



# REQUEST FOR COUNCIL ACTION

**Presenter:** Larry Gardner

**Meeting Date Requested:** 4/14/2021

**Department:** Community Development

**Date Final Action Required:** 4/14/2021

**Meeting Type:** ☐ Work Session ☒ Public Hearing ☐ Business Item ☐ Other:

**Action Requested:** ☒ Provide Information ☐ Request Feedback ☒ Decision ☐ Other:

**Time Requested: Total Time:** 2 minutes (Presentation Time: 2 Council Discussion: 0 )

## Approval Signatures

Submitter: Larry Gardner  
Larry Gardner (Apr 1, 2021 09:15 MDT)

Dept. Head: Larry Gardner  
Larry Gardner (Apr 1, 2021 09:15 MDT)

Reviewed as to Form: [Signature]  
Duncan Murray (Apr 1, 2021 14:30 MDT)

Executive: [Signature]

Council Office: [Signature]

Council Committee: \_\_\_\_\_

### 1. AGENDA SUBJECT

Consider approving **Ordinance No. 21-10** amending the 2009 West Jordan City Code Chapter 13 Landscaping Requirements and Section 13-2-3 Definitions [*Larry Gardner, City Planner/Zoning Administrator*]

### 2. PURPOSE FOR COUNCIL TIME

Consider approving **Ordinance No. 21-10** amending the 2009 West Jordan City Code Chapter 13 Landscaping Requirements and Section 13-2-3 Definitions.

### 3. SUMMARY

The proposed ordinance would adopt the most recent water efficiency standards from Jordan Valley Water Conservancy District (JVWCD). A large portion of the current ordinance will be retained but the proposed ordinance will focus on water conservation through limiting plant types in park strips, further reducing turf use, and by adopting the Localscapes of JVWCD. The contract renewal with JVWCD requires adoption of their water efficiency standards for the city to maintain the lower tier water rates from JVWCD. The proposed ordinance attempts to do this.

### 4. TIME SENSITIVITY / URGENCY

Urgent

### 5. BUDGET IMPACT

In 2018 and 2020, the City purchased in excess of their take or pay contract and contingency amounts by 7% and 15% respectively. In 2019, the City purchased 98% of the contract and contingency.

The City's current 'take or pay' contract is 16,500 acre fee with a 20% allowance of another 3,300 acre feet for a total of 19,800.

	Calendar Year		
	2018	2019	2020
Acre feet of water purchased	21,173	19,474	22,837
Contracted water + contingency	19,800	19,800	19,800
Excess	1,373	(326)	3,037
% of contracted water	107%	98%	115%

If the City adopts the Landscape Ordinance, the City will be allowed to renegotiate it's water contract with JVVCD and avoid the Block 2 premium rate for the amounts purchased in excess of the current contract.

The potential savings based on historical use would be as follows:

	Calendar Year		
	2018	2019	2020
Potential cost savings from avoiding the Block 2 premium rate	\$ 1,062,576	\$ -	\$ 2,338,176

If the City does not adopt the Landscape Ordinance, water rates may need to be adjusted to allow for this potential cost increase.

## 6. PACKET ATTACHMENT(S)

Staff Report

Ordinance No. 21-10

## **I. BACKGROUND**

The proposed ordinance will amend Chapter 13 “Landscape Requirements” of 2009 City Code. The landscape ordinance was last revised in 2010. The 2010 ordinance was created in cooperation with Jordan Valley Water Conservancy District (JVWCD). The 2010 ordinance focused more on water saving plants and some conservation practices. The proposed ordinance will be adopting the most recent water efficiency standards from JVWCD. A large portion of the current ordinance will be retained but the proposed ordinance will focus on water conservation through limiting plant types in park strips, further reducing turf use and by adopting the Locascapes of JVWCD. The contract renewal with JVWCD requires adoption of their water efficiency standards for the city to maintain the lower tier water rates from JVWCD.

## **II. GENERAL INFORMATION & ANALYSIS**

The proposed ordinance will adopt the water efficiency standards of JVWCD and other water saving landscape practices. The ordinance will be amended by adopting the following.

- The title will be changed to “Water Efficient Landscaping Requirements.”
- The purpose and focus will focus on aesthetics under the overarching theme of water efficiency and conservation.
- Exempts city owned and maintained properties from the ordinance because they have their own standards and a parks department’s mission is different than regulating development landscaping.
- Adds references.
- Adds section focused on specifically the waste of water regardless of when the landscaping was installed.
- Enhances soil preparation and retention requirements.
- Increases planting bed requirements from 40% to 50% plantings with a 75% plant coverage at maturity. Evaporation is reduced greatly by plants shading the soil.
- Remove the requirement for a landscape worksheet. Without a water audit the sheets are not effective. The more stringent requirements of the proposed ordinance will result in water conservation without the need for the additional paperwork.
- Require that spray sprinklers be the high efficiency type.
- 13-13-6 (2 through 13) are JVWCD water efficiency standards. 13-13-6 (C) are JVWCD soil prep guidelines.
- Adds requirement that selected trees shall be species and varieties that will thrive in West Jordan.
- 13-13-6 (E) are JVWCD tree selection requirements.
- Limits turf to 20% of area down from 25%. Adds exemptions to turf maximums.
- Prohibits use of weed mat.
- Prohibits turf in park strips.
- Adds additional park strip requirements.
- Adds JVWCD Locascapes as a requirement for new residential development.
- Adds requirement that home builders will have one model home using water efficiency and Locascapes design.
- Clarifies tree encroachment into ROW.

### III. FINDINGS OF FACT

Section 13-7-D-7B, requires that prior to approval the City Council shall make the following findings:

**Criteria 1:** *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

**Discussion:** The General Plan supports revisions of ordinances as needed.

**Finding:** The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

**Criteria 2:** *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

**Discussion:** The proposed amendment will add additional water conservation and efficiency standards.

**Finding:** The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title.

**Criteria 3:** *The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*

**Discussion:** The proposed amendment will not create any conflicts with any other sections of the 2009 City Code.

**Finding:** The proposed amendment will not create a conflict with any other section or part of the Municipal Code or the General Plan.

**Criteria 4:** *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

**Discussion:** The draft ordinance as written will have city wide application and will not relieve a particular hardship or grant special privileges to any one person or entity.

**Finding:** The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title(s) in light of corrections or changes in public policy.

**IV. ATTACHMENTS**

1. Ordinance with corrections.
2. Clean version of ordinance.
3. Definitions.

THE CITY OF WEST JORDAN, UTAH

**ORDINANCE NO. 21-10**

**AN ORDINANCE REGARDING LANDSCAPING REQUIREMENTS,  
AMENDING THE 2009 WEST JORDAN CITY CODE  
(TITLE 13, CHAPTER 13 AND DEFINITIONS IN SECTION 13-2-3)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, Title 13 of the City Code has been adopted as a set of “Land Use Regulations”, as defined by Utah Code Ann. Subsection 10-9a-103(32) or successor provisions; and

WHEREAS, the City desires to amend and repeal and replace certain sections of the City Code, which have been adopted as Land Use Regulations (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing on March 2, 2021, and an additional public meeting on March 16, 2021, regarding the proposed City Code amendments, and forwarded a positive recommendation to the City Council of the City (“City Council”) regarding the proposed code amendments; and

WHEREAS, after reviewing the Planning Commission’s recommendation, and after the City Council held its own public hearing on April 14, 2021 regarding the proposed City Code amendments, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the following amendments to the City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

**Section 1. Repeal and Replace.** Sections 13-13-1 through 13-13-13 inclusive, of Title 13, Chapter 13 of the City Code, are hereby repealed and replaced with the attached Sections, so that these Sections shall now read as shown on Attachment 1 to this Ordinance.

