks and similar spaces will be private. It was agreed that this is fine, as long as development agreements are established, and that the Administration chapter be changed to clarify ownership. It was also felt that regulations for the timing of delivery and construction should be spelled out in the ordinance.
- It was also felt that the ordinance should note which streets are public. In the areas where the FBC applies, these include Washington Boulevard, Riverdale Road, 36th, 40th, Wall and Chimes View. The role of these public roads is to provide public access to the internal streets, which are private. The City Engineer noted that he does not have problems with the street sections indicated in the FBC, as long as they are private.

***Chapter 7 – Landscape***

- Title of Chapter should be "Landscape Standards
- 7.1.3 - ". Should say "for landscape regulations regarding water efficient landscaping, tree and plant sizes and landscape design standards, refer to Title 10, Chapter 23.
- The existing Title 10, Chapter 23 should be replaced with the Water Efficient Landscape Ordinance.
- 7.3.4(4) (C) replace "Urban Forestry Commission" with "staff".

Chart 7.4 and 7.5 – remove "Hedge" and Replace with "Planting Area", with following definition: "A continuous planting area shall be provided consisting of a professionally-designed water-efficient planting design as required in Title 10, Chapter 23".

Chart 7.4 and 7.5 – remove "Hedge Composition" and Replace with "Planting Area Composition", with following definition: "A professionally-designed water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses, small shrubs and trees as appropriate for meeting the requirements in Title 10, Chapter 23".

Chart 7.6 Interior Parking Landscape Requirement – Add the following rows.

4 – Shade Structures

Shade structures should be considered as an alternative for the required shade tree requirement in interior medians and islands. Detail designs for these Elements should be provided to staff for review and before they can be approved.

***Chapter 9 – Sign Types***

The Chief Building inspector believes that the signs are generally fine, with the following change:

Remove 9.8 in its entirety. Roof signs can cause roofs to leak, and are aesthetically not in line with the look envisioned for the new downtown area.

**Discussion and Recommendation**

Staff believes that the suggested changes will make the FBC for adapted to the needs of South Ogden City, and believes that it might be considered for adoption once the changes have been made.

# Planning Commission Report

**Subject:** Water-Efficient Landscape Ordinance - Discussion

**Author:** Mark Vlasic

**Department:** Planning & Zoning

**Date:** December 10, 2015

---

**Background**

A draft Water Efficient Landscape Ordinance was prepared and presented to the Planning Commission in 2013 for discussion. Due to more pressing business, the draft was temporarily put aside. Since that time the draft Form-Based Code (FBC) has been prepared for the commercial core of the city, which includes a Landscape Chapter which provides generally good design and implementation direction, yet lacks specificity regarding water-efficient design, plant selection, and implementation. Section 7.1.3 refers users to Chapter 23 of the zoning ordinance for water efficient landscape requirements.

**Discussion**

Staff believes that referring users of the form-based code to Chapter 23 is a good way to provide the necessary detail and guidance for creating landscapes that are more water – efficient and sustainable. However, staff finds Chapter 23 to be inadequate for achieving that goal, and has created a revised version of the Water Efficient Landscape Ordinance as a replacement for Chapter 23.

The revised Water efficient Landscape Ordinance is provided for review and discussion. In addition, a copy of the *Salt Lake City Plant List and Hydrozone Schedule 2013* (*http://www.slcdocs.com/utilities/PDF%20Files/2013_SLCPlantList_ver2-1.pdf*), which was *prepared by* Salt Lake City Public Utilities is provided for review and reference, as this is a reference document in the proposed ordinance intended to help users select to appropriate plants and implement water efficient landscapes.

# Water Efficient Landscape Ordinance – Discussion Draft (12.10.15)

## 1. Purpose

It is in the public interest conserve the public's water resources and to promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for the designing, installing and maintaining of water efficient landscapes throughout the City.

## 2. Definitions

The following definitions shall apply to this ordinance:

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

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

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

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

Grading Plan: The Grading Plan shall be shown at the same scale as the Planting and Irrigation Plan.

The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

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

Irrigated Landscaped Area: All portions of a development site to be improved with planting and

irrigation. Natural open space areas shall not be included in the Irrigated Landscaped Area.

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

Irrigation Contractor: A person who has been certified by the Irrigation Association (IA) to install irrigation systems.

Irrigation Designer: A person who has been certified by the Irrigation Association to prepare

irrigation system designs, and/or a Landscape Architect.

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

Landscape Irrigation Auditor (I A) A person who has been certified by the Irrigation Association to conduct a landscape irrigation audit.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, a Grading Plan, a Soils Report, a Landscape Water Allowance, and an Irrigation Schedule.

Landscape Water Allowance: For design purposes, the upper limit of annual applied water for the established landscaped area. It is based upon the local Reference Evapotranspiration Rate, the ETO adjustment factor and the size of the landscaped area.

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

Mulch: Any material such as bark, wood chips or other materials left loose and applied to the soil.

Non-Drought Tolerant Plant: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, Hardscape features, and fences.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Professional Landscape Architect: A person who holds a license to practice landscape architecture in the state of Utah.

Rain Shut-Off Device: A device wired to the automatic controller that shuts off the irrigation system when it rains.

Reference Evapotranspiration Rate or ETO: A standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four to seven-inch tall, cool season grass that is well watered. The average annual ETO for the __ City area is __ inches.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

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

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

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

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

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

Water Audit: An on-site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency.

**3. Applicability of Water Efficient Landscape Ordinance**

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family residential projects, and developer-installed landscaping in single-family projects.

This section does not apply to:

- Home-owner provided landscaping at single family projects;
- Landscapes that are irrigated exclusively with secondary water (non-potable); or
- Projects with a total irrigated landscaped area less than 2,500 square feet.

In addition, sports fields, turf play areas within public parks, school yards, golf courses and cemeteries are exempt from the Landscape Water Allowance limitations outlined herein, yet however, all other portions of this ordinance shall be applicable.

## 4. Documentation

Landscape Plan Documentation Package.

A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. The Landscape Plan Documentation Package shall be prepared by a Professional Landscape Architect.

The Irrigation Plan shall be prepared by an Irrigation Designer certified by the Irrigation Association and/or a Professional Landscape Architect.

The Landscape Plan Documentation Package shall consist of the following items:

A. Project Data Sheet. The Project Data Sheet shall contain the following:

1. Project name and address;
2. Applicant or applicant' agent's name, address, phone and fax number;
3. Landscape Designer/Landscape Architect's name, address, phone and fax number; and
4. Landscape contractor's name, address, phone and fax number, if available at this time.

B. Planting Plan. A detailed Planting Plan shall be drawn at a scale the clearly identifies the following:

1. Location of all plant materials, a legend with botanical and common names and size of plant materials;
2. Property lines and street names;
3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
4. Existing trees and plant materials to be removed or retained;
5. Designation of Landscape Zones, and
6. Details and specifications for tree staking, soil preparation, and other planting work.

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

1. 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;

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

3. 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

4. Installation details for irrigation components.

D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:

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

2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

E. Soils Report. A Soils Report will be required where irrigated landscaped areas exceed 2,500 square feet. The Soils Report shall describe the depth, composition, and bulk density of the top soil and subsoil at the site, and shall include recommendations for soil amendments. The Planting Plan shall incorporate the recommendations of the Soils Report into the planting specifications.

F. Landscape Water Allowance. The annual Landscape Water Allowance shall be calculated using the following equation:

Landscape Water Allowance = ETO x 1.0 x 0.62 x A, where

Landscape Water Allowance is in gallons per year

ETO = Reference Evapotranspiration in inches per year

1.0 = ETO adjustment factor, 100% of turf grass ETO (water year adjustment factor)

0.62 = conversion factor (to gallons per square feet)

A = total Irrigated Landscape Area in square feet

G. Irrigation schedule. A monthly Irrigation Schedule shall be prepared that covers the initial 120-day plant establishment period and the typical long-term use period. This schedule shall consist of a table with the following information for each valve:

1. Plant type (for example, turf, trees, low water use plants);
2. Irrigation type (for example, sprinklers, drip, bubblers);
3. Flow rate in gallons per minute;
4. Precipitation rate in inches per hour (sprinklers only);
5. Run times in minutes per day;
6. Number of water days per week, and
7. Cycle time to avoid Runoff.

**5. Landscape Design Standards**

A Plant Selection.

Plants selected for landscape areas shall consist of plants that are well-suited to the microclimate and soil conditions at the project site.

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

Parking strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving Plants.

The *Salt Lake City Plant List and Hydrozone Schedule 2013* (*http://www.slcdocs.com/utilities/PDF%20Files/2013_SLCPlantList_ver2-1.pdf*) *prepared by* Salt Lake City Public Utilities shall be used as a primary reference document for the selection, design and installation of water-conserving plants and landscapes.

B. Mulch.

After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four (4) 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. Soil Preparation.

Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the Soils Report.

**6. Irrigation Design Standards**

A. Irrigation design standards for this ordinance are outlined in the latest version of the "Minimum Standards for Efficient Landscape Irrigation System Design and Installation" prepared by the Utah Irrigation Association. In addition, the following portions of this section shall also be applicable.

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

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

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

E. On slopes exceeding 33 percent, the irrigation system shall consist of Drip Emitters, Bubblers or sprinklers with a maximum Precipitation Rate of 0.85 inches per hour and adjusted sprinkler cycle times to eliminate Runoff.

F. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.

G. 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.

H. Sprinklers shall have matched Precipitation Rates with each control valve circuit.

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

J. Drip irrigation lines shall be undergrounded, except for Emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.

K. Valves with spray or stream sprinklers shall be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.

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

## 7 Plan Review, Construction Inspection and Post-Construction Monitoring

A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins. With the Landscape Plan Documentation Package, a copy of the Landscape Water Allowance Worksheet shall be completed by a landscape designer and submitted to the City. Once approved, the Landscape Water Allowance Worksheet will be transmitted to the local water purveyor.

B. All Landscape Plan Documentation Packages submitted must be certified by a licensed

Landscape Architect or UNLA certified Landscape Designer. The Irrigation Plan must be prepared by an IA certified Irrigation Designer, or a Landscape Architect.

C. All landscape irrigation systems shall be installed by an IA certified Irrigation Contractor. The certified person representing the contracting firm shall be a fulltime employee of the firm and shall be directly involved with the project including at least weekly site visits.

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

E. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department. F. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or Landscape Designer/Landscape Architect and submitted to the City.

F. Following construction and prior to issuing the approval for occupancy, a Water Audit will be conducted by an IA certified Landscape Irrigation Auditor. The auditor shall be independent of the contractor, design firm, and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this ordinance. The minimum efficiency required for the irrigation system is 60% for the distribution efficiency for all fixed spray systems and 70% distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the City, designer, installer, and owner/developer certifying compliance with the minimum distribution requirements, and an irrigation schedule. Compliance with this provision is required before the City will issue the letter of final acceptance.

G. 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 ordinance are not satisfied.

# SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013

*prepared by* Salt Lake City Public Utilities | Salt Lake City, Utah

**Acknowledgements**

The successful development of this revision was dependant on the assistance of many experts in a variety of fields, and the quality of this document can be attributed to them. Any errors or typos we own exclusively.

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| | |
|---|---|
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Craig Hinckley Salt Lake City Planning

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## LANDSCAPE PLANTS FOR WATER CONSERVATION

### Introduction

Residential landscapes, as well as commercial, industrial, and public landscapes in Salt Lake City, have been lushly developed with water-intensive plants. Historically, residents and developers have enjoyed a generous water supply, thanks to the foresight of early settlers in the development of irrigation projects, and that water availability, coupled with a cultural predisposition toward a philosophy of landscape design unrestricted by water availability and an increasing population have lead to an increasing demand on the City's water resources. One way to reduce demand is to encourage landscape design that is sensitive to a limited water source and an arid, cool climate.

In order to make the transition to more sustainable landscape patterns and still maintain Salt Lake's legacy as an "oasis in the desert", it is important to utilize native, naturalized, and adaptive plants capable of sustaining growth with limited supplementary water. Many of these plants are as aesthetically pleasing as more traditional landscape plants but have not been widely planted in the urban landscape because of limited availability and the public's unfamiliarity with the landscape potential of water-conserving plants. Many of the plants that fit this category are old favorites, but these pages offer a new understanding of their actual water needs. Additionally, there are plants that have not been thought of as "water-wise," but with proper soil preparation and thoughtful placement, can thrive with considerably less water than has been traditionally provided.

In April of 1995, Salt Lake City adopted a new Zoning Ordinance that established certain standards for landscaping and encouraged the use of "drought tolerant" plants. The intent of the drought-tolerant section of the Zoning Ordinance is to encourage sustainable design in all aspects of landscape planning, from residential and commercial, to public and institutional. The list of drought tolerant plants below is

intended to introduce the wide variety of plants suitable for water-wise, sustainable landscapes in Salt Lake City, while fostering creativity in landscape design.

In 2003, after five years of continuous drought, best management practices were developed to increase water efficiency in the landscape, incorporating new opportunities in irrigation technology, and identifying measurable water-use goals and practices. The plant list was also updated to reflect current availability and clarify species identification. Additionally, sections were added to create a quick reference guide to enhance ease of use to the consumer and to the planning staff enforcing related ordinances.

In 2009, Salt Lake City once again began the task of reviewing city codes pertaining to landscapes. In that process, it was identified that the lack of measurable irrigation efficiencies and mandated audits of newly constructed irrigation systems within the ordinance were hindering our efforts to achieve greater efficiencies in our community's landscapes. It was determined that an amendment to the SLC Ordinance 21A.41…would be made to include these concepts. It was felt that tools also needed to be developed that would assist the landscape industry, as well as the home landscaper, in achieving greater efficiencies through a variety of Best Management Practices, and that the landscape ordinance would reference these guides, which became the Salt Lake City Landscape Manual for the Conservation and Protection of Water Resources (the Landscape Manual). The final component of this project was the revision of the SLC Water-Wise Plant List, to include expanded and improved hydrozoning information. The amended landscape code mandates that all new commercially developed landscapes meet the minimum irrigation system efficiencies as identified in the Landscape Manual, and that all landscape plants contained in these new landscapes are grouped and irrigated in such a manner as to reflect the hydrozones as identified in the Plant List. These three documents, the Landscape Amendment, and Landscape Manual, and the revised Plant List will provide both the impetus and the know-how to achieve greater water efficiencies, improve stormwater quality, and enhance water resource protection.

It is our wish that through this reference guide, homeowners, contractors, developers, and city planners will come to recognize the value of climate-compatible landscapes and plants, encourage more widespread use, fuel demand in the retail market, reduce the seasonal demand on Salt Lake City's water delivery system, and ensure supplies of high quality drinking water for the future.

