



ROY CITY COUNCIL MEETING AGENDA -

OCTOBER 5, 2021 – 5:30 P.M.

ROY CITY COUNCIL CHAMBERS 505 I S I 900 W ROY, UTAH 84067

This meeting will be streamed live on the Roy City YouTube channel.
<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>

A. Welcome & Roll Call

B. Moment of Silence

C. Pledge of Allegiance

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately)

1. Approval of the August 3, 2021 Roy City Council Meeting Minutes and Work Session Minutes and the August 17, 2021 Roy City Council Meeting Minutes
2. Appointment of Janel Hulbert and Daniel Tanner as Planning Commissioner Alternates

E. Public Comments *If you are unable to attend in person and would like to make a comment during this portion of our meeting on ANY topic you will need to email admin@royutah.org for your comments to be shared.*

This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.

F. Action Items

1. Proposed **Resolution 21-21** Approving at Transportation Service Provider Agreement Extension and Rate Adjustments

G. Presentation

1. UMCA- Award CMC to City Recorder

H. Discussion Items

1. Recruitment and Retention of City Staff- Chief Matt Gwynn
2. 4400 South Traffic Study
3. Sandridge Park
4. Citizen Survey
5. Weber Basin “Flip your Strip” program

I. City Manager & Council Report

J. Adjournment

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) 774-1020 or by email: admin@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 Councilmember 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, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 1st day of October 2021. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 1st day of October 2021.

Morgan Langholf
City Recorder

Visit the Roy City Web Site @ www.royutah.org
Roy City Council Agenda Information – (801) 774-1020



ROY CITY
Roy City Council Meeting Minutes
August 3, 2021 – 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

ROY CITY COUNCIL MEETING

AUGUST 3, 2021 – 5:30 P.M.

ROY CITY COUNCIL CHAMBERS 505 I S I 900 W ROY, UTAH 84067

Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on August 3, 2021 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy
Councilmember Paul
Councilmember Saxton
Councilmember Wilson
Councilmember Jackson
Councilmember Burrell

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were Management Services Director, Camille Cook; Public Works Director, Ross Oliver, Morgan Langholf, Steve Parkinson, Glenda Moore, Kevin Homer, Sophie Paul, Glen Jacobson, Byron Burnett, Leon Wilson, Randy Scadden, Kim Kohli, Lane Finduht, Rod Belnap, Johnny Ferry, Jeff Stevens, John Richie, Rod Belknap, and Lane Findley.

A. Welcome & Roll Call

Mayor Robert Dandoy welcomed those in attendance and noted Councilmembers Burrell, Jackson, Paul, Saxton, and Wilson were present.

B. Moment of Silence

Councilmember Burrell invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Jackson led the audience in reciting the Pledge of Allegiance.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- 1. Approval of the July 6, 2021 Roy City Work Session and City Council Meeting Minutes**

Councilmember Paul motioned to approve the Consent Items. Councilmember Jackson seconded the motion. All Councilmembers voted “aye.” The motion carried.

E. Public Comments

1. Byron Burnett

Mr. Burnett, 4375 South 4675 West, recalled discussions from previous work sessions regarding setback and height requirements for pending development projects surrounding his neighborhood. He wanted to ensure that the requirements as set forth in previous discussions were what got adopted.

2. Glen Jacobson

Mr. Jacobson, 4170 South 2400 West, recalled that elevation was discussed in a previous work session. He explained that he lived on the east side of the development area in question. He stated that going from the existing gravel road as the starting grade, 35 feet would still be above his fence line. He asked if some of the areas would still be storefront. The Council indicated that they had changed the requirements to where parking could be front, side, or rear; because of the slope, this would allow more options. Mr. Jacobson also stated that traffic on to 4000 West had not been addressed. Mayor Dandoy said at this point there were still several unknowns; however, another conversation would take place once a site plan came forward. Mayor Dandoy stated that Roy City would not implement eminent domain. There was further discussion on the above points.

