



NOTICE AND AGENDA

SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, OCTOBER 14, 2021

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on, October 14, 2021, beginning at 6:15 p.m. in the Council Chambers located at 3950 Adams Avenue, South Ogden, Utah. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including wearing of masks, social distancing and number of people allowed to gather at one time. Some members of the planning commission may be attending the meeting electronically.

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 - Chair Scott Amos

II. SPECIAL ITEMS

Discussion on Proposed Water Wise Landscape Ordinance

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of September 9, 2021 PC Minutes

IV. OTHER BUSINESS

Discussion on November PC Meeting

V. STAFF REPORTS

Approval of Uintah Peaks Townhome Development

VI. PUBLIC COMMENTS

VII. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on October 8, 2021.


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 the City Recorder at 801-622-2709 at least 48 hours in advance.

Planning Commission Report

Subject: Water-conserving landscape ordinance, incentive programs and comparable community review

Author: Mark Vlasic

Department: City Planner

Date: October 14, 2021



Background

This is a continuation of the discussion held on the topic during the September planning Commission meeting. To summarize, planning staff met with Weber Basin Water Conservancy District to discuss how South Ogden can assist with conservation efforts. They noted that current projections forecast the doubling of their service area by the year 2060, and as clearly demonstrated by the dry weather conditions of recent years, the ability to adapt and shift behaviors will be critical to ensuring finite water supply meets future demands of while maintaining a high quality of life and robust economy.

The conservancy district has identified the Utah “Flip your Strip” as one program in particular that has gained public interest (<https://utahwatersavers.com/Program/2/flip-your-strip#program-overview>), and is likely to be supported by the district. However, they realize the need to work with the municipalities to ensure a parking strip conversion program like this is successful.

District officials also encourage communities to implement water-conserving landscape ordinances, and have recently released a draft version of an updated model code for this purpose. After discussing the updated model code and reviewing “flip your strip material”, the Planning Commission directed staff to prepare the following for review and potential action:

1. Ensure that current ordinances, public interest materials and regulations are aligned with the Weber Basin Conservancy District model ordinance. As part of this assessment, consider eliminating the exemption for park strips that are less than 7’ wide in Title 10, Chapter Landscape Regulations and Title 7, Chapter 2 Tree Planting; Landscaping in Parking, Planting Strips.
2. Consider more stringent water-conserving requirements for cemeteries and golf courses.
3. Review and provide a summary of examples of what other cities and organizations are doing to promote landscape water conservation, with a particular emphasis on programs that provide compensation or benefits to private homeowners who choose to transform their residential properties into water conserving landscapes.

1. Review of Title 10, Chapter 23 Landscape Regulations

It should be noted that the previous model code provided by the conservancy district provided served as the primary basis upon which this ordinance is based. The ordinance was developed several years ago as a stand-alone water-conserving landscape ordinance, and was later incorporated with an older landscape regulation chapter into a single ordinance.

Staff has reviewed the ordinance against the new Weber Basin Water Conservancy draft model ordinance. Since Title 10, Chapter 23 was based on the previous model ordinance, staff finds the two ordinances to be well-aligned with the latest version. Staff recommends that only minor changes as indicated in the following paragraph are implemented, as the existing code represents best-practice water conservation design and planning principles.

As indicated in the red-lined copy of the current code provided at the conclusion of this report, staff has included several definitions that were missing from the latest model code draft (indicated in blue text), and eliminated certain passages that no longer apply or which require change (in red strikethrough text). For example, the reference to park strips less than 8' wide being exempted was eliminated, as were references to golf courses and cemeteries being exempted from the landscape water allowance limitations in the chapter.

2. Review of Title 7, Chapter 22 Tree Planting; Landscaping in Parking, Planting Strips

Staff reviewed this chapter to ensure it is aligned with the Title 10, Chapter 23 Landscape Regulations, particularly with reference to park strip landscapes. The primary change that is suggested deletes the reference to grass being the preferred landscape material in park strips, and that all new and rehabilitated public projects, private development projects, developer-installed multi-family residential projects, and developer-installed single-family projects shall landscape park strip landscapes according to the water conserving landscape requirements contained in Title 10, Chapter 23 Landscape Regulations. Furthermore, it is suggested that park strips should be designed in accordance to the specific design ideas suggested in the “Flip your Strip” program.

See the red-lined copy of the current code provided at the conclusion of this report for suggested changes.

3. Examples of what other cities and organizations are doing to promote landscape water conservation

Staff reviewed most of the ordinances in Weber County, and discovered that that South Ogden’s water conserving landscape ordinance leads the pack. In fact, staff could find no other examples of water conserving ordinances in Weber County or other cities in the county. (including Ogden and North Ogden).

Elsewhere along the Wasatch Front and Back, a range of water-conserving ordinances have been adopted, several using a relatively simple model ordinance developed by the Jordan Valley Water Conservancy District. The oldest ordinances were adopted by West Jordan and West Valley City, and both are fairly complicated to utilize. Nearly all communities that have water conserving landscape ordinances apply only to commercial and commercial-residential projects, similar to the South Ogden landscape regulations.

Salt Lake City and Park City have complex water conservation ordinances, which apply to residential as well as commercial projects. Salt Lake City's ordinance specifically address water efficient landscaping, park strip landscaping, special landscape regulations, and scenic landscape setback regulations. Zoning ordinances are coordinated with specific programs operated by the SLC Urban Forestry Division and Public Utilities (Water) division, both of which provide extensive lists of appropriate plants, planting techniques, and specialized staff to lead landscape water conservation efforts.

Salt Lake City, Park City and Ogden have addressed the current drought conditions by providing easy-to-navigate internet links to emergency decrees and ordinances addressing water reductions, and links to water conserving websites.

In addition to the "Flip Your Strip Program", there are several other programs that offer monetary or in-kind incentives for taking steps to conserve landscape water use. Examples include:

- parkcity.watersmart.com
Park City has developed the Receive an email Water Report that provides customized conservation suggestions; review your hourly water usage at your home or business; receive and modify automatic leak alerts; get a water usage goal, and receive notices to help you track progress; and get away notifications that will alert you if any water is used during that period.
- utahwatersavers.com is available to all and offers rebates for Smart Irrigation controllers that adjust your watering based on weather data; rebates for Watersense Toilets that use less water per flush. They team up with Jordan Valley Water Conservancy District (<https://jvwcd.org/public/conservation>) to offer rebates to free landscape consultations, and funding rebates associated with their Locascapes Rewards Program, which offers an average of \$2,000 to assist with the conversion of traditional yards into water-conserving landscapes. Locascapes is an approach to landscaping designed specifically for Utah. Whether installing a new landscape or renovating an existing one, following the Locascapes five-step approach can result in landscapes that thrive. Cash rewards and plan reviews are provided for landscaping projects that meet program requirements. Applicants must take a Locascapes class before submitting a plan for review. All projects must use a Locascapes design and must be located in a participating area. After an agreement has been signed, applicants will have 12 months to install their project.