## Water-wise Landscape Program

Water-wise landscapes begin, not with a plant list, but a comprehensive water-conserving landscape program that includes site analysis and planning, smart design, and efficient irrigation. In "*Urban and Community Forestry, a Guide for the Interior Western United States*", seven broad, fundamental, elements are described:

1. **Analysis, Planning, and Design.** The first step in creating a water-wise landscape is site analysis: identifying the specific characteristics of a site that contribute to its ecological nature and create its micro-climates. Site analysis identifies and catalogues such naturally occurring characteristics as sun, wind, and soil, as well as man-made characteristics such as structures and

paving. Planning incorporates needs and uses, identifying how as space as a whole and its component areas is used. Design integrates analysis and planning to create a space that is both beautiful and sustainable. Plant selection can then take place, reflecting the ecological and physical realities of a place, along with the needs of those using or acting in the space, creating balance and enhancing our urban environment.

2. **Soil Improvement.** Urban soils do not always contain all the physical and chemical properties necessary for healthy plant growth and development. Soil improvements are often needed in order to correct poor water infiltration, percolation, and drainage, while still providing adequate water holding capacity and nutritional balance of the soil. When amending the soil, it is best to amend entire areas rather than individual holes. Additionally, when planting trees, it is best to not amend the soil unless the tree in being planted in a contained or confined space.

Please note that if you are landscaping with native plants, soil amendments may not be necessary, and in fact, might be detrimental to long-term health of the plants. For many native plants, the only preparation necessary is to loosen the soil.

Common soil amendments include compost, decomposed leaves or pine duff, manures, or utelite.

3. **Efficient Irrigation.** Matching the amount of water supplied to each plant with that plant's water requirement is the most efficient way to irrigate, and it is a good idea to plan the irrigation system at the same time as the landscape design. To eliminate waste from over-watering and runoff, plants should be grouped according to their water needs, and turf should be irrigated separately from other plantings.

4. **Limit Turf Areas.** Cool season turf grasses, such as Kentucky bluegrass and fescue, typically require 20 to 26 inches of supplemental water during the growing season to sustain a green, lush lawn. Turf should be limited in the landscape to areas consistent with core use patterns and should be irrigated separately from other plantings. In all other areas, drought tolerant or resistant species should be planted. Water use may also be reduced by replacing turf grass in high traffic areas not intended for play with patios, decks, gravel or other appropriate materials. Also, where possible, consider non-traditional turf species such as buffalo or blue grama grass, or non-turf plants such as thyme.

5. **Use of Mulch.** The function of mulch is to buffer soils against climatic extremes. In summer, mulch reduces soil heating, slows water loss from evaporation, and reduces weed growth. In winter, mulch protects shallow roots from damage by preventing the daily freeze/thaw cycle and drying of soils.

6. **Use of Low Water Demand Plants.** Many beautiful and functional plants are available that thrive with natural precipitation or only small amounts of supplemental water. The availability of plants with low water requirements permits selecting

for function, beauty, and seasonal interest. However, as with all plant selections and planting, care must be taken to match specific needs of plants to the environmental conditions and the intensity of human activity at the planting site.

7. **Appropriate Maintenance.** Low maintenance is not no-maintenance; a water-wise landscape still requires the extra care required of a more traditional landscape. Once plants fill in and establish, however, maintenance demands decrease, plants require less water, and weeds are crowded out. Many native and low water plants also require less fertilizer, and have fewer pest problems than more traditional landscape plants, adding to the decrease in maintenance demands.

Integrating these seven elements in the planning, development, and maintenance of landscapes has been shown to conserve water and reduce annual maintenance costs without sacrificing function or beauty.

## The Plant List

The following list of trees, shrubs, herbaceous perennials, ornamental grasses, vines, groundcovers, annuals, and turfgrass has been compiled to serve as a guide to the public and landscape professionals for selection of landscape plants that have less water demand; some of these plants have very low demands and are considered xeric. Some of these plants are familiar and though not considered water-wise, have been habitually over-watered and with proper watering schedules in place, can be a valued part of a water-efficient landscape. This list is also intended to aid Salt Lake City in the evaluation of landscape plans and, specifically, to clarify standards contained in Chapter 24 of the Salt Lake City Zoning Ordinance.

While every effort has been made to make the list as comprehensive as possible, it should not be considered definitive. As additional information becomes available over time it is likely that plants may be added, or removed, from this list. To this end, input from individuals or organizations involved in the landscape industry, as well as members of the general public, is welcomed.

## Explanation of Column Headings

**Water Hydrozones** identifies the minimum amount of water a plant needs in order to survive after it is established in the landscape. It should be understood that, while plants will survive with the amounts of water indicated, some plants may not maintain their best appearance without some additional water. Additionally, during periods of extended droughts, even xeric plants might benefit from periodic supplemental watering. It is assumed that the establishment period will be a minimum of two years during which more frequent supplemental water may be needed.

In establishing this hydrozone system, it was desired that we meet three criteria: first, that it be easily understood and applied; second, that it provide the necessary water to adequately support landscape plants to be healthy and attractive; and third, that it assist us in our goal to reduce overall water use in the landscape and eliminate water waste.

The fundamental challenges with watering guidelines that focus solely on defining water need as very-low/low/moderate is that generally, the public and even professionals don't know how much water that means. Additionally, differing plant groups have differing water volume needs due to different root structure and size. For example, common juniper, blanket flower, and western hackberry are all plants frequently identified in watering guides as being "very low" in demand. But when watered, it takes considerably more water to meet the needs of the tree than of the perennial. Additionally, the extensive root system of the tree may lead itself to less frequent watering, while the smaller root system of a perennial such as the blanket flower may need irrigating more frequently, though with a much smaller volume of water.

It was through this discussion that we devised a new strategy for defining watering hydrozones. To clarify the confusion around very low/low/ moderate as it relates to frequency, we labeled the frequency based on the actual estimated frequency of irrigation during the hottest part of the growing season, namely June, July, and August. Thus, a plant with a designation of "1" receives one watering per summer month. A plant with a designation of "4" receives four watering per summer month.

To address the varying water volume needs between smaller herbaceous plants and large woody plants, we separated all plants into categories reflecting their growth characteristics. For the shrubs and trees, we also divided them by "deciduous" and "evergreen."

To address the varying water need by volume, we assigned each plant classification a different water volume per delivery, or frequency. In this way, a Zone 1 Perennial will receive the water it needs, and a Zone 1 Tree will receive the larger volume it needs. Lastly, we looked at seasonal changes as it relates to water demand for each plant classification, and adjusted the growing season frequencies accordingly. These adjustments will direct watering of turf to reduce greatly in the autumn, ceasing in October, but will direct evergreens to be watered into November should it be a dry autumn. In this manner, evergreens, which typically suffer more from reduced water availability in the fall and going into winter, will receive the water when they need to survive and thrive in our frequently dry autumns.

Turf, by nature of its shallower root system and use levels, while still be divided into five hydrozones, the frequency within each hydrozone reflects turfs special needs. So, a Zone 4 Turf is recommended to be watered 12 times a month; a Zone 3 Turf 9 times a month, and so on.

To summarize, plants are grouped into classifications based on physical characteristics; have assigned frequencies and volumes based on those characteristics, with the frequency (not the volume) being adjusted during the growing season to reflect plant growth habits and water demand need.

One unexpected value in adopting this system was the serendipitous result that it allowed us to add a number of plants that have been excluded from the list, by placing them into the Zone 4 category. These include spireas, viburnums, yews, boxwood, and other commonly used, but habitually over-watered plants. It is not uncommon to see these plants watered with the same frequency as turf. Adding them to this list, though not typically considered water-wise plants, will educate and inform the landscape manager, whether homeowner or professional, that these plants can thrive on considerably less water than is typically delivered. And, after all, being more water efficient in the landscape is what this list is all about.

Water hydrozones, as used in this list, are categorized thus:

1) First by plant type:

   Turfgrass (Warm season and Cool season)
   Groundcover and vine
   Annual
   Perennial
   Ornamental grass
   Deciduous shrub
   Evergreen shrub
   Deciduous tree
   Evergreen tree

2) Next, plants within these categories are sorted by the estimated number of irrigation applications (also referred to as frequency) per month, during the summer months (June, July, and August):

   0 No supplemental water on establishment
   1 One irrigation application per month
   2 Two irrigation applications per month
   3 Three irrigation applications per month
   4 Four irrigation applications per month (or once per week)

   Note: watering frequency changes for Frequency 1 through 4 during the growing season, with fewer frequencies occurring in spring and autumn. See recommended watering schedules, including suggested run times for low-flow emitters, fixed spray heads, rotor and gear-driven heads, and multi-stream/multi-trajectory heads, for specific seasonal recommendations.

3) Each plant category has a recommended volume of water to be delivered in inches per irrigation application:

| Plant Type | Volume of Water per Irrigation/Inches |
|---|---|
| Turfgrass | 0.5 |
| Groundcover and vine | 0.5 |
| Annual | 0.5 |
| Perennial | 1.0 |
| Ornamental Grass | 1.0 |
| Deciduous shrub | 1.5 |
| Evergreen Shrub | 1.5 |
| Deciduous Tree | 2.0 |
| Evergreen Tree | 2.0 |

## Turf

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot)
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
5 potential irrigation frequencies
6 inch rooting depth
Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| Zone | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / week* | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 0.5 | 10 | 2 | 25 | 3 | 20 | 2 | 0 | 0 | 1 | 1 | 1 | 0 | 0 |
| 2 | 0.5 | 10 | 2 | 25 | 3 | 20 | 2 | 0 | 0 | 1 | 2 | 2 | 1 | 0 |
| 3 | 0.5 | 10 | 2 | 25 | 3 | 20 | 2 | 0 | 1 | 3 | 3 | 3 | 2 | 1 |
| 4 | 0.5 | 10 | 2 | 25 | 3 | 20 | 2 | 0 | 1 | 4 | 4 | 4 | 3 | 1 |

## Ground Covers and Vines

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
5 potential irrigation frequencies
12 inch rooting depth

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 1 | 1 | 0 | 0 |
| 2 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| 3 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 1 | 1 | 3 | 3 | 3 | 1 | 1 |
| 4 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 1 | 2 | 4 | 4 | 4 | 2 | 1 |

## Annuals

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
5 potential irrigation frequencies
6 inch rooting depth
All new bedding plants will be irrigated weekly in May to enable establishment
Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May (est. watering) | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| 1 | 0.5 | 10 | 2 | 25 | 2 | 20 | 2 | 0 | 4 | 1 | 1 | 1 | 0 | 0 |
| 2 | 0.5 | 10 | 2 | 25 | 2 | 20 | 2 | 0 | 4 | 1 | 2 | 2 | 1 | 0 |
| 3 | 0.5 | 10 | 2 | 25 | 2 | 20 | 2 | 0 | 4 | 3 | 3 | 3 | 2 | 0 |
| 4 | 0.5 | 10 | 2 | 25 | 2 | 20 | 2 | 0 | 4 | 4 | 4 | 4 | 2 | 1 |

## Perennials

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
12 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 1 | 1 | 0 | 0 |
| 2 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 2 | 2 | 1 | 0 |
| 3 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 1 | 3 | 3 | 3 | 2 | 0 |
| 4 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 1 | 2 | 4 | 4 | 4 | 2 | 1 |

## Ornamental Grasses

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
12 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 1 | 1 | 1 | 0 |
| 2 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 0 | 1 | 2 | 2 | 1 | 0 |
| 3 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 1 | 3 | 3 | 3 | 1 | 0 |
| 4 | 1 | 10 | 4 | 50 | 2 | 40 | 2 | 0 | 2 | 4 | 4 | 4 | 2 | 1 |

## Deciduous Shrubs

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
18 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 0 | 1 | 1 | 1 | 0 | 1 |
| 2 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| 3 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 2 | 3 | 3 | 3 | 1 | 1 |
| 4 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 2 | 3 | 4 | 4 | 4 | 2 | 1 |

## Evergreen Shrubs

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
18 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events
All shrubs are irrigated in late fall to reduce winter burn

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 0 | 1 | 1 | 1 | 1 | 1 |
| 2 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| 3 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 0 | 2 | 3 | 3 | 3 | 1 | 1 |
| 4 | 1.5 | 10 | 6 | 50 | 3 | 40 | 3 | 2 | 3 | 4 | 4 | 4 | 2 | 1 |

## Deciduous Trees

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
18 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 0 | 0 | 1 | 1 | 1 | 1 | 1 |
| 2 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| 3 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 0 | 2 | 3 | 3 | 3 | 1 | 1 |
| 4 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 2 | 3 | 4 | 4 | 4 | 2 | 1 |

## Evergreen Trees

Assumptions include:

75% DU, clay loam soil (2 inches of water/foot), 5 potential irrigation frequencies
Clay loam soil (2 inches of water/foot)
Irrigation at 50% depletion of soil moisture
18 inch rooting depth
5 potential irrigation frequencies

Frequency / month corresponds to the highest frequency used
The table does not address precipitation events
All trees are irrigated in late fall to reduce winter burn

| | Water | Sprayhead | | Rotating Sprayhead | | Rotor | | Month | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Frequency / month | Inches / application | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Minutes / Cycle | Cycles | Apr | May | Jun | Jul | Aug | Sep | Oct |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 0 | 0 | 1 | 1 | 1 | 1 | 1 |
| 2 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 0 | 1 | 1 | 2 | 2 | 1 | 1 |
| 3 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 1 | 2 | 3 | 3 | 3 | 1 | 1 |
| 4 | 2.0 | 10 | 8 | 50 | 4 | 40 | 4 | 2 | 3 | 4 | 4 | 4 | 2 | 1 |

## Additional Table Information

**Botanical name** is the scientific name that identifies plants using a system called binomial nomenclature; that is, by grouping plants with more or less similar physical traits together through levels of classifications: genus, species, varieties, and cultivars. Each plant has only one botanical name, making it unique from any other plant, unlike common names, which may vary region to region. Botanical name has been abbreviated to include only the genus, species, and, if necessary, the variety; few cultivars or hybrids are named. The genus followed by "sp." (singular), or "spp." (plural) indicates that there are several different species of a plant which all have similar characteristics.

While a plant has only one botanical name it may have several **common names**. In compiling this list an attempt has been made to determine the most widely used common names.

**Mature size** is considered to be the average size a plant could be expected to grow with proper care and the amount of water indicated. Actual size of a given plant at a given location may vary.

**Minimum size at planting** is the size required by the Salt Lake City Zoning Ordinance, Chapter 24, for trees and shrubs that are planted for the purpose of establishing a visual screen. A blank in this column indicates that either there is no specific requirement or that a shrub is not generally used as a hedge or screen. When the terms "pot", "container", or "caliper" are used to describe minimum size at planting, the established American Standard for Nursery Stock shall apply. That is:

- "All container grown (deciduous or conifer) shrubs shall be healthy, vigorous, well-rooted and established in the container in which they are sold. They shall have tops which are of good quality and are in a healthy growing condition."

