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February 10, 2010

# Notice of Public Hearing

Riverdale City gives notice that on Tuesday, February 23, 2010, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to receive and consider public comment concerning **amending Title 10, Chapter 14, Section 12 – Nonresidential and Residential Development Landscape Requirements**. The proposed language is [attached](#). Public comment is invited

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

**TITLE 10, CHAPTER 14, SECTION 12: NON RESIDENTIAL AND RESIDENTIAL DEVELOPMENT LANDSCAPE REQUIREMENTS**

B. Nonresidential: All new or refurbished development in any nonresidential zone shall satisfy all of the following minimum landscape requirements, any other development standards or requirements notwithstanding: The planning commission shall require a combination of plant cover, Xeriscape which will include plant material that can survive on low or minimal water usage and decorative hardscape which will enhance the look and feel of the property that is nonliving, including, but not limited to, water features, benches, planters, walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, curbing and planters.

1. Refurbished Existing Developments: The refurbishing of any existing development that, in any manner whatsoever, is expanding, reducing or otherwise changing a building footprint, structure or parking lot, shall provide new landscaping equal to ten percent (10%) of the new footprint of the expanded or reduced development area. Exception: If site meets the 10% landscape area requirement for entire site.

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a. Landscaping Requirements: The landscaping requirement for refurbished existing developments may be satisfied under the conditions set forth below. Options A and B are preferred over option C. Option C shall only be permitted when options A and B cannot, in the determination of the planning commission, reasonably be accomplished by the developer/owner:

(1) Option A: Landscaping on site or off site within the city;

(2) Option B: Other beautification efforts of equal value, including, but not limited to, planters, hardscape, Xeriscape, etc.;

(3) Option C: Funds, equal in value to the required ten percent (10%) landscaping as determined in the landscaping plan, contributed to the city to allow the city to install landscaping elsewhere within the city limits.

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b. Landscaping Plan: The developer/owner shall submit to the planning commission a landscape plan for the expansion, reduction or other changes of the building/development. The planning commission shall direct where and what type of landscaping, beautification or funds shall be allowed to satisfy this landscaping requirement.

2. New Development: fifteen percent (15%) of all lot area, including parking areas, shall be landscaped. At the planning commission recommendation, floodways (with an appropriate expert opinion), wetlands and undisturbed hillsides on the lot area may be counted for up to one third of the required fifteen percent (15%) as part of the landscape requirement, unless it is the determination of the planning

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commission that the landscaping in the area adds to the overall aesthetic value of the entire site, in such case, the allotted percentage credit may be increased. The following requirements shall be satisfied as part of any new development landscaping plan: Decorative hardscape may be counted for up to one third of the required fifteen percent (15%) of total landscaping.

- a. Placement of decorative landscaping shall be required based on the size of the entire parking area, at a rough proportionality of the exterior/interior parking area. The proportions will be reviewed by the planning commission in regards to design.
- b. Landscape screening shall be required for parking or storage areas visible from any roadway. Said screening shall be in the form of a gentle berm. Berms shall be graded to appear as smooth, rounded, natural forms. All planting areas shall be protected to prevent damage by vehicles and vehicle overhang.
- c. At the planning commission recommendation, loading docks, dumpster areas or service areas visible from any roadway or residence, or abutting any residence or residential area shall be appropriately landscaped to reduce the impact to surrounding areas. Dumpsters shall be placed in the rear of the property or the most inconspicuous location on the site, in such a manner that it will still allow the area to be properly accessed and maintained.
- d. All areas not used for parking, drives or structures shall be landscaped.
- e. A minimum of two inch (2") caliper trees shall be required as part of all landscape requirements. There shall be a minimum of one tree per four thousand (4,000) square feet of lot area, and not more than thirty three percent (33%) of all newly planted trees may be of the same variety. All species of trees need approval from the planning commission.
- f. Owners/developers shall enter into an escrow agreement with the city wherein the owner/developer shall deposit sufficient funds to ensure installation of the required landscape, which amount shall include an additional fifteen percent (15%) of the total amount required. The escrow agreement shall include a time certain for installation of the landscaping by the owner/developer. Upon default of the owner/developer of any of the conditions of this section, or the escrow agreement, the city shall receive the escrowed funds and use said funds to complete the required landscaping and appropriate irrigation system.
- g. Where any nonresidential development abuts any residence or residential area, the planning commission may require a landscape strip for said area and development. This may be separate from, and not be included in, the overall required percentage amount of landscape required for the specific area.

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- h. The planning commission shall review the landscape site plan following the certification of the correct landscape ratios by the owner's/developer's engineer and after review of the certification by the city staff. A landscape plan shall accompany, or be a part of, the final site plan. The planning commission shall then forward its recommendations to the city council.
- i. It is the intent of this section to promote water conservation through proper plant selection, installation and maintenance practices. The following Xeriscape principles shall serve as the primary means of achieving this goal:
- (1) Appropriate planning and design;
  - (2) Limiting turf to locations where it provides functional benefits;
  - (3) Efficient irrigation systems;
  - (4) Use of soil amendments and mulches to improve water holding capacities;
  - (5) Use of drought tolerant plants;
  - (6) Decorative hardscape; and
  - (7) Appropriate and timely maintenance.
- j. The landowner, his successors and/or assigns, or agent, if any, shall be jointly and severally liable for the installation, regular maintenance and repair or replacement of any landscaping required by this section. (Ord. 655, 4-4-2006)