- Drought.utah.gov, slowtheflow.org and conservewater.utah.gov provide real-time advice and up-to-date information on lawn watering and drought response actions.

TITLE 10

CHAPTER 23

LANDSCAPE REGULATIONS

SECTION:

10-23-1: Purpose

10-23-2: Definitions

10-23-3: Applicability Of This Chapter

10-23-4: Documentation

10-23-5: Landscape Design Standards

10-23-6: Irrigation Design Standards

10-23-7: Use Of Artificial Turf As A Ground Cover

10-23-8: Plan Review, Construction Inspection And Post- Construction Monitoring

10-23-1: PURPOSE:

It is in the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this chapter 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, to reduce water waste, and to establish a structure for the designing, installing and maintaining of water efficient landscapes throughout the City. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-2: DEFINITIONS:

The following definitions shall apply to this chapter:

APPLIED WATER: The portion of water supplied by the irrigation system to the landscape.

ARTIFICIAL TURF: A ground cover or surface consisting of synthetic fibers made to look like natural grass.

BACKFLOW: An unwanted flow of water in the reverse direction.

BACKFLOW PREVENTION DEVICE (BACKFLOW PREVENTER): Reduced pressure in the pipe may allow contaminated water from the soil, storage, or other sources to be drawn up into the system. A backflow prevention device (backflow preventer) is used to protect potable water supplies from contamination or pollution due to backflow.

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.

CHECK VALVE: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination or the water supply due to the reverse flow of water from the secondary irrigation system.

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

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.

EFFECTIVE PRECIPITATION: The portion of total precipitation which becomes available for plant growth.

ESTABLISHED LANDSCAPE: The point at which plants in the landscape have developed significant root growth into the soil.

ESTABLISHMENT PERIOD: the first year after installing the plant in the landscape.

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.

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 inches (12").

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 CONTRACTOR: A person certified by the Irrigation Association (IA) to install irrigation systems.

IRRIGATION DESIGNER: A person certified by the Irrigation Association to prepare irrigation system designs, and/or a professionally licensed landscape architect.

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

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.

IRRIGATION SYSTEM AUDIT: An in-depth evaluation of the performance of an irrigation system that includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule.

LANDSCAPE ARCHITECT OR PROFESSIONAL LANDSCAPE ARCHITECT (PLA): A person who holds a license to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

LANDSCAPE DESIGNER: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

LANDSCAPE IRRIGATION AUDITOR (LIA): A person 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 this chapter. 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, a landscape water allowance report, 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.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

LOCALSCAPES®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.localscapes.com).

Maximum Applied Water Allowance (MAWA): the upper limit of annual applied water for the established landscaped area as specified in Section 8. It is based upon the area's reference evapotranspiration, a plant adjustment factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the MAWA.

Microclimate: The climate of a very small restricted area that is different from the surrounding area. These areas include shade areas, sun areas, and areas protected by surrounding structures.

MULCH: Any material such as bark, wood chips or other materials left loose and applied to the soil for the purpose of preventing evapotranspiration.

NON-DROUGHT TOLERANT PLANT: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.

PLANTING PLAN: A planting plan is a drawing that clearly and accurately identifies and locates elements related to a landscape such as new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences, etc.

PRECIPITATION RATE: The depth of water applied to an area, usually measured in inches per hour.

~~**PROFESSIONAL LANDSCAPE ARCHITECT:** A person who holds a license to practice landscape architecture in Utah.~~

PARK STRIP: A typically narrow landscaped area located between the back-of-curb and sidewalk.

PLANT ADJUSTMENT FACTOR: A reference evapotranspiration factor, also referred to as a crop coefficient which is a value to indicate water needs of various plant types for optimum growth or yield. It is a factor to provide acceptable appearance and function of the plant.

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.

POP-UP SPRAY HEAD: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

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

PRESSURE COMPENSATING: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

RAIN SHUT-OFF DEVICE: A device wired to the automatic controller that shuts off the irrigation system when it rains.

REHABILITATED LANDSCAPE: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

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 inch (4") to seven inch (7") tall, cool season grass that is well watered. The average annual ETO for South Ogden City is 25.57 inches [1](#).

ROTOR SPRAY HEAD: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

RUNOFF: Water not absorbed by the soil or landscape area to which it is applied and which flows onto other areas.

SMART AUTOMATIC IRRIGATION CONTROLLER: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

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

SPECIAL LANDSCAPE AREA (SLA): an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

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 grass with its roots.

WASTE OF WATER: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation,

percolation, discharges into the sewer system, or is allowed to run into the gutter or street.

2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

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

WATER-CONSERVING PLANT: A plant that uses less water than standard plants. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

Notes

1. ETO is based on the 30 year average from 1961 to 1990 for the Ogden area, for the 8 month growing season March through October. See Sprinklers, Crop Water Use, and Irrigation Time - Weber County by Robert W. Hill and James Barnhill, Utah State University Extension, April 2001, table 3, page 6.

10-23-3: APPLICABILITY OF THIS CHAPTER:

This chapter shall apply to all new and rehabilitated landscapes for public projects, private development projects, developer- installed landscaping in multi-family residential projects, and developer-installed landscaping in single-family projects.

This chapter does not apply to home-owner provided landscaping at single family projects, although water efficient landscapes are encouraged for such sites as well.

In addition, sports fields, turf play areas within public parks, and school grounds, ~~golf courses and cemeteries~~ are exempt from the landscape water allowance limitations of this chapter. All other portions of this chapter shall apply. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-4: DOCUMENTATION:

A. Landscape Plan Documentation Package: A copy of a landscape plan documentation package shall be submitted to and approved by the City prior to issuance 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:

1. Project Data Sheet: The project data sheet shall contain:
 - a. Project name and address;
 - b. Applicant or applicant agent's name, address, phone and fax number;
 - c. Landscape designer/landscape architect's name, address, phone and fax number; and
 - d. Landscape contractor's name, address, phone and fax number, if available.
2. Planting Plan: A detailed planting plan shall be drawn at an appropriate scale suitable for identifying:
 - a. Location of all plant materials;
 - b. A legend with botanical and common names and size of plant materials;

- c. Property lines and street names;
- d. Existing and proposed buildings, walls, fences, utilities, paved areas and other site features;
- e. Existing trees and plant materials to be removed or retained;
- f. Designation of landscape zones; and
- g. Details and specifications for tree staking, soil preparation, blue stakes, and other planting work.