"An established container grown (deciduous or conifer) shrub shall be a (deciduous or conifer) shrub transplanted into a container and grown in that container sufficiently long for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container."

- Container size may be converted to minimum height/spread as follows:

| | | |
|---|---|---|
| 2 gallon | = | 12" to 15" height or spread |
| 5 gallon | = | 18" to 24" height or spread |

- "Caliper", for the purpose of this list, is defined as the diameter of the trunk measured 6 inches above ground level.

**Area Value** is the area of the plant canopy. Using this number, a designer or planner can determine the total area comprised by a single plant grouping or an entire landscape. Specific spacing recommendations were not made on the list to allow for a more creative use of plants and to recognize that a plant might be used differently in various landscapes.

If you are in need of guidelines to determine an appropriate average spacing of a plant on the list, consult the Height and Width column. To create a massed effect, place plants closer together so that branches overlap and mingle. For specimen plants, keep plants farther apart so that the plants form becomes distinct.

For trees, a standard guide is to plant on centers equaling, or slightly smaller than the diameter.

For long term health and sustainability of a landscape, allow plants adequate room to meet full growth without over-crowding.

The **comments** column contains qualifying statements and/or unique cultural requirements that affected the determination of water zones. This column has also been used to provide additional general information about a plant.

**A Note on Plant Tags:** In our region, many landscape nursery offerings come from out of state, and that means that so does the plant tag information. Use discernment when relying on plant tag information; some plants identified on tags as being "full sun," "low water," or "drought tolerant" may not be so in our hot, arid region. Similarly, some plants identified as being "perennial," "evergreen," or "hardy" may not behave as such in our long, cold winters. Compare plant tag information to information provided by your local nursery, county extension, or this plant list. A little homework will go a long way to lessening the chances of being misdirected.

**Some final words**: While it might seem that it is easiest to approach only new landscapes with these newer hydrozones in mind, it is encouraged that property managers, property owners, and homeowners of new, newly renovated, or existing landscapes also strive to irrigate their landscapes following the provided hydrozone information. The efficient use of water, and the elimination of water waste, is in all of our best interests.

