

Chair

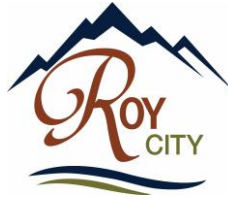
- Ryan Cowley

Vice-Chair

- Claude Payne

City Planner

- Steve Parkinson

**Commission Members**

- Samantha Bills
- Torris Brand
- Christopher Collins
 - Jason Felt
- Janel Hulbert
- Jason Sphar
- Daniel Tanner

PLANNING COMMISSION

AGENDA

April 26, 2022

6:00 p.m.

The Roy City Planning Commission work-session meeting will be held in the Small Training Room in the basement of the Roy City Municipal Building located at 5051 South 1900 West.

This meeting will be streamed live on the Roy City YouTube channel.

(<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>)

The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of the March 8, 2022 regular meeting minutes
3. Continued discussion on amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of "Building, Height"
4. Continued discussion on 13-4-3 B – Types of Signs Allowed
5. Discussion on Water-wise/drought tolerant landscaping ordinance
6. Commissioners Minute
7. Staff Update
8. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, any Commissioner may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 18th day of March 2022. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the same date.

Visit the Roy City Web Site @ www.royutah.org

Roy City Planning Commission Agenda Information – (801) 774-1027

Steve Parkinson, City Planner





ROY CITY
Planning Commission Regular meeting
March 8, 2022 – 6:00 p.m.
City Council Chambers/Courtroom
5051 South 1900 West

1 The meeting was a regularly scheduled work-session designated by resolution. Notice of the
2 meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the
3 agenda was posted.

4
5 The following members were in attendance:

6
7 Ryan Cowley, Chair

Steve Parkinson, City Planner

8 Torris Brand

9 Chris Collins

10 Jason Felt

11 Janel Hulbert

12 Claude Payne

13 Jason Sphar

14 Daniel Tanner

15
16 Excused: Commissioner Samantha Bills and Assistant City Attorney Brody Flint,

17
18 Others in attendance: Laurie Rasmussen, Natalia Santana, and James Adams

19
20 Pledge of Allegiance: Commissioner Sphar

21
22 1. DECLARATIONS OF CONFLICT

23
24 There were none.

25
26 2. A REQUEST FOR ARCHITECTURAL APPROVAL FOR JJARCO DEVELOPMENT
27 LOCATED AT APPROXIMATELY 4987 SOUTH 1900 WEST

28
29 James Adams came forward as the applicant. He explained the development location and noted
30 he had previously received approval for the site plan.

31
32 Steve Parkinson, City Planner, explained that the application was for architectural approval and
33 was the second revision. He stated that the majority of the plan met the ordinance requirements.
34 He said the previous issue was breaking up the wall spacing which had been done.

35
36 **Commissioner Collins moved to approve the Architectural for JJARCO Multi-Family**
37 **located at approximately 4987 South 1900 West, with the conditions as stated in the staff**
38 **report. Commissioner Payne seconded the motion. Commissioners Brand, Collins,**
39 **Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

40
41 3. A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR LA DAWN
42 APARTMENTS LOCATED AT APPROXIMATELY 1775 WEST 4800 SOUTH

43
44 Natalia Santana came forward as the applicant. She noted they wanted to install car ports for
45 their residents. Ms. Santana said installing car ports would better protect their residents. She
46 then reviewed the site plan and presented an aerial map of the property. She explained that they
47 would move the seven stalls towards the leasing office at the front. She then showed the carport
48 designs and noted they would be an ash grey color. Ms. Santana said the project would start two

weeks after approval and would take roughly two weeks to finish. When asked if there would be additional parking available, Ms. Santana answered affirmatively.

Steve Parkinson, City Planner, reviewed the existing lot which he stated was largely uncovered.