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

- a. Layout of the irrigation system;
- b. A legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
- c. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
- d. 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
- e. Installation details for irrigation components.

4. Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain:

- a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
- b. Existing and finished contour lines and spot elevations for the proposed site improvements.

5. Soils Report: A soils report will be provided and shall describe the depth, composition, and bulk density of the topsoil 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.

6. Landscape Water Allowance: The annual landscape water allowance shall be calculated using the following equation:

Landscape water allowance = $ETO \times 1.0 \times 0.62 \times A$, where landscape water allowance is in gallons per year.

ETO = Reference evapotranspiration in inches per year

1.0 = ETO adjustment factor, 100 percent 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

7. Irrigation Schedule: A monthly irrigation schedule shall be provided that covers the initial 120-day plant establishment period adjusted for seasonal variations. This schedule shall consist of a table with the following information for each valve:

- a. Plant type (turf, trees, low water use plants);
- b. Irrigation type (sprinklers, drip, bubblers);
- c. Flow rate in gallons per minute;
- d. Precipitation rate in inches per hour (sprinklers only);
- e. Run times in minutes per day;
- f. Number of water days per week; and
- g. Cycle time to avoid runoff. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-5: LANDSCAPE DESIGN STANDARDS:

A. Plant Selection: Plants selected for landscape areas shall be 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 at the interface between urban areas and natural non-irrigated open space, 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 thirty percent (30%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

For parking strips and other landscaped areas ~~less than eight feet (8') wide~~, please refer to title 7, chapter 2 of this Code.

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 a primary reference document for the selection, design and installation of water-conserving plants and landscapes as modified from time to time by South Ogden City's certified arborist or the Planning Commission.

B. Mulch: After completion of planting, all irrigated non-turf areas shall be covered with a minimum three inch (3") to four inch (4") layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous 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 inches (6") and amending the soil with organic material as per recommendations of the landscape designer/landscape architect based on the soils report. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-6: IRRIGATION DESIGN STANDARDS:

A. Design Standards: Irrigation design standards for this chapter 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 remainder of this section shall also apply.

B. Backflow Prevention Device: A backflow prevention device shall be installed according to State and County standards on all culinary irrigation systems. The backflow device must be tested on an annual basis and annual certification submitted to the City.

C. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (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.

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

E. 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.

F. Slopes Exceeding Thirty Three Percent: On slopes exceeding thirty three percent (33%), the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum precipitation rate of 0.85 inch per hour and adjusted sprinkler cycle times to eliminate runoff.

G. Separate Valves: 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.

H. Bubbler Specifications: 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.

I. Matched Precipitation Rates: Sprinklers shall have matched precipitation rates with each control valve circuit.

J. Check Valves: 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.

K. Drip Irrigation: 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.

L. Times Of Operation: Valves with spray or stream sprinklers shall be scheduled to operate between six o'clock (6:00) P.M. and ten o'clock (10:00) A.M. to reduce water loss from wind and evaporation.

M. Programmed Valves: Valves shall be programmed for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-7: USE OF ARTIFICIAL TURF AS A GROUND COVER:

- A. Artificial turf shall consist of green, lifelike individual blades of grass that:
 - 1. Emulate natural turf in look and color;
 - 2. Have a minimum pile height of 1.5 inches, except in areas where shorter pile height may be installed as a sport or recreational surfaces; and
 - 3. Have a minimum tufted weight of fifty six (56) ounces per square yard;
- B. In no case shall artificial turf be installed within permanent drainage features (e.g., ponds, swales, and retention and detention basins);
- C. Artificial turf may be installed in park strips located within the public right-of-way fronting properties.
 - 1. In order to maintain an acceptable appearance, special maintenance and care of artificial turf park strips is assumed. Acceptance of this responsibility shall be borne by the property owner when installing artificial turf.
 - 2. South Ogden City will not be responsible for costs to maintain artificial turf in the street right-of-way.
 - 3. South Ogden City shall not be responsible for any costs to repair artificial turf damaged as part of utility and street repair and maintenance within the street right-of way.
- D. Artificial turf shall have a minimum eight (8) year manufacturer's warranty protecting against color fading and decrease in pile height;
- E. The use of indoor or outdoor plastic or nylon carpeting as a substitute or replacement for artificial turf or natural turf is prohibited;
- F. It shall be properly anchored to ensure that the artificial turf will withstand the effects of wind;
- G. All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look;
- H. Proper grading, compaction and drainage shall be provided for all artificial turf installations to prevent excess runoff or pooling of water and artificial turf installations shall have a minimum permeability of thirty inches (30") per hour per square yard;
- I. It shall be visually level, with the grain pointing in a single direction;
- J. An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate the artificial turf from planters and live vegetation;
- K. A minimum four foot (4') separation between artificial turf and tree trunks and two foot (2') separation between artificial turf and shrubs shall be maintained to ensure roots are not damaged with the installation of artificial turf and that the overall health of the living plant material is not compromised;
- L. It shall be cleaned regularly and maintained in an appropriate and neat manner; and
- M. It shall be replaced if it is worn, uneven, discolored, or damaged. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

10-23-8: 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 a permit shall be issued and 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 stamped by a professionally licensed landscape architect (PLA). The irrigation plan must be prepared by an IA certified irrigation designer, or a PLA.
- C. All landscape irrigation systems shall be installed by an IA certified irrigation contractor. The certified person representing the contracting firm shall be directly involved with the project and complete and document 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 may be performed by the City Building Inspection Department.
- F. Prior to issuance of substantial completion status, 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.
- G. Prior to issuance of substantial completion status, 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 chapter. The minimum efficiency required for the irrigation system is sixty percent (60%) for the distribution efficiency for all fixed spray systems and seventy percent (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 shall also submit an irrigation schedule.
- H. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied. (Ord. 17-10, 3-21-2017, eff. 3-21-2017)

Appendix A

The Maximum Applied Water Allowance shall be calculated using the equation:

$$MAWA = (ETo) (0.62) (1.15) [(0.8 \times LA) + (0.3 \times SLA)]$$

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ETo values used in these calculations are examples only but are real ETo values from Weber Basin's weather station and should be substituted for actual ETo values for your specific city. For actual

irrigation scheduling, automatic smart irrigation controllers are required and shall use current reference evapotranspiration data (most of which is part of each controller company's supporting weather network) or soil moisture sensor data.