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| **Groundcovers and Vines** | | | | | | |
| GV1 | Juniperus communis | Common Juniper | 2-4' x 4-6' | 20-28' | Full sun to light shade | Evergreen. Low growing junipers; color and texture varies with cultivar. |
| GV1 | Mahonia repens | Creeping Oregon Grape | 2' x 6' | 28' | Part to full shade | Evergreen. Utah native. Dry shade |
| GV1 | Rhus aromatica 'Gro-low' | Gro-low Sumac | 2' x 6' | 28 | Sun to shade | Glossy green, three-lobed leaves have red fall color. Yellow spring flower followed by fuzzy red berries. |
| GV1 | Juniperus horizontalis | Creeping Juniper | 6-18" x 5-8' | 50' | Full sun | Evergreen. Needle color varies with cultivar. |
| GV1 | Rhus aromatica 'Autumn Amber' | Autumn Amber Sumac | 1' x 3-4' | 12.5' | Sun to shade | Lower growing than Gro-low; same glossy foliage and good fall color. |
| GV1 | Sedum sp. | Stonecrop | 1- 6" x 12-24" | 1-3' | Full to part sun | Large group of low growing succulents; leaf color and shape varies with cultivar. Not tolerant of foot traffic, typically not dense enough to choke out weeds and grass. |
| GV1 | Stachys byzantina | Lamb's Ear | 12-18" x 36" | 7' | Sun to light shade | Velvety leaves are silvery white; spires of pink flowers mid-summer. Avoid overhead watering. |
| GV1 | Parthenocissis spp. | Virginia Creeper, Boston Ivy | 40' x 15' | 176' | Sun to light shade | Deciduous vine that adheres itself to nearly any surface. Large dark green leaves, red fall color. Spreads easily and can choke out other plants. Not suitable for gardens adjacent to native areas. |
| GV1 | Campsis radicans | Trumpet Vine | 30' x 20' | 314' | Sun to part shade | Needs a strong support. Orange to scarlet trumpet-shaped flowers mid summer; interesting winter pods. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| GV1 | Lonicera japonica | Japanese Honeysuckle | 12” x 15’ | 176’ | Sun to light shade | Creamy white and yellow flowers. Climbs with tendrils and twinning branches. |
| GV1 | Polygonum aubertii | Silverlace Vine | 40’ x 20’ | 314’ | Sun to part shade | Whitish green flowers cover vine in late summer. Requires a structure to climb on, and it should be very sturdy. Not suitable for gardens adjacent to native areas. |
| GV2 | Alyssum montanum | Mountain Gold Alyssum | 4” x 15” | 1’ | Sun to part shade | Bright yellow flowers in early spring cover gray green foliage. |
| GV2 | Anacyclus depressus | Mount Atlas Daisy | 2” x 18” | 1.75’ | Full sun | Silvery green foliage; bright white daisy-like flower mid spring |
| GV2<br>GV2 | Antennaria parviflora;<br>A. rosea | Pussy Toes<br>Pink Pussy Toes | 4” x 18” | 1.75’ | Sun to part shade | Utah native; silvery foliage, pink or white ball shaped flowers |
| GV2 | Cerastium tomentosum | Snow In Summer | 8" x 24” | 3’ | Full sun | Mat-forming, silvery white foliage; very white spring flower; will die out in center if over-watered. May be invasive |
| GV2 | Convallaria majalis | Lily-Of-The-Valley | 8” x 24” | 3’ | Part to full shade | Dark green foliage; white bell shaped, fragrant flowers in early spring. |
| GV2 | Helianthemum nummularium | Sunrose, Rockrose | 8” x 36” | 7’ | Sun to light shade | Mat forming green to gray foliage. Simple flowers in white, pink, yellow, and reds in early spring. |
| GV2 | Symphoricarpos x chenaultii | Chenault Coralberry | 3-4’ x 4-6’ | 20’ | Sun to part shade | Delicate, bluish green foliage; clusters of pinkish flowers followed by colorful purple berries that persist into winter. |
| GV2 | Teucrium aroanium | Gray Creeping Germander | 3” x 18” | 1.75’ | Sun to part shade | Silver gray leaves; fragrant lavender flowers in early summer. |
| GV2 | Thymus pseudolanuginosus | Woolly Thyme | 1-2” x 18” | 1.75’ | Full sun | Hairy gray foliage turns plum colored in fall; evergreen. Tolerates moderate foot traffic. |
| GV2 | Thymus ssp. | Creeping Thyme | 3-4” x 18” | 1.75’ | Full sun | Spring flowers in white, pinks, reds; green foliage; tolerates moderate foot traffic. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| GV2 | Veronica liwanensis | Turkish Speedwell | 2” x 18” | 1.75’ | Sun to part shade | Vigorous perennial; evergreen foliage; violet blue flowers in spring. Needs afternoon shade. |
| GV2 | Veronica oltensis | Thyme-leaf Speedwell | 1” x 24” | 3’ | Sun to part shade | Tiny dark gray green leaves; azure blue flowers late spring; evergreen. |
| GV2 | Veronica pectinata | Blue Woolly Speedwell | 2” x 18” | 1.75’ | Sun to part shade | Dense mat of small dark green leaves, covered with tiny blue flowers mid spring |
| GV2 | Polygonum affine | Himalayan Fleeceflower | 6-10’ x 30” | 5’ | Part to full shade | Bright green basal foliage forms mat; spikes of pink flowers in late summer; foliage turns copper in fall. Can be aggressive when over-watered. |
| GV2 | Wisteria | Wisteria | 20’ x 10’ | 78’ | Full sun | Fragrant flowers in spring; leaves are soft green in color. Needs very strong support |
| GV3 | Fragaria sp. | Wild Strawberry | 2” x 24” | 3’ | Sun to part shade | Utah Natives F. vesca and F. virginiana |
| GV3 | Arctostaphylos uva-ursi | Kinnikinnick | 3-6” x 24-36” | 7’ | Part shade (avoid afternoon sun) | Evergreen. Dark glossy foliage; pinkish bell shaped flowers in early spring. Intolerant of soils that stay wet. Utah Native. Zone 1 if grown in shade. |
| GV3 | Cotoneaster horizontalis | Rockspray Cotoneaster | 2-3’ x 10-15’ | 113’ | Sun to light shade | Stiff angled branches have small round leaves. White flowers followed by red berries. |
| GV3 | Hypericum calycinum | Aaron's Beard, St. Johnswort | 12-18” x 24” | 3’ | Part to full shade | Yellow spring flower; attractive blue green foliage stays evergreen in mild winters. Sometimes takes on purplish winter hue. |
| GV3 | Clematis ligustifolia<br>C. hirsutissima<br>C. occidentalis<br>C. montana<br>C. autumnalis | Clematis | 20’ x 10’ | 78’ | Plant so that the base of the plant is in the shade and its branches are in the sun | Some may be invasive. Utah Natives include C. ligusticifolia, C. hirsutissima. C. occidentalis |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| GV4 | Ajuga reptans | Ajuga, Bugleweed | 2-4” x 12-18” | 1.75’ | Part to full shade | Low-growing groundcover with spires of blue or pink flowers. Leave color varies with cultivar, from dark green, to purple, and variegated. |
| GV4 | Euonymus fortunei | Purple-leaf Winter Creeper | 2’ x 6’ | 28’ | Part shade | Evergreen, though sometimes semi-evergreen. Dark green leaves turn deep purple in fall. Will adhere to and climb surfaces. |
| GV4 | Galium odoratum | Sweet Woodruff | 4” x 18” | 1.75’ | Part to full shade | Whorls of bright green foliage; star-shaped flowers in late spring |
| GV4 | Lamium maculatum | Dead nettle | 8-12” x 24” | 3’ | Part to full shade | White to purplish blooms late spring; foliage varies with cultivar – many variegated. Adaptable to dry shade. |
| GV4 | Vitis spp. | Grapes | 10’ x 10’ | 78’ | Full sun | Large leaves and edible fruit provide good habitat and forage for wildlife. Needs sturdy support. Can be grown with little or no supplemental water if not grown for grape production. |
| **Warm-season Turfgrasses (these grasses grow actively during warmer months and are dormant in the cool spring and autumn months)** | | | | | | |
| Tw0 | Bouteloua curtipendula | Sideoats Grama | 1-2’ x 1’ | .75’ | Full sun | Popular grass for meadows and reclamation. Fine textured, Purple spikelets form on one side of stem. |
| Tw0 | Bouteloua gracilis | Blue Grama | 8-10” x 12” | .75’ | Full sun | Native plains grass suitable for turf. Warm season grass goes dormant in winter months. Suitable as a turf grass. |
| Tw0 | Oryzopsis hymenoides (also listed as Stipa hymenoides) | Indian Rice Grass | 2’ x 2’ | 3’ | Full sun | Cool-season native bunch grass with showy panicles. Provides forage and habitat opportunities for wildlife. |
| Tw0 | Elytrigia elongate | Tall Wheatgrass | 4-5’ x 18” | 1.75’ | Full sun | A very upright grass; straw yellow stalks. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Tw0 | Sporobolus airoides | Alkali sacaton | 2’ x 2’ | 3’ | Full sun | Delicate appearing foliage with pinkish inflorescence. Tolerant of saline and clay soils. |
| Tw1 | Elymus cinereus | Great Basin Rye | 3-4’ x 2’ | 3’ | Full sun | Utah native. Blue gray foliage |
| Tw1 | Schizachyrium scoparium | Little Bluestem | 2-4’ x 30” | 4.5’ | Sun to light shade | Upright, erect habit. Leaves flat and stiff, light green aging to darker green; fall color is red. Inflorescence is wispy. Tolerant of heavy clay soils. Attractive to butterflies, birds. Utah native. |
| Tw1 | Sporobolus contractus | Spike Dropseed | 16” x 12” | .75’ | Full sun | Very heat tolerant. Interesting flower spikes. Utah native. Tolerates sandy soils but is adaptive. |
| Tw1 | Stipa comata | Needlegrass | 4’ x 1’ | .75’ | Sun to light shade | Slender grass with long, elegant awns. |
| Tw1 | Blepharoneuron tricholepis | Pine Dropseed; Hairy Dropseed | 30” x 30” | 4.5’ | Sun to light shade | Upright, arching bunchgrass. Green panicles turn straw colored, and persist into winter. Provides food and shelter for butterflies and birds. |
| Tw1 | Festuca ovina glauca | Blue Fescue | 1-2’ x 1’ | .75’ | Full sun | Evergreen. Bluish color. Many cultivars are available, most not as large as the species. |
| Tw1 | Helictotrichon sempervirens | Blue Avena grass; Blue oat grass | 4’ x 2’ | 3’ | Full sun | Gray-blue foliage; soft brown plumes mid summer |
| Tw1 | Muhlenbergia capellensis | Muhly Grass | 3’ x 3’ | 7’ | Full sun | Plumes dusty pink |
| Tw1 | Muhlenbergia montana | Mountain Muhly | 30” x 24” | 3’ | Sun to moderate shade | Upright bunchgrass with open panicles of green, aging to straw and persistent into winter. |
| Tw1 | Muhlenbergia rigens | Deergrass | 3-5’ x 3’ | 7’ | Sun to light shade | Upright and arching, coarse-textured bunchgrass; spikelets to 5 feet tall, aging to straw. Wildlife and bird habitat. Good container plant. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Tw1 | Muhlenbergia wrightii | Spike Muhly | 1-2' x 2' | 3' | Full sun | Fine textured, upright green leaf blades. Green florets age to gray black and persist into winter. |
| Tw1 | Poa fendleriana | Muttongrass | 1-2' x 1' | .75' | Sun to shade | Upright bunchgrass; bright green foliage. Airy panicles of yellow-green florets. Attractive to birds, butterflies. |
| Tw1 | Sorghastrum nutans | Indiangrass | 4-5' x 18" | 1.75' | Full sun | Upright habit; nice fall color; habitat for ground dwelling birds |
| Tw2 | Festuca arizonica | Arizona Fescue | 10"-2' x 2' | 3' | Sun to light shade | Clumping bunchgrass with wiry seed stalks up to 3 feet tall. Gray green to blue green leaves. |
| Tw2 | Pleuraphis jamesii (also listed as Hilaria jamesii) | Galleta grass; Curly grass; James' grass | 18" x 2' | 3' | Full sun | Dense, fuzzy spikelets are angled zig-zag up 2 foot tall stalks. Foliage is gray green, aging to straw. Good choice for dry wildflower meadow. Attractive to butterflies. |
| Tw2 | Koeleria macrantha | Prairie Junegrass | 2' x 1' | .75' | Sun to light shade | Clumping bunchgrass with bright green foliage and upright flower spike. Provides food and habitat for birds and large mammals. |
| Tw2 | Panicum virgatum | Switch grass | 2' x 2'<br>Flower stalks to 5 ' | 3' | Full sun | Steel blue foliage; upright habit. Florets arranged on arching stem. Plant turns orange in fall. Seeds attractive to birds. |
| Tw2 | Calamagrostis acutiflora | Feather Reed Grass | 4' x 2' | 12' | Full sun | Very upright grass; plumes early |
| Tw2 | Calamagrostis acutiflora 'Overdam' | Overdam Reedgrass | 3' x 2' | 3' | Part sun | Green and white variegated foliage; whitish plumes; best in afternoon shade. |
| Tw2 | Calamagrostis arundinacea 'Karl Foerster' | Foerster Reedgrass | 4' x 3' | 7' | Full sun | Very upright grass; Oat like plumes bloom mid summer and persist well into winter. |
| Tw2 | Miscanthus sinensis | Maidenhair Grass | 4-10' x 3-7' | 7-38' | Sun to light shade | Upright fountain-like habit; wide variety; white variegated forms prefer some afternoon shade; good winter presence. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Tw2 | Pennisetum alopecuroides | Fountain Grass | 2-3' x 2-3' | 7' | Sun to light shade | Soft, foxtail-like plumes appear mid summer. Requires good drainage. Plumes useful for flower arrangements. |
| **Perennials (these plants, though they may go dormant in the winter, come back each spring; many attract birds, butterflies, and bees)** | | | | | | |
| P0 | Agave parryi | Parry's Agave | 12" x 18", flower spike to 8' | 1.75' | Sun to light shade | Thick, blue gray sword-like leaves form low rosette. Stem has many yellow to red tinged flowers mid summer. Flowers infrequently. Utah native. |
| P0 | Argemone munita | Prickly Poppy | 24" x 12" | 1' | Full sun | Utah native. Blue green foliage; papery white flowers |
| P0 | Astragalus utahensis | Utah Lady finger; Utah milkvetch | 4" x 10" | 1' | Full sun | Utah native. Hairy, silver foliage; rose pink flowers |
| P0 | Mirabilis multiflora | Desert Four O'Clock | 2' x 5' | 19.5' | Full sun | Magenta flowers open in evening; thick, leathery foliage. Utah native. |
| P0 | Penstemon eatonii | Eaton's Beardtongue | 36" x 12" | 1' | Sun to light shade | Scarlet red flowers; dark shiny green foliage. Utah native. Will die if over-watered. |
| P0 | Penstemon palmeri | Palmer Penstemon | 3' x 2' | 3' | Full sun | Tall spikes of pale pink, fragrant flowers. Utah native. Will die if over-watered. |
| P0 | Penstemon pseudospectabilis | Desert Penstemon | 2-3' x 2' | 3' | Sun to part shade | Vibrant, hot pink flowers late spring to mid summer. Blue green foliage |
| P0 | Spharealcea ssp. | Globemallow | 2-3' x 1' | .75' | Full sun | True orange flowers in summer. Foliage is pale gray green. Utah native. |
| P0 | Viguiera multiflora | Showy Goldeneye | 24" x 36" | 7' | Full sun | Utah native. Small daisy-like yellow flowers; will naturalize. Leaves are lance-shaped. |
| P1 | Achillea ageratifolia | Greek Yarrow | 4" x 18" | 1.75' | Full sun | Bright white flower clusters above gray green foliage. Late spring bloom. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| P1 | Achillea filipendula | Fernleaf Yarrow | 2-4’ x 2’ | 3’ | Full sun | Two widely used cultivars, ‘Coronation Gold’ and ‘Moonshine’ |
| P1 | Achillea millefollium. | Yarrow | 36” x 24” | 3’ | Full sun | Wide range of colors. Over watering tends to make the plants flop. Aggressive when over-watered. |
| P1 | Achillea serbica | Serbian Yarrow | 4” x 15” | 1’ | Full sun | Tight gray mats of evergreen foliage topped by white spring flowers. |
| P1 | Aethionema schistosum | Persian Rockcress | 10” x 15” | 1’ | Full sun | Fragrant, soft pink flowers cover plant in early spring. Tiny leaves are evergreen and powdery blue. |
| P1 | Agastache cana | Wild Hyssop | 2-3’ x 2’ | 3’ | Full sun | Unusual colors, fragrant flowers, and aromatic gray foliage. Airy, upright habit. Late summer blooming. |
| P1 | Agastache rupestris | Licorice Hyssop | 2-3’ x 2’ | 3’ | Full sun | Orange and lavender midsummer to fall flowers, fragrant needle-like foliage. Very attractive to hummingbirds. |
| P1 | Artemisia spp. | Wormwood | 10- 36” x 36” | 7’ | Full sun | Silver foliage, finely cut. Size varieties with cultivar. |
| P1 | Asclepias speciosa | Showy milkweed | 3’ x 3’ | 7’ | Sun to light shade | Upright perennial with gray green leaves and clusters of pinkish white flowers appearing in mid summer. Very attractive to butterflies. May form larger colonies. Utah native. |
| P1 | Asclepias tuberosa | Butterfly Milkweed | 1-2’ x 2’ | 3’ | Full sun | Orange midsummer blooms are a favorite of butterflies. |
| P1 | Berlandiera lyrata | Chocolate flower | 18” x 12” | 1’ | Full sun | Yellow mid-summer daisy; fragrant |
| P1 | Calylophus hartwegii | Fendler’s Sundrops | 1’ x 3’ | 7’ | Full sun | Four-petaled pale yellow flowers fade to orange and reddish pink, blooming all summer. Green foliage. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| P1 | Delosperma cooperi | Pink Hardy Iceplant | 6” x 24” | 3’ | Full sun | Pink flower late spring; succulent green foliage |
| P1 | Epilobum caanum v. arizonica (formerly Zauschneria arizonica) | Hummingbird Trumpet | 1-2’ x 2-4’ | 7’ | Sun to part shade | Delicate scarlet, trumpet shaped flowers in early fall. Utah native. |
| P1 | Epilobum caanum v. latifolia (formerlyZauschneria latifolia) | Hummingbird Flower | 18” x 18” | 1.75’ | Full sun | Brilliant scarlet trumpets late summer into fall |
| P1 | Gaillardia aristata | Blanket Flower | 2-3’ x 2-3’ | 7’ | Full sun | Utah native. Yellow and mahogany summer flower; reseeds. |
| P1 | Gaura lindheimeri | Gaura, Whirling Butterflies | 36” x 30” | 4.5’ | Full sun | White butterfly-like flowers bloom all summer. Fine textured foliage. Wispy appearance. |
| P1 | Helianthemum nummularium | Rockrose | 6” x 18” | 1.75’ | Sun to part shade | Simple, five-petaled flowers in a wide range of colors; mats of green to gray foliage have fine texture. |
| P1 | Hesperaloe parvifolia | Red Yucca | 5’ x 3’ | 7’ | Sun to part shade | Similar in appearance to Yucca, but has finer foliage. Reddish flowers appear in summer. |
| P1 | Kniphorfia uvaria | Red Hot Poker | 3’ x 3’ | 7’ | Full sun | Grass like foliage, unusual bi-color flower spikes in yellow to red. Deer resistant. |
| P1 | Linum lewisii (also listed as L. perenne v. lewisii) | Blue Flax; Lewis’ Flax | 24” x 18” | 1.75’ | Full to part sun | Wispy foliage; blue spring flower |
| P1 | Oenothera berlandieri ‘Siskiyou’ | Siskiyou Pink Mexican Primrose | 12” x 12” | 1’ | Sun to part shade | Papery pink flowers bloom all summer; foliage is dark green. Can become invasive if over-watered. |
| P1 | Oenothera caespitosa | Tufted Evening Primrose | 6” x 6” | .5’ | Full sun | Utah native. Large white flowers; opens in evening |
| P1 | Oenothera howardii | Bronze Evening Primrose | 6” x 6” | .5’ | Full sun | Utah native. Yellow flowers fade to bronze |
| P1 | Oenothera missouriensis | Missouri Evening Primrose | 10-12” x 24” | 3’ | Full sun | Large, lemon yellow flowers open towards the end of day; glossy green foliage. Flowers all summer. |
| P1 | Oenothera pallida | Pale Evening Primrose | 12” x 12” | 1’ | Full sun | Fast growing. Large white flowers; good choice for sandy soils. Utah native. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| P1 | Penstemon ambiguus | Sand Penstemon | 2’ x 2’ | 3’ | Sun to light shade | Airy clumps of grass-like foliage with many stems of pink flowers early to mid summer. |
| P1 | Penstemon barbatus. | Scarlet Bugler | 2-4’ x 2’ | 3’ | Sun to light shade | Foliage is a low mound; flowers rise on spires early summer. Utah native |
| P1 | Penstemon caespitosa | Tufted Beardtongue | 2-12” x 36” | 7’ | Sun to light shade | Compact mat of gray green foliage covered with purple flowers from early to late spring. |
| P1 | Penstemon cyananthus | Wasatch Beardtongue | 36” x 12” | .1’ | Full sun | Sky blue flowers early to mid summer. Utah native. |
| P1 | Penstemon linarioides | Mat Penstemon | 1’ x 3’ | 7’ | Sun to light shade | Fine textured gray green leaves; lavender-blue snap-like flowers late spring. |
| P1 | Penstemon pinifolius | Pine-leaf Penstemon | 12” x 12” | 1’ | Full sun | Fine foliage; small scarlet trumpet-shaped flowers |
| P1 | Penstemon whippleanus | Whipple’s Penstemon | 2-3’ x 2’ | 3’ | Sun to light shade | Burgundy purple flowers early to late summer. Utah native. |
| P1 | Perovskia atriplicifolia | Russian Sage | 3-5’ x 3-4’ | 12.5’ | Full sun | Small lavender blue flowers in tall spires; foliage is gray green and aromatic. Cut back to ground in spring keeps plant lush. |
| P1 | Ratibida columnifera | Prairie Coneflower, Mexican Hat | 24” x 18” | 1.75’ | Full sun | Yellow and mahogany petals surround pronounced center mid summer; ferny foliage |
| P1 | Santolina chamaecyparissus | Lavender Cotton | 12-18” x 18” | 1.75’ | Full sun | Gray foliage forms compact mound; yellow button flowers midsummer. Evergreen in mild winter. Aromatic. |
| P1 | Santolina virens | Green Santolina | 12-18” x 18” | 1.75’ | Full sun | Bright green compact foliage; evergreen in mild winters. |
| P1 | Sedum spectabile | Showy Stonecrop | 18-24” x 15” | 1.75’ | Sun to light shade | Fleshy blue-green leaves appear in mid spring, followed by white to pink broccoli-like flower. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| P1 | Sempervivum tectorum | Hens And Chicks | 4” x 12” | 1’ | Full sun | Succulent foliage forms low rosettes. Interesting specimen in rock gardens. |
| P1 | Tanacetum densum | Partridge Feather | 6-8” x 12” | .75’ | Full sun | Mats of silvery white, finely cut foliage; yellow button flowers early summer. |
| P1 | Teucrium aroanium | Creeping Germander | 3” x 18” | 1.75’ | Sun to light shade | Mounds of silver foliage; lavender pink fragrant flowers mid summer. |
| P1 | Teucrium chamaedrys | Wall Germander | 1’ x 2’ | 3’ | Sun to light shade | Dark glossy foliage is evergreen in mild winters; spikes of lavender pink flowers in summer. |
| P1 | Zizophora clinopodioides | Blue Mint Bush | 18” x 18” | 1.75’ | Sun to part shade | Blue, thyme-like flowers cover plant in summer. Foliage is dull green. Fragrant. |
| P2 | Adenophora latifolia | Lilyleaf Ladybells | 2-3’ x 2’ | 3’ | Part to full shade | Tall stalks of trumpet-like lavender blue flowers in early summer. Good in dry shade. |
| P2 | Alyssum montanum | Mountain Gold Alyssum | 4” x 15” | 1’ | Sun to part shade | Bright yellow flowers in early spring cover gray green foliage. |
| P2 | Amorpha canescens | Leadplant | 2-4’ x 3’ | 7’ | Full sun | Silvery-white hairy foliage with pink pea-like flower |
| P2 | Anacyclus depressus | Mount Atlas Daisy | 2” x 18” | 1.75’ | Full sun | Silvery green foliage; bright white daisy-like flower mid spring |
| P2 | Anaphalis margaritacea | Pearly Everlasting | 2’ x 2’ | 3’ | Sun to light shade | Golden flowers in silver bracts; woolly silver foliage. Good choice for meadow mixes. |
| P2<br>P2 | Antennaria parviflora;<br>A. rosea | Pussy Toes<br>Pink Pussy Toes | 4” x 18” | 1.75’ | Sun to part shade | Utah native; silvery foliage, pink or white ball shaped flowers |
| P2 | Callirhoe involucrata | Poppy Mallow; Prairie Winecup | 12” x 36” | 7’ | Full sun | Magenta flowers mid summer into fall. Deeply lobed foliage |
| P2 | Centranthus ruber | Keys Of Heaven, Jupiter’s Beard, Red Valerian | 36” x 24” | 3’ | Sun to part shade | Pink to red flowers off and on all summer. White form is C. alba. |

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|---|---|---|---|---|---|---|
| P2 | Eriogonum umbellatum | Sulfur Flower | 12” x 18” | 1.75’ | Full sun | Utah native. Early to midsummer sulfur-yellow flowers above dark green foliage |
| P2 | Erodium chrysanthum | Yellow Stork’s bill | 5” x 12” | .75’ | Full sun | Lacy gray green foliage; soft yellow flowers during summer months. |
| P2 | Eupatorium greggii | Texas Mist Flower | 30” x 36” | 7’ | Sun to part shade | Lavender blue flowers, like fluffy balls, bloom all summer. With less water needs more shade. Attractive to butterflies. |
| P2 | Globularia cordifolia | Leather Leaf Powder Puff | 4” x 15” | 1’ | Sun to part shade | Low mat of evergreen leaves; light blue flower puffs in late spring. |
| P2 | Iberis sempervirens | Candytuft | 12” x 12” | .75’ | Sun to light shade | Evergreen. Bright white flowers mid spring. |
| P2 | Lavandula angustifolia | English Lavender<br>(many cultivars available including Munstead, Hidcote,Nana, and Jean Davis) | 15-30” x 15-24” | 3’ | Full sun | Aromatic green or gray foliage topped by fragrant purple spires. Mid summer bloom. Evergreen. Deer resistant. |
| P2 | Lavandula x intermedia | Lavandin | 24-36” x 18-24” | 1.75’ to 3’ | Full sun | Aromatic, evergreen foliage; flowers slightly later than English Lavender. Deer resistant. |
| P2 | Liatris punctata | Dotted Gayfeather | 18” x 18” | 1.75’ | Full sun | Magenta pink spires in late summer; grass-like foliage. |
| P2 | Liatris spicata | Gayfeather | 2-3’ x 2’ | 3’ | Full sun | Grass-like foliage and showy flower spikes in purple and violet. |
| P2 | Nepeta x faassenii | Catmint | 18” x 30” | 4.5’ | Sun to light shade | Lavender blue flowers early summer; soft gray fragrant foliage. |
| P2 | Papaver orientale | Oriental Poppy | 30” x 24” | 3’ | Sun to light shade | Papery flowers in mid spring in a variety of colors. Hairy basal foliage goes dormant in low water situations. |
| P2 | Penstemon strictus | Rocky Mountain Penstemon | 30” x 30” | 4.5’ | Full sun | Brilliant purple blue flowers early to mid summer. Rich green foliage. Utah native. |