Commissioner Tanner moved to approve the Site Plan for La Dawn Apartments located at approximately 1775 West 4800 South, with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

Commissioner Tanner moved to approve the Architectural for La Dawn Apartments located at approximately 1775 West 4800 South, with the conditions as stated in the staff report. Commissioner Brand seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

4. COMMISSIONERS MINUTE

Mr. Parkinson recounted the vote on February 22nd; he said the motion failed, and there was no second. He said they came back on March 1st and changed the request to 34 single family homes, and the request was then approved. There was a brief continuation of this discussion.

5. STAFF UPDATE

Mr. Parkinson reviewed various construction projects taking place around the City.

6. ADJOURN

Commissioner Tanner moved to adjourn at 6:17 p.m. Commissioner Felt seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

Ryan Cowley
Chair




STAFF REPORT

Planning Commission

Date: 26 April 2022

To: Planning Commissioners

From: Steve Parkinson – Planning & Zoning Administrator 

Subject: Agenda Items # 3 – Continued discussion on amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of "Building, Height"

On April 12, 2022 the Commission held a Public Hearing and during the Public Comment portion Mr. Mike Brodsky brought up a concern regarding walkouts of structures having a disadvantage when it comes to measuring heights without looking at the slope.

The Commission closed the Public Hearing and then tabled the item in order to make sure they understand what was presented by Mr. Brodsky and ensure that the amendments took all aspects into account. Commission asked that staff to sit down with Mr. Brodsky and understand what he was expressing.

During the short conversation with Mr. Brodsky he spoke about that most city's use an average of measurements when dealing with buildings on a slope. Staff informed him that the definition did state "average" on heights and once he read the proposed definition he no longer had any concerns.

Below is the language presented during the April 12th Public Hearing

From the April 12th Meeting

During the process of approving the Mixed Use Zoning Code around the FrontRunner Station, there was discussion during a few of the Council meetings of how to measure the height of a building. The Council wasn't able to amend the definition of Building Height because the chapters dealing with it weren't apart of what they were reviewing. Therefore the Council asked to bring it back at a later date.

During the March 22, 2022 Work-Session the Planning Commission reviewed definitions from twenty (20) different various City's & County's along the Wasatch Front that had sections of their city/county built on a slope, as well as one from outside the State. They included:

- | | | | |
|-----------------|------------------|--------------------|--------------|
| • Weber County, | • Davis County, | • Farmington, | • Millcreek, |
| • North Ogden, | • South Weber, | • Centerville, | • Sandy, |
| • Ogden, | • Layton, | • Bountiful, | • Riverton, |
| • South Ogden, | • Kaysville, | • North Salt Lake | • Park City, |
| • Uintah, | • Fruit Heights, | • Salt Lake County | • Bend, OR, |

After discussing the pros and cons of each of the codes of the City's listed above and the one that staff introduced during the work-session the Planning Commission discussed what language they would like and directed staff to bring it back to the Commission to vote upon.

