



Project #22-014
Park Strip
Land Development Code Amendment

REPORT SUMMARY...

<i>Project Name:</i>	Park Strip Code Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	February 24, 2022
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.32 Landscaping of the Land Development Code.

PROPOSAL

This proposed code amendment corrects inconsistencies in the Land Development Code and the Logan City Municipal Code Title 12. Proposed language changes allow for more flexibility in landscape design within the park strip area as a way to reduce water consumption and overall maintenance. The term "xeriscape" is better defined and assigned a minimum plant-to-mulch ratios. Successful and aesthetically pleasing xeriscape designs may be standardized and made available to the public in the future. Limitations for street trees within the sight distance triangle are given to improve visibility and traffic safety. Lastly, allowances are made for downtown areas with atypical park strip designs.

The Municipal Code changes include eliminating the term "planting strip" and the mandatory uniform width of 8 feet. Depending on the street classification, park strip widths vary to match the differing infrastructure and rights-of-way widths.

EXISTING CONDITIONS

The city currently has a wide range of park strip widths and landscape applications throughout. In older core neighborhoods, park strips are very wide (10'-15'), covered in turf grass and planted with mature trees. Newer areas and neighborhoods tend to have narrower park strips with a variety of landscaping. Commercial and industrial areas of the city also have a variety of park strip widths and design. In some areas of the city, curb and gutter does not exist making the park strip area harder to identify.

GENERAL PLAN

The Logan City General Plan, a visioning document, describes streetscapes and traditional Logan development that include landscaped park strips and rows of trees aligning streets. Specific landscaping details for park strip areas are not given in the General Plan. As proposed with flexibility in surface landscaping materials while still requiring street trees inside the park strips, the language changes proposed do not conflict with the General Plan.

STAFF RECOMMENDATION

Staff finds that the proposed text adjustments eliminate current code language conflicts and give greater flexibility for landscape design water consumption reductions. As Logan and the intermountain west continue to grow at a fast pace, water conservation will be an ever-increasing issue to deal with. Xeriscape design can be a very attractive alternative to turf grass that showcases native drought tolerant plants with colors and textures that change with our seasons. Staff recommends that the proposed text amendments be approved.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment. Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/12/22, posted on the City's website and the Utah Public Meeting website on 2/14/22, and noticed in a quarter page ad on 2/10/22.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. Elements of the proposed Code Amendments are consistent with the Logan City General Plan.
4. The proposed Code Amendments will bring better consistency in code language and offer more resources to citizens for park strip landscaping options.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> and Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 1/17/22	Planner RH	Zone/Neighborhood _____	Scheduled Meeting Date FEB. 24	Application Number PC 22-014
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input checked="" type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Park Strip Code Amendment				
PROJECT ADDRESS Citywide			COUNTY PLAT TAX ID # NA	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Russ Holley			PHONE # 435.716.9023	
MAILING ADDRESS 290 North 100 West		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS russ.holley@loganutah.org				
PROPERTY OWNER OF RECORD NA			PHONE #	
MAILING ADDRESS NA		CITY	STATE	ZIP
EMAIL ADDRESS NA				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Amendments to Logan City Codes and Specifications concerning park strips along all types of streets. Landscaping standards, street trees and ground cover treatments are addressed in this proposal.			Total Lot Size (acres) NA	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative Russ Holley	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL.

CITY Council DATES:
WORKSHOP - 3/15/22
HEARING - 4/5/22

4. Landscape plans and details shall be drawn in a professional manner with credible representations of plant sizes and site features. The decision making body may reject plans which do not accurately depict the site landscaping (see Figure 17.32.050.F).
5. Landscape plans shall be accompanied by a planting schedule that identifies both the common and scientific name of each species. The schedule shall include the size and type of plant material to be installed.
6. Landscape plans shall be drawn to scale and have a north arrow. Site features including buildings, parking lots, streets, existing vegetation, and utilities shall be shown for reference and orientation. Planting details and irrigation specifications are generally not required to be included with the landscape plan unless unique situations are associated with the project requiring further detail.