F. Presentations

1. **Weber School District**

Jeff Stevens, Washington Terrace, introduced himself as the Superintendent of the Weber School District. He introduced John Richie, Rod Belknap, and Lane Findley. He expressed appreciation for the relationship that the Weber School District had with Roy City. Mr. Stevens explained that the Weber School District was contemplating a bond in the upcoming November election. There had been significant growth in the northwest portion of the County, and this was putting pressure on a number of schools. He then presented a short information video regarding the bond and its purpose.

Mr. Stevens stated that the primary purpose of the proposed bond was to respond to enrollment growth. He explained that three out of the four high schools were at or over capacity. The District had adjusted boundaries to try and maximize the efficient use of each of those high schools. Additionally, facilities had been moved around in order to accommodate more students. The junior high schools were also at or over capacity. He stated that a decision regarding a bond would be made in a Board meeting scheduled for the following day. The bond would likely cover expenses to build a new high school, a new junior high school, a new elementary school, and a rebuild of Roosevelt Elementary in Washington Terrace.

Councilmember Jackson agreed there was a need for these additional resources to be added to the Weber School District. Tentative timelines for each project, and the process by which boundary adjustments were made, were then briefly discussed.

2. **Major Brent Taylor Foundation**

Johnny (last name inaudible on recording) stated that he owned Honeyville, a food manufacturing company, and they made the famous Kodiak cakes and their facility. He explained that back in January, he was contacted by Jennie Taylor of the Major Brent Taylor Foundation about doing something for the 20th anniversary of 9/11. He explained that Weber County Fairgrounds had been reserved for a walk-through event depicting what life was like in the pre-2000s. The event would be free to the public would include an interactive museum, a chance to speak with Utahns in uniform, booths to share your

experiences and thoughts, as well as food trucks and activities for the kids.

3. Victim Advocates - Kim Kohli & Cassidy Hart

Kim Kohli introduced herself and Cassidy Hart. Ms. Kohli then reviewed how Victim Advocates was funded. As advocates there were three main goals: 1. Provide effective advocacy for crime victims by reaching out to them so they know they are not alone and know what services are available; 2. Provide effective advocacy for crime victims through the court process to ensure that victims are aware of their rights, and that they have help throughout that process; 3. To increase effectiveness of programs accessed through collaboration, training, public information, and volunteer programs. The number of persons were tracked through the program were reported on a quarterly basis, which was for grant purposes. There were student interns who aided in the program. The legislature passed a victim bill of rights to ensure all victims were treated with courtesy and sensitivity. This bill included the victims' rights to know their rights in the justice system, to be informed, to be safe, and to receive safe restitution.

The time was then turned over to Cassidy Hart, who discussed the roles of Victim Advocates. Ms. Hart expressed thanks to City Staff for all of their support.

City Attorney Andy Blackburn stated that the City did not give Ms. Hart and Ms. Kohli enough support. The cases of domestic violence had increased in 2020 in light of the pandemic. Ms. Hart and Ms. Kohli often got yelled at over heavy situations in their work, and they needed to be recognized for the roles they were playing in the community. He expressed appreciation to them, and said everyone owed them a lot of thanks and support for what they did.

The Mayor and Council applauded Ms. Hart and Ms. Kohli for the Victim Advocates program, and invited them to come back often to the Council to provide more education on the issues facing Roy.

G. Discussion Items

1. Weber Basin Water Conservancy District Incentive Program

Mayor Dandoy presented this program to the Council. He noted that he had distributed several charts to members of the Council pertaining to the newly created Weber Basin Water Conservancy District Incentive Program. He explained the importance of the City looking at ways in which they could continue engaging the community in water conservation efforts. One key concept integrated into the program included drought resistance landscaping options. Additionally, Mayor Dandoy explained the importance of the City's ordinances matching up with the concepts detailed within the program. Residents who used culinary and water qualified for this program. Mayor Dandoy then reviewed options for City curbs and park strips. He then reviewed program qualifications and how to apply. There was a brief discussion regarding participant accountability, as well as the timeline for program rollout.

I. Reports

1. City Manager Report

City Manager Matt Andrews welcomed everyone to Roy Days, which was taking place that week. He noted there were events taking place every day that week.