(1) Example MAWA calculation: a hypothetical landscape project in Layton Utah with an irrigated landscape area of 20,000 square feet without any Special Landscape Area (SLA= 0, no edible plants, or recreational areas). To calculate MAWA, the annual reference evapotranspiration value for Layton is 32.8 inches as documented from the Weber Basin weather station data.

$$\text{MAWA} = (\text{ETo}) (0.62) (1.15) [(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

1.15= Delivery Inefficiency Factor (sprinkler system uniformity etc.)

0.8 = ET Adjustment Factor (ETAF) typical for cool season turf

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

$$\text{MAWA} = (32.8 \text{ inches}) (0.62) (1.15) [(0.8 \times 20,000 \text{ square feet}) + (0.3 \times 0)] = \mathbf{374,182 \text{ gallons per year}} \text{ (or 1.15 AF/yr)}$$

(2) In this next hypothetical example, the landscape project in Ogden Utah has the same ETo value of 32.8 inches and a total landscape area of 15,000 square feet. Within the 15,000 square foot project, there is now a 2,000 square foot area planted with edible plants. This 2,000 square foot area is considered to be a Special Landscape Area.

$$\text{MAWA} = (\text{ETo}) (0.62) (1.15) [(0.8 \times \text{LA}) + (0.3 \times \text{SLA})]$$

$$\begin{aligned} \text{MAWA} &= (32.8 \text{ inches}) (0.62) (1.15) [(0.8 \times 15,000 \text{ square feet}) + (0.3 \times 2,000 \text{ square feet})] \\ &= 20.34 \times [12,000 + 600] \text{ gallons per year} = \mathbf{280,696.8 \text{ gallons per year}} \text{ (or .86 AF/year)} \end{aligned}$$

TITLE 7

PUBLIC WAYS AND PROPERTY

CHAPTER 2

TREE PLANTING; LANDSCAPING IN PARKING, PLANTING STRIPS

DEFINITIONS

LANDSCAPING: The visual improvements and beautification of grounds, yards and property through the planting, arrangement and maintenance of grass, lawns, flowers and flower beds, ground cover, ornamental shrubs and trees in accordance with a planned design.

NUISANCE: Any tree or shrub located on public or private property having a destructive or communicable disease or pestilence which endangers the growth, health, life or well-being of trees, shrubs or plants in the city or which is capable of causing an epidemic spread of a communicable disease or insect infestation; the roots of any tree or shrub, located on public or private property, which cause the surface of the public street, curb or sidewalk to be upheaved or otherwise disturbed; any tree, shrub or portion thereof located on public or private property, which, by reason of location or condition, constitutes an imminent danger to the health, safety or well-being of the general public on city property.

PARKING/PLANTING STRIP: The area between curb and sidewalk or where curb should be and the property line that is city-owned.

PARKS SUPERINTENDENT/URBAN FORESTER: The parks division manager.

PERSON: Any person, firm, partnership, association, corporation, company or organization of any kind.

SHADE TREE OR TREE: A tree in any public place, except where otherwise indicated.

SHRUB: A woody perennial plant smaller than a tree, usually having permanent stems branching from or near the ground. (Ord. 00-17, 9-19-2000, eff. 9-19-2000; amd. 2001 Code)

7-2-2: PUBLIC WORKS DEPARTMENT:

A. Authority Established: The parks division of the department of public works is hereby designated as the authority and body to exercise supervision and control over the regulation, planting, care and control of shade and ornamental trees and shrubbery now situated or which may hereafter be planted on any city property, street, parking/planting strip, avenue, parking, and to direct the work of planting, pruning, removing and irrigating said trees and shrubs and the protection thereof for the public good; to regulate and control the use of the grounds surrounding the same so far as may be necessary for the proper growth, care and protection of property thus affected by the public interest; to plant trees or shrubs in any parking/planting strip or remove trees or shrubs dangerous to public safety, or which have become a nuisance; to prohibit the planting, pruning or removal of any trees or tree planting areas upon the street or parking/planting strip for any reason except under permit from the parks division; to make rules governing the care of shade trees, and to specify the manner in which planting and pruning of said trees shall be done. Pruning shall be done only by or under the supervision of a licensed arborist. (Ord. 00-17, 9-19-2000, eff. 9-19-2000; amd. 2001 Code)

B. Review By Superintendent/Forester: All problems related to and requests for action on trees and shrubs on any city property shall be referred to the parks superintendent/urban forester for review.

C. Maintenance Program: The public works department is hereby authorized and directed to conduct such maintenance programs on trees and shrubs on city property as it may deem appropriate and where funds for such purpose have been appropriated in the current city budget, consistent with the urban forestry management plan. Prior to planting or removing any trees or shrubs on city property, the parks department shall consult with the urban forestry commission, except in emergency situations described in subsection E of this section.

D. Hazard Abatement: Where it is determined that a tree or shrub located on private property overhangs or projects into any street, parking/planting strip, sidewalk or other city property and appears to be dead or liable to fall into any such city property, or constitutes a nuisance, obstruction or hazard to vision or travel on any city sidewalk, property or street, the public works department is authorized to remove the offending trees, branches or shrubs and to assess the actual costs against the property owner. However, except in case of manifest public danger and immediate necessity, no such trees or shrubs standing on any private property shall be cut down or removed unless ten (10) days' notice is given by the street department operations manager to the owner or occupant of such property and the owner is given the opportunity to rectify the situation. If the owner, occupant, or agent of such property, within seven (7) days after the receipt of notice file with the city recorder his/her objections in writing to such removal, the tree or shrub shall not be cut down or removed unless the urban forestry commission provides such owner or occupant a reasonable opportunity to be heard in support of such objection, and shall thereafter approve in writing the removal of the same, if the objection is not sustained.

E. Emergency Action: Where an emergency exists with regard to shade trees on city property, the street department shall take such prompt and immediate action as is reasonably necessary to resolve the emergency condition. An emergency condition is such that renders life or property in immediate jeopardy.

F. Enforce Code Compliance: The parks/street division is hereby given authority to trim or prune, or to remove any tree or shrub on city property that has been planted or is maintained in violation of any city ordinance, without serving notice upon the owner of the abutting property [1](#). (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

Notes

[1](#) 1. U.C.A. §§ 10-8-10, 10-8-11.

7-2-3: PARKS SUPERINTENDENT/URBAN FORESTER:

The parks superintendent/urban forester or his/her assistants shall supervise the execution and enforcement of the provisions of this chapter and all other plans, standards and specifications for the regulation of matters pertaining to shade trees that may be officially adopted by the city council. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

7-2-4: AUTHORITY OF PLANNING COMMISSION:

A. The zoning ordinance of the city vests with the planning commission the authority and responsibility to review and approve all development plans and proposals as part of the conditional use or planned residential unit development, or commercial or industrial site plan approval process.