Landscape plans may be approved upon a finding that the plan meets or exceeds the purposes and objectives of this chapter through either:

1. Integrating natural land features or existing vegetation into the proposed development project; or
2. Implementing innovative landscaping and architectural design.

[illegible]

All public or private streets shall provide a planted landscaped strip (park strip) to City specifications, and be perpetually maintained by the adjacent property owner. Plantings within the right-of-way or park strip will not count towards meeting the minimum landscape requirements of §17.32.050.

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- ~~roadway-right-of-way~~ edge. Tree size and species shall be approved by the City Forester. ~~Street trees shall not be planted within the sight distance triangle as per 17.62 "Sight Distance Triangle".~~
- B. Residential ~~and commercial~~ park strips shall be planted with ~~live plant material to a minimum of 50%, either traditional turf grass cover or a xeriscape planting design. If a water conserving xeriscape planting option is chosen, plants must cover 30% of the ground area with mulch/rock limited to no more than 70% of the ground area.~~ When calculating ~~park strip plant~~ coverage percentage areas, plants may be measured at mature spread, ~~excluding street trees. Street tree canopy does not count towards the 30% plant coverage requirements.~~ Shrubs and other plant material located within the park strip should not exceed three (3) feet in height at maturity. Potentially hazardous plant material containing thorns or spikes ~~are shall be~~ prohibited in the park strip. ~~The City of Logan may officially publish standard xeriscape park strip design options for cohesive installation and make them available for the public to use.~~
- C. ~~Stone, gravel, mulch, or other decorative hardscape materials shall consist of less than 50% of the park strip area.~~ Decorative boulders and similar features shall be less than eighteen (18) inches in height. Poured concrete, asphalt or other similar solid surface paving is prohibited within the park strip with the exception of ~~sidewalk and driveway approaches or and adjacent to projects within the Town Center, Commercial and Mixed Use zones, commercial uses.~~
- D. ~~Landscaping and other surface material located within the right-of-way between the edge of the traveled way and the property Rights-of-way (park strip)~~ shall not be used for the storage, sale, display, of merchandise without the written permission of the Director of ~~Community Development Public Works and only in areas adjacent to Town Center, Commercial and Mixed Use zoning on temporary basis.~~

§17.32.070. **Parking Lot Landscaping.**

This section establishes minimum landscaping requirements for the perimeter and interior of off-street parking areas. The general purpose of such landscaping is to reduce the visual impact of parking and pavement. Parking lot landscaping may count towards meeting the minimum landscaping requirements.

- A. All off-street parking lot landscaping shall be approved through the Design Review process, and shall not be less than the minimum standards of this chapter.
- B. **Parking Lot Perimeter Landscaping.**
The parking lot perimeter landscaping requirements apply to all off-street parking lots that are not fully screened from view of adjacent public rights-of-way. Landscape borders shall be used for open space and landscaping. No structures or paving shall be located within the border area, with the exception of walls, walkways or other features incorporated into the landscaping. If adjoining properties share or abut parking lots, the perimeter landscape requirements are waived for the two adjoining sides of each parking lot and the two adjoining parking lots will be calculated as one. All off-street parking areas shall meet the following standards:
1. If the front setback of the parking lot is twenty-five (25) feet or more, the border landscape shall conform to the Type "A" separation in Figure §17.32.070.B. Border trees shall be planted at an average of thirty (30) feet on center.
 2. If the front setback of the parking lot is twelve (12) to twenty-five (25) feet, the border landscape shall conform to the Type "B" separation in Figure 17.32.070.B. For Type "B" and "C" separation, shrubs must be planted at an average of three (3) feet on center and small trees shall be planted at fifteen (15) feet on center along the entire border.

the Certificate of Occupancy is issued. Financial or similar issues shall not constitute extenuating circumstances.

3. Financial surety shall be equal to 110% of the estimated cost of the plant material, irrigation, labor, and materials.
 - a. The amount of the surety shall be calculated from a written cost estimate prepared by an appropriately licensed professional and provided to the City by the developer. If the Director finds that the cost estimates are not within accepted standards for estimating the costs of landscaping installation, the Director shall require that surety be based on accepted estimating practices.
 - b. Each estimate shall be guaranteed valid at the maturity of the surety instrument.
 - c. An irrevocable letter of credit, cash deposit, cashier's check, certificate of deposit endorsed in favor of the City, performance bond issued by a bonding company with an investment grade rating by Moodys or Standard and Poors, or savings account passbook issued in favor of the City shall be acceptable forms of surety.
4. The expiration date of the surety bond shall be determined by the Director at the time the agreement is made. The expiration date shall be appropriate to the project circumstances. If the Surety bond expires, the City shall have the authority to seize the surety and install the landscaping.