2. Mayor and Council Report

Councilmember Burrell reported that the latest golf tournament was the best attended and organized event ever. She commended the employees involved with that event.

Councilmember Saxton asked when the Council would be meeting with the economic development team again, to which Mayor Dandoy noted the next Council meeting on August 17th.

Councilmember Jackson discussed the 9/11 service day and noted there would be information included in the Community Connections magazine. She also noted where banners and flyers would be hung throughout the City.

I. Adjournment

Councilmember Burrell motioned to adjourn the City Council meeting at 6:50 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted “Aye.” The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:

Mayor
• Robert Dandoy

City Manager
• Matt Andrews



Council Members
• Jan Burrell
• Joe Paul
• Bryon Saxton
• Diane Wilson
• Ann Jackson

ROY CITY COUNCIL WORK SESSION

AUGUST 3, 2021 – 4:30 P.M.

ROY CITY COUNCIL CHAMBERS 505 I S I 900 W ROY, UTAH 84067

A. Welcome & Roll Call

Mayor Dandoy welcomed everyone to the Council Work Session and noted that all Councilmembers were present.

B. Discussion Items

1. Proposed Mixed Use for Frontrunner Station and Innovation Center Areas.

Mr. Parkinson explained a couple of work sessions had already taken place to discuss this item. He presented the staff report as well as an updated aerial map of the subject areas. Setback changes were reflected in the single-family home neighborhood off of 2450 West. Setback changes were also reflected in the neighborhood located south of 4000 West. No other changes were made to the map.

Mayor Dandoy recalled a previous discussion about bringing a certain distance down on Hinckley Drive. Mr. Parkinson noted that these changes, along with others that were discussed in the previous work sessions, were now reflected in the language of the ordinance.

In response to a question from Councilmember Jackson, Mr. Parkinson stated that in speaking with one of the property owners, they had legally obtained access of off 4000 West. The property in question had also obtained a contract with Hooper Water and Mr. Freedman from the south; therefore, there would be a connection from 4000 West through 4800 West. The uses on the land in question had not changed. There was then subsequent discussion about potential uses that could go into these areas, based on what the property owners may or may not be amenable to. Mayor Dandoy stated that if there was Hooper access to the south, for example, the adjacent property owners may be open to multi-family housing development. There was additional discussion on the viability of this potential access with Hooper.

Mayor Dandoy stated there were at least four property owners who had indicated a desire to see development take place in the area in question. He would like to get these property owners' opinions so as to give them individual zoning opportunities for their half acre lots. However, the adjacent property owners have indicated to staff a preference for what is about to be proposed, because their intent would then to develop residential.

Councilmember Paul explained that the issue with allowing several individual zones was that it created islands, which was what they were trying to do away with in Roy. The Council continued to deliberate the above points stated. Mr. Parkinson stated that he did not know that as a City, they should be getting into a legal battle over how to develop private property. The question the City had to consider was whether or not a particular zoning belonged in a certain area.

Councilmember Jackson stated that it was important to get input from the property owners, as well as verify whether or not there were two other access points to the area.

Mr. Parkinson and Mayor Dandoy reviewed some of the conversations that they had each had with some of the property owners, and discussed some of the tentative uses that could go into that area based on those conversations.


The Council continued to deliberate the City's position in relation to personal property rights.



C. Adjournment

Councilmember Paul motioned to adjourn the meeting. Councilmember Burrell seconded the motion. All Councilmembers voted “aye.” The motion carried.



Date: 5 October 2021
To: Mayor Dandoy & City Council members
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Appointment of Alternate Planning Commissioners

Having Alternate Commissioners has helped the Planning Commission to have seven (7) voting members at each of their meetings.

However, recently two (2) members have stepped down and their positions and they need to be filled.

The end of May 2020, Don Ashby stepped down due to life being too busy. At that time Annette Mifflin was an Alternate and she stepped in to take his position.

Then the end of July Annette Mifflin stepped down due to declining health, and Jason Felt who was the only Alternate left stepped into her position.