**Section 2. Amendment.** The definitions in Section 13-2-3 of the City Code are added to or amended so that they shall now read as shown on Attachment 2 to this Ordinance (without affecting any of the other existing definitions in this Section).

**Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 4. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and either (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to him.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
DAY OF \_\_\_\_\_, 2021.

CITY OF WEST JORDAN

By: \_\_\_\_\_

Zach Jacob  
Council Chair

ATTEST:

\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

**"YES"**

**"NO"**

Council Vice Chair Kelvin Green

☐☐

Council Chair Zach Jacob

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Council Chair Chad R. Lamb

☐☐

Council Member Christopher McConnehey

☐☐

Council Member David Pack

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Council Member Kayleen Whitelock

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Council Member Melissa Worthen

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**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON \_\_\_\_\_.**

Mayor's Action: \_\_\_\_\_ Approve \_\_\_\_\_ Veto

By: \_\_\_\_\_  
Mayor Dirk Burton

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Tangee Sloan  
City Recorder

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84 **STATEMENT OF APPROVAL OE PASSAGE** (check one)  
85

86 \_\_\_\_\_ The Mayor approved and signed Ordinance No. 21-10.  
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88 \_\_\_\_\_ The Mayor vetoed Ordinance No. 21-10 on \_\_\_\_\_ and the  
89 City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.  
90

91 \_\_\_\_\_ Ordinance No. 21-10 became effective by operation of law without the  
92 Mayor's approval or disapproval.  
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94  
95 \_\_\_\_\_  
96 Tangee Sloan  
97 City Recorder  
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**CERTIFICATE OF PUBLICATION**

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 pursuant to Utah Code Annotated, 10-3-711.

100 \_\_\_\_\_  
101 Tangee Sloan  
102 City Recorder  
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*(Continued on the following pages)*



**Attachment 1**

**[Attachment to ORDINANCE NO. 21-10  
AN ORDINANCE REGARDING LANDSCAPING REQUIREMENTS,  
AMENDING THE 2009 WEST JORDAN CITY CODE  
(TITLE 13, CHAPTER 13 AND DEFINITIONS IN SECTION 13-2-3)]**

**Clean Version:**

**CHAPTER 13  
WATER EFFICIENT LANDSCAPING REQUIREMENTS**

**SECTION:**

- 13-13-1: Purpose and Scope
- 13-13-2: Waste of Water Prohibited
- 13-13-3: Fees and Submittals
- 13-13-4: Approvals, Inspections and Bonding
- 13-13-5: Landscape Preservation and Protection
- 13-13-6: Materials and Standards
- 13-13-7: Water Connection
- 13-13-8: Park Strip Landscaping
- 13-13-9: Parking Lot Landscaping
- 13-13-10: Landscaped Buffers
- 13-13-11: Special Landscape Standards for Specific Land Uses
- 13-13-12: Landscape Maintenance
- 13-13-13: Water Conservation

**13-13-1: PURPOSE AND SCOPE:**

- A. Purpose: The purpose of this chapter is to regulate landscaping for new and redeveloped property in the city, regulate water use on landscaping in an efficient manner, conserve the public water resources, and protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water, reducing water waste, and establishing a process for design, installation, and maintenance of water efficient landscaping.
- B. Scope and Application:
  - 1. Applicability:
    - a. This chapter applies to all new development and to building additions, expansions, changes of current use of the property. Landscaping and irrigation plans are required for all new development and with amended site plans. In the case of building expansions or amended site plans only the expansion or amended area shall be required to meet the requirements of this chapter. Single-family and two-family residences are subject only to subsection 13-13-11B of this chapter.
    - b. The city of West Jordan has adopted standards to regulate landscaping and irrigation of city-owned property and is exempt from the regulations of this chapter.

c. Common recreation open space and park areas constructed as part of a planned development or planned subdivision are exempt to the turf maximum of this chapter. This exemption does not apply to individual residential or commercial lots.

C. References:

1. Jordan Valley Water Conservancy District (JVWC) Water Efficiency Landscaping Standards.
2. Landscape and Irrigation Policies and Design Criteria April 2020.
3. West Jordan Street tree list.
4. West Jordan recommended plant list.
5. West Jordan noxious weeds list.
6. Fire wise plants for Utah landscapes.

13-13-2: WASTE OF WATER PROHIBITED:

A. Waste of Water: Regardless of the age of a development (commercial, industrial, office or residential), water shall be properly used. Waste of water, as defined in 13-2-3 of this Title, is prohibited.

B. Restricted Watering Time: Watering hours may be restricted by resolution of the city council as needed.

13-13-3: FEES AND SUBMITTALS:

A. Landscape, irrigation, summary data, as-built drawings and planting plans shall be submitted with final plans.

B. Submittal: The applicant shall prepare and submit landscape plans, irrigation plans, worksheets of summary data and as built drawings as follows:

1. Landscape Plans: All landscape plans shall be prepared by a "landscape designer", as defined in section 13-2-3 of this title, and shall contain the following information:
  - a. The location of existing buildings and structures.
  - b. The location, size and common names of all existing mature trees and significant vegetation, as defined in this chapter on the site and within adjacent rights of way, indicating plants that will be retained and those that will be removed.
  - c. The location and dimensions of all proposed buildings and structures, property lines, easements, parking lots and drives, streets and rights of way, sidewalks, signs, dumpster enclosures, fences, and other site features as determined necessary by the zoning administrator.
  - d. The location of all meters, lighting, fire hydrants and utility boxes in the right of way or on the property.
  - e. Designation of "landscape zones", as defined in section 13-2-3 of this title, grouping plants with similar water needs.
  - f. The location of all proposed plants and a plant schedule specifying the quantity, size, common name, botanical name, and spacing of all proposed plants.
  - g. Existing and proposed landscape grading of the site indicating contours at two foot (2') intervals. Proposed berming shall be indicated using one foot (1') contour intervals.
  - h. All existing and proposed fences and retaining walls on the site.
  - i. The required amount of native topsoil or imported topsoil that is required to fill each landscape bed or area to a depth of the average depth of the native topsoil or to a depth of 8" whichever is greater.

j. The average depth of the native topsoil of the site and the amount of topsoil in cubic yards that is to be excavated and retained on site for planting beds.

k. Note on plans referencing what horticulture best practices, standards or procedures are being followed to assure culture, grouping, planting, and spacing of plant material.