B. The consideration of landscaping requirements to improve the visual appearance of property proposed for development is one means by which the planning commission is authorized to achieve a better city environment and image.

C. The planning commission, city council and the urban forestry commission feel it necessary and desirable to establish general policy guidelines for landscaping for new proposed development in the city and in particular as it applies to commercial property so that developers may more clearly understand what will be required of them to achieve a harmonious and somewhat uniform level of property landscape improvements.

D. The following is a guide covering landscaping and property improvements that will be used in reviewing landscaping proposals for developing property and establishing the Planning Commission's requirements as part of the site plan review, conditional use and planned residential unit development approval process of the City Zoning Ordinance:

1. A form of landscaping shall be required for all or a part of a property proposed for development and which is subject to review by the Planning Commission under the following Zoning Ordinance provisions:

- a. Conditional use, title 10, chapter 15 of this Code;
- b. Planned residential unit, title 10, chapter 11 of this Code; (Ord. 00-17, 9-19-2000, eff. 9-19-2000)
- c. Site plan reviews for any development in the City Center/40th Street or Commercial Area form based code areas, section 10-5.1A-10-2 or 10-5.1B-10-2 of this Code. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)
- d. Landscaping regulations, title 10, chapter 23 of this Code. (Ord. 07-15, 9-4-2007, eff. 9-4-2007)

~~2. Lawns are considered most appropriate for the parking/planting strip between the curb and sidewalk and the site property line. Approval must be obtained and a permit must be issued by the Parks Superintendent/Urban Forester before any trees or shrubs are planted in any City parking/planting strip.~~ All new and rehabilitated public projects, private development projects, developer-installed multi-family residential projects, and developer-installed single-family projects shall landscape park strip landscapes according to the water conserving landscape requirements contained in Title 10, Chapter 23 Landscape Regulations. Furthermore, they shall apply specific design ideas suggested in the "Flip your Strip" program (<https://utahwatersavers.com/Program/2/flip-your-strip#program-overview>). These requirements to apply to home-owner provided landscaping at single family projects, although water efficient landscapes and "Flip your Strip" concepts are encouraged for such sites as well.

3. Existing healthy trees that are on the City's approved tree list should be retained as far as the design of the proposed building location allows. No trees within the street

parking/planting strip shall be removed without first obtaining a permit from the Parks Superintendent/Urban Forester or his/her assistant.

4. Emphasis will be given to the landscaping of the front yard or that area between the curb, front property line and the most visible area from the public way, which helps create the visual environment of the community.

5. Selection of shrubs and tree types shall be made with regard to existing types on the same and adjoining properties so that a compatible and aesthetically pleasing relationship may be developed and maintained.

6. Consideration shall be given to the use of trees, shrubs and other types of landscaping in and around parking lots to relieve asphalt monotony.

7. Shrubs and trees should, at the time of planting, be of a sufficient size (caliper) and condition so that after a reasonable period of growth they are approaching the space they are intended to fill.

8. A water irrigation system to maintain the proposed plantings is considered a part of the landscaping requirements and should be installed with the initial plantings and operated in a manner to adequately maintain growth.

9. When designing the required landscaping plan, the developer should consider the location of existing and proposed overhead power lines and underground sewer lines so that trees and large shrubs are not located under or over such lines, thus avoiding possible future hazardous situations, power outages and clogged sewer lines, etc.

10. The Planning Commission strongly recommends that a developer consult with a trained landscape designer for help in preparing the landscaping plan in order to assure an acceptable standard of development, which will be a significant factor in obtaining a favorable response from the Planning Commission.

11. A guarantee of the installation of landscaping as approved by the Planning Commission shall be made to the City in the same manner as that required for any other required improvement by including in a bond, escrow or letter of credit, the estimated cost of the landscaping work at the time of building permit issuance, or is deemed satisfactory by the Planning Commission for all small developments, by means of a financial guarantee for landscaping remaining uncompleted at the time of application for final building inspection and power to panel and/or occupancy permit. Such financial guarantee shall specify the maximum length of time for completion of the remaining landscaping. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

E. Notwithstanding anything in the foregoing sections, or this Code, to the contrary, the Planning Commission, as the City's Land Use Authority will use the following guidance and requirements when dealing with the assessment and imposition of conditional uses to development within the City.

1. a. The City has adopted a Land Use Ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set forth in those applicable ordinances.

b. The City, through those ordinances, will not impose a requirement or standard on a conditional use that conflicts with a provision of Utah Code section 10-9a-507, or other State or Federal law.

2. a. The Planning Commission, as the City's Land Use Authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

b. As set out in Utah Code section 10-9a-507, the requirement described in subsection E2a of this section to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

c. If the Planning Commission proposes reasonable conditions on a proposed conditional use, they shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

d. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the Planning Commission as the Land Use Authority may deny the conditional use.

3. The Planning Commission's decision to approve or deny conditional use is an administrative land use decision. (Ord. 18-15, 11-20-2018, eff. 11-20-2018)

7-2-5: PROCEDURE IN HANDLING TREE PROBLEMS:

A. Specified: The Parks Superintendent/Urban Forester or his/her assistant shall investigate reported tree problems. If upon determining that the abutting property owner, the person making the request for action, the Parks Superintendent/Urban Forester or his/her assistant, and such other parties as are known to have an interest in the problem are in agreement as to the action that should be taken and upon whom the responsibility for paying for the action should fall, the Parks Superintendent/Urban Forester or his/her assistant may issue any permit necessary. Such decisions and actions shall conform to any specific policies stated in this chapter or which may otherwise be passed by the City Council.

B. Conflicts And Disagreements: If there appears to be a conflict or disagreement between interested parties as to the action that should be taken or who should bear the responsibility of paying for such action, the Urban Forester shall make a written recommendation and shall then refer the matter, together with the written recommendation to the Urban Forestry Commission for study and a decision. The Urban Forester will notify in writing the abutting property owner, the person making the request, and such other persons known to have interest in the problem of the tentative decision. If any party then wishes to appeal the decision to the Urban Forestry Commission, such appeal shall be made in writing to the City Recorder of the desire to appeal within seventy two (72) hours after the time of written notification. No action on the problem shall be taken by the Urban Forester or his/her assistant pending the outcome of the appeal. The Urban Forestry Commission shall hear all parties wishing to be heard on the matter and shall make a decision which shall be final. The Urban Forestry Commission shall notify all parties in writing of the final decision and shall order the division/Public Works Department to take such actions as are necessary to execute the decision. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

7-2-6: PERMIT REQUIRED:

A. It shall be unlawful to plant, move, disturb or alter any tree or shrub on the City parking/planting strips, parks or any public property, or to cause such acts to be done by others, without first obtaining a written permit from the Parks Superintendent/Urban Forester or his/her assistant. The Parks Superintendent/Urban Forester shall issue the permit if in his/her judgment the work is necessary, and if the proposed methods of workmanship are satisfactory. Permit for the removal of trees on City property may be issued in accordance with the urban forestry management plan or with approval of the Urban Forestry Commission, except in emergency situations described in subsection 7-2-2D of this chapter. A permit shall not be required to cultivate and water, nor for pruning done by or under the supervision of a licensed arborist. Violation of this subsection will result in a fifty dollar (\$50.00) fine for a first offense and a one hundred dollar (\$100.00) fine for each subsequent offense. The City's Ordinance Enforcement Officer or any City police officer will issue the citation. Notwithstanding the foregoing, in no case may late fees and interest be charged to the fines levied hereunder, which in the aggregate are more than twenty five percent (25%) of the initial fine amount [1](#). (Ord. 18-15, 11-20-2018, eff. 11-20-2018)

B. The person applying for a permit requesting to plant a tree/trees or shrubs shall agree in signing the permit that they will bear full responsibility for the maintenance and care of such, as provided in this chapter, and that any damage caused to City property by such shall be replaced or repaired by the permittee at their expense. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

C. As a condition to issuing any permit to remove any public tree or shrub, the Parks Superintendent/Urban Forester or his/her assistant may require that the permittee plant one or more trees or shrubs in place of the one removed. Whenever any such tree or shrub has been removed or destroyed pursuant to any such conditional permit, and when the permittee, as a condition of his permit, is required to make a "replacement" planting, it shall be a Class B misdemeanor, subject to penalty as provided in section 1-4-1 of this Code for the permittee to fail, refuse or neglect to plant another tree or shrub or other trees or shrubs of type, size and at the location specified in the permit, within the time specified by the Parks Superintendent/Urban Forester or his/her assistant from the date of the issuance of the permit. (Ord. 00-17, 9-19-2000, eff. 9-19-2000; amd. 2001 Code)

Notes

[1](#) 1. See UCA § 11-58-201.

7-2-7: PUBLIC AND PRIVATE TREES:

The Public Works Department shall assume responsibility for the following conditions caused by trees or shrubs on City parking/planting strips, public parks or property:

A. Removal of dead trees or limbs, or trees or limbs that are determined by the Public Works Department to be a hazard or liable to fall.

B. Removal of trees or limbs from trees or shrubs that have actually fallen across a street, sidewalk or upon City property.

C. Removal of diseased or dying trees that are beyond reclamation and that are on or threaten City property.

D. Removal of trees or roots directly in the way of City street widening projects, new curb and gutter, or sidewalk and curb repairs.

E. Removal of undesirable or nuisance trees, shrubs, branches, roots or that are declared by the City to be a nuisance by virtue of their having created an obstruction for water meter reading, water or sewage lines, irrigation ditches or street lighting, that impair good visibility at street intersections, that are too closely spaced or impede access of City vehicles. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

7-2-8: PRIVATE REQUESTS:

In case where an abutting property owner to City tree parking/planting strips, public parks or other public places requests action on trees located on the City property, said abutting property owner shall assume financial responsibility for the following actions:

A. Removal of trees in the way of house moving or construction.

B. Removal of undesirable species as set forth in section 7-2-7 of this chapter, or as may be identified in future resolutions of the Urban Forestry Commission.

C. Removal of trees, roots and shrubs or the pruning of branches for the improvement of appearance where no hazard or nuisance has been declared by the City.

D. Removal or pruning where a low priority hazard or nuisance is found by the Public Works Department to exist, but where the abutting property owner desires more rapid action than can be provided because of higher priority work by the City.

E. Replanting with approved species (see section 7-2-9 of this chapter). (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

7-2-9: OFFICIAL CITY TREE PLANTING LIST:

The official City tree planting list shall be maintained by the Urban Forestry Commission, and shall designate appropriate species of trees for particular planting spaces on City property, including parking/planting strips of specified widths. The official City tree planting list shall be available from the Parks Division. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

7-2-10: INTERFERENCE WITH EMPLOYEES AND WILFUL INJURY TO TREES:

A. No person shall prevent, delay or interfere with the Parks Department/Public Works Department in the execution or enforcement of this chapter; provided, however, that nothing herein shall be construed as an attempt to prevent a public hearing for any application for a permit that has been denied, nor shall anything herein act to deny or limit access to any legal or equitable remedies in any court of competent jurisdiction for the protection of property rights by the owner of any property within the City.

B. No person shall wilfully injure or destroy any tree on the City parking/planting strips, public parks or public property of the City by any means, including, but not limited to the following:

1. Constructing a concrete, asphalt, brick or gravel sidewalk or otherwise filling up the ground area around a tree so as to shut off air, light or water from the roots, except as may be authorized in writing by the City's designated representative.

2. Piling building material, equipment or other substance around any tree so as to cause injury.

3. Pouring any matter injurious to a tree on or around any tree or on the ground around it or on any lawn or sidewalk adjacent to any tree.

4. Posting any sign on any tree, tree stake or guard, or by fastening any guide wire, cable or rope to any tree, tree stake or guard; provided, however, that warning and parking signs and official notices of the City may, under the supervision of the Street Department Operations Manager or his/her assistant, be installed on tree trunks which are suitably located.

5. Injuring a tree, tree stake or guard with any vehicle or animal, or in other manner causing injury to any tree or lawn on public property. (Ord. 00-17, 9-19-2000, eff. 9-19-2000)

C. A violation of any provision of this section is a Class B misdemeanor and punishable as provided in section 1-4-1 of this Code. (Ord. 00-17, 9-19-2000, eff. 9-19-2000; amd. 2001 Code)



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, SEPTEMBER 9, 2021
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Scott Amos, Commissioners John Bradley, Jeremy Howe, Mike Layton, Robert Bruderer, and Angela Snowden

PLANNING COMMISSIONERS EXCUSED

Steve Pruess

STAFF PRESENT

Assistant City Manager Doug Gailey, Planner Mark Vlasic, and Recorder Leesa Kapetanov Note: Planner Vlasic attended virtually via the Microsoft Teams meeting app.

CITIZENS PRESENT

No one besides staff attended this meeting

Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:

https://www.southogdencity.gov/document_center/Sound%20Files/2021/PC210812_1804.mp3

or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting and was open to the public as well as available through Facebook Live. The audio recording for the briefing meeting can be found by clicking this link:

https://www.southogdencity.gov/document_center/Sound%20Files/2021/PC210909_1814.mp3

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Chair Scott Amos began the meeting at 6:16 pm by calling for a motion to convene.