Thus now two (2) “Alternate” positions were needing to be filled.

Staff has since received four (4) applications of Roy City residents.

Staff would like to recommend Janel Hulbert and Daniel Tanner to be appointed to fill the two (2) vacant Alternate positions. Daniel would fill the Alternate #1 position which term would end June 30, 2025 and Janel would fill the Alternate #2 position which term would end June 30, 2026.



RESOLUTION NO. 21-21

A RESOLUTION OF THE ROY CITY COUNCIL APPROVING A TRANSPORTATION SERVICE PROVIDER AGREEMENT EXTENSION AND RATE ADJUSTMENTS

WHEREAS, the Davis Hospital and Medical Center and the Roy Fire and Rescue Departments are parties to a Transport Service Provider Agreement entered into Jun 2013 (amended 2016, 2018, and 2021) to provide patient transport services from the Davis Hospital Weber Campus to the Davis Hospital and Medical Center Main Campus; and

WHEREAS, the parties desire to amend the Agreement to extend the term for an additional 5 years and the provide rates for transport services in accordance with the new rates set by the State Department of Health, Utah Bureau of Emergency Management Services as provided for in the Amendment Of Transport Services Provider Agreement which is attached hereto; and

WHEREAS, the Roy Fire and Rescue Chief Craig Golden recommends the City Council approve the Amendment Of Transport Service Provider Agreement as amended;

WHEREAS, the Roy City Council determined that it is in the best interest of Roy City to approve the Amendment Of Transport Service Provider Agreement ; and

NOW THEREFORE, be it resolved by the Roy City Council that the attached Amendment Of Transport Service Provider Agreement is hereby adopted and that the Mayor is authorized to execute the agreement.

Dated this 5th day of October, 2021

Mayor – Robert Dandoy

Attest:

Recorder – Morgan Langholf

Councilman Burrell _____

Councilman Saxton _____

Councilman Jackson _____

Councilman Paul _____

Councilman Wilson _____

AMENDMENT OF TRANSPORT SERVICE PROVIDER AGREEMENT

This Amendment of Transport Service Provider Agreement ("First Amendment") is made as of September 01, 2021, 2021 ("Execution Date"), to be effective as of April 19, 2021 (the "Effective Date"), by and between **DAVIS HOSPITAL AND MEDICAL CENTER, LP**, a Delaware Limited Partnership, doing business as Davis Hospital and Medical Center ("Davis") and **ROY CITY**, a Municipal Corporate of the State of Utah ("Roy"). Davis and Roy may hereinafter be referred to individually as a "Party", and collectively as the "Parties". Initially capitalized terms not defined in this First Amendment shall have the same meaning ascribed to them in the Agreement (as hereinafter defined).

RECITALS

WHEREAS, Roy and Davis are Parties to that certain Transport Service Provider Agreement dated December 01, 2016 (the "Agreement"), for Roy to provide patient transport services between the Weber Campus and Davis Hospital and Medical Center main campus; and

WHEREAS, the Parties mutually desire to amend the Agreement upon and subject to the terms, conditions, and covenants set forth in this First Amendment;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants hereinafter set forth and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Incorporation of Recitals. The Parties hereby acknowledge and agree that all of the recitals set forth hereinabove are true and accurate and are hereby incorporated as if fully set forth herein.
2. Term. Notwithstanding anything to the contrary contained in the Agreement, the Term of the Agreement shall be extended from September 1, 2021 through August 31, 2026 ("First Extension") upon the same terms and conditions in the Agreement.
3. Payment. Notwithstanding anything to the contrary contained in the Agreement, during the Term, Davis agrees to pay Roy Seven Hundred Fifty Dollars (\$750) for each Basic Life Support transport and Nine Hundred Fifty Dollars (\$950) for each Advanced Life Support Transport within thirty (30) days of Davis' receipt of an invoice from Roy.
4. Ratification and Confirmation of Agreement. Davis and Roy do hereby ratify and reaffirm the provisions of the original Agreement, which shall continue to be in full force and effect, except as amended by this First Amendment.
5. Mutual Representations and Warranties. The Parties hereto respectively represent and warrant to each other that: (a) each has the requisite power and authority to enter into this First Amendment, (b) all necessary and appropriate approvals, authorizations and other steps have been taken to effect the legality of this First Amendment, (c) the signatories executing this First Amendment on behalf of each of the Parties have been duly authorized and empowered to execute this First Amendment, and (d) this First Amendment is valid and shall be binding upon and enforceable against each of the Parties.
6. Binding Effect. This First Amendment is being executed by the Parties hereto and shall inure to the benefit of, and be binding upon, the Parties and their respective successors and assigns, and shall be effective as of the Effective Date.
7. Counterparts. This First Amendment may be executed in any number of counterparts, and by the different Parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement, binding on all of the Parties. Delivery of an executed counterpart to this First Amendment by facsimile or other electronic means (e.g., electronic mail or PDF) shall be effective as delivery of a manually executed counterpart to this First Amendment.