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|---|---|---|---|---|---|---|
| P2 | Pulsatilla vulgaris (also listed as Anemone pulsatilla) | Pasque Flower | 9-12" x 12” | .75’ | Sun to part shade | Magenta or purple cup shaped flowers in early spring, followed by fuzzy plum colored seed heads. |
| P2 | Salvia nemerosa | Plume-flowered Salvia | 30” x 24” | 3’ | Full sun | Rosy purple flowers with fuzzy appearance, mid summer. Gray green foliage. |
| P2 | Salvia officinalis | Kitchen Sage | 2’x 3’ | 7’ | Full sun | Evergreen gray green foliage; edible foliage is aromatic. |
| P2 | Salvia superba | Garden Salvia | 2-3’ x 2’ | 3’ | Full sun | Spires of flowers mid summer; foliage typically dull green. |
| P2 | Saponaria ocymoides | Rock Soapwort | 6” x 24” | 3’ | Sun to part shade | Pink or white spring flowers; fine textured foliage. |
| P2 | Scutellaria resinosa | Prairie Skullcap | 10” x 10” | .75’ | Full sun | Neat mounds of thyme-like foliage; lavender blue flowers late spring. |
| P2 | Solidago canadensis | Goldenrod | 3-4’ x 3-4’ | 12.5’ | Sun to shade | Plumes of yellow flowers late summer to early fall. |
| P3 | Alchemilla mollis | Lady’s Mantle | 12-18” x 15” | 1’ | Part shade | Round foliage with felt like texture; chartreuse flower in late spring. |
| P3 | Aquilegia caerulea | Rocky Mountain Columbine | 24” x 18” | 1.75’ | Part shade | Blue and white flowers. The more sun, the more water it needs. Utah native |
| P3 | Aquilegia chrysantha | Golden Columbine | 2’ x 2’ | 3’ | Sun to part shade | Yellow flower. The more sun the more water it needs. |
| P3 | Aquilegia formosa | Western Columbine | 18” x 24” | 3’ | Full sun to part shade | Utah native. Yellow petals with orange-red sepals. More drought tolerant than most other columbine |
| P3 | Armeria maritima | Common Thrift | 6” x 12” | .75’ | Sun to part shade | Rose pink ball-like flowers; grass-like foliage. Might need more water in heat of summer. |
| P3 | Baptisia australis | False Indigo | 3-4’ x 4’ | 12.5’ | Sun to part shade | Indigo-blue flowers in mid to late spring on long racemes; seed pods are shiny black. Foliage is pea-like and blue green. Slow to establish. |
| P3 | Bergenia cordifolia | Bergenia, Saxifrage | 12” x 12” | .75’ | Part to full shade | Large, oval leaves are persistent into winter; pink spring flower |

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|---|---|---|---|---|---|---|
| P3 | Campanula portenshlagiana | Dalmatian Bellflower | 5-10” x 15” | 1’ | Morning sun to light shade | Bell shaped purplish flowers mid spring; dark green heart shaped foliage. |
| P3 | Campanula rotundifolia | Bluebells-of-Scotland | 6-12” x 12” | .75’ | Part to full shade | Nodding, lavender blue bell-shaped flowers early summer to fall. |
| P3 | Coreopsis verticillata | Threadleaf Coreopsis | 24” x 24” | 3’ | Sun to light shade | Delicate yellow daisy-like flowers all summer. Needle like foliage. |
| P3 | Corydalis lutea | Yellow Corydalis | 15” x 15” | 1’ | Part to full shade | Yellow “snap-like” flower throughout summer |
| P3 | Dianthus gratianopolitanus | Garden Pinks | 8” x 18” | 1.75’ | Sun to part shade | Gray or silver foliage; flower color varies with cultivar. |
| P3 | Dianthus pinifolius | Pine-leafed Garden Pink | 24” x 12” | .75’ | Full sun | Blue-green foliage, very fine. Flowers are dark red. |
| P3 | Epimedium x rubrum | Barrenwort | 12” x 12” | .75’ | Shade | Small orchid-like flowers in early summer; foliage is heart-shaped and evergreen in mild winters. |
| P3 | Geranium endressii | Endress Cranesbill | 16-20” x 18-24” | 3’ | Part shade | Deep pink flowers in early to mid summer. |
| P3 | Geranium sanguineum | Bloody Cranesbill | 8” x 18” | 1.75’ | Sun to part shade | Magenta flowers in early summer. Green foliage turns orange in fall. |
| P3 | Geranium viscosissimum | Sticky Geranium | 2-3’ x 2’ | 3’ | Part shade | Utah native. Soft pink flowers; nice fall foliage color |
| P3 | Hemerocallis hybrid | Daylily | 1-6’ x 1-3’ | .75-7’ | Sun to light shade | Wide variety of flower colors, heights. Useful for massing. Foliage is grass-like. |
| P3 | Heuchera sanguinea | Coral Bells | 12” x 15” | 1’ | Part to full shade | Round, lobed foliage; slender stems with white to pink bell shaped flowers. |
| P3 | Iris hybrids | Bearded Iris; German Iris | 1-3’ x 2’ | 3’ | Full to part sun | Flowers late spring to early summer; sword-like foliage |
| P3 | Lychnis coronaria | Rose Campion | 36” x 24” | 3’ | Sun to light shade | Magenta flowers appear along woolly white stems. Leaves are silvery gray. |

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|---|---|---|---|---|---|---|
| P3 | Phlox subulata | Creeping Phlox | 6” x 12” | .75’ | Sun to light shade | Low, matting foliage in light green; flowers appear in spring in a variety of colors. |
| P3 | Rudbeckia fulgida | Black Eyed Susan | 3’ x 2’ | 3’ | Full sun | Deep golden flowers mid to late summer. Leaves are large, oval to heart shaped and glossy green. |
| P3 | Rudbeckia nitida | Orange Coneflower | 2-4’ x 3’ | 7’ | Full sun | Smaller flowers than R. fulgida; densely branched with many flowers mid summer. |
| P3 | Rudbeckia occidentalis | Western Coneflower | 4’ x 2’ | 3’ | Full sun | Utah native. Tall spire with brown cone, very small yellow petals. Utilized by finches and other perching birds |
| P3 | Salvia chamaecyparissus | Germander Sage | 18” x 24” | 3' | Full sun | True blue flowers on spikes above green foliage. Foliage is evergreen during mild winters. |
| P4 | Alcea rosea | Hollyhocks | 3-6’ x 3’ | 7’ | Full sun | Simple flowered forms are more heat and drought tolerant. Tall spires of flowers in magenta to apricot. |
| P4 | Echinacea angustifolia | Prairie Purple Coneflower | 36” x 18” | 1.75’ | Sun to part shade | Recurved petals are long and fine; prominent cone enjoyed by birds. Deer resistant. |
| P4 | Echinacea paradoxa | Ozark Coneflower | 30-36” x 15” | 1’ | Sun to part shade | Yellow recurved petals. Deer resistant. |
| P4 | Paeonia hybrida | Peony | 36” x 24” | 3’ | Sun to light shade | Wide range of flower colors and styles. Blooms late spring. Foliage is deeply lobed, attractive fall color. |
| **Deciduous Shrubs (these woody plants lose their leaves in autumn, but their variety in the growing season makes them invaluable)** | | | | | | |
| Sd0 | Artemisia bigelovii | Bigelow’s Sage | 16” x 24” | 3’ | Full sun | Low growing sagebrush; light green color |
| Sd0 | Artemisia filifolia | Sand Sage | 3’ x 2’ | 3’ | Full sun | Feathery foliage. Utah native |
| Sd0 | Artemisia nova | Black Sage | 2’ x 2’ | 3’ | Full sun | Foliage lead-gray; flower spikes dry to dark brown. Utah native. |

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|---|---|---|---|---|---|---|
| Sd0 | Ceratoides lanata (also listed as Krascheninnikova lantana) | Winterfat | 3’ x 2’ | 3’ | Full sun | Silvery white foliage; important winter forage |
| Sd0 | Chamaebatiaria millifolium | Fernbush | 4’ x 3’ | 7’ | Full sun | Green, aromatic foliage; clusters of white flowers late summer. Utah native. |
| Sd0 | Chrysothamnus nauseosus | Rubber Rabbitbrush | 4' x 4’ | 12.5’ | Full sun | White stems, silver foliage; spectacular yellow fall flowers. Utah native. |
| Sd0 | Hippophae rhamnoides | Sea Buckthorn | 8-18’ x 12’ | 113’ | Full sun | Informal shrub; small greenish flower; orange, edible fruit on female plants. Good for wildlife. |
| Sd0 | Mahonia fremontii | Fremont’s Mahonia | 4’ x 4’ | 12.5’ | Full sun | Evergreen, holly-like foliage. Yellow spring flowers. Utah native. |
| Sd0 | Rhus trilobata | Oakbrush Sumac, Skunkbrush | 3-6' x 5’ | 19.5’ | Sun to part shade | Dense and wide spreading shrub. Red fruit eaten by winter birds. Fall color yellow to red. Utah native. |
| Sd0 | Salvia dorrii | Dorr’s Sage | 1-2’ x 3’ | 7’ | Full sun | Small, rounded white leaves are extremely aromatic. Purple-blue flower spires. |
| Sd1 | Artemisia cana | Silver Sage | 2-3’ x 3’ | 7’ | Full sun | Thicker leaves than other sages. Native to intermountain area. |
| Sd1 | Artemisia frigida | Fringed Sage | 14” x 14” | .75’ | Full sun | Utah native. Silver foliage |
| Sd1 | Artemisia tridentata | Big Basin Sage | 4' x 4’ | 12.5’ | Full sun | Utah native. Large shrub with aromatic foliage. |
| Sd1 | Cercocarpus intricatus | Dwarf Mountain Mahogany | 4-6’ x 5’ | 19.5’ | Full sun | Very dense, rounded form, tiny needle-like leaves. |
| Sd1 | Cercocarpus montanus | Mountain Mahogany | 8’ x 6’ | 28’ | Full sun | Silver gray bark; thick dark green leaves. Utah native. |
| Sd1 | Fallugia paradoxa | Apache Plume | 4’ x 4’ | 12.5’ | Full sun | Delicate, white flowers followed by mauve colored, fluffy seed heads. Utah native. |
| Sd1 | Purshia tridentata | Antelope Bitterbrush | 6’ x 6' | 28’ | Full sun | Trilobed leaves; yellow spring flower. Very attractive to deer. Utah native. |

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|---|---|---|---|---|---|---|
| Sd1 | Rhus glabra v cistmontana | Dwarf Smooth Sumac | 4’ x 6’ | 28’ | Full sun | Insignificant flowers followed by attractive red fruit that provides winter forage. Red fall color Utah native. |
| Sd1 | Robinia neomexicana | New Mexico Locust | 6-20’ x 10-15’ | 176’ | Full sun | Beautiful clusters of rose pink flowers; gray green foliage; winter seedpods. Has thorns; may sucker. |
| Sd1 | Shepherdia argentea | Silver Buffaloberry | 10’ x 6' | 28’ | Full sun | Fine, silvery foliage, small yellow flowers; red edible fruit. Valuable as habitat and forage. |
| Sd1 | Amelanchier utahensis | Utah Serviceberry | 4’-8’ x 6’ | 28’ | Sun to shade | Utah native. Smaller leaves, denser habit than other serviceberry |
| Sd1 | Caragana arborescens | Siberian Pea Shrub | 10’ x 6’ | 28’ | Full sun | Yellow spring flower; lime green foliage with yellow fall color. |
| Sd1 | Caragana pygmaea | Pygmy Pea Shrub | 3’ x 4’ | 12.5 | Full sun | Fine textured foliage; yellow spring flower. |
| Sd1 | Prunus besseyi | Western Sand Cherry | 5’ x 5’ | 19.5’ | Full sun | Dull, dark green foliage, white spring flowers, edible fruit. Spreading, open habit |
| Sd1 | Rubus deliciosus | Boulder Thimbleberry | 4-6’ x 5-8’ | 28’ | Sun to part shade | Large, single, white rose-like flower in early summer; foliage bright green with yellow fall color. Vase-shaped shrub. |
| Sd1 | Syringa vulgaris | Common Lilac (many cultivars) | 8-20’ x 10-15’ | 176’ | Full sun | Spring flowers, sometimes fragrant. Allow for good air circulation to reduce or avoid powdery mildew. |
| Sd1 | Cotoneaster acutifolia | Peking Cotoneaster | 8-10’ x 8-10’ | 78’ | Sun to light shade | Deciduous shrub with glossy green leaves, small white summer flowers, red fall berries. |
| Sd2 | Forestiera neomexicana | New Mexico Privet | 15’ x 10’ | 78.5’ | Full sun | Interesting multi-stemmed small tree. Black fruit enjoyed by birds. Utah native. |