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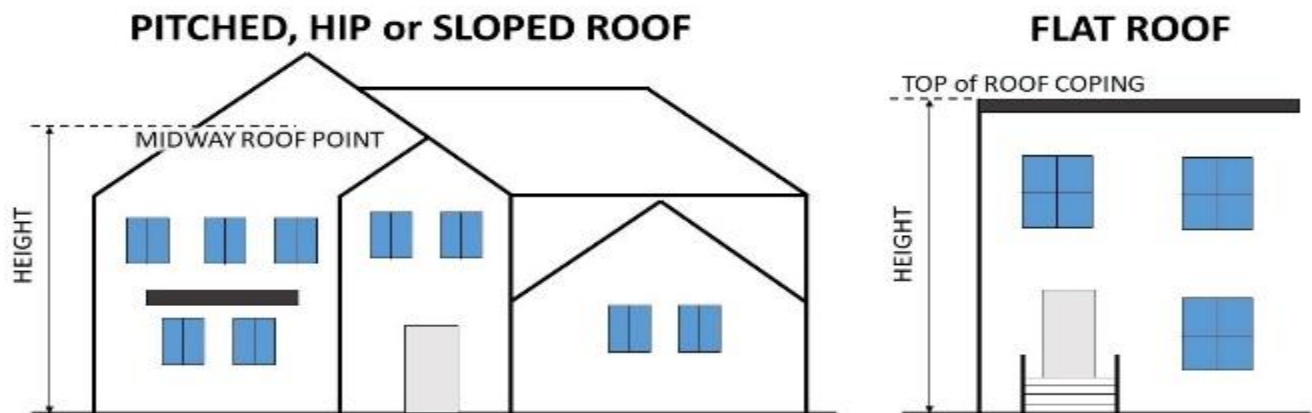
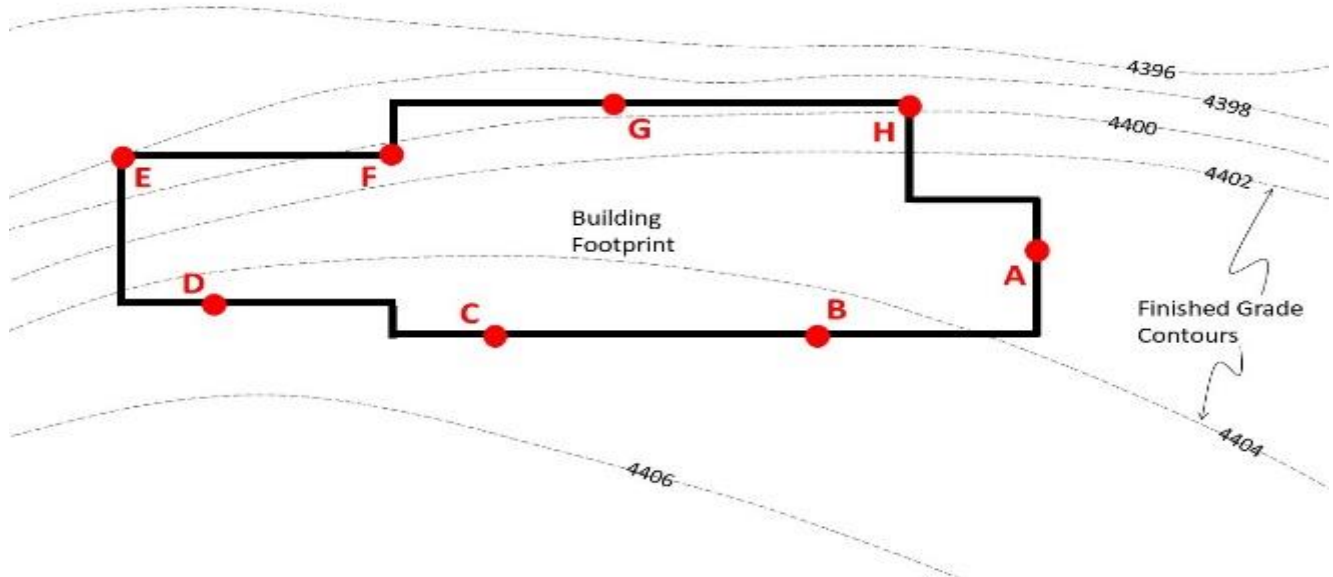
Below is the language presented during the April 12th Public Hearing

Building height means the average maximum vertical height of an enclosed building or structure measured at a minimum of three (3) and a maximum of eight (8) equidistant points (see illustration) along each building façade from finished grade to the highest point on the building or structure.

The "highest point" means a point midway between the lowest part of the eaves or cornice and ridge of the peak of roof for a building with a Sloping Roof or the top of the roof coping for a Flat Roof.


