



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	August 17, 2022
AGENDA ITEM:	AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A TEXT AMENDMENT TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.25.010 RELATED TO THE GENERAL LANDSCAPING STANDARDS FOR PARK STRIPS.
FILE #:	4Z22
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Terryne Bergeson, Planning Intern
PRESENTER:	Terryne Bergeson, Planning Intern
SUMMARY:	The City of Taylorsville is proposing to amend the Land Development Code to update the general landscaping standards specifically related to park strips. As water conservation becomes an increasingly visible issue in Utah, residents frequently contact the city for guidance related to landscaping standards as property owners look to decrease their water use by updating yards and park strips. City administration requested that planning staff review city code for language that would act as a barrier to water-wise landscaping. City staff found that the current version of the code requires 100 percent landscape materials in some zones and allows 100 percent hardscape to cover the park strip in others. Staff concluded that 13.25.010(C) and (D) should be clarified to provide property owners with clear standards that maintain community character, promote pedestrian safety and walkability, and support water conservation principles. The Planning Commission reviewed the proposed text amendment on July 12, 2022 their feedback has been incorporated into the text amendment in Exhibit A. Specifically, a change to vegetation height restrictions in section 13.25.010(C)(5)(d) has been changed from limiting height of vegetation across the entire park strip to limiting the height to three feet only within the sight visibility triangle. The Planning Commission also expressed concern that the new vegetation requirements may create park strips that appear sparse and that the new requirements, such as depth of mulch, are not enforceable. After discussion, it was determined that maintenance and upkeep of park strips is the primary concern. Section 13.25.010(C)(2)(b) of the proposed text amendment contains language that

	specifically addresses general maintenance: <i>“All park strip landscaping must be maintained in a safe and well-kept condition. Trash, debris, and noxious weeds are not permitted.”</i> Code enforcement officers have assured staff that section 9.08.030(C)(32) of the current code identifies <i>“failure to install or maintain landscaping required by city ordinance”</i> as a nuisance. This section is and will continue to be an effective tool that enables code enforcement to address landscaping concerns. The text amendment presented in Exhibit A is intended to provide clarity on city standards for park strips and ensure that the code does not act as a barrier to installation of water efficient landscaping while the Land Development Code is in the process of being updated. Staff does not anticipate any detrimental impact or effect associated with this amendment. The Planning Commission forwarded a positive recommendation to the City Council for the text amendment request on July 12, 2022.
STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 22-08.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny
PLANNING COMMISSION VOTE:	6-0
SUMMARY OF PUBLIC COMMENTS:	No public comments were received related to this application.
ATTORNEY’S OFFICE	☒ Yes ☐ No
ATTACHMENTS:	Ordinance No. 22-08 with corresponding Exhibit A

TAYLORSVILLE, UTAH
ORDINANCE NO. 22-08

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A TEXT
AMENDMENT TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.25.010,
ESTABLISHING GENERAL LANDSCAPING STANDARDS FOR PARK STRIPS**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on August 17, 2022, to consider, among other things, approving a text amendment to the Taylorsville Municipal Code Section 13.25.010, related to general landscaping standards for park strips; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.040, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on June 29, 2022; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on June 29, 2022; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on July 12, 2022, during which the Planning Commission voted 6-0 to recommend that the Council approve the proposed text amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on August 17, 2022; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendments to the Taylorsville Municipal Code Section 13.25.010 are hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 22-08, shall take effect as soon as it shall be published or posted as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2022.

TAYLORSVILLE CITY COUNCIL

By: _____
Anna Barbieri, Council Chair

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2022.

APPROVED this _____ day of _____, 2022.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2022.

POSTED this _____ day of _____, 2022.

EXHIBIT A:

13.25.010: GENERAL LANDSCAPING STANDARDS:

The following standards shall apply to all districts:

- A. Preservation Of Natural Features: The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations, and other community assets shall be preserved and incorporated into the overall landscape plan.
- B. Parking In Landscaped Areas: Parking is prohibited upon any front, side, rear, or interior landscaped areas or areas intended for landscape.
- ~~C. Park Strip Maintenance: Park strip maintenance shall be the responsibility of the adjacent property owner. Proper maintenance shall include the removal of all weeds (regardless of height) and debris. Adjacent property owners are required to landscape and beautify the park strip with approved streetscape materials. Unless otherwise approved by the city, placement of concrete slabs or other impenetrable material, other than approved hard surface materials, as set forth below, within the park strip is prohibited.~~

C. Park Strips

The park strip standards in this section are intended to maintain design flexibility and safety of park strips while ensuring access to public facilities, promote water conservation, maintain aesthetic quality, and ensure pedestrian safety and accessibility.

1. Applicability:

The requirements of this section apply to all park strips, defined as the area within the street right of way situated between the back of curb and the sidewalk or, if there is no sidewalk, back of curb and the right of way line. These standards apply to all properties that have street curbs. Owners of property on streets without curbs and gutters are not required to maintain formal landscaping within the public right-of-way.