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|---|---|---|---|---|---|---|
| Sd2 | Holodiscus dumosus | Rock Spray Spiraea | 3’ x 4’ | 12.5’ | Full to part sun | Graceful shrub with arching branches covered in spring with cream blossoms. Utah native. |
| Sd2 | Jamesia americana | Cliff Jamesia | 3’ x 5’ | 19.5’ | Full to part sun | White flowers spring and early summer. Utah native. |
| Sd2 | Rhus glabra | Smooth Sumac | 8’ x 8’ | 50’’ | Full sun | Bright red seed heads and red fall color. |
| Sd2 | Rhus typhina | Staghorn Sumac | 10’ x 15’ | 176’ | Sun to part shade | Bright green, finely dissected, pinnate leaves turn scarlet in fall. Bright red seed head in fall. Forms colonies. Attractive to wildlife. |
| Sd2 | Ribes cereum | Squaw Currant | 3’ x 5’ | 19.5’ | Full to part shade | Nice compact form; Small leaves, whitish pink flowers, red berries. |
| Sd2 | Forsythia sp. | Forsythia | 6’ x 6-8’ | 50’ | Sun to light shade | Early yellow flowers on arching stems. Reddish fall color. |
| Sd2 | Philadelphus lewisii | Lewis’ Mockorange | 4-6’ x 5-8’’ | 19.5 – 50’ | Sun to part shade | Medium sized shrub with fragrant white flowers in early summer. |
| Sd2 | Philadelphus microphyllus | Littleleaf Mockorange | 4-6’ x 4-6’ | 20’ | Sun to light shade | Snowy white flowers off and on all summer; dark green foliage; dense habit. |
| Sd2 | Potentilla fruticosa | Shrubby Cinquefoil | 3' x 3’ | 7’ | Full sun | Many varieties with flower color in white, yellow, and red. Summer blooming. |
| Sd2 | Ribes aureum | Golden Currant | 4’ x 4' | 12.5’ | Part to full shade | Yellow spring flowers; red berries provide forage. Utah native. |
| Sd2 | Ribes odoratum | Clove Currant | 6-8’ x 6-8’ | 50’ | Sun to part shade | Irregularly formed shrub with arching branches. Profuse spring flowers are clove-scented. Foliage is bluish green. Alternate host for White Pine Blister Rust. |
| Sd2 | Rosa foetida ‘Bicolor’ | Austrian Copper Rose | 6-8’ x 8’ | 50’ | Full sun | Yellow flowers turn coppery red; very hardy and very thorny. |

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|---|---|---|---|---|---|---|
| Sd2 | Rosa glauca (also listed as R. rubrifolia) | Redleaf Rose | 6-7’ x 4-6’ | 20’ | Sun to part shade | Reddish foliage (gray green in shade); simple rose pink flower early summer; dark red hips; red-orange fall color. |
| Sd2 | Rosa woodsii | Woods Rose | 5’ x 5’ | 20’ | Sun to part shade | Delicate pink spring blossoms; large red hips persist into winter. Utah native. |
| Sd2 | Symphoricarpos x chenaultii | Chenault Coralberry | 3-4’ x 4-6’ | 20’ | Sun to part shade | Delicate, bluish green foliage; clusters of pinkish flowers followed by colorful purple berries that persist into winter. |
| Sd2 | Symphoricarpos oreophilus | Mountain Snowberry | 2-5’ x 3-5’ | 19.5’ | Full to part sun | Vase shaped shrub, light gray leaves, pink bell shaped flowers. Snowy white berries persist into winter. Utah native. |
| Sd2 | Amelanchier alnifolia | Saskatoon Serviceberry | 6-15’’ x 8’ | 50’ | Sun to shade | Utah native. White spring flowers, edible fruit, silvery bark, red fall color |
| Sd2 | Caryopteris x clandonensis | Blue Mist Spirea | 2-3’ x 4’ | 12.5’ | Full sun | Grayish green foliage; blue flowers in late summer. Most attractive when cut back hard in late winter. |
| Sd2 | Cotoneaster apiculata | Cranberry Cotoneaster | 3’ x 4’ | 12.5’ | Sun to light shade | Rounded dense shrub, dark glossy leaves, white flowers, red berries. |
| Sd2 | Cotoneaster divaricata | Spreading Cotoneaster | 5’ x 8’ | 50’ | Sun to light shade | White spring flower; red summer fruit; small round dark leaves have orange fall color. |
| Sd2 | Cytisus scoparius | Scotch Broom | 4-6’ x 6’ | 28’ | Full sun | Yellow spring flower; bright green stems provide winter interest. |
| Sd2 | Daphne cneorum | Rose Daphne | 3’ x 4’ | 12.5’ | Light shade | Evergreen spreading shrub with narrow dark leaves. Clusters of white to pink, fragrant flowers in spring. |
| Sd2 | Prunus x cistena | Purple Sand Cherry | 6-8’ x 8' | 50’ | Sun to part shade | Dark purple leaves; white fragrant spring flower. |
| Sd2 | Ptelea trifoliata | Hoptree | 20’ x 15’ | 176’ | Part to full shade | Fragrant green flowers. Will grown in dense shade |

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|---|---|---|---|---|---|---|
| Sd2 | Rosa meideland | Meideland Rose | 2-3’ x 6’ | 28’ | Full sun | Everblooming shrub roses with low profile. White, pinks and reds available. Has thorns. |
| Sd2 | Rosa rugosa | Rugosa Rose | 4-6' x 6-8’ | 28 – 50’ | Full sun | Tough roses in a wide range of sizes and colors. Tend to be bushier than hybrids. Many have attractive rose hips. Thorns. |
| Sd2 | Sambucus caerulea | Elderberry | 8-10’ x 8' | 50’ | Full to part sun | Lacy white flowers in spring; edible blue berries in late summer; attractive to wildlife. The more sun it receives, the more water it needs. |
| Sd2 | Symphoricarpos occidentalis | Wolfberry | 1-3’ x 5’ | 19.5’ | Part to full shade | Tubular pinkish flowers; forms colonies. Berries are eaten by birds and small mammals. |
| Sd2 | Syringa patula | Dwarf Korean Lilac | 3’ x 4’ | 12.5’ | Full sun | Late spring purple flowers; leaves smaller than on S. vulgaris. Makes a nice hedge. |
| Sd2 | Viburnum rhytidophyllum | Leatherleaf Viburnum | 10-12’ x 10-15’ | 78’ | Part to full shade | Yellowish flowers mid May; dark leathery foliage. Tolerates dense shade. |
| Sd3 | Hibiscus syriacus | Confederate Rose, Rose Of Sharon | 8’ x 8’ | 50’ | Sun to light shade | Late summer flowers in a variety of colors. Needs more water in full sun. |
| Sd3 | Rhamnus frangula ‘Columnaris’ | Tallhedge Buckthorn | 10-12’ x 4’ | 12.5’ | Sun to part shade | Tall narrow shrub with glossy foliage turning yellow in fall, insignificant greenish flowers turning into attractive dark berries. |
| Sd3 | Rosa x harisonii | Harison’s Yellow Rose | 2-5’ x 4-6’ | 28’ | Full sun | Bright yellow spring blossoms followed by showy black hips. Thorns. |
| Sd3 | Aronia arbutifolia | Red Chokeberry | 6-8’ x 4-5’ | 19.5’ | Sun to light shade | White spring flowers, glossy leaves, red berries. |
| Sd3 | Aronia melanocarpa | Black Chokeberry | 8’ x 6’ | 28’ | Sun to light shade | White spring flowers, glossy foliage, black berries. Red fall color and persistent fruit. Attractive hedge or foundation plant. |