Architectural elements that do not add floor area to an enclosed building or structure, such as parapet walls, chimneys, flag poles, bell towers, steeples, and vents, and roof equipment (including the minimum screening necessary to conceal mechanical roof equipment including elevator shafts and staircases for rooftop access), and unenclosed decks and porches are not considered part of the height of a building or structure.

Example of equidistant points



Example of Highest Points



Date: 26 April 2022
To: Planning Commissioners
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Agenda Items # 4– Continued discussion on Sign Ordinance “Types of Signs Allowed”

During the last work-session the Commission looked at a few new sign types.

The Commission discussed each of the types presented and asked staff to bring back some language for each of the different types.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

13-4-3: **SIGNS THAT REQUIRE A PERMIT:**

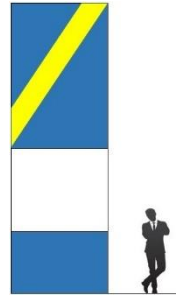
B. Types of signs allowed:

2. Monument Signs:

- b. **Horizontal** Monument Signs as a Permitted Use in Non-Residential Zoning Districts (~~Regional-Commercial~~, **all Downtown zones [East, Gateway, & West]** Community Commercial, Business Park, Manufacturing, Light Manufacturing, **& Recreation & Station Central**) and the R-4 Zoning District – The following regulations shall apply:
 - 1) Street Frontage Less Than One Hundred (100) Feet:
 - i. Height. Maximum height allowed shall be six (6) feet.
 - ii. Width. Maximum width allowed shall be eight (8) feet.
 - 2) Street Frontage Greater than One Hundred (100) Feet:
 - i. Height. Maximum height allowed for Monument Signs shall be eight (8) feet.
 - ii. Width. Maximum width (length) allowed shall be twelve (12) feet.
- c. **Horizontal** Monument Signs as a Permitted Use for Residential Subdivisions and Public or Quasi-Public Uses in Residential Zoning Districts, and are not intended to govern or allow the use of such signs for non-conforming commercial uses in residential zoning districts – the following regulations and standards shall apply:
 - 1) Height. Maximum height allowed shall be four (4) feet.
 - 2) Width. Maximum width (length) allowed shall be six (6) feet.
 - 3) Planning Commission Review. The Planning Commission approves Monument Signs for subdivision entrances and public or quasi-public uses in residential zoning districts with heights up to eight (8) feet and widths up to twelve (12) feet using the site plan review process upon finding that such an increase is appropriate relative to property size, sign location, and the design and purpose of the sign. (Ord. 1020, 11-17-2009; Ord. 1037, 12-7-2010)
- d. **Vertical Monument Signs as a Permitted Use in Non-Residential Zoning Districts (all Downtown zones [East, Gateway, & West], Community Commercial, Business Park, Manufacturing, Light Manufacturing, Recreation & Station Central) – The following regulations shall apply:**
 - 1) **Street Frontage Less Than One Hundred (100) Feet:**



- i. **Height.** Maximum height allowed shall be 50% of the allowed height of a pole sign in the corresponding zone.
 - ii. **Width.** Maximum width allowed shall be three (3) feet.
- 2) **Street Frontage Greater than One Hundred (100) Feet:**
 - i. **Height.** Maximum height allowed for 75% of the allowed height of a pole sign in the corresponding zone.
 - ii. **Width.** Maximum width allowed shall be four (4) feet.