2. Irrigation Plans: All irrigation plans shall be prepared by an "irrigation designer", as defined in section 13-2-3 of this title. Irrigation plans shall be drawn at the same scale as the landscape plans and shall contain the following minimum information:

a. Location of the intended point of connection to the public or private water supply, indicating size of connection, type of pipe, static water pressure (in psi), valves, backflow prevention device type and location, water meter locations and sizes, including separate water meter for irrigation system, and all other required equipment;

b. Layout of the irrigation system and a legend summarizing the type and size of all major system components and irrigation heads, including manufacturer's name and model numbers;

c. Flow rate in gallons per minute and design operating pressure in psi for each valve;

d. Precipitation rate in inches per hour for each irrigation zone;

e. Indicate either a pressure regulation device or pressure regulated spray heads; and

f. Show location of rain shutoff device and how connected to controller (wire or wireless).

3. Summary Data Table: The licensed "landscape designer" shall insert the following table into the plan set:

Total area of the site to be developed	
Total area and percentage of the site landscaped	
Total area and percentage of turf grass	
Total area and percentage of Landscape plants and planting beds	
Total area and percentage of park strip landscaping	
Total area and percentage of permeable areas with no planting, including mulch, gravel, grass pavers	
Total area of hardscape and percentage	
Total area and percentage of water conserving trees, shrubs, perennials, ornamental and ground cover species used	
Total number of trees to be planted	
Total area and percentage of parking lot landscaping	
Total number of parking lot trees	
The average depth of the native topsoil on the site.	
The amount of native topsoil removed and retained that is to be used for planting beds	

4. The minimum plant bed planting percentage is 50% and the minimum plant bed hardscape and mulch percentage is 50%. Fifty percent (50%) of the planting bed shall be in plants (required

trees not included in this calculation). The plant coverage requirements of this chapter means the percentage of plant cover of the fifty percent (example 50% of the bed area in plants times 75% coverage at maturity so a 100sq ft/.50%= 50sq ft/.75% = 37.5 sq ft coverage at maturity). This also applies to park strips. This does not apply to parking lot landscaping.

#### 13-13-4: APPROVALS, INSPECTIONS AND BONDING:

- A. State License: The city may require proof of state licensure and any other qualifications outlined in the definitions within section 13-2-3 of this title.
- B. Scope of Inspections: The city or its contractors may perform site inspections at any time before, during or after the irrigation system and landscape installation and will require corrective measures if requirements of this chapter are not satisfied.
  - 1. Failure of the city to perform such inspection shall not be a waiver of enforcement of the requirements of this chapter.
  - 2. Landscaping and irrigation inspection verifying that the landscaping and irrigation system was installed according to the approved plans shall be conducted by the city prior to issuance of a certificate of occupancy.
- C. Compliance: The property owner shall complete any changes, upgrades or reinstallations needed to comply with city codes.
- D. Final Certificate: A final certificate of occupancy shall not be granted prior to completion of the required field inspection, and certification of design.
- E. Cash Bond: Temporary occupancy of a building may be granted by the city.
  - 1. If the property owner desires to occupy a building or premises before landscaping or irrigation improvements are completed a cash bond or other approved financial instrument shall be made with the city according to section 13-1-9 (private projects) of this title and section 8-3C-2 (public improvements) of this code.
  - 2. The cash bond or other approved financial instrument shall be released when a final inspection has taken place and the building or site is issued a final certificate of occupancy from the city.

#### 13-13-5: LANDSCAPE PRESERVATION AND PROTECTION:

- A. Preservation of Existing Plants: Existing mature trees over six inches (6") caliper measured at four feet (4') above grade and other significant vegetation, including wetland and riparian areas on the site or in the public right of way shall be identified on the landscape plans, and if feasible as determined by the city incorporated into the landscape design and be preserved and protected during construction.
  - 1. Existing trees that are preserved and incorporated into the landscape plan may be counted toward the minimum number of trees as specified in this chapter. Trees must be in healthy condition, not pruned in a way that renders the tree unsightly, obstructing the right-of-way or deformed and free of injury or significant damage to be counted. Any tree that is not preserved or is significantly damaged during construction shall be removed and replaced.
  - 2. Exception: Trees and plants listed on the city of West Jordan noxious weeds list are prohibited and shall not be counted as a usable tree.

13-13-6: MATERIALS AND STANDARDS:

A. Irrigation Systems.

1. When landscaping is required, a permanent irrigation system shall be installed to help ensure survival of plants, unless the landscape plans specifically indicate that the plants will not require artificial irrigation for establishment or to remain healthy.

a. All irrigation systems and components shall be selected and designed for the most efficient use of water and may include bubblers, deep root watering systems, high efficiency sprinkler heads and drip irrigation.

b. To prevent water waste irrigation shall be designed and installed to prevent and mitigate overspray on to streets, sidewalks, driveways, fences, buildings and beyond the area requiring irrigation.

2. Pressure Regulation. A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 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.

3. Irrigation Controller. Landscaped areas shall be provided with a Water Sense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

4. 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.

5. 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 approved by the city due to the limited number of trees on the project site.

6. Drip irrigation, deep rooted watering systems or bubblers shall be used to irrigate plants in non-turf areas.

7. High efficiency sprinkler heads shall be at a minimum of four (4) inches in height to clear turf.

8. High efficiency sprinkler heads shall have matched precipitation rates with each control valve circuit.

9. High efficiency sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

10. Check valves shall be required where elevation differences cause low-head drainage. pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