IN WITNESS WHEREOF, Davis and Roy have executed this First Amendment as of the Execution Date.

DAVIS:

**DAVIS HOSPITAL AND MEDICAL CENTER, LP,
a Delaware Limited Partnership**

By: 

Name: Michael Jensen

Title: President

Roy:

**ROY CITY,
a Municipal Corporate of the State of Utah**

By: _____

Name: _____

Title: _____

Weber Basin Water Conservancy District Flip Your Strip Program

Email 9/8/2021

Mayor and City Council,

In order to join the program with Weber Basin Water of Flip Your Strip we would need to adopt ordinances that accomplishes the following two items.

1. Flexibility allowing existing homeowner participation.
 - a. Roy's existing code appears to allow for flexibility to the homeowner to landscape their parkstrips and other areas of their yard without being in conflict and meets the District requirements of allowing existing homeowners the ability to remove their turf and convert to drip irrigation with water wise plantings up to and including nothing more than hardsurface materials.
2. Ordinances limiting the expansion of inefficient/water demanding landscapes.
 - a. We need to limit the percentage of turf or lawn areas allowed in single-family and commercial, institutional, industrial, multi-use, multi-family and rehabilitated spaces. Should reference the maximum allowable percentages for the differing types of developments as well as a general statement regarding no turf in parkstrips or areas with widths less than 8-feet and drip irrigation use in non turf areas:
 - i. Not to exceed 35% total irrigated spaces for single family developments.
 - ii. Not to exceed 15% total irrigated spaces for commercial, institutional, industrial, multi-use, multi-family developments.
 - b. Require "EPA watersense labeled smart irrigation controller which automatically adjusts frequency and/or duration or irrigation events in response to changing weather conditions. Set to operate in "smart" mode with automatic rain delay or shutoff capabilities."

General comments for consideration:

- Consider adding more purpose related to water conservation. *In the public interest to conserve the public's water resources and to promote water efficient landscaping. The purpose of this ordinance is to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, reduce water waste and establish a structure for designing, installing and maintaining water efficient landscapes throughout the City.*

Also, attached is a Summary worksheet from Weber Basin Water.

Enjoy!

Matthew Andrews | City Manager

Attachment 1

Weber Basin Water Conservancy District Water-wise/efficient Landscape Ordinance Standards