2. General Landscape Requirements:

- a. It is the property owner's responsibility to landscape all park strips adjacent to their property.
- b. All park strip landscaping must be maintained in a safe and well-kept condition. Trash, debris, and noxious weeds are not permitted.
- c. Sufficient water shall be provided for vegetative ground cover, annuals, perennials, shrubs, and trees to keep them in a healthy condition.
- d. For surfaces with water meter lid, shutoff, or other utility or access, landscaping must not inhibit access for a radius of at least twelve (12) inches. For surfaces around a fire hydrant, landscaping must not inhibit access for a radius of at least three (3) feet.

3. Park Strip Ground Treatment:

- a. Plant materials should cover twenty-five (25) percent or more of the park strip surface when plants have reached maturity. For lots with multiple street frontages, this standard shall be applied separately to each park strip. In new or replacement landscaping, it is

recommended that water conserving plants are used. The use of drip irrigation rather than overhead spray systems is highly encouraged.

- b. Installation of weed barrier fabric under mulch is required to inhibit weed growth. Weed barrier shall not be visible and must be covered with soil, mulch, or gravel.
- c. Organic mulch materials such as bark may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip. It is recommended to use organic mulch that is three (3) to four (4) inches in depth for weed control.
- d. Gravel, rocks, and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of thirty (30) inches away from street trees that are in the park strip. Organic mulch or gravel shall be used near existing street trees.
- e. Paving materials, limited to poured concrete, brick pavers, concrete pavers, or natural stone pavers, may be used in portions of a park strip subject to the following:
 - i. Paving materials shall be kept a minimum of thirty (30) inches away from existing trees. Organic mulch or gravel shall be used near existing street trees.
 - ii. In park strips that are thirty-six (36) inches or less in width, brick, concrete, or natural stone pavers may be used in (one hundred) 100 percent of the surface area. If concrete is used, it shall be stamped with a brick, stone, or other decorative pattern to distinguish it from the adjacent sidewalk. All hard surface sections shall be installed to be flush with both the sidewalk and curb and gutter. The use of water conserving plants in combination with paving materials is encouraged.
 - iii. In park strips over thirty-six (36) inches in width, paving materials, gravel, rocks, and boulders shall not exceed seventy-five (75) percent of the total park strip surface area. Poured concrete shall not be used except for pedestrian pathways as outlined below.

4. Pedestrian Pathways:

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

5. Park strip prohibited materials include:

- a. Asphalt;
- b. Concrete, except as allowed in subsection (3) above;
- c. Thorn-bearing plants;

d. Except for trees, no plant, monument, boulder, or other object that exceeds three (3) feet in height at maturity is permitted within the sight visibility triangle.

e. Retaining walls, fences, steps, and other similar structural encroachments.

6. Flexibility Measures:

The director may modify the standards of this section to better achieve its intent and address site-specific conditions such as, among other things, steep grades between the curb and sidewalk, the presence of canals or drainage channels, limited access to irrigation, and urban streetscape treatments.

D. ~~Park Strip Hard Surface And Streetscape Materials: Park strip hard surface material includes material that is not plant material, does not need watering, and is a permanent surface. Examples would include colored concrete, stamped concrete, e.g., Bomanite, concrete pavers, or rock and gravel mulch (1 inch minus in size).~~

~~Developments in the following zones may elect to use a mix of hardscape and landscape materials as permitted by this section: regional commercial, boulevard commercial, transit corridor, professional office, and mixed use. All other zones require one hundred percent (100%) landscape materials. In general, it is preferable to have no more than fifty percent (50%) of the park strip area covered in hard surface material. Hard surface sections should alternate with planted sections and be complementary to the surrounding landscape. When it is desired to have the entire park strip area covered in hard surface, the material must have physical separations every four (4) to five feet (5'), including an expansion joint between the sections and adjacent to the sidewalk, curb, and gutter. Any surface around a water meter lid, shutoff, streetlight, or other cover or access must have at least twelve inches (12") of clear space around the entire cover, lid, etc. Any surface around a fire hydrant must have a three foot (3') clearance. All hard surface sections should be poured/slashed or set flush with both the sidewalk and curb and gutter. The use of colored concrete is allowed only when the sections are stamped or inlaid with a pattern, such as rock or brick. Earth tone colors are preferable in order to blend with the landscape. Color should go through the entire depth of the material and should not be a surface color only. No unpatterned concrete is allowed.~~

~~Landscaped sections used in conjunction with hard surface sections should not include trees if the park strip is less than five feet (5') wide. If the park strip is five feet (5') wide, planting may include trees (planted equidistant from the sidewalk and curb and gutter in a planter bed no smaller than 5 feet wide by 5 feet long), sod, ground cover, drought tolerant shrubs (not to exceed 3 feet in height), bark, or colored mulch. Planting within fifteen feet (15') of the driveway should not exceed three feet (3') in height. Drip irrigation systems are highly encouraged and landscaping shall comply with applicable water efficiency guidelines. (Ord. 12-15, 7-11-2012)~~