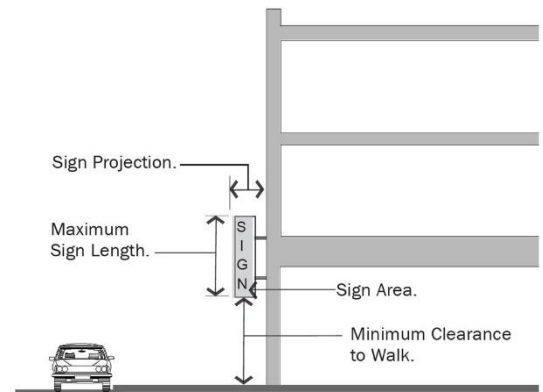
3. Pole Signs

- c. ~~Regional Commercial~~ **Downtown zones [East, Gateway, & West]** and Manufacturing Zoning Districts. The following regulations and standards shall apply to all Pole Signs ~~in the Regional Commercial and Manufacturing zoning districts:~~
 - 2) **Freeway Oriented Signs.** Pole Signs in the ~~Regional Commercial~~ **Downtown zones [East & Gateway]** zoning district on properties east of 1900 West Street, and located within three hundred (300) feet of the Interstate 15 right-of-way, as measured at the closest property lines, may be considered a Freeway Oriented Sign with the following considerations:

4. Projecting Signs: A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face. The sign may be vertically or horizontally oriented.

a. General Requirements – The following regulations and standards shall apply to all Projecting Signs.

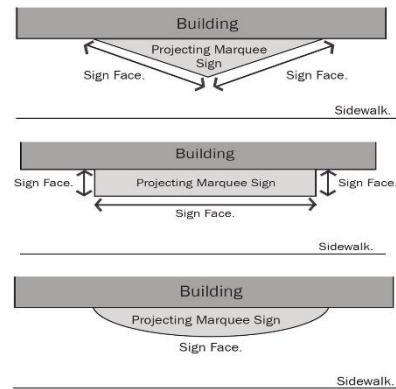
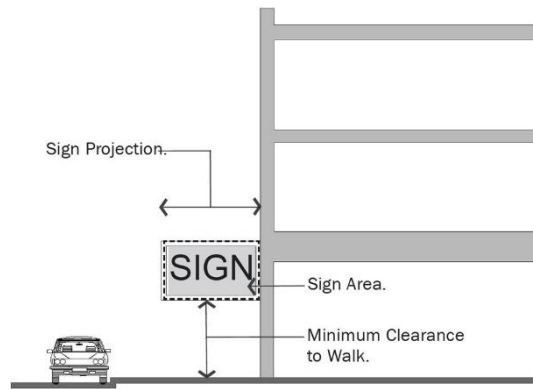
- 1) **Permitted in all Downtown zones [East, Gateway, & West] & Station Central)**
- 2) **Height.** A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 3) **Location on Building.** Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet.
- 4) **Quantity.** One (1) per tenant per street frontage; One (1) per tenant per side or rear facade on a parking lot
- 5) **Placement on Building.** Sign cannot project closer that one (1) from property line



5. Projecting Marquee Sign: A Projecting Marquee Sign is a projecting sign designed to have two to three sign faces.

a. General Requirements – The following regulations and standards shall apply to all Projecting Marquee Signs

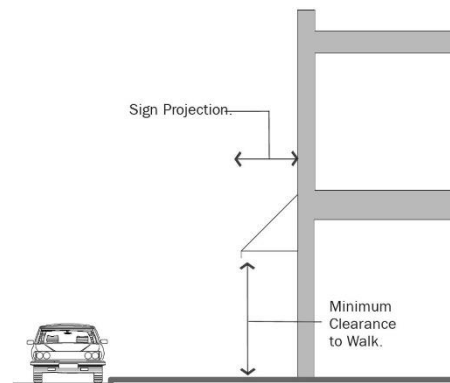
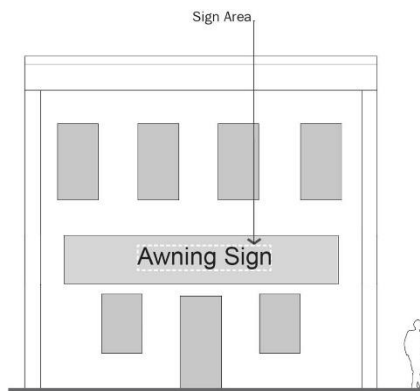
- 1) **Permitted in all Downtown zones [East, Gateway, & West] & Station Central)**
- 2) **Electronic Message Center (EMC)** can be a part of the sign but the area of the EMC cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
- 3) **Height.** A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 4) **Location on Building.** Front & corner side facades only
- 5) **Quantity.** One (1) per lot.
- 6) **Placement on Building.** Maximum projection from building is six (6) feet; cannot project closer that one (1) from property line.



