



HOLLADAY CITY COUNCIL SUMMARY REPORT

SUBJECT: Chapter 13.77- Landscaping

SUBMITTED BY: Planning Commission

SUMMARY:

Earlier in the year, the Council requested staff to draft some changes to the current landscaping regulations. In particular, the councilperson Petersen suggested incorporating new language that would require landscaping in the front yard of new homes and require the landscaping be completed within a specified time period.

Attached to this staff report is a draft of a new chapter that moves all the landscaping regulations from the individual chapters throughout Title 13 into one new chapter. Most cities have these regulations together in the same manner as signs and parking. An overview of the Planning Commission's recommendation follows.

The Chapter is divided into these sections and contains the following:

- Purpose- *Four statements that outline the overall reasons for having landscaping regulations.*
- Applicability- *New construction must comply with all regulations, remodels have varying requirements*
- Application Requirements- *This section references the submissions chapter*
- General Standards- *Includes the definition of landscaping, reasons for requiring internal and perimeter landscaping, berms and defines what is "hardscape".*
- Minimum Landscaping Requirements by Zone- *The Commission reviewed the required landscaping standards in all the zones and made some minor modifications to that language.*
- Parking Lot Landscaping- *This language came from the ORD zone but the Commission agreed it should apply to all the commercial zones and included it without changes.*
- Landscape Buffers- *This is new language that clarifies what the purpose of buffering and add some clear standards.*
- Street Tree Protection- *This section was moved from the Supplemental Regulations chapter with only one minor editorial change.*
- Stormwater Integration- *This is a brief section that references Title 17.*
- Planting Guidelines- *Primarily a table of sizes of trees and shrubs that would be required and language regarding tree preservation.*
- Landscape Maintenance- *General requirements for maintaining required landscaping and referencing the tree pruning requirements in Title 14.*

- Installation- *This language requires the developer to get permission for plant substitutions on approved landscaping plans, allows the City to inspect for compliance and sets up a program for bonding for landscaping in colder months.*
- Administrative Relief-*This was language from the multi-family zones that was added to that zone some years ago. Just recently, the Planning Commission was required to use this language for the first time and they quickly agreed that it was very difficult to use. The draft now includes language based on the impervious surface coverage language that has been so successful in the single family zones, i.e. there can be a 10% reduction allowed by the land use authority if certain, defined measures can be met. The Commission felt that having a defined set of criteria should allow some flexibility but still keep as much landscaping on a site as possible.*

The last section of the included draft is the strikeout texts that will need to be adopted to move all the landscaping rules into this chapter.

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