§17.32.090. Xeriscaping

Xeriscaping consists of native and drought tolerant plant material placed in conjunction with groundcover or mulch. Xeriscaping is encouraged throughout the city as a way to reduce water consumption. The selection of plant material shall be based on microclimate, exposure and slope of the site. At mature growth plant material should cover a minimum of 30% of the ground. Rocks, hardscape and mulches alone without native and drought tolerant plantings are not considered xeriscaping.

§17.32.100. Irrigation

All landscaping installations, including park strip areas, shall be required to incorporate an automatic underground irrigation system. Irrigation systems should be designed to conserve water and avoid erosion of soils. Irrigation heads should match precipitation rates for each valve. The irrigation system, when connected to culinary water supplies, shall have backflow prevention assembly(s) installed to prevent contamination of culinary water system. Backflow preventer and installation shall meet current City codes and policies.

§17.32.110. Maintenance of Landscaping and Parkstrips

- A. Landscaping to be Maintained in a Vigorous and Healthy Condition.
 1. Regular maintenance of all landscaping to present a healthy, neat and orderly appearance shall be required.
 2. Landscaping shall be maintained free from disease, pests, weeds and litter.
 3. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance as needed and in accordance with acceptable horticultural practices. Regular and routine maintenance also includes replacing dead, dying and/or diseased trees, shrubs, plants or turf.
- B. Repair and Replacement of Landscaping.
 1. Required landscape structures (examples include and are not limited to walls, fences, curbs, planters) shall be maintained in a structurally sound and aesthetically pleasing condition.
 2. Required landscape irrigation systems shall be maintained in a sound and working condition.

Logan City Municipal Code

12.12.105: ~~PLANTING STRIP WIDTH~~ PARK STRIP:

Adequate rights of way and ~~planting park~~ strips (area within public rights of way between sidewalk and curb and gutter) shall be provided to encourage traditional street tree plantings, to ensure pedestrian safety, to alleviate interference with essential public services, and to maintain appropriate grade and driveway approaches. ~~All streets approved after the effective date of the ordinance codified in this section shall maintain a minimum eight-foot (8') planting strip.~~ The planting of the planting strip shall comply with the provisions of this title. (Ord. 94-40 § 1, 1994) and with current regulations with the Logan City Land Development Code.

12.12.110: PERMITS; TRIMMING OF TREES:

An application for a permit to trim one or more trees growing in the ~~planting park~~ strips or other city property shall state the number of plants involved, the species or common name of each plant; the trunk diameter of trees involved (at 4¹/₂ feet above ground), the location of the work to be done, the reason(s) for the work to be done, and any such other information as may be pertinent to the application required by the city forester to make a fair and equitable determination of whether or not a permit should be issued. Permits for major pruning or trimming of trees on city property shall be issued only to licensed arborists or abutting property owners. No permit shall be required if the work is to be done by city personnel. (Ord. 88-7 § 1, 1988; prior code § 15-4-11)

12.12.120: ABUTTING PROPERTY; OWNER RESPONSIBILITY:

The owner of property abutting ~~planting park~~ strips along public rights of way shall be responsible for the maintenance and control of any lawn or shrubbery growing in the ~~planting park~~ strip to the extent of preventing infringement of vegetation on gutters, streets and sidewalks, and maintaining the property in an acceptable condition as required by other chapters in this code. (Ord. 88-7 § 1, 1988; prior code § 15-4-12)

8.32.010: DEFINITIONS: PUBLIC PROPERTY: Exterior locations owned by any public entity or privately owned property dedicated to the public use, including, but not limited to, streets, sidewalks, between streets and sidewalks, parking lots, school grounds, parks, playgrounds, and bodies of water.