00:00:00

Commissioner Howe moved to open the planning commission meeting for September 9, 2021. The motion was seconded by Commissioner Bradley. Commissioners Bradley, Bruderer,

Jones, Howe, Layton, and Snowden all voted aye.

II. SPECIAL ITEMS

A. Request for Second Driveway Access at 1070 E 5850 S

- Staff overview 00:01:32
- Discussion 00:06:40
- Motion 00:09:20

Commissioner Howe moved to deny the application based on the guidelines for second driveways. Commissioner Layton seconded the motion. Chair Amos made a roll call vote:

Commissioner Bradley-	Yes
Commissioner Bruderer-	Yes
Commissioner Howe-	Yes
Commissioner Layton-	Yes
Commissioner Snowden-	Yes

The second driveway was denied.

B. Water Wise Landscape Ordinance

- Staff overview 00:10:11
- Discussion 00:19:02
- Staff was instructed to bring the city's current landscape ordinance more in line with Weber Basin Water's most recent example of a water wise ordinance. Staff was also instructed to look at programs that might help the City or residents to change their yards to more water-wise landscapes 00:25:09

C. Presentation of General Plan First Draft

- Staff overview 00:31:49
- Discussion 01:00:23

D. Swimming Pool Set-Back Requirements

- Staff overview 01:08:28
- Discussion 01:09:52

91 **III. OTHER BUSINESS**

92 Training Opportunities 01:12:33

96 **IV. STAFF REPORT**

97 Staff Review Committee Approval of Lotus Greens Development Located at 501 40th Street
98 01:22:25

102 **V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

103 Approval of August 12, 2021 PC Minutes

- 104 • The chair called for a motion to approve the August 12, 2021 minutes

105 01:28:31

107 **Commissioner Howe so moved, followed by a second from Commissioner Layton. All**
108 **present voted in favor of the motion.**

113 **VI. PUBLIC COMMENTS**

- 114 • There were no in person or online public comments

118 **VII. ADJOURN**

119 **At 7:45 pm, Commissioner Bradley moved to adjourn. The motion was seconded by**
120 **Commissioner Layton. The voice vote was unanimous in favor of the motion.**

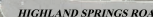
121 01:29:00

129 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
130 held Thursday, September 9, 2021.

132 
133 Leesa Kapetanov, City Recorder

Date Approved by the Planning Commission

***PRELIMINARY CIVIL IMPROVEMENT PLANS
WASATCH DRIVE
SOUTH OGDEN, UT 84403***



CIVIL DRAWINGS

COVER SHEET	C000
GENERAL NOTES	C001
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400

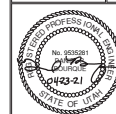
NOT FOR CONSTRUCTION



WASATCH TOWNHOMES
SOUTH OGDEN, UTAH
COVER SHEET

TCC JOB NUMBER: 21-001

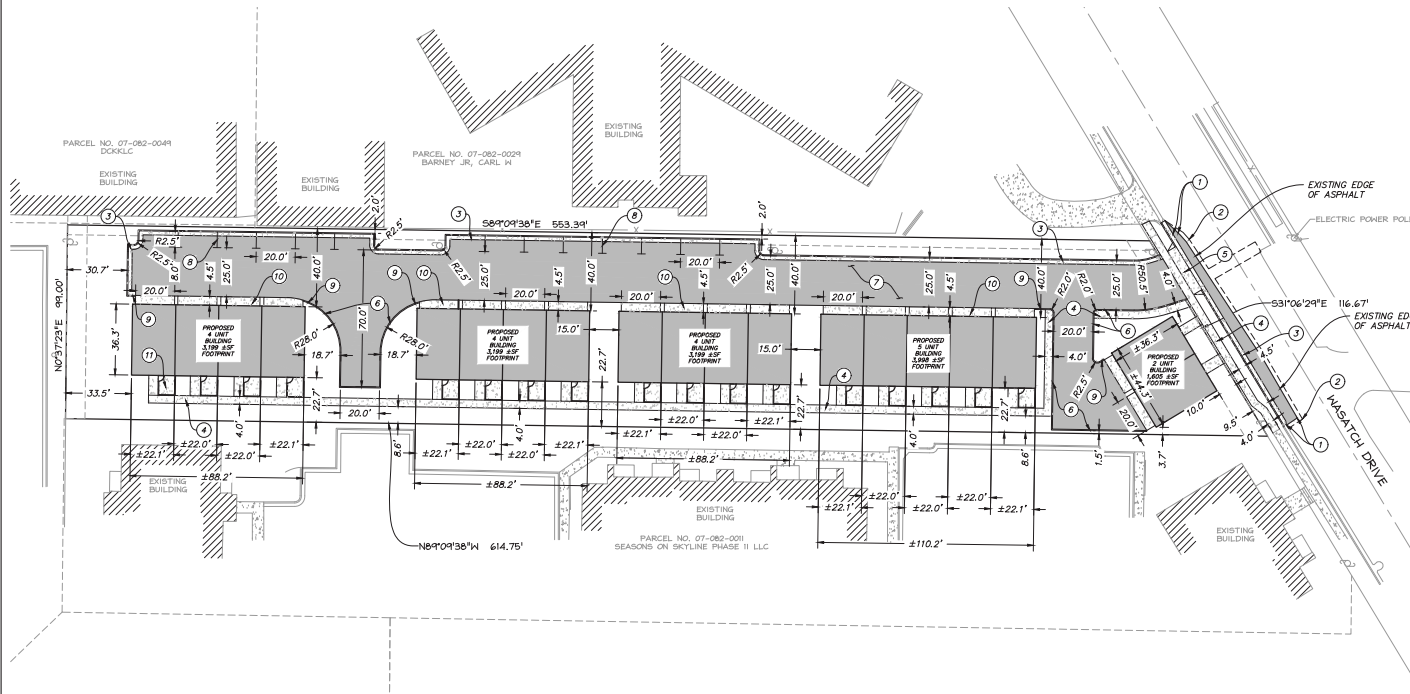
DATE: 04.23.2021



SCALE

SHEET NUMBER
C000





SITE GENERAL NOTES:

SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.

ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.