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| Sd3 | Berberis sp. | Mentor Barberry, Red Leaf Barberry, Rose Glow Barberry | 5'-6' x 4'-6' | 28' | Sun to light shade | Rounded, dense shrubs with small round leaves in yellow, red, or green depending on variety. Not well suited for south or west facing walls. Has thorns. |
| Sd3 | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Barberry | 2' x 2'-4' | 12.5' | Sun to light shade | Rounded dense shrub with red foliage. Not well suited for south or west facing walls. Has thorns. |
| Sd3 | Buddleia sp. | Butterfly Bush | 4-8' x 4-10' | 12.5 – 78' | Sun to light shade | Upright and arching shrubs with late summer flowers similar to lilacs. Gray to green foliage. |
| Sd3 | Chaenomeles japonica | Flowering Quince | 6' x 8'' | 50' | Sun to light shade | Very early flowers, rose to apricot; soft green foliage. Chlorosis may be a problem. |
| Sd3 | Cotinus coggygria | Smoke Tree | 15' x 8' | 50' | Full sun | Dark reddish leaves, flower plumes are smoky purple, orange fall color. |
| Sd3 | Kolkwitzia amabilis | Beauty Bush | 8' x 8' | 50' | Sun to part shade | Pink flowers in early summer; upright, arching stems form dense round shrub |
| Sd3 | Spiraea x bumalda | Bumald Spirea | 2-5' x 4-6' | 12.5 – 28' | Sun to light shade | Clusters of early summer blooms, mostly in pinks and white. Some have colorful foliage. |
| Sd3 | Spiraea x vanhouttei | Bridal Wreath Spirea | 8' x 10' | 78' | Sun to light shade | Cascades of white flowers late summer. Graceful arching habit. Red fall color. |
| Sd3 | Symphoricarpos albus | Common Snowberry | 4' x 5' | 19.5' | Part to full shade | Tubular white flowers followed by white berries that are persistant into winter. |
| Sd3 | Symphoricarpos orbiculatus | Indiancurrant Coralberry | 3' x 6' | 28' | Part to full shade | Small, soft green leaves on arching branches. Deep pink fruit forms in late summer and persists into winter. |
| Sd4 | Alnus incana; A. tenuifolia | Thinleaf Alder | 15' x 10' | 78' | Full to part sun | Smooth gray bark; glossy leaves |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Sd4 | Euonymous alata | Winged Euonymous | 8' x 10' | 78' | Sun to light shade | Large rounded shrub with dull green leaves and fiery red fall color. Interesting corky bark. In full sun requires more water. |
| Sd4 | Euonymous alata 'Compacta' | Dwarf Winged Euonymous | 5' x 5' | 20' | Sun to light shade | Bright green spring foliage darkens in summer; turns fiery red in fall. Needs more water in full sun. |
| Sd4 | Physocarpus opulifolius | Ninebark | 5' x 6' | 28' | Sun to light shade | White May flowers followed by red pods. Yellow fall color. Attractive exfoliating bark. |
| Sd4 | Physocarpus opulifolius 'Diabolo' | Diabolo Ninebark | 8-10' x 8-10' | 78' | Sun to light shade | Dark, reddish purple foliage; white spring flower. Best color in full sun. |
| Sd4 | Viburnum lantana | Wayfaring Tree | 10-15' x 10-15' | 176' | Sun to part shade | White spring flower clusters; leathery green leaves turn maroon in fall; summer berry attractive to birds. |
| **Evergreen Shrubs (invaluable for their winter presence and for providing shelter to birds and other animals)** | | | | | | |
| Se0 | Ephedra viridis | Mormon Tea | 3' x 4' | 12.5 | Full sun | Evergreen. Unusual shrub with bright green bark and insignificant foliage. Utah native. |
| Se0 | Opuntia erinacea | Common Pricklypear | 10" x 3-5' | 19.5' | Full sun | A nice pricklypear with abundant white needles. Flowers are bright pink or yellow. |
| Se0 | Atriplex canescens | Fourwing Salt Bush | 2-6' x 4' | 12.5' | Full sun | Evergreen, silvery green foliage. Excellent for dry medians. Tolerates saline and alkaline soils. Utah native. |
| Se0 | Atriplex gardneri | Gardner Salt Bush | 12" x 4' | 12.5' | Full sun | Evergreen. Utah native. |
| Se0 | Yucca angustissima | Narrow leaf Yucca | 5' x 2' | 3' | Full sun | Narrow leaves in rosette; tall spires of creamy white flowers |
| Se0 | Yucca baccata | Datil Yucca | 2' x 2' | 3' | Full sun | Rosette of thick, sword-like leaves. Spires of creamy white flowers. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Se0 | Yucca elata | Soaptree Yucca | 8’ x 8’ | 50’ | Full sun | Rosette of large, thick, grayish leaves. Waxy cream flowers produced on elongated stems. Listed as a Zone 6, so plant in a protected area. |
| Se0 | Yucca glauca | Spanish Bayonet | 2’ x 2’ | 3’ | Full sun | Sword like leaves; creamy white flowers |
| Se0 | Yucca filamentosa | Adam’s Needle | 3-6’ x 3’ | 7’ | Full sun | Broad, sword-like leaves; some forms are variegated. Flowers appear along tall stalk mid summer. |
| Se0 | Yucca harrimaniae | Harriman’s Yucca | 12” x 12” | .75’ | Full sun | Sword-like foliage has threads along edges; tall spire up to 3 feet. |
| Se0 | Yucca utahensis | Utah Yucca | 8’ x 5’ | 19.5’ | Full sun | Stately yucca producing multiple flower stems |
| Se1 | Cercocarpus ledifolius | Curl-leaf Mountain Mahogany | 15’ x 8’ | 50’ | Full sun | Evergreen. Dark small foliage. Feathery seed plume. Utah native. |
| Se1 | Cowania mexicana (also listed as Purshia mexicana) | Cliff Rose | 2-5’ x 4’ | 12.5 | Full sun | Semi-evergreen. Potentilla-like flowers in late spring. Utah native. |
| Se1 | Arctostaphylos patula | Greenleaf manzanita | 3’ x 6’ | 28’ | Sun to light shade | Evergreen. Pale pink spring flowers, bell shaped. Utah native. |
| Se1 | Arctostaphylos patula | Greenleaf Manzanita | 5-6’ x 8-10’ | 50’ | Sun to light shade | Green leathery leaves; urn shaped pinkish flowers in spring; deep reddish wood. |
| Se1 | Juniperus ssp. | varies | varies | varies | Full sun | Evergreen. Berries provide forage opportunities for many birds. Upright forms provide nesting. |
| Se2 | Pachistima myrsinites (may also be listed as Paxistima) | Mountain Lover | 3’ x 4-5’ | 20’ | Part to full shade | Evergreen with boxwood- shaped leaves that turn red in winter. Yellow spring flowers, green berries. Utah native. |
| Se2 | Pinus mugo var. mugo | Dwarf Mugo Pine | 4’ x 4’ | 12.5’ | Full sun | Mounding evergreen. |
| Se3 | Mahonia aquifolium | Oregon Grape | 10’ x 10’ | 78’ | Part to full shade | Evergreen leaves are holly-like. Fragrant yellow spring flowers followed by edible dark berries. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Se3 | Mahonia compacta | Compact Oregon Grape | 4-5' x 4' | 12.5' | Part to full shade | Evergreen holly-like leaves; fragrant yellow spring flowers; dark edible berries. |
| Se3 | Taxus x media 'Densiformis' | Dense Yew | 3-4' x 4-6' | 28' | Part to full shade | Evergreen shrub with rounded dense form. Not suited for west of south facing walls. May need more water to reach establishment. |
| **Deciduous Trees (leafy trees provide much needed shade and shelter in our extreme climate)** | | | | | | |
| Td0 | Chilopsis linearis | Desert Willow | 15-20' x 15-20' | 176' | Full sun | Small tree with open, airy form. Clusters of small, orchid-like flowers in summer. Heat tolerant, but not suited to exposed winter sites. |
| Td1 | Celtis occidentalis | Common Hackberry | 50' x 40' | 1256' | Full to part sun | Elm-like foliage; upright arching branches. Thick, knobby bark. Tolerates urban air pollution. Good for parking islands. |
| Td1 | Celtis reticulata | Netleaf Hackberry | 20-30' x 20' | 20' | Full to part sun | Utah native; interesting warty bark |
| Td1 | Fraxinus velutina | Velvet Ash | 40' x 30' | 706' | Sun to light shade | Thick leaves finely serrated; gray furrowed bark. Tolerant of high pH soils and heat. |
| Td1 | Quercus gambelii | Gambel Oak; Scrub Oak | 15-20' x 15-20' | 176' | Full sun | Native oak has persistant winter foliage. Important habitant and forage plant. Utah native. |
| Td1 | Robinia neomexicana | New Mexico Locust | 6-20' x 10-15' | 176' | Full sun | Beautiful clusters of rose pink flowers; gray green foliage; winter seedpods. Has thorns; may sucker. |
| Td1 | Cotinus obovatus | American Smoketree | 20-25' x 15' | 176' | Full sun | Bluish gray leaves have orange to red fall color. |
| Td2 | Koelreuteria paniculata | Goldenrain Tree | 25' x 25' | 490' | Full sun | Tolerates alkaline and poor soils. Yellow flower clusters in midsummer followed by lantern-shaped seed pods. Do not water late into the fall as the tree will not go dormant. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Td2 | Robinia ambigua x 'Idaho' | Idaho Locust | 40' x 20' | 176' | Full sun | Dark green leaves; pink late spring flower. More open in form than R. pseudoacacia. History of breakage in storm events in SLC. |
| Td2 | Robinia pseudoacacia | Black Locust | 50' x 30' | 706' | Full sun | Tough tree well suited to harsh sites. Fragrant white late spring flower. |
| Td2 | Cercis occidentalis | Western Redbud | 10-12' x 12' | 113' | Sun to light shade | Rosy purple spring flowers, round leaves. More heat tolerant than C. canadensis. May shed leaves in mid-summer under stress. |
| Td2 | Cercis reniformis | Mexican Redbud | 20' x 20' | 314' | Sun to light shade | Rosy pink flowers in spring; leaves are large, round and slightly ruffled. Reddish brown seed pods. More heat tolerant than C. canadensis. |
| Td2 | Ginkgo biloba | Ginkgo | 50' x 30' | 706' | Full sun | Upright tree with distinctive fan-shaped leaves. Yellow fall color. Slow to establish, but a worthy tree. |
| Td2 | Gymnocladus dioicus | Kentucky Coffeetree | 50' x 25' | 490' | Full sun | Erect, rounded crown. Greenish white fragrant flowers. Double pinnately compounded leaves turn deep yellow in fall. Pods provide winter interest. Tolerates alkaline, salt. |
| Td2 | Maclura pomifera | Osage Orange | 30' x 20' | 314' | Full sun | Dense, rounded form; stiff, spiny interlacing branches; large yellow green fruit. Very tough and durable tree. Thorns. Good for windbreaks, hedgerows. |
| Td2 | Fraxinus anomala | Singleleaf Ash | 6-10' x 10' | 78' | Sun to shade | Dark green, single leaves; upright habit. Drought and heat tolerant. |
| Td3 | Acer campestre | Hedge Maple | 20' x 30' | 706' | Full to part sun | Dense and rounded maple with thick, dark leaves. Yellowish fall color. Tolerant of alkaline soils |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Td3 | Acer grandidentatum | Bigtooth Maple | 20’ x 20’ | 314’ | Part to full sun | Thick, dark green leaves remain attractive throughout summer. Yellow to red fall color. Utah native. |
| Td3 | Acer nigrum | Black Maple | 60’ x 40’ | 1256’ | Full sun | Dark green leaves, more tolerant of alkaline soils than Sugar Maples; darker bark. May be prone to wilt-like symptoms. |
| Td3 | Acer tataricum | Tatarian Maple | 20’ x 15-20’ | 176’ | Sun to light shade | Shrubby maple, alternative to Amur Maple. Attractive red fruit. Orange to red fall color. |
| Td3 | Amelanchier alnifolia | Saskatoon Serviceberry | 15’ x 10-15’ | 176’ | Sun to shade | White spring flower followed by black edible fruit. yellow to red fall color. Utah native |
| Td3 | Fraxinus mandshurica | Manchurian Ash | 40-50’ | 20’ | 314’ | Dense, oval crown. Glossy dark leaves. Yellow fall color. |
| Td3 | Quercus macrocarpa | Burr Oak | 50-80’ x 50’ | 1962’ | Full sun | Dark green leaves become yellow brown in fall. Broad and spreading with maturity. |
| Td3 | Quercus muehlenbergii | Chinkapin Oak | 40’ x 30-50’ | 1256’ | Full sun | Tolerant of alkaline soils |
| Td3 | Ulmus parvifolia | Lacebark Elm | 40’ x 25’ | 490’ | Full sun | Glossy green foliage turns orange to rust in fall. Exfoliating bark. Resistant to Dutch Elm Disease and phloem necrosis. Attractive exfoliating bark. |
| Td3 | Corylus colurna | Turkish Filbert | 20-30’ x 15-20’ | 176’ | Full sun | Fine textured leaf; dense habit of growth. Prefers well drained soils, is pH adaptable. Heat tolerant. |
| Td3 | Syringa reticulata | Japanese Tree Lilac | 25’ x 20’ | 314’ | Full sun | Creamy white flowers early summer; later than other lilacs; yellow fall color. Tolerant of heat and winds. |
| Td4 | Amelanchier arborea | Downy Serviceberry | 15- x 10-15’ | 176’ | Sun to shade | Red brown to dark gray bark; white spring flowers; edible fruit. Orange fall color. Good alternative to Aspen. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Td4 | Amelanchier x grandiflora | Juneberry | 20’ x 15’ | 176’ | Sun to shade | Multi-stemmed tree with soft green leaves and white spring fruit. Orange to red fall color. Good substitute for Aspen. |
| Td4 | Quercus bicolor | Swamp White Oak | 40-50’ x 30-50’ | 1256’ | Sun to light shade | Dark green leaves with light green to white velvety undersides. Tolerant of compacted or saline soils. Yellow to orange fall color. May retain foliage into winter months. |
| Td4 | Sophora japonica | Japanese Pagoda Tree | 40’ x 40’ | 1256’ | Sun to light shade | Pea-shaped yellowish flowers late summer; fragrant; dark green leaflets; furrowed bark. Cease water in early fall. Not suited to exposed sites. Attractive to bees. |
| Td4 | Zelkova serrata | Japanese Zelkova | 40’ x 25’ | 490’ | Sun to light shade | Vase shaped tree with finely serrated leaves turning yellow to bronze in the fall. |
| Td4 | Acer ginnala | Amur Maple | 15-20’ x 15’ | 176’ | Full to part sun | Medium green leaves; yellow to red fall color. Best as multi-stemmed tree |
| Td4 | Acer glabrum | Rocky Mountain Maple | 15-20’ x 6-10’ | 78’ | Full to part sun | Attractive, multi-stemmed maple has smooth gray bark and deeply lobed leaves. Deep yellow fall color. |
| Td4 | Acer pseudoplatanus | Sycamore Maple | 50’ x 30’ | 706’ | Full sun | Dark green leaf with lighter underside. Gray to brown platy bark exfoliates to reveal orange bark underneath. May be subject to chlorosis. |
| Td4 | Aesculus glabra | Ohio Buckeye | 25’ x 25’ | 490’ | Sun to part shade | Avoid planting where trees will be subject to reflected heat. Whitish green panicles followed by large, inedible fruit. Fruit is toxic if eaten. |
| Td4 | Catalpa speciosa | Western Catalpa | 40-70’ x 30’ | 706’ | Full sun | Large, trumpet shaped fragrant flowers in early summer; large soft green leaves; yellow fall color. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Td4 | Cercis canadensis | Eastern Redbud | 25’ x 20’ | 314’ | Sun to light shade | Reddish purple pea-like flowers in spring; round glossy foliage. In full sun may need more water. |
| Td4 | Crataegus crus-galli v inermis | Thornless Hawthorn | 20’ x 20’ | 314’ | Full to part sun | White spring flowers; red fall fruit; red fall color. |
| Td4 | Ptelea trifoliata | Hop Tree | 15-20’ x 20’ | 314’ | Sun to shade | Fragrant, greenish white flowers in early summer; glossy green foliage; adaptive to dry shade. |
| Td4 | Tilia tomentosa | Silver Linden | 50’ x 25’ | 314’ | Full sun | Leaves are dark green on top, silvery white underneath. Yellow fragrant flower early summer.Tolerates heat and drought better than other lindens. |
| **Evergreen Trees (large evergreens provide beauty and shelter in harsh winter weather and habitat for many birds)** | | | | | | |
| Te1 | Juniperus osteosperma | Utah Juniper | 15’ x 10’ | 78’ | Full sun | Very cold, drought, and heat resistant, and adaptive to a wide range of soils. Generally smaller than J. scopulorum. |
| Te1 | Pinus edulis | Pinyon Pine | 20-30’ x 10-20’ | 15’ | Full sun | Twigs orange to brown; edible seeds. Utah native. |
| Te1 | Pinus monophylla | Single-needled Pine | 30’ x 20’ | 314’ | Sun to light shade | Utah native. Needles borne individually on twig. |
| Te2 | Juniperus scopulorum | Rocky Mountain Juniper | 20’ x 10’ | 20’ | Full sun | Utah native. Utilized by birds for food and shelter. Do not plant near hawthorns or crabapples as they are alternate hosts for rust disease. |
| Te2 | Pinus ponderosa | Ponderosa Pine | 80’ x 25’ | 490’ | Full sun | Pyramidal to irregular habit. Needles dark to yellowish green. Bark is brownish black to cinnamon red with deep fissures. Utah native |
| Te2 | Calocedrus decurrens | Incense Cedar | 30-50’ x 10’ | 78’ | Sun to light shade | Evergreen with feathery plates. Exfoliating bark. Fragrant. Fairly heat tolerant. |

| WATER ZONE | BOTANICAL NAME | COMMON NAME | MATURE SIZE H x W | AREA VALUE (sq ft) | LIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| Te2 | Pinus sylvestris | Scotch Pine | 60’ x 25’ | 490’ | Sun to light shade | Pyramidal in youth, broad canopy in maturity. Older bark is orange. |
| Te3 | Pinus aristata | Bristlecone Pine | 15-20’ x 10-15’ | 176’ | Full sun | Utah native. Interesting pine with contorted form. Slow growing. Does not belong in lawn areas. |
| Te3 | Cedrus atlantica glauca | Blue Atlas Cedar | 40-60’x30’ | 706’ | Sun to part shade | Pyramidal form, blue to gray green in color. |
| Te3 | Pinus flexilis | Limber Pine | 25-35’ x 20’ | 314’ | Full sun | Long needles; bluish green. Utah native. |
| Te3 | Pinus flexilis ‘Vanderwolf Pyramidal’ | Vanderwolf Pine | 25’35’ x 15’ | 176’ | Full sun | A narrower form than the species. |
| Te3 | Pinus heldreichii leucodermis | Bosnian Red Cone Pine | 40-50’ x 20’ | 314’ | Sun to part shade | Glossy green needles; pyramidal form. |
| Te3 | Pinus nigra | Austrian Pine | 50’ x 25’ | 490’ | Full sun | Broad dense evergreen with dark green needles. |
| Te3 | Pinus strobiformis | Western White Pine | 40-50’ x 20’ | 314’ | Full sun | Nice blue-green color. |
| Te3 | Abies concolor | White Fir | 60’ x 15-25’ | 490’ | Sun to part shade | Grayish blue color; stiff thick needles. Pyramidal habit. Utah native. |
| Te3 | Picea abies | Norway Spruce | 60’ x 25’ | 490’ | Sun to light shade | Dark green needles; pyramidal form with drooping branches. |
| Te3 | Picea pungens v. glauca | Colorado Blue Spruce | 30-60’ x 20’ | 314’ | Sun to light shade | Blue or green foliage; pyramidal form. Utah native. |

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# SOUTH OGDEN CITY
# PLANNING COMMISSION BRIEFING MEETING MINUTES

**November 12, 2015**
**Council Chambers, City Hall**
**5:30 P.M.**

**PLANNING COMMISSION MEMBERS PRESENT**
Chair Todd Heslop, Commissioners Mike Layton, Steve Pruess, Raymond Rounds, and John Bradley

**PLANNING COMMISSION MEMBERS EXCUSED**
Commissioner Chris Hansen

**STAFF PRESENT**
City Planner Mark Vlasic and City Recorder Leesa Kapetanov

The briefing meeting began at 5:35 pm. Chair Todd Heslop indicated they would discuss items according to their order on the agenda.
City Recorder Leesa Kapetanov explained the difference between the number of votes required to pass an item as per the City Code and per the Planning Commission Rules and Procedures. The Code is what the commission needed to follow, as it was the stronger of the two documents; however, City Attorney Bradshaw had felt the Rules and Procedures made more sense and recommended the Code be changed to match. The commissioners had a lengthy discussion on the pros and cons of each voting number and how it might affect the ability of the commission to carry on its business.
The next topic of discussion was the items for the public hearing. City Planner Vlasic said both the PRUD Ordinance and Multiple Buildings on A Single Lot Ordinance were complete and ready to be forwarded to the City Council after the public hearing.
Next on the agenda was the discussion and recommendation on whether to allow chickens in the City. This item had been tabled at the last meeting, so the commissioners would discuss it again and have another vote.
Chair Heslop then moved to the next item, the Commercial Site Plan review. He asked if any of the commissioners had questions or comments. Commissioner Pruess asked if there would be enough parking even though three parking stalls would be eliminated. Planner Vlasic indicated they had an overabundance of parking and they would still meet parking requirements even after the loss of the three stalls.
Mark Vlasic then addressed the commissioners concerning the request for a second driveway. He had made an analysis of the request based on the guidelines put together by Ken Jones; he did not think the driveway should be allowed. City Building Official Jeff Barfuss pointed out the commission was only voting on whether to allow the access; the driveway approach and parking pad were allowed according to the ordinance.
Commissioner Bradley said he had lived next door to the applicant for many years and felt that he should recuse himself from voting. Commissioner Pruess said the commission had approved very few second driveways on interior lots, but had allowed more if they were on corner lots. Commissioner Layton pointed out that perhaps the code should be changed to

Not Approved

not allow the driveway or parking pad. Mr. Barfuss added that the code required that a hedge or fence be installed as a shield to the neighbors. There was discussion on the difficulty of enforcing where people park on their property and the desire to keep boats, trailers and motorhomes from being parked in front yards. Commissioner Pruess was in favor of increasing the penalty for people who cut curbs for access before getting the appropriate permits or permissions.