11. Filters and end flush valves shall be provided for drip irrigation lines.

12. Valves with spray or stream sprinklers shall be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.

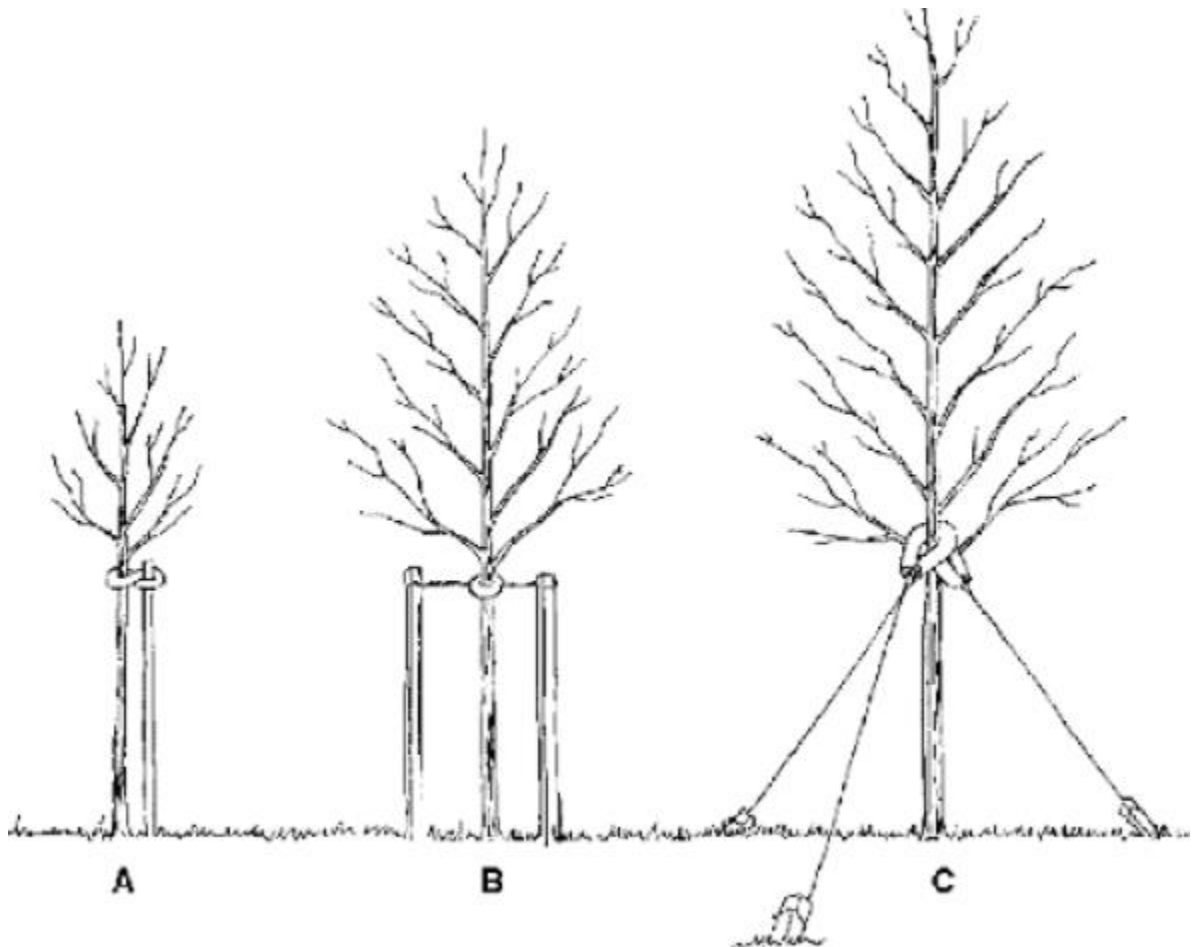
13. Valves shall be programed for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

B. Topsoil: Topsoil shall be amended to support the long-term health of the landscape plants to a depth of 8". Planting areas shall be free of construction fill, road base, non-native gravel, subsoil and shall be replaced with a minimum of 8" of topsoil native to the site or imported topsoil that is equivalent to or better than what existed prior to excavation.

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 eight 8" inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions. In some cases, soil testing will provide additional recommendations for amending the soil.

- D. Trees: Not less than seventy five percent (75%) of trees specified on the landscape plan shall be water conserving species selected from the city of West Jordan recommended plant list. Trees shall be used that have been proven to grow at the expected rate and that will thrive in West Jordan where they are planted. Trees that will thrive in one area of West Jordan may not thrive in a different area of the city because of soil type, exposure, ground water levels etc. Street trees in parking strips and parking lots shall be selected from the city of West Jordan street tree list. At planting, all deciduous trees shall have a minimum trunk size of one and one-half inches (1.5") in caliper at four feet (4') above grade and all evergreen trees shall have a minimum height of five feet (5'). Vegetation, organic mulch, or gravel shall be used around the base of trees and the trees shall be staked according to the size if the new tree to prevent toppling or wind damage.



- E. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
1. Broad canopy trees shall be selected where shade or screening of tall objects is desired.
  2. Low-growing trees shall be selected for spaces under utility wires.

3. Select trees from which lower branches can be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern.

4. Narrow or columnar trees shall be selected for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance.

5. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions.

F. Shrubs, Herbaceous Perennial and Ground Cover Plants: Not less than seventy five percent (75%) of shrubs, herbaceous perennial and ground cover plants specified on the landscape plan shall be water conserving species, selected from the city of West Jordan recommended plant list. Shrubs, Herbaceous Perennial and Ground Cover Plants shall be planted in a number that will result in seventy five (75%) surface coverage at maturity.

1. All shrubs shall be two (2) gallon minimum and have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit.

2. All perennials shall be one gallon minimum.

3. Ground cover crowns, plugs or containers shall be in a number and spaced according to horticultural best practices and sufficiently by species to provide seventy five percent (75%) surface coverage at maturity.

4. Plant Selection. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.

G. Turf Grasses: Turf grass is not a required part of any landscape. If used turf grasses shall comprise not more than twenty percent (20%) of the total landscaped area. Use of water conserving grasses, selected from the city of West Jordan recommended plant list can be used instead of turf grass. Water conserving grasses shall only be mowed when dormant. Permeable artificial turf may be substituted for turf grass but shall not exceed fifty percent (50%) of the landscaped area and shall be changed when damaged or deteriorated. Turf grasses shall only be used in areas where the grade of the site is twenty five percent (25%) or less. Turf shall provide one hundred percent (100%) coverage of the seeded or sodded area where it is planted within six months.

1. Exception: Turf areas designed for active recreation at private parks, schools, churches, cemeteries, and golf courses or as approved as a recreation area/park in residential development plan are exempt from the twenty percent (20%) maximum.

H. Plant Coverage: Plants, including turf grasses, shall cover no less than seventy five percent (75%) of the ground surface of the required landscape area at maturity. Tree canopies are not included in this calculation. Tree requirements are outlined in sections 13-13-8, 13-13-9 and 13-13-10 of this chapter.

I. Mulch: Bark, shredded plant material, compost, and gravel between one-fourth inch (0.25") and three inches (3") in diameter may be used as mulch for plants. Mulch shall be a minimum three inches (3") in depth and placed to prevent it from migrating out of the landscape area onto adjacent roads or walkways. The use of landscape fabric, weed mat, woven polypropylene and black plastic is prohibited in planting beds and park strips because it becomes water impermeable rather quickly thus rendering the mulch layer ineffective.

- J. Tree Grates: Tree wells with grates shall be provided in areas where paved surfaces surround the tree.
- K. Landscaped Areas Abutting Natural Open Space Areas: For projects located at the interface between urbanized areas and natural open spaces, plants shall be drought tolerant, blend with the native vegetation, be fire resistant or fire retardant, and be noninvasive. Plants included on the fire wise plants for Utah landscapes plant list are suggested for fire prone areas.
- L. Slopes: Areas with slopes greater than thirty percent (30%) shall be landscaped with deep rooting, water conserving plants for erosion control and soil stabilization. Turf grass is not permitted on slopes greater than thirty percent (30%).
- M. Detention Basins: Shall be covered with plants, ground cover or turf covering no less than fifty percent (50%) of detention basin area at maturity.
- N. Exception: Parking lots, sport courts and other paved surfaces that provide stormwater detention as a secondary purpose are exempt from this requirement.
- O. Stormwater Management: Sites shall be designed to maximize the amount of stormwater retained on site and promote its infiltration into the soil to increase the soil moisture available to plants. Techniques to direct water into landscape areas, such as curb cuts, swales, rain gardens, depressions and detention basins shall be incorporated into the landscape design where possible.
- P. Intersection Sight Triangle: Landscaping within the right-of-way and in setback areas adjacent to street intersections and driveways shall adhere to the intersection sight triangle.
- Q. Utility Equipment Screened: all ground level utility equipment such as HVAC units, electrical cabinets and vaults shall be screened from view of streets, sidewalks, or walkways to the greatest extent possible with plants that match or exceed the height of the unit. (2001 Code § 89-6-706; amd. 2009 Code; Ord. 11-01, 3-23-2011; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