6. Awning Sign: A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy

a. General Requirements – The following regulations and standards shall apply to all Awning Signs


- 1) Permitted in all Downtown zones [East, Gateway, & West] & Station Central)
- 2) Sign Area. Up to 50% of the awning may be used for Signage
- 3) Height. A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 4) Location on Building. Front & corner side facades only
- 5) Quantity. One (1) per tenant per street frontage
- 6) Placement on Building. Maximum projection from building is six (6) feet; cannot project closer than one (1) from property line.
- 7) Materials. Cloth, canvas, metal, or wood; All supports shall be made of metal or wood
- 8) Internal Illumination. Not permitted.



4. 7. Electronic Message Center (EMC) Signs,
5. 8. Canopy (Gas Station) signs:
6. 9. Home occupation signs.



COMMUNITY DEVELOPMENT DEPARTMENT

Date: 26 April 2022
To: Planning Commissioners
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Agenda Items # 5 – Discussion on Water-wise/drought tolerant landscaping

During the March 15th City Council meeting John from Weber Basin Water presented the Flip-your-Strip program. From that the Council directed staff to look at it and have the Planning Commission look at amending our Ordinance(s). Also with the ever increasing drought/issue/concern of water conservation and with residences wanting to qualify for the “Flip-your-Strip” and other incentive programs as well as being good stewards ourselves. Staff would like to have a discussion on the code requirements that Weber Basin Water Conservancy District presented us to adopt for a more “Water-wise” Landscaping ordinance.

Goal of the discussion is to decide what potential amendments are going to be needed to accomplish Weber Basin’s goals and the City’s needs and desires.

Weber Basin’s amendments would:

- Prohibit lawn in park-strips less than eight (8) feet wide.
- Limit lawn in all new yards and/or yards that re-landscape with a max percentage:
 - Single-Family 35%
 - Commercial 15%
- Prohibit lawn in buffer areas.
- Require drip irrigation in areas less than eight (8) feet wide.
- Require smart irrigation controllers
- Prevent HOA’s from prohibiting xeriscape landscaping

Exhibits

- A. Weber Basin Water Efficient Landscape Ordinance
- B. Summaries of other Cities for Water Efficient Landscaping Standards



EXHIBIT “A” – SUMMARIES OF OTHER CITIES “WATER-WISE LANDSCAPING STANDARDS

Definitions

Applied Water: The portion of water supplied by the irrigation system to the landscape.

Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

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

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

Effective Precipitation: The portion of total precipitation which becomes available for plant growth.

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

Establishment Period: the first year after installing the plant in the landscape.

Evapotranspiration (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve (12) inches.

Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.

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

Irrigation Landscaped Area: All portions of a development site to be improved with plantings and irrigation. Natural open space areas shall not be included in the irrigated landscape area.

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

Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

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

Landscape Education Package: A package that is intended to inform and educate water users in the City about water efficient landscapes. This package should include a listing of water conserving plants, certified landscape designers, landscape architects, certified irrigation designers, and certified irrigation contractors. Information regarding the City’s water rates, billing format for water use and commitment to water conservation may also be included.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and

detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

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

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

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

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

Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

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

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

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

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

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

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

Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

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

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

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.

Turf: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

Waste of Water: shall include, but not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.
2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

Applicability of Water Efficient Landscape Ordinance

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private commercial and industrial development projects, developer-installed landscaping in multi-family and single-family residential projects, and homeowner provided landscape improvements within the front, side, and rear yards of single and two-family dwellings.

