Ivins City Staff Report
City Council Meeting 10/05/2023

Agenda Item: Discuss and consider revising Landscaping and Water Conservation Ordinance

Submitted by: Charles Gillette, P.E. Public Works Director & City Engineer

Recommended City Council Action: Request staff to put this into Ordinance form for the next meeting.

BACKGROUND:
We have been notified that the State of Utah will not allow Ivins City residents to receive rebates for the removal of grass since Ivins City's ordinances do not specifically prohibit the installation of grass with width's narrower than 8 feet.

FINDINGS AND ANALYSIS:
Attached are the proposed revisions to the existing ordinance. There are four locations in the text where it seems appropriate to make the change.

SUPPORT MATERIALS:
Proposed Ordinance Changes

FINANCIAL IMPACT:
None

Respectfully Submitted:

Charles Gillette, P.E., Public Works Director & City Engineer

Content Review:

Dale Coulam, City Manager

TITLE 14
BUILDINGS AND CONSTRUCTION

CHAPTER 11
REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND

PART 3. SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

14.11.303: LANDSCAPE STANDARDS:

(1) For all new single-family and two-family (twin home/duplex) residential construction or development, the landscaping shall meet the following requirements:

(a) Grass area must not exceed eight percent (8%) of the lot square footage, up to a maximum of two thousand (2,000) square feet of grass area. However, all lots are permitted six hundred (600) square feet of grass even if the eight percent (8%) calculation is less. Grass areas shall have a minimum width of eight (8) feet.

(b) Grass is not permitted in common areas of a development unless it is an active recreation area.

(c) In addition, grass is prohibited in park strips, landscape buffers, and on any slope that exceeds ten percent (10%); and

(d) 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. (Ord. 2022-06, 6-2-2022)

PART 4. MULTIFAMILY DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.403: LANDSCAPE STANDARDS:

For all new multifamily construction or development, the landscaping shall meet the following requirements:

(1) Grass area must not exceed five percent (5%) of the total development's square footage. Grass areas shall have a minimum width of eight (8) feet.

(2) Grass is not permitted in common areas of a development unless it is an active recreation area.

(3) In addition, grass is prohibited in park strips, landscape buffers, and on any slope that exceeds ten percent (10%); and

(4) Landscape and irrigation installers shall follow the planting plans that have been signed and approved by the city.

(5) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (20%) vegetative cover (based on the American Society of Landscape Architects "Landscape Architecture Documentation Standards: Principles, Guidelines and Best Practices") of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

(6) 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. (Ord. 2022-06, 6-2-2022)

PART 5. NONRESIDENTIAL ZONES AND DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.503: LANDSCAPE STANDARDS:

(1) All new construction and new development in all nonresidential zones, and nonresidential development in any zone, shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance.

(a) Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds ten percent (10%). Grass areas shall have a minimum width of eight (8) feet.

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

(c) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (20%) vegetative cover (based on the American Society of Landscape Architects "Landscape Architecture Documentation Standards: Principles, Guidelines and Best Practices") of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

(d) 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.

(2) Required Documentation

(a) 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 landscape designer or a professional landscape architect (PLA). (Ord. 2022-06, 6-2-2022)

PART 7. RESORT DEVELOPMENT WATER EFFICIENCY STANDARDS

14.11.703: LANDSCAPE STANDARDS:

(1) 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.

(2) Grass is not permitted outside of an active recreation area. Grass areas shall have a minimum width of eight (8) feet. Grass is prohibited in park strips, landscape buffers, and on any slope that exceeds ten percent (10%); and

(3) 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.

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

(5) Each project shall propose and follow an approved Planting Plan that has a minimum of twenty percent (20%) vegetative cover (cover based on landscaping standards at maturity) of a landscaped area with water-efficient shade trees (however, fruit and nut trees are allowed) and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion.

(6) 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. (Ord. 2022-06, 6-2-2022)