- Applicability
 - All developer/contractor or agency installed residential, commercial, institutional, and industrial construction (including mixed-use, multi-family, townhome, community use, PRUD developments and common areas managed by homeowner, associations). Required on all new or substantial renovation projects.
- Indoor Recommendations
 - WaterSense labeled plumbing fixtures (faucets, shower heads, urinals, toilets, etc.)
- Residential Outdoor
 - Drip irrigation used outside of lawn areas. Drip irrigation shall be equipped with pressure regulator, filter, etc.
 - Irrigation valves shall irrigate landscapes with similar site, slope, and plant materials with similar water needs (lawn and planting beds shall be irrigated on separate valves). No drip and sprinklers on the same irrigation valve. No combination of differing sprinkler heads on the same irrigation valve.
 - WaterSense labeled smart irrigation controller, equipped with rain delay, shall be installed.
 - Minimum of 3 inches of mulch required in planted beds.
 - No lawns in park strips, slopes greater than 25%, or in areas less than 8-feet wide.
 - Lawn area shall not exceed 35% of the total landscaped area
- Commercial/Institutional/Industrial/Multi-family, HOA common areas, mixed-use, townhome, community use, PRUD) Requirements
 - Turf not to exceed 15% of the total landscaped area
 - Designated recreational areas excluded
 - No turf in parking landscapes, buffer areas.
 - Recommend consideration of parkstrip areas being designed as bioswales.
 - Watersense labeled smart controllers shall be installed.
 - Same irrigation design standards as identified in Residential requirements including utilization of WaterSense labeled smart irrigation controllers.
- HOA Language
 - *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:*
 - *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 35% of the landscaped area; or*
 - *Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or*
 - *Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.*

Attachment 2

The current Roy City Ordinances regarding landscaping are listed below.

10-31 Definitions:

Landscaping: Materials and treatments that include naturally growing elements such as grass, trees, shrubs, and flowers. Landscaping may also include the use of rocks, fountains, benches, and contouring of the earth.

10-10-20 Required Front Yard Landscaping in Residential Zones:

- 1) Landscaping, such as but not limited to, grass, rocks, trees, shrubs, and ground cover is required to be installed in all yard areas of all residential lots within eighteen (18) months from issuance of a Certificate of Occupancy. For existing residential lots which have either not installed landscaping or residential lots where the landscaping no longer exists, landscaping according to these regulations shall be installed within eighteen (18) months from the enactment of this provision.
- 2) Landscaping of residential lots shall be maintained in a healthy condition. Yard areas shall not lack appropriate turf, plant or ground cover material so as to cause excessive dust or allow the accumulation of debris.

10-10-31 Required Compatibility Transitioning Treatments Between Residential and Nonresidential Districts:

- 3) Screen Landscaping.
 - a) All nonresidential zones located adjacent to any residentially zoned property shall provide a minimum of a ten feet (10') landscaped buffer adjacent to the residential zoning district boundary. No off-street parking, driveways, accesses, or any hard surfaced areas shall be permitted to be located within the required ten feet (10') landscaped buffer area.
 - b) The landscaping provided within the required ten feet (10') landscaped buffer area, as identified in (a) above shall meet or exceed the minimum requirements for landscaping in nonresidential areas, as provided herein.
 - c) The types, sizes, and amount of landscaping materials sufficient to protect residential properties shall be determined by the Commission when approving a Site Plan.

10-13-5 Landscaping:

2) Landscaping Options

SECTION I

- c) Landscape Materials. All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
- d) Native Vegetation Materials. All landscape plans are encouraged to use vegetation, native to northern Utah.
- e) Plant Size, Spacing, and Scale. The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.

- g) Non-vegetative Ground Cover. Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.

SECTION 2

- d) Ground Plane Vegetation. All unpaved areas shall be covered by one of the following.
 - i) Planting Beds.
 - (1) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (2) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (3) Annual beds must be maintained seasonally, replanting as necessary.
 - ii) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (1) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

10-14-11 Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s):

B. Site Design Standards:

- 9) Site Landscaping and Screening Treatments.
 - c. Landscape Materials. All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
 - d. Native Vegetation Materials. All landscape plans are encouraged to use vegetation, native to northern Utah.
 - e. Plant Size, Spacing, and Scale. The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.
 - g. Non-vegetative Ground Cover. Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.

10-15-8 Additional Site Standards and Design Requirements to Establish A Conditional Use

B. Site Design Standards:

- 9) Site Landscaping and Screening Treatments.
 - c. Landscape Materials. All proposed plants and landscape materials shall be consistent with (but not uniform) and of a similar scale with existing natural landscape, neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant plant materials are encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
 - d. Native Vegetation Materials. All landscape plans are encouraged to use vegetation, native to northern Utah.

e. **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed site structures and features.

g. **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include boulders, small stones less than ½ inch in diameter and bark and mulch. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.