Landscape Design Standards

- A. Plant Selection.
 1. 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.
 2. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water- conserving plants for erosion control and soil stabilization.
 3. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants, that do not a mass planting of any type of plant material requiring uniform overhead spray irrigation.
Note: Please see Exhibit A for a list of recommended plants for various landscape situations and conditions (not a comprehensive list).
- B. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
- C. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.
- D. 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 vision clearance and natural surveillance is a concern;
 4. Narrow or columnar trees shall be selected 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, utilities, lighting, and other obstacles; and
 6. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper.

Irrigation Design Standards

- A. Smart Automatic Irrigation Controller. Landscaped areas shall be provided with a WaterSense 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 and shall be setup to operate in "smart" mode.
- B. 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.
- C. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
- D. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.
- E. Sprinklers shall have matched precipitation rates with each control valve circuit.
- F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- G. 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.
- H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.
- I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.
- J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation or other environmental conditions not suitable for irrigation.
- K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.
- L. Meter Installation: Meters shall be specified by the Roy City for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output. <DEFINE INSTALLATION REQUIREMENTS INCLUDING METER MANUFACTURER AND ENCLOSURE DEPTHS ETC>
- M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. <DEFINE AMR TRANSMITTER AND INSTALLATION REQUIREMENTS>

Each new development or rehabilitated landscape that uses primary potable water for landscape irrigation must provide a water budget calculation to demonstrate a Maximum Applied Water Allowance (MAWA) for the new landscape or development. For parcels using secondary water, the MAWA is determined by the secondary water provider based on parcel size and is referred to as an allocation.

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

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

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year) as calculated from weather data at the closest available weather station.

0.62 = Conversion Factor (to gallons)

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

0.8 = ET Adjustment Factor (ETAF), plant factor or crop coefficient (.8 standard for cool season turf)

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

ETo values can be obtained directly from the USU Climate Center where a data base of weather data from local stations is collected, analyzed, and stored. If you cannot find the ET data you need, please contact the City.

Additional details and examples of calculations are found in Appendix A

Landscapes in New Single-family Residential Developments

- A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall provide water-efficient landscaping to prospective home buyers, such as the Locascapes design style when the landscape is installed by the homebuilder/developer. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
- B. Homebuilders and/or developers who construct model homes for a designated subdivision shall install water-efficient landscaping, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and any central open shape area consisting of plant material in mass requiring overhead spray irrigation shall not exceed 35% of the total landscaped area.
- C. New Construction homes shall have landscaping and irrigation plans approved by the City Planning Department prior to issuance of building permits, for which no variance may be granted, and which meet the aforementioned requirements.
- D. Model homes shall include an informational brochure on water-efficient landscaping or Locascapes. Locascapes brochures can be obtained from the City Planning Department.
- E. When buyers or owners are installing their own landscaping on new home construction, a time frame for landscaping to be completed shall be 18 months from the time of occupancy to complete the front yard and no more than three years to complete the total landscape.

Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation

- A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:
 - 1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than 8 feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 40% of the landscaped area; or
 - 2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
 - 3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

Landscapes in Commercial, Industrial, and Institutional Developments

- A. Commercial, industrial and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

Documentation for Commercial, Industrial, and Institutional Projects

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:

- A. Project Data Sheet. The Project Data Sheet shall contain the following:
 - 1. Project name and address;
 - 2. Applicant or applicant agent's name, address, phone number, and email address;
 - 3. Landscape architect's name, address, phone number, and email address; and
 - 4. Landscape contractor's name, address, phone number and email address, if available at this time.
- B. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:
 - 1. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
 - 2. Property lines and street names;

3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 4. Existing trees and plant materials to be removed or retained;
 5. Scale: graphic and written;
 6. Date of Design;
 7. Designation of a landscape zone, and
 8. Details and specifications for tree staking, soil preparation, and other planting work.
- C. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
1. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 2. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 3. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and
 4. Installation details for irrigation components.
- D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:
1. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
 2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects

- A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to the City for review and approval before construction begins.
- B. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
- C. During construction, site inspection of the landscaping may be performed by the City Building Inspection Department.
- D. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Building Inspection Department to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the City.
- E. The City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

Prohibited Watering Practices

Regardless of the age of a development (commercial, industrial, office, or residential), water shall be properly used. Waste of water is prohibited.

Enforcement, Penalty for Violations

The Public Utilities Director and other employees of the Public Utilities Department are authorized to enforce all provisions of this Ordinance.

Any consumer who violates any provisions of this Ordinance shall be issued a written notice of violation. This notice shall be affixed to the property where the violation occurred. The notice will describe the violation and order that it be corrected, cured or abated immediately or within times specified by the City. Failure to receive a notice shall not invalidate further actions by the City. If the order is not complied with, the City may terminate water service to the customer and/or issue a citation.

Appendix A

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

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

The example calculations below are hypothetical to demonstrate proper use of the equations and do not represent an existing and/or planned landscape project. The ETo values used in these calculations are examples only but are real ETo values from Weber Basin's weather station and should be substituted for actual ETo values for your specific city. For actual irrigation scheduling, automatic smart irrigation controllers are required and shall use current reference evapotranspiration data (most of which is part of each controller company's supporting weather network) or soil moisture sensor data.

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

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

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (inches per year)

0.62 = Conversion Factor (to gallons)

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

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

LA = Landscape Area including SLA (square feet)

0.3 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

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

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

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

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

EXHIBIT “B” – SUMMARIES OF OTHER CITIES “WATER-WISE LANDSCAPING STANDARDS

South Jordan

- Commercial, industrial, institutional, and multi-family- 20% maximum for turf (active recreation areas excluded)
- Single Family: Lawn not to exceed the greater of 35% or 250 square feet for front and side yards
- Park Strips- No turf allowed in areas less than 8' wide
- Irrigation Controllers- Water sense labeled smart controllers required
- 50% ground plane plant coverage at maturity for planter beds

Herriman

- Commercial, industrial, institutional, and multi-family- 20% maximum for turf (active recreation areas excluded)
- Single Family: Lawn not to exceed the greater of 35% or 250 square feet for front and side yards
- Park Strips- No turf allowed in areas less than 8' wide
- Recommended 50% ground plane plant coverage at maturity for landscaped areas
- Irrigation Controllers- Water sense labeled smart controllers required

Bluffdale

- Commercial, Industrial, Institutional, Multi-family- 20% Maximum for turf (active recreation areas excluded)
- Park Strips- No turf allowed in areas less than 8' wide
- Irrigation Controllers- Water sense labeled smart controllers required

West Jordan

- Multi-Family- turf of any practical size for recreation allowed. No turf maximum.
- Commercial, Manufacturing- 20% maximum for turf
- Single-Family- No turf maximum
- Park Strips- No turf allowed
- Irrigation Controllers- Water sense labeled smart controllers required

Washington Terrace

- Commercial, Industrial, Multi-family, Institutional- 15% maximum for turf (active recreation areas excluded)
- Single-family Residential- 40% maximum for turf
- Park Strips- No turf allowed in areas less than 8' wide
- Irrigation Controllers- Water sense labeled smart controllers required

Layton

- Commercial, Industrial, Multi-family, Institutional- 15% maximum for turf (active recreation areas excluded)
- PRUD (planned residential unit developments)- 35% maximum for turf
- Single-family Residential- water efficient standards highly recommended, but not required (35% maximum turf)
- Builders required to offer a water-efficient design option
- Model Homes- At least one model home to meet water efficient standards (35% maximum turf)
- Park Strips- No turf allowed in areas less than 8' wide
- Irrigation Controllers- Water sense labeled smart controllers required
- 50% ground plane plant coverage at maturity for planter beds