(NEW) CHAPTER 6: RESORTS - WATER EFFICIENCY STANDARDS

The provisions of this Chapter are applicable to all new construction, and new development within any resort.

Specific provisions of this Chapter can be waived by the City if a hydrologist, landscape architect that is licensed in the State of Utah, or similarly qualified expert approved by the City provides a statement and supporting documentation showing that the design meets or exceeds all the water conservation measures and goals in this ordinance.

6-1: Construction Standards

A. Within the resort development, new single-family, two-family (twin home/duplex), and three-family (triplex) residential dwellings 1,200 square feet or greater shall install hot water recirculation systems.

B. All water fixtures shall be WaterSense labeled fixtures, or fixtures that are at least as water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals.

C. All appliances shall be Energy Star qualified appliances, or appliances that are at least as energy-efficient.

D. Exterior, decorative water features must be limited to an aggregate capacity of three hundred (300) gallons per acre of resort area or less and recirculating pumps are required in each feature. This excludes any area of a golf course and water features within a golf course. Exterior decorative water features shall not be used as entry features to the resort development. The capacity of the water feature in gallons shall be counted towards the allowed amount of grass using one gallon equals one square foot of grass.

E. The square footage of any uncovered pool will be counted towards the allowed amount of grass. A pool is considered uncovered if it does not have a UL approved cover that is electrically operated." Twenty-five percent (25%) of the square footage of any pool with a UL approved electrically operated cover will be counted towards the allowed amount of grass.

F. Except for hotel rooms, all shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

6-2: Landscape Standards

A. Grass area must not exceed eight percent (8%) of the square footage of the total resort development. This excludes the grass area of any golf course.

B. Grass is not permitted outside of an active recreation area. Grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds 10%; and

C. Any lot in any zone which is larger than one-half (1/2) acre must use secondary irrigation where available to irrigate any agricultural, horticultural, or gardening uses which are permitted in the applicable zone.

D. Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.

E. Each project shall propose and follow an approved Planting Plan that has a minimum of 40% vegetative cover of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

F. If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.

6-3: Required Documentation

1. Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager. The Landscape Documentation Package shall be prepared by a professional landscape architect (PLA) and shall consist of the following items:

    a. Project Data Sheet containing the following:
        i. Project name and address;
        ii. Applicant or applicant agent's name, address, phone number, and email address;
        iii. Landscape architect's name, address, phone number, and email address; and
        iv. 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:

i. Location of all plant materials, a legend with common and botanical names, and size of plant materials;
ii. Property lines and street names;
iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
iv. Existing trees and plant materials to be removed or retained;
v. Scale: graphic and written;
vi. Date of design;
vii. Designation of hydrozones, and
viii. 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 contain the following information:
   i. 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;
   ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
   iii. 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 irrigation equipment (i.e., sprinklers, drip emitters, bubblers, etc.); and
   iv. 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:
   i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and
   ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements, as well as drainage.

2. Plan Review, Construction Inspection, and Post-Construction Monitoring.

a. As part of the building permit approval process, a copy of the Landscape Documentation Package shall be submitted with a city provided pre-submittal checklist completed to initiate a review and approval process 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 or other entity tasked with approvals.

d. Following construction, and prior to issuing an occupancy permit, an inspection shall be scheduled with the Building Inspection Department or other appointed entity to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, developer, contractor or landscape architect and submitted to the city. The Certificate of Substantial Completion must be accompanied by a certification from the landscape architect that the landscaping, irrigation, and related improvements have been installed consistent with the approved Landscape Documentation Package.

e. The city or other appointed entity 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.

6-4: Plant Selection

Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable and environmentally sustainable plants are acceptable. See the Washington County Water Conservancy District's recommended plant list on wcwcd.org. Plants with similar water needs shall be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by the city shall not be planted.

A. Areas with slopes greater than 10% shall be landscaped with deep-rooting, water-conserving plants that do not include grass.

B. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water-conserving plants and/or mulch that do not include grass.

6-5: 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 suited for water-efficient landscapes. Trees shall be selected and planted in accordance with the following city guidance:

A. Broad canopy trees shall be selected where shade or screening of tall objects is desired;

B. Low-growing trees shall be selected for spaces under utility wires;

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

D. 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;

E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions; and

Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for watering under water-shortage conditions when other plant material may not be watered due to drought conditions.

6-6**: Irrigation Design Standards**

A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds 90 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.

B. Irrigation Controller. It is required that landscaped areas use 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 have memory retention capability to retain pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.

C. Each valve shall irrigate a landscape with a similar site, slope and soil conditions, and plant materials with similar watering needs. Grass, trees and non-grass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

D. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.

E. Drip irrigation shall be used to irrigate plants in non-grass areas. Spray head to drip conversion for rehabilitated landscape sites may be acceptable with city approval of Irrigation Plans.

F. High conservation efficiency spray nozzles are required for sprinkler applications.

G. Sprinkler heads shall have matched precipitation rates with each control valve circuit.

H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

I. Check valves are required. Pressure compensating valves and sprinklers are required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

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

K. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.

L. Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

   Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on wcwcd.org. The generally recommended schedule is:

   - Winter (Nov – Feb) – sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January
   - Spring (Mar – April) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week
   - Summer (May – Aug) – sprinkler irrigation up to 4 days a week and drip irrigation up to 3 days a week
   - Fall (Sept – Oct) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

M. Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

6-7: Restrictive Covenants in Conflict with Water Efficiency Standards

Any provisions in homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, recorded after passage of this ordinance, are void and unenforceable if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.