#### 13-13-7: WATER CONNECTION

- A. Water Meter: A separate water meter shall be installed for landscape irrigation systems covered by this title. The landscape water meter shall be separate from the water meter installed for indoor uses. The size of the meter shall be determined based on irrigation demand. The landscape water meter shall not be a "submeter" but shall be installed and billed separately from any indoor meters.
- B. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior to backfilling to obtain a final certificate of occupancy, as per section 13-13-4 of this chapter.
1. Irrigation systems shall be installed by an "irrigation contractor", as defined in section 13-2-3 of this title. (2001 Code § 89-6-707; amd. 2009 Code; Ord. 11-01, 3-23-2011)

#### 13-13-8: PARK STRIP LANDSCAPING:

- A. The park strip landscape requirements for single-family and two-family residential developments are contained in subsection 13-13-11B of this chapter.
- B. Materials and Installation:
1. Irrigation: All park strips that contain any plants or trees shall be irrigated. Irrigation shall meet the standards of this chapter.
  2. Trees: Park strip trees shall be provided at the equivalent of at least one tree for each twenty five feet (25') of curb frontage. Trees may be clustered or spaced equally and shall be located to accommodate lighting, meters, fire hydrants, utility boxes, and clear



vision zones. In cases where some of the required street trees cannot be placed at the minimum distance from clear vision zones, a reduction in the number of required street trees may be allowed by the zoning administrator. Street trees shall be located a minimum of ten feet (10') away from any public necessity or regulatory signs. Trees shall meet the size and growth requirements of this chapter and shall be selected from the city of West Jordan street tree list. For a food manufacturing facility or food distribution facility, required park strip trees that are within three hundred feet (300') of overhead doors or loading docks may be located or relocated, in an equivalent number, to other landscaped areas on the site.

3. Tree Grates: Tree wells with grates shall be provided in areas where paved surfaces surround the tree.

4. Plants:

- a. Not less than seventy five percent (75%) of shrubs, herbaceous perennial and ground cover plants used in the park strips shall be water conserving species, selected from the city of West Jordan recommended plant list. Plants shall meet the size and growth standards outlined in this chapter.
- b. Turf is not permitted in park strips except for cemeteries, city-maintained park strips, adjacent to parks and recreation facilities both public and private and only where turf is a primary component of the recreational use. Permeable artificial turf may be used in park strips up to fifty percent (50%) of the park strip area.
- c. Plants shall be of sufficient number and spacing to provide seventy five percent (75%) surface coverage at maturity, not including tree canopies. For properties with two (2) or more street frontages, the adjacent park strip on each street frontage is calculated separately.
- d. Plants in park strips shall not exceed thirty inches (30") in height. Plant spacing in park strips shall allow visual and physical access between the street and sidewalk as needed. Plantings that create solid barriers in the park strip are prohibited. Thorn bearing plants and brambles are prohibited in the park strip. Vining plants shall be maintained within the park strip area and shall not be allowed to grow over the sidewalk or into any adjacent gutter.
- e. All landscaping in park strips shall comply with the intersection sight triangle requirements of this Title.

5. Mulch: Mulch in park strips shall meet the requirements of this chapter. The adjacent property owner is responsible to remove any mulch from the right of way. Hardscape, Ornamental Gravel, Rocks and Boulders: Gravel, rocks and boulders may be used as a landscape material on up to fifty percent (50%) of the park strip area. Hardscape mulch shall be sized and placed to prevent it from migrating out of the landscape area onto adjacent roads or walkways. The adjacent property owner is responsible to remove any mulch from the right of way.

6. Pavers, pavement, and other hardscape are permitted in park strips subject to the following limitations:

- a. Pavers: Ornamental concrete, brick, or natural stone pavers, may be used in up to fifty percent (50%) of a park strip's area.
- b. Pavement: Asphalt is prohibited in park strips. Solid concrete pavement may only be permitted as a pedestrian pathway, as outlined in this section; or in existing park strips under twenty four inches (24") in width.

c. Materials Near Street Trees: All paving materials shall be kept a minimum of twenty four inches (24") away from the outer edge of the trunk at expected maturity. This standard also applies to parking areas surrounding street trees.

d. Meter bases, sign bases, light bases and other utility components in the park strip shall maintain an unpaved area of two and one half feet (2 ½') around the meter base, sign base, light base or utility component.

7. Pedestrian Pathways: Pedestrian pathways are allowed to provide safe and convenient access across/through planted park strips between the street and sidewalk. Poured concrete or pavers may be used. The pathway shall be not more than five feet (5') wide and shall be located to provide the most direct route from the street to the sidewalk. The area of pedestrian pathways shall be included in calculating the percentage of non-plant material in the park strip.

8. Permanent Structures: Retaining walls, fences, steps, and other similar structural encroachments are prohibited in the park strip, unless specifically approved by the city.

C. Adopted Streetscape Plans: A streetscape plan is required in those cases where a wall is required between a development and an arterial or collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line. A streetscape plan is also required for all commercial, office, manufacturing, institutional and multi-family residential developments that are five (5) contiguous acres and larger which abut arterial streets.

1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

2. Where no adopted streetscape plan is in place, the developer shall coordinate with city staff and receive approval from the planning commission through the subdivision or site plan process on development of a streetscape plan and on the installation of the irrigation system and plant materials.

3. Streetscape plan requirements for developed areas five (5) contiguous acres and larger along arterial streets are as follows:

a. Adjacent to Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area, with plants arranged and approved by the city's parks department and the city's urban forester. The required ten foot (10') landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Xeric plants should be used extensively and may be used exclusively and shall be used as much as possible. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot (10') landscaped area adjacent to single-family and two-family residential shall be dedicated to the city.

b. Adjacent to Commercial, Office, Industrial, Institutional and Multi- Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional, and multi-family developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area. The required ten foot (10') landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet (2') in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot (10') landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional, and multi- family development. This area may be

counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Xeric plants should be used extensively and may be used exclusively and shall be used as much as possible. (2001 Code § 89-6-708; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-01, 3-23-2011; Ord. 13-17, 4-24-2013; Ord. 16-54, 12-21-2016; Ord. 18-12, 12-5-2018; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

#### 13-13-9: PARKING LOT LANDSCAPING:

A. Landscaping is required within automobile parking areas that has fourteen (14) parking spaces or more to break up large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic.

##### B. Materials and Installation:

1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall be irrigated. Irrigation shall meet the standards of this chapter.

2. Trees: Trees shall meet the requirements of this chapter.

3. Plants: Plants shall meet the requirements of this chapter.

##### C. Design Standards:

1. Interior Parking Lot Landscaping: Shade trees shall be provided at no less than one tree per seven (7) parking spaces (i.e., 70 spaces divided by 7 equals 10 trees). If shade trees are not used, not less than six percent (6%) of the interior of a parking lot shall be landscaped. For purposes of this section, the interior parking lot area shall be measured as the square footage of all parking stalls and the drive aisles which directly serve the parking stalls. Within landscaped areas, plants shall be of sufficient number and spacing to provide fifty percent (50%) surface coverage at maturity, not including tree canopies. Interior parking lot landscaping shall be evenly dispersed throughout the parking lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings shall not be considered as part of the interior parking lot landscaping.

2. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a required, front, side, or rear yard or within twenty feet (20') of a property line, landscaping shall be provided around the perimeter of the parking lot. The perimeter landscaping planting area shall be a minimum of eight feet (8') wide and shall be designed, contained, planted and irrigated according to this chapter.

3. Landscaped Areas: The minimum interior dimensions of any landscaped area or planting median shall be eight feet (8') wide, unless determined otherwise by the Zoning Administrator. An application for such a determination shall be made according to the provisions of this Title and Title 15. Each landscaped area shall be protected by concrete vertical curbs. Curbs may be designed to allow stormwater to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, thirty six inches (36") shall be provided in the planting area between the curb stop and the tree locations. Other low growing plants or mulch shall be placed in this tree exclusion area.

4. Intersection Sight Triangle: All landscaping shall meet the intersection sight distance requirements of this chapter.

5. Existing Plants: Existing trees and vegetation shall be protected in accordance with this chapter. (2001 Code § 89-6-709; amd. 2009 Code; Ord. 11-01, 3-23-2011; Ord. 13-17, 4-24-2013)

584 13-13-10: LANDSCAPED BUFFERS:

585 A. Landscape buffers shall mitigate the transition between more intense land uses and/or  
586 between different development types. Only the more intense land use shall be required to provide  
587 the landscape buffer.

588 B. Materials and Installation:

589 1. Landscaped buffers shall be not less than twenty feet (20') wide. The area of this buffer may  
590 be counted toward the required landscape area. Sidewalks and walking paths may be included in a  
591 landscape buffer. The width and location of the landscaped buffer may be modified by the Zoning  
592 Administrator in accordance with subsection 13-4-12B6h of this title.

593 2. Buffers shall be designed with sufficient number, size and density of trees and shrubs to  
594 mitigate visual and auditory impacts. A minimum of one tree for each four hundred (400) square  
595 feet, or fraction thereof, of the landscaped buffer shall be planted. This requirement is in addition to  
596 the required park strip landscaping and parking lot landscaping.

597 C. Exceptions:

598 1. Where a landscape buffer already exists along the property line of an abutting property, the  
599 landscape buffer requirement for the subject property may be waived or reduced in width by the  
600 Zoning Administrator. (2001 Code § 89-6-710; amd. Ord. 11-01, 3-23-2011; Ord. 13-17, 4-24-2013)

601  
602 13-13-11: SPECIAL LANDSCAPE STANDARDS FOR SPECIFIC LAND USES:

603 A. Intent: All landscaping shall meet the special requirements of this section according to the  
604 specific land use zone requirements, in addition to the requirements of this title. When in conflict  
605 with other requirements of this title, the requirements of this section shall supersede.

606 B. Single-Family and Two-Family Developments.

- 607 1. Front Yard and Corner Side Yard Landscaped Areas: All areas on residential lots  
608 located between the front lot line and the main building and between the main  
609 building and the lot line of a corner side yard of a corner lot, except driveways,  
610 parking areas, walkways, utility areas, approved decks, patios and porches, shall be  
611 landscaped with suitable trees, shrubs, ground covers, perennials, other landscaping  
612 materials and/or decorative paving. At maturity, landscapes shall have enough plant  
613 material (perennials and shrubs) to create at least 75% living plant cover at maturity  
614 at the ground plane, not including tree canopies.
- 615 2. Turf shall not be installed in park strips, paths, or on slopes greater than 4:1 grade.  
616 No turf area shall be less than 8 feet wide at its narrowest point. To the extent  
617 reasonably practicable, turf shall be free from obstructions (trees, signs, posts, valve  
618 boxes, etc.). Permeable artificial turf may be substituted for turf in all single-family  
619 and two-family developments up to 35% of the landscaped area and shall be replaced  
620 when damaged or deteriorated.
- 621 3. Landscaping shall adhere to Locascapes requirements of Jordan Valley Water  
622 Conservancy District and shall be properly labeled on the landscape plan submitted  
623 to the city for review stating: "This plan is designed and follows Locascapes  
624 requirements."
- 625 a. In the front yard and back yards of all lots 4,000 square feet and larger a designed  
626 Central Open Shape shall be created by using turf, hardscape, groundcover,  
627 gravel, or mulch.
- 628





- 661
- 662 b. Gathering Areas shall be constructed of Hardscape and placed outside of the Central
- 663 Open Shape. In a landscape without Lawn, Gathering Areas may function as the
- 664 Central Open Shape.
- 665 c. Activity Zones shall be located outside of the Central Open Shape and shall be
- 666 surfaced with materials other than Lawn.
- 667 d. Paths shall be made with materials that do not include turf, such as Hardscape, Mulch,
- 668 or other groundcover.
- 669 e. Turf areas shall not exceed the greater of 250 square feet, or 35% of the total
- 670 landscaped area.
- 671 f. Small residential lots less than 4,000 square feet with a total landscaped area of less
- 672 than 250 square feet are exempt from the 8 feet minimum width Lawn area
- 673 requirement.
- 674 4. Park strip landscaping shall not contain turf and shall be installed to provide safety along
- 675 roadways, does not contain materials that may cause harm or injury to pedestrians or vehicles,
- 676 provide safe and convenient access across park strips to and from parking areas, allow access for
- 677 repair and maintenance of public utilities.
- 678 a. Irrigation: Plants or trees in all park strips shall be irrigated. All irrigation systems
- 679 should be designed that meet the requirements of this chapter. Park strips shall not be
- 680 irrigated with pop up, fixed or rotor sprinklers.
- 681 b. Trees: Each frontage shall have two (2) trees. The two (2) required trees may be
- 682 planted in the front or corner side yard areas or in the park strip abutting the street.
- 683 Trees planted in the park strip shall be selected from the city of West Jordan street
- 684 tree list. Plants: Not less than eighty percent (80%) of shrubs, herbaceous perennial
- 685 and ground cover plants used in the park strips shall be water conserving species,
- 686 selected from the city of West Jordan recommended plant list. Turf shall not be
- 687 planted in park strips. Plants in park strips shall not exceed thirty inches (30") in
- 688 height. Plantings that create solid barriers are prohibited. Thorn bearing plants and
- 689 brambles are prohibited.
- 690 d. Mulch: Bark, shredded plant material, compost, and gravel between one-fourth inch
- 691 (0.25") and three inches (3") in diameter may be used as mulch for plants. Mulch
- 692 shall be a minimum three inches (3") in depth and placed to prevent it from migrating
- 693 out of the landscape area onto adjacent roads or walkways. The adjacent property
- 694 owner is responsible for removing mulch from the right-of-way.
- 695 e. Hardscape: Up to fifty percent (50%) of a park strip may be in ornamental Gravel,
- 696 Pavers, Mulch, Rocks, Boulders and Permeable Artificial Turf: Gravel, pavers
- 697 (ornamental concrete, brick or natural stone), mulch, rocks, boulders (less than 18
- 698 inches high) and permeable artificial turf may be used as a landscape material up to
- 699 fifty percent (50%) of a park strip area. Gravel and rocks shall measure a minimum
- 700 of one and one-half inches (1 1/2") in diameter or larger. Hardscape around meter
- 701 bases, sign bases, light bases and other utility components in the park strip shall
- 702 maintain an unpaved area of two and one half feet (2 1/2') around the meter base, sign
- 703 base, light base or utility component.
- 704 f. Pavement: Asphalt is prohibited in park strips. Solid concrete pavement may be
- 705 permitted in the following cases:
- 706 i. As a pedestrian pathway. The pathway shall be not more than five feet (5') wide
- 707 and shall be located to provide the most direct route from the street to the