Chair Heslop then moved the discussion to the form based code. Planner Vlasic said he would be focusing on the landscape chapter that evening. He read through his report, concluding that the items in the current code referred to by the landscape chapter needed to be correct and to the level they should be. The water wise landscape ordinance was one of these items; it was nearly complete but had been laid aside a year and a half ago due to other items that needed the Planning Commission's attention. Mr. Vlasic re-iterated that the form based code was a new and progressive way for development to happen; it ensured the City looked the way we wanted it to.

The Briefing Meeting was concluded at 6:20 pm.

Not Approved

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Briefing Meeting held Thursday, November 12, 2015.

Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission

# MINUTES OF THE
# SOUTH OGDEN CITY PLANNING COMMISSION MEETING
## Council Chambers, City Hall
## Thursday, November12, 2015 – 6:15 p.m.

**PLANNING COMMISSION MEMBERS PRESENT**
Chair Todd Heslop, Commissioners Mike Layton, Steve Pruess, Raymond Rounds, and John Bradley

**PLANNING COMMISSION MEMBERS EXCUSED**
Commissioner Chris Hansen

**STAFF PRESENT**
City Manager Matt Dixon, City Planner Mark Vlasic and City Recorder Leesa Kapetanov

**OTHERS PRESENT**
Jim Pearce, Tim Von Bon, Steve Peterson, Kathi Benson, Keith Benson, Matt Pearson, Walt Bausman, Brett Stephens, Juan Arce, Luis Arce

## I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Chair Todd Heslop called the meeting to order at 6:22 pm and called for a motion to open the meeting.

**Commissioner Bradley moved to open the Planning Commission Meeting. The motion was seconded by Commissioner Rounds. Commissioners Rounds, Layton, Bradley and Pruess all voted aye.**

The Chair reviewed the agenda and then moved to the first item on the agenda.

## II. SPECIAL ITEM

### A. Discussion and Recommendation on Planning Commission Voting – City Code vs. Rules and Procedures

Chair Heslop invited discussion on this item. Commissioner Pruess stated he was in favor of keeping the voting requirements as per the City Code. He read through the Code which stated that three voting members plus the chair were required for a quorum, and three votes were required to pass any measure. The chair was only allowed to vote in the case of a tie.

Commissioner Rounds felt that no matter what, the Policies and Procedures should be in line with the City Code. If the Commission wanted to make a recommendation later to the Council that the Code be changed to what the Policies and Procedures currently stated, they could do so.

**Commissioner Rounds moved to change the Planning Commission Policies and Procedures in respect to voting and members to be in compliance with 10-3-1 of the City Code. The motion was seconded by Commissioner Pruess. Chair Heslop asked if there were any discussion on the motion.** Commissioner Bradley agreed that the Policies and Procedures should be in line with the City Code, but was troubled by the fact

Not Approved

that the Planning Commission was supposed to be made up of seven members and that four votes were not required to pass an item. He would rather change the City Code to comply with the Policies and Procedures. Commissioner Rounds said they could still make that motion after the current motion on the table was voted on. The Chair clarified that they would be following the City Code that evening, which specified that three votes were required to pass an item. **He then called the vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **Yes** |
| **Commissioner Layton-** | **Yes** |
| **Commissioner Bradley-** | **Yes** |
| **Commissioner Rounds-** | **Yes** |

**The motion passed.**

**Commissioner Bradley moved to recommend to the City Council to change the City Code to reflect the previous Policies and Procedures for Planning Commission voting. Commissioner Rounds seconded the motion. Chair Heslop called the vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **No** |
| **Commissioner Layton-** | **Yes** |
| **Commissioner Bradley-** | **Yes** |
| **Commissioner Rounds-** | **Yes** |

**The motion passed.**

The Chair then indicated it was time to enter into a public hearing and called for a motion to do so.

**Commissioner Layton moved to close the Planning Commission meeting and open a public hearing. The motion was seconded by Commissioner Bradley. The vote was unanimous in favor of the motion.**

## III. PUBLIC HEARING

**To Receive and Consider Comments on the following items:**

**A. Proposed Amendments to Title 10, Chapter 11 Having to Do With Planned Residential Unit Developments (PRUD)**

**B. Proposed Amendments to Title 10, Chapter 13 Having to Do with Multiple Buildings on a Single Lot**

There were no comments from the public on either of these items. The Chair called for a motion to close the public hearing.

**Commissioner Rounds moved to close the public hearing and return to the Planning Commission public meeting, followed by a second from Commissioner Bradley. All present voted aye.**

## IV. ZONING ACTIONS – Legislative

**A. Discussion and Recommendation on Proposed Amendments to Title 10, Chapter 11 Having to Do With Planned Residential Unit Developments (PRUD)**

Not Approved

Planner Vlasic gave a quick summary concerning the PRUD and Multiple Buildings on A Single Lot Ordinances. He said the current PRUD ordinance left too much to interpretation. The new PRUD Ordinance was incentive based and encouraged better utilization of the land and a better development. Likewise, the new Multiple Buildings on A Single Lot Ordinance was more defined and understandable. It only applied to the R-3, R-4 and R-5 zones.
Chair Heslop asked if there were any comments concerning the PRUD Ordinance. There were no comments. The Chair called for a motion.

**Commissioner Bradley moved to recommend approval to the PRUD Ordinance. The motion was seconded by Commissioner Rounds. Chair Heslop called the vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **Aye** |
| **Commissioner Layton-** | **Aye** |
| **Commissioner Bradley-** | **Aye** |
| **Commissioner Rounds-** | **Aye** |

**The vote was unanimous in favor of the motion.**

**B. <u>Discussion and Recommendation on Proposed Amendments to Title 10, Chapter 13 Having to Do with Multiple Buildings on a Single Lot</u>**

Mr. Vlasic re-iterated that this ordinance would encourage better development in the R-3, R-4, and R-5 zones.
Chair Heslop called for any discussion, and seeing none, he entertained a motion concerning the ordinance.

**Commissioner Layton moved to recommend approval of Title 10, Chapter 13 having to do with multiple buildings on a single lot. Commissioner Rounds seconded the motion. The Chair called the vote:**

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|---|---|
| **Commissioner Pruess-** | **Aye** |
| **Commissioner Layton-** | **Aye** |
| **Commissioner Bradley-** | **Aye** |
| **Commissioner Rounds-** | **Aye** |

**The motion passed.**

**C. <u>Discussion and Recommendation On Whether to Amend Zoning Ordinance to Allow Chickens (Tabled from previous meeting)</u>**

Commissioner Layton began the discussion by saying he had taken some time to review the comments made at the previous meeting's public hearing as well as do some research on what other cities are doing concerning chickens. He had changed his opinion about the matter since the last meeting. He had actually raised chickens where he grew up, which was in the country. However, several issues had been talked about at the last meeting, including the fact that the City did not have the manpower to enforce the keeping of chickens; after weighing things altogether, he was of the opinion that the zoning ordinance should remain as is; chickens should not be allowed. He believed there were many people against allowing chickens in the community who had not come to the public hearing.

Not Approved

Commissioner Bradley said he was still against allowing chickens, but if chickens were allowed, he had thought that neighbors should be able to give their approval; however as he thought about it, he did not see a way that involving neighbors in the approval process would work.

Commissioner Pruess stated he was still in favor of allowing chickens. None of those who commented at the public hearing wanted to have a lot of chickens. They seemed to only want one or two and keep them as pets. He recommended allowing them but having regulations to keep the number of chickens to a minimum as well as restricting the location of the coop. The majority of those who spoke at the public hearing were in favor of allowing chickens and he felt to be fair the Commission needed to make the recommendation to the Council to allow them.

Commissioner Rounds said he had not been present at the last meeting, but he had read through the minutes and reviewed the public comments. He agreed with Commissioner Pruess that they needed to recommend that chickens be allowed so it would move forward to the City Council; he would vote in favor of it so that the Council would decide the matter.

**Commissioner Pruess moved to recommend to the Council that chickens be allowed in the City with the parameters he had set forth in his motion at the last meeting (Note: the motion was: no barn, coop, pen or corral could be kept or maintained closer than 75' to any street, 25' to any lot line, or 50' to any building on an adjacent lot. He added that there should not be any more than 3 hens allowed on lots 7,000-14,000 square feet, and no more than 5 hens on 14,000 square to feet-half acre lots. Also, anyone wishing to have chickens would have to get a permit and the permission of any neighbors on either side of the person wanting the hens. Also, neither roosters nor processing should be allowed). Mr. Pruess said he would withdraw the requirement of neighbors giving approval as it seemed to not be feasible. He also added that no eggs could be sold. Commissioner Layton seconded the motion. Chair Heslop asked if there were any discussion on the motion.** City Manager Dixon said he wanted to clear up the misconception that if the Planning Commission did not recommend allowing chickens it would not go forward to the City Council. The Planning Commission was making a recommendation and whether that recommendation was to leave the ordinance as is or allow chickens, it would still be forwarded to the City Council. Commissioner Rounds said if they did not recommend approval, there would be nothing to go forward to the Council, and it could only be the Council who could change the ordinance anyway. Mr. Dixon said the Planning Commission really did not have the authority to "kill" a petition to amend the ordinance, but they could recommend that the ordinance be changed or that the ordinance remain the same. He did not want them to think they had to vote differently from how they felt in order for the issue to move forward to the City Council. There was no more discussion. **The Chair called the vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **Aye** |
| **Commissioner Layton-** | **Nay** |
| **Commissioner Bradley-** | **Nay** |
| **Commissioner Rounds-** | **Aye** |

**The vote resulted in a tie. Chair Heslop's vote was needed to break the tie.**

| | |
|---|---|
| **Chair Heslop-** | **Aye** |

**The motion passed.**

Not Approved

## V. COMMERCIAL SITE PLAN ACTIONS

### A. Consideration of Site Plan for Addition to Symbol Arts Located at 6083 S 1550 E

City Planner Mark Vlasic gave some background on the application. He said the addition would remove three parking spaces, however, the site had an over-abundance of parking and so they would still meet parking requirements. The city engineer had reviewed the storm drain run-off and felt that the addition was simply an exchange of one hard surface for another. The fire department also had no issues with the addition. Staff recommended the site plan be approved. There were no comments from the commissioners.

**Commissioner Layton moved to approve the site plan for the addition to the Symbol Arts building located at 6083 S 1550 E. The motion was seconded by Commissioner Rounds. Chair Heslop made a roll call vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **Aye** |
| **Commissioner Layton-** | **Aye** |
| **Commissioner Bradley-** | **Aye** |
| **Commissioner Rounds-** | **Aye** |

**The site plan was approved.**

## VI. CONDITIONAL USE ACTIONS

### A. Consideration of Request for Second Driveway at 5880 Willow Wood Lane

Commissioner Bradley stated he would recuse himself from this item as he felt he had a conflict of interest in the matter; the applicant had been his neighbor for fifteen years before he moved to his current residence.

Planner Vlasic gave some information on the application. Although his report had recommended the driveway not be approved, he felt his interpretation of the matter had been incorrect, and there were some reasons it could be considered for approval. There was no discussion among the commissioners.

**Commissioner Pruess moved that the second driveway access be approved for Terry Carver at 5880 Willow Wood Lane. Mr. Carver was subject to the screening requirements as stated in the code. Commissioner Layton seconded the motion. The Chair asked if there were further discussion.** Commissioner Pruess felt a penalty should be put in place for people who cut curbs without getting permission from the City first and asked City Manager Dixon if that would be feasible. Mr. Dixon stated the City normally did not immediately give a citation for a code violation; they first gave a warning and tried to work with the resident to get the issue resolved. Commissioner Rounds said the point was that there was no penalty stated in the code, and perhaps there should be. The comment was also made that normally it was a contractor who made the curb cut, and the contractor should know better. Chair Heslop suggested putting information in the newsletter to make people more aware of it. There was no more discussion. **The Chair called the vote:**

| | |
|---|---|
| **Commissioner Pruess-** | **Aye** |
| **Commissioner Layton-** | **Aye** |
| **Commissioner Rounds-** | **Aye** |

**The second driveway was approved.**

Not Approved

## VII. SPECIAL ITEMS

### A. Discussion on Form-Based Code

1. **Sign Chapter**
2. **Landscape Chapter**

Planner Vlasic reminded the commissioners there had been four chapters of the form based code they were concerned about: street types, landscaping, parking and sign types. Although the sign chapter was listed on the agenda, staff was still working on it and would only be discussing the landscape chapter. Mr. Vlasic went over the landscape chapter as well as his review and recommendation. He said the chapter far exceeded anything the City currently had in place, which he felt was appropriate. However, the chapter did refer to the current landscape ordinance when dealing with water-wise landscaping, but the current ordinance was very lacking in this area. In addition, the ownership and upkeep of the areas was also not well defined. Staff would need to make sure that agreements were in place for the ownership and upkeep of areas that might be very public.

The landscape chapter could be adopted as is, but he suggested making some minor modifications and clarifications. He also recommended the commission move forward with adopting their Water Efficient Landscape Ordinance, which was nearly complete but had been set aside when other pressing matters had come up for the commission. The form based code could then refer to it in order to give more detail and specificity. Commissioner Pruess thanked Mr. Vlasic for the work he had done on the chapter. He felt it would do a lot to enhance the appearance of the City.

### B. Discussion on Food Trucks

Mr. Vlasic said staff had put together an ordinance based on the Planning Commission's previous discussions concerning food trucks. They had primarily looked at Salt Lake City and Ogden's codes and used them to come up with an ordinance that they felt would work for South Ogden. He reviewed the important points of the ordinance with the commissioners. They discussed different aspects of the ordinance and determined that it should be moved forward for a public hearing.

## V. OTHER BUSINESS

Commissioner Heslop asked about the off-premise sign being worked on near 37th Street. City Building Official Jeff Barfuss said the sign pole was being replaced and slightly moved.

## VI. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

### A. Approval of October 8, 2015 Briefing Minutes

Chair Heslop called for a motion concerning the minutes.

**Commissioner Pruess moved to approve the October 8, 2015 briefing meeting minutes, followed by a second from Commissioner Layton. The vote was unanimous to approve the minutes, with Commissioner Rounds abstaining because he was not present at the meeting.**

### B. Approval of October 8, 2015 Meeting Minutes

Chair Heslop then called for a motion concerning the October 8, 2015 meeting minutes.

Not Approved

**Commissioner Bradley moved to approve the October 8, 2015 meeting minutes. Commissioner Layton seconded the motion. The voice vote was unanimous in favor of the motion, with Commissioner Rounds abstaining.**

## VII. PUBLIC COMMENTS

There were no public comments.

## VIII. ADJOURN

Chair Heslop called for a motion to adjourn.

**Commissioner Pruess moved to adjourn, followed by a second from Commissioner Rounds. All present voted aye.**

The meeting ended at 7:45 pm.

Not Approved

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, November 12, 2015.

Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission