

## SOUTH WEBER CITY COUNCIL AGENDA

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

**PUBLIC NOTICE** is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, February 22, 2022, in the Council Chambers at 1600 E. South Weber Dr. You may also email [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com) for inclusion with the minutes.

**OPEN** (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Councilman Dills
2. Prayer: Councilwoman Petty

### **PRESENTATIONS**

3. Commissioner Lorene Kamalu
4. Animal Control Director Introduction

**PUBLIC COMMENT** --Please respectfully follow these guidelines.

5. Citizen Input
  - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
  - b. State your name & address and direct comments to the entire Council (Council will not respond).

### **ACTION ITEMS**

6. Consent Agenda
  - a. Feb 8, 2022 Minutes
7. Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations

### **DISCUSSION ITEMS**

8. 2022 Legislative Review

### **RETREAT BUSINESS**

9. Budget Priorities and Directives
  - a. Operations & Maintenance
    - i. Staffing Levels and Compensation System
    - ii. Law Enforcement Contract
    - iii. Wildland Program
    - iv. Self-Contained Breathing Apparatus (SCBA)
    - v. Communications
    - vi. Dust Monitoring
  - b. Capital Projects
    - i. Public Works Facility
    - ii. Capital Improvement Plan (CIP) Overview
10. Committee Structure, Process, & Priorities

### **REPORTS**

11. New Business
12. Council & Staff
13. Adjourn

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive,*

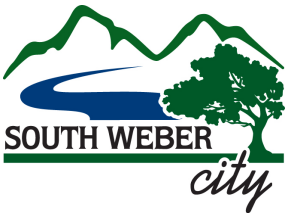
*South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.*

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/mailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, Mayor and Council, and others on the agenda.

**DATE:** 02-16-22

**CITY RECORDER:** Lisa Smith

A handwritten signature in black ink that reads "Lisa Smith". The signature is written in a cursive style with a large, decorative initial "L".



#3 Commissioner  
CITY COUNCIL MEETING  
STAFF REPORT

MEETING DATE

February 22, 2022

PREPARED BY

Lisa Smith  
Recorder

ITEM TYPE

Presentation

ATTACHMENTS

NA

PRIOR DISCUSSION DATES

January 11, 2022

AGENDA ITEM

Commissioner Lorene Kamalu

PURPOSE

The Davis County Commission requested a visit to South Weber City. Commissioner Kamalu will be here to give a brief update on Davis County information and answer questions.

RECOMMENDATION

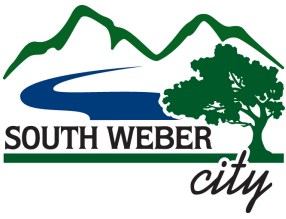
NA

BACKGROUND

NA

ANALYSIS

NA



#4 Animal Director  
CITY COUNCIL MEETING  
STAFF REPORT

MEETING DATE

February 22, 2022

PREPARED BY

Lisa Smith  
Recorder

ITEM TYPE

Presentation

ATTACHMENTS

NA

PRIOR DISCUSSION DATES

January 11, 2022

AGENDA ITEM

Animal Control Director Introduction

PURPOSE

The Council signed the animal care amendment in January 2022 and had some questions about definitions and costs. Ashleigh Young was promoted to Director in October 2021 and will be in attendance to introduce herself and answer questions.

RECOMMENDATION

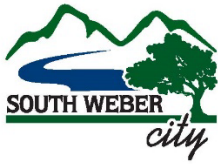
NA

BACKGROUND

NA

ANALYSIS

NA



# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 8 February 2021

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Rod Westbroek

**COUNCIL MEMBERS:**

Hayley Alberts  
Joel Dills  
Blair Halverson  
Angie Petty  
Quin Soderquist

**CITY MANAGER:**

David Larson

**COMMUNITY DIRECTOR:**

Trevor Cahoon

**FINANCE DIRECTOR:**

Mark McRae

**CITY ENGINEER:**

Brandon Jones

**CITY ATTORNEY:**

Jayme Blakesley

**CITY RECORDER:**

Lisa Smith

**PR ASSISTANT:**

Shaelee King

**CODE ENFORCER:**

Chris Tremea

**Minutes by Lisa Smith**

**ATTENDEES:** Paul Sturm, Michael Grant, Elizabeth Pinto, Sergeant Pope, Keith Christensen

Mayor Westbroek called the meeting to order and welcomed those in attendance.

1. **Pledge of Allegiance:** Councilwoman Petty
2. **Prayer:** Councilman Soderquist
3. **Public Comment:** none

## PRESENTATIONS

### 4. **Davis County Sheriff's Office Quarterly Report**

DCSO reported on actions from November 16, 2021 through February 8, 2022. Sergeant Pope stated the average time officers spent in South Weber City was 80.4 hours per week. There were a total of 621 calls including 11 arrests and 3 DUIs. Elizabeth Pinto prepared analytic information which was also shared. The breakdown included 12 hours spent on analytics, 5 hours on crime, 62 hours of meetings, and 72 hours on records.

### 5. **Storm Drain Rate Study Presentation**

Aaron Montgomery from Zions Public Finance presented Storm Drain Rate Study results via Zoom. The evaluation was projecting to fiscal year 2032 including nine projects identified in the Capital Facilities Plan. Analysis considered the costs of projects with an estimated annual inflation of 3%, maintenance and operating costs, and future public works building debt obligation. Although impact

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
Option 1	\$8.75	\$13.75	\$17.25	\$17.77	\$18.30	Increase of 3% each year thereafter
Option 2	\$8.75	\$13.75	\$18.00	\$19.25	\$19.25	
Option 3	\$8.75	\$18.50	\$18.50	\$18.50	\$18.50	

Councilman Halverson spoke on behalf of the Municipal Utilities Committee explaining this fund has been neglected for many years. Brandon Jones stated the fees were previously raised but no research was done to justify the numbers and it did not meet the needs. Mark McRae echoed that the increases were viewed short term without any study information. Council requested the Municipal Utilities Committee review these options and come back with a recommendation.

**ACTION ITEMS**

**6. Consent Agenda**

- a. **January 4 Minutes**
- b. **January 11 Minutes**
- c. **January Check Register**
- d. **December Budget to Actual**

Council Member Halverson moved to approve the consent agenda. Council Member Alberts seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Dills voted aye. The motion carried.

**7. Resolution 22-09: Policies and Procedures Amended**

Mark McRae shared the reasons policy changes were needed was to strengthen the city’s Fraud Risk Assessment and reduce the city’s risk of fraud. Councilwoman Petty verified the internal auditor is the Finance Director. There was concern with 7-040-11 Prohibited Conduct After Leaving South Weber City. Mark McRae expressed the one-year time frame was recommended by the state. Jayme Blakesley acknowledged some information should be kept confidential longer and it should be categorized based on the type of information. Councilman Dills suggested a less confusing version without the “legal” terminology. He proposed using definitions from state code. He also suggested codifying the conflict-of-interest section. Councilwoman Alberts questioned whether the manual applies to elected and appointed officials. The response was that it was primarily for employees only unless specifically identified.

Council Member Soderquist moved to continue Resolution 22-09: Policies and Procedures Amended to allow time for staff to address the concerns brought forward by Council Members. Council Member Dills seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Dills voted aye. The motion carried.

**8. Resolution 22-10: Property Lease Agreement with Keith Christensen**

David Larson reviewed city policy to have all agreements in writing. Keith Christensen approached the city years ago about storing personal trailers and equipment on city-owned property near 1400 East Canyon Drive if he maintained the property and was granted permission verbally at that time. Keith gave a history of the situation and the improvements he

had made. Jayme Blakesley explained the legal reasoning for listing the addresses individually. Mayor Westbrook inquired if the term could be extended beyond one year and Mr. Christensen agreed. Jayme Blakesley stated the terms could be changed. Council requested it be automatically renewed annually.

Council Member Petty moved to approve Resolution 22-10: Property Lease Agreement with Keith Christensen with a change to an automatic renewal every 12 months unless cancelled by either party. Council Member Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Dills voted aye. The motion carried.

## **DISCUSSION ITEMS**

### **9. Code Enforcement**

Trevor Cahoon explained the choices for code enforcement. Chris Tremea shared his philosophy on code enforcement. He suggested contracting with companies prior to abatement so the process will go more smoothly when it reaches that point. Discussion took place regarding who the appeal authority would be. David Larson expressed the conflict with him being involved in both the citation and appeal process. There was also concern regarding the cost levels of abatement and who might approve those. Council directed staff to keep the same financial levels as in the Procurement Policy. The City Manager will serve as appeal authority for the minor violations and appoint someone when there is a conflict. He will prepare a written guideline.

### **10. 2022 Legislative Review**

David communicated it is early in the session, but many bills are being currently reviewed by the Utah League of Cities and Towns (ULCT). There will be action alerts with talking points forthcoming encouraging administration and Council Members to personally reach out to legislators.

## **TRAINING (RETREAT)**

Council is required to have specific trainings annually that were originally scheduled for the retreat. City Attorney Jayme Blakesley briefly reviewed each due to the late hour, but the presentations will be forwarded to the Council, and he encouraged them to read them.

### **11. Open and Public Meetings Act**

City Attorney Jayme Blakesley explained the Open and Public Meetings Act (OPMA). He cautioned that any time a quorum (three or more members) is gathered and speaking of business it is a meeting. It can be in person, over chat, through Facebook, email, etc. Meetings must be noticed and recorded. He related sessions may only be closed for specific matter outlined in law and no action can be taken.

### **12. Powers and Duties Review**

Council has specific powers and duties as a legislative body. Certain decisions regarding land use regulations are legislative functions. Actions must be reasonably debatable and be consistent with given authority. Other decisions are administrative choices and must be supported by substantial evidence. No matter public or personal opinion, decision is whether it complies with land use regulations. Staff reports note whether it is legislative or administrative.

### **13. Ethics Review**

Jayme used surfing to demonstrate ethics. There are six waves to navigate