SITE SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 ASPHALT PAVEMENT SEE SOUTH OGDEN CITY DETAIL 2 FOR PAVEMENT CROSS SECTION.
- 2 ASPHALT PAVEMENT TIE-IN PER APWA 255.
- 3 CONCRETE CURB & GUTTER PER SOUTH OGDEN CITY STANDARD DRAWING NO. 4.
- 4 4" CONCRETE SIDEWALK PER SOUTH OGDEN CITY STANDARD DRAWING NO. 2.
- 5 DRIVE APPROACH PER SOUTH OGDEN CITY STANDARD DRAWING NO. 2.
- 6 CONCRETE CURB WALL PER APWA 209 TYPE "P".
- 7 ASPHALT PAVEMENT, (PARKING AREAS: 3" ASPHALT/8" ROAD-BASE) (DRIVE AREAS: 3.5" ASPHALT/10" ROAD BASE)
- 8 4" WHITE STRIPING PER M.U.T.C.D. STANDARDS & SPECIFICATIONS.
- 9 CURB TRANSITION.
- 10 CONCRETE PAVEMENT.
- 11 PATIO (TYP.) PER ARCHITECTURAL PLANS.

DEVELOPMENT DATA

PARCEL AREA (TOTAL AREA)	457,823 SF (1.33 AC)
PROPOSED UNITS	19 - 3 BR UNITS
PROPOSED DENSITY	14.29 UNITS/ACRE
REQUIRED PARKING: 2.5 STALLS/UNIT	52 STALLS
PARKING PROVIDED:	
GARAGE PARKING	38 STALLS
GUEST PARKING	14 STALLS
TOTAL PROPOSED PARKING	52 STALLS

AREA TABULATION TABLE

	SQUARE FEET	% OF TOTAL
PROPOSED:		
TOTAL AREA	57,823 SF	100%
TOTAL BUILDING AREA	15,200 SF	26.3%
TOTAL IMPERVIOUS AREA	25,831 SF	44.7%
TOTAL PERVIOUS AREA	16,792 SF	29.0%

NOT FOR CONSTRUCTION



TALISMAN CIVIL ENGINEERS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

WASATCH TOWNHOMES
SOUTH OGDEN, UTAH
SITE PLAN

DATE: 04.23.2021

TCC JOB NUMBER: 21-001



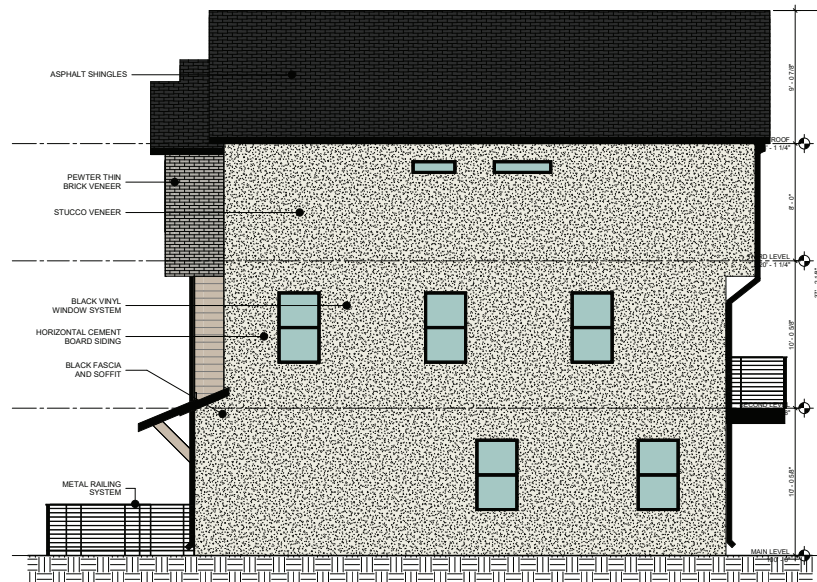
SCALE
HORIZONTAL: 1" = 30'

SHEET NUMBER
C200
3 OF 5





01 SOUTH ELEVATION
1/4" = 1'-0"



02 EAST ELEVATION
1/4" = 1'-0"

NOTE:
SIDING TO BE MODERN
DESIGN WITH 5" AND THEN
ONE P. BOARDS



ARCHITECT
JSCF LLC
3148 SOUTH 550 WEST
SYRACUSE, UT 84075

**SOUTH OGDEN
TOWNHOMES - ALTA**
WASATCH DRIVE
SOUTH OGDEN, UT 8440

STAMP

REVISION
NO. DESCRIPTION DATE

DATE
04/27/2021
ISSUE

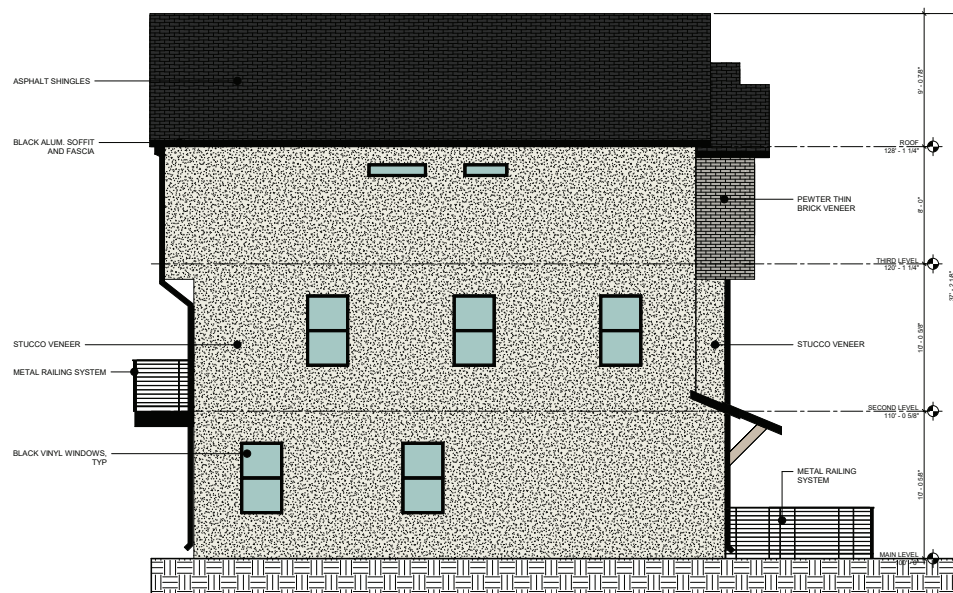
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

A5.02



01 NORTH ELEVATION
1/4" = 1'-0"



02 WEST ELEVATION
1/4" = 1'-0"

NOTE:
SIDING TO BE MODERN
DESIGN WITH 5/8" AND THEN
ONE P BOARDS



ARCHITECT
JSF LLC
3148 SOUTH 550 WEST
SYRACUSE, UT 84075

**SOUTH OGDEN
TOWNHOMES - ALTA**
WASATCH DRIVE
SOUTH OGDEN, UT 8440

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SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

A5.01