- 708 sidewalk. The area of pedestrian pathways shall be included in calculating the  
709 percentage of non-plant material in the park strip; or
- 710 ii. In existing park strips under twenty four inches (24") in width.
- 711 g. Materials Near Street Trees: All paving materials shall be kept a minimum of twenty  
712 four inches (24") away from the outer edge of the trunk at expected maturity. This  
713 standard also applies to parking areas surrounding street trees.
- 714 h. Intersection and Driveway Sight Triangle: Landscaping within the site right of way  
715 and in setback areas adjacent to street intersections and driveways shall adhere to the  
716 intersection sight triangle requirements. Trees or plants or boulders exceeding  
717 eighteen inches (18") in height shall not be in the site triangle.
- 718 i. Permanent Structures: Retaining walls, fences, steps, and other similar structural  
719 encroachments are prohibited, unless specifically approved by the city.
- 720 5. Adopted Streetscape Plans: A streetscape plan is required in those cases where a wall is  
721 required between a development and an arterial or collector street. The plan shall show in detail  
722 the landscape treatment of the space between the wall and the street curb line.
- 723 a. Where an adopted streetscape plan is in place, the developer shall follow such plan.
- 724 b. Where no adopted streetscape plan is in place, the developer shall coordinate with  
725 city staff and receive approval from the planning commission through the  
726 subdivision or site plan process on development of a streetscape plan and on the  
727 installation of the irrigation system and plant materials.
- 728 6. Homebuilders and/or developers who construct model homes for a designated  
729 subdivision shall have at least one model home with water-efficient landscaping, such as  
730 the Locascapes design style. The water-efficient landscaping option shall meet the  
731 Landscape Design Standards and Irrigation Design Standards of this chapter, and the  
732 turf area shall not exceed 35% of the total landscaped area.
- 733 a. Model homes shall have landscaping and irrigation plans approved by the city prior to  
734 issuance of building permits.
- 735 b. Model homes shall include an informational brochure on water-efficient landscaping or  
736 Locascapes.
- 737 c. Prohibition on Restrictive Covenants Requiring Turf. A Homeowners Association governing  
738 documents, such as bylaws, operating rules, covenants, conditions, and restrictions that  
739 govern the operation of a common interest development, are void and unenforceable if they:
- 740 i. Require the use of turf in landscape areas less than 8 feet wide or require turf in  
741 other areas that exceed 35% of the landscaped area;
- 742 ii. Prohibit, or include conditions that have the effect of prohibiting, the use of  
743 water-conserving plants as a group; or
- 744 iii. Have the effect of prohibiting or restricting compliance with this chapter or  
745 other water conservation measures.
- 746 C. Multiple-Family Developments:
- 747 1. Landscaped Areas: Not less than forty percent (40%) of the total development site of a  
748 multiple-family project shall be landscaped. A contiguous recreation area for the multi-  
749 family development may be planted in turf but shall not exceed fifty percent (50%) of the  
750 required landscaped area. Example: 100,000 square foot site X 40% = 40,000 square feet  
751 landscaping / 50% = 20,000 turf recreation area maximum.

2. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks shall be landscaped. The minimum width of landscaped areas adjacent to public streets shall be twenty five feet (25') wide. This planting area shall meet all requirements of this chapter.
3. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter.
4. Park Strip Landscaping: Park strip landscaping shall meet the requirements of this chapter.
5. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.
6. Landscaped Buffer: A landscaped buffer is required for any multi-family development adjacent to an existing lower density residential development. Buffers shall meet the requirements of this chapter.

D. Business/Research Park Zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five percent (25%) of the site. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped.
2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.
3. Park Strip Landscaping: Park strip landscaping shall meet the requirements of this chapter.
4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.
5. Landscape Buffers: Landscape buffers may be required in areas that abut less intense or incompatible land uses or as visual barriers around parking and utility areas. Buffers shall meet the requirements of this chapter.

E. Commercial and Professional Office:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a commercial or professional office site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped.
2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.
3. Landscaped Buffer: A landscaped buffer is required for any commercial or professional office adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

F. Manufacturing Developments:

1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent (10%) of a manufacturing site. A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.
2. Landscaped Buffers: A landscaped buffer is required for any manufacturing development adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

G. Nonresidential Uses in Residential Districts:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a nonresidential site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped.



2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any nonresidential adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. Exemption: Nonresidential uses in residential districts are exempt from the field inspection requirements of section 13-13-4 of this chapter. (2001 Code § 89-6-711; amd. 2009 Code; Ord. 11-01, 3-23-2011; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

#### 13-13-12: LANDSCAPE MAINTENANCE:

A. Intent: The developer, his successor and/or subsequent owners of a site for which landscape plans were required shall be responsible for the maintenance, repair, and replacement of all landscaping elements. Park strips shall be maintained by the owner of property abutting city easements, rights of way and park strips.

B. Irrigation Systems: Irrigation systems shall be maintained in good working condition and adjusted at least monthly or as frequently as required by the owner's manual to ensure optimal operation and efficient water use. Regular irrigation based on schedules prepared by the irrigation designer shall be provided.

1. Malfunctioning systems that are no longer conveying water as specified shall be repaired or replaced within one month to ensure no plants are lost or damaged.

C. Landscaping: All landscape plants shall be maintained in good condition to present a healthy, neat, and orderly appearance. Plants not in this condition shall be removed and replaced when necessary.

D. Trees: Tree maintenance and pruning on private property shall be the responsibility of the property owner or tenant.

1. For any tree in a park strip or within the landscape setback area where there is no park strip, property owners or tenants are not permitted to remove or conduct major pruning (20 percent or more of the crown), without prior approval from the city's urban forester. As a condition of such approval, the permittee may be required to replace the tree.

2. Protect trees against damage caused by maintenance equipment, such as lawn mowers, weed trimmers, snowblowers and snowplows.

E. Weed Control: Weeds shall be controlled to prevent their spread and maintain a neat appearance. Weeds listed on the West Jordan noxious weed list, shall be removed, and shall not be included in any new landscape planting.

F. Grounds Maintenance: Landscaped areas shall be kept free of refuse and debris.

G. Clearance and Visibility. Any portion of a tree that is in the park strip public right of way or that overhangs the public right of way from private property may be removed up to the property line at any time without notice by the city. However, the requirements below are minimums that shall be maintained.

1. Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of eight feet (8') above grade.

2. Tree canopies that extend over streets shall be pruned to provide canopy clearance of at least fifteen feet (15') above street pavement in travel lanes and parking lanes.

3. Plants in the intersection sight triangle described in section 13-13-6 of this chapter shall be pruned to maintain maximum heights specified in this standard. (Ord. 11-01, 3-23-2011; Ord. 19-50, 12-11-2019, Effective at 12 noon on January 6, 2020)

13-13-13: WATER CONSERVATION:

A. Intent: The city intends to meter, monitor, and require adjustments to irrigation systems to improve awareness of water consumption, promote careful landscape design and maintenance, and encourage water conservation.

B. Applicability: Applies to all properties that are required to build and maintain a separate water meter for landscape use.

Attachment 2

[Attachment to ORDINANCE NO. 21-10  
AN ORDINANCE REGARDING LANDSCAPING REQUIREMENTS,  
AMENDING THE 2009 WEST JORDAN CITY CODE  
(TITLE 13, CHAPTER 13 AND DEFINITIONS IN SECTION 13-2-3)]

The definitions in Section 13-2-3 of the City Code are added to or amended so that they shall now read as shown on Attachment 2 to this Ordinance (without affecting any of the other existing definitions in this Section):

**Legislative Version:**

**13-2-3: DEFINITIONS:**

ACTIVE RECREATION AREA: An area that is dedicated to active play where turf grass may be used as the playing surfaces. Examples of active recreation areas include sports fields, play areas, and other similar uses.

BRAMBLE: any of a genus (Rubus or Ribes) usually prickly shrubs of the rose family including the raspberries, gooseberries, and blackberries.

CHECK VALVE: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow.

CONTROLLER: A device used in irrigation systems to automatically control when and how long sprinklers or drip systems operate.

LANDSCAPE ARCHITECT: A person who holds a license to practice landscape architecture in the state of Utah. Per State Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans. Each municipality has the authority to require that only a licensed landscape architect can stamp plans that fall under the practice of landscape architecture.

~~LANDSCAPE DESIGNER: A landscape architect, professional engineer, land surveyor or architect, as set forth by state law.~~ 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 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 the provisions of this ordinance. The Landscape Documentation Package shall include a project data sheet, a Site Plan, a Planting Plan, an Irrigation Plan, Construction Details, and a Grading Plan.

922 LANDSCAPE GRADING PLAN: The Grading Plan shows all finish grades, spot elevations,  
923 drainage as necessary and existing and new contours with the developed landscaped area.

924 LOCALSCAPES®: A locally adaptable and environmentally sustainable urban landscape style  
925 that requires less irrigation than traditional Utah landscapes (see [www.Localscapes.com](http://www.Localscapes.com)). Mulch:  
926 Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

927 PARK STRIP: The area within a street right of way located between the curb and sidewalk or, if  
928 there is no sidewalk, between the curb and private property line (a typically narrow landscaped  
929 area).

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

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

934 PRESSURE REGULATING VALVE: A valve installed in an irrigation mainline that reduces a  
935 higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

936 ROADBASE: Aggregate used under the paved portion of a road or parking lot.

937 SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle.

938 STREAM SPRINKLER: An irrigation head that projects water through a gear rotor in single or  
939 multiple streams.

940 SUBSOIL: the layer of soil under the topsoil on the surface of the ground. Composed of a  
941 variable mixture of small particles such as sand, rock, silt and clay, but without organic matter and  
942 humus.

943 TOPSOIL: The material on the surface of the ground in which plants grow.

944 WASTE OF WATER: Means and includes, but is not limited to:

945 A. The use of water for any purpose, including landscape irrigation, which consumes, or for  
946 which is applied substantial amounts of excess water beyond the reasonable amount required by  
947 the use, whether such excess water remains on the site, evaporates, percolates underground, goes  
948 into the sewer system, or can run into the gutter or street. Every water consumer is deemed to  
949 always have under control the water lines and facilities, other than water utility facilities, through  
950 which water is being supplied and used to his premises, and to know the manner and extent of his  
951 water use and excess runoff;

952 B. The excessive use, loss or escape of water through breaks, leaks, or malfunctions in the  
953 water user's plumbing for any period of time after such escape of water should reasonably have  
954 been discovered and corrected. It shall be presumed that a period of forty eight (48) hours after the  
955 water user discovers such break, leak or malfunction or receives notice from the city of such  
956 condition, whichever occurs first, is a reasonable time to correct such condition; or

957 C. Washing sidewalks, driveways, parking areas, tennis courts or other paved areas except to  
958 alleviate immediate fire, health, or safety hazards.

959

**Clean Version:**

**13-2-3: DEFINITIONS:**

**ACTIVE RECREATION AREA:** An area that is dedicated to active play where turf grass may be used as the playing surfaces. Examples of active recreation areas include sports fields, play areas, and other similar uses.

**BRAMBLE:** any of a genus (*Rubus* or *Ribes*) usually prickly shrubs of the rose family including the raspberries, gooseberries, and blackberries.

**CHECK VALVE:** A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow.

**CONTROLLER:** A device used in irrigation systems to automatically control when and how long sprinklers or drip systems operate.

**LANDSCAPE ARCHITECT:** A person who holds a license to practice landscape architecture in the state of Utah. Per State Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans. Each municipality has the authority to require that only a licensed landscape architect can stamp plans that fall under the practice of landscape architecture.

**LANDSCAPE DESIGNER: 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 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 the provisions of this ordinance. The Landscape Documentation Package shall include a project data sheet, a Site Plan, a Planting Plan, an Irrigation Plan, Construction Details, and a Grading Plan.

**LANDSCAPE GRADING PLAN:** The Grading Plan shows all finish grades, spot elevations, drainage as necessary and existing and new contours with the developed landscaped area.

**LOCALSCAPES®:** A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see [www.Localscapes.com](http://www.Localscapes.com)). Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

**PARK STRIP:** The area within a street right of way located between the curb and sidewalk or, if there is no sidewalk, between the curb and private property line (a typically narrow landscaped area).

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

1000 PRESSURE COMPENSATING: A drip irrigation system that compensates for fluctuating water  
1001 pressure by only allowing a fixed volume of water through drip emitters.

1002 PRESSURE REGULATING VALVE: A valve installed in an irrigation mainline that reduces a  
1003 higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

1004 ROADBASE: Aggregate used under the paved portion of a road or parking lot.

1005 SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle.

1006 STREAM SPRINKLER: An irrigation head that projects water through a gear rotor in single or  
1007 multiple streams.

1008 SUBSOIL: the layer of soil under the topsoil on the surface of the ground. Composed of a  
1009 variable mixture of small particles such as sand, rock, silt and clay, but without organic matter and  
1010 humus.

1011 TOPSOIL: The material on the surface of the ground in which plants grow.

1012 WASTE OF WATER: Means and includes, but is not limited to:

1013 A. The use of water for any purpose, including landscape irrigation, which consumes, or for  
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1026 alleviate immediate fire, health, or safety hazards.











# 5a Landscaping Text Amendment


Final Audit Report

2021-04-01


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By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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 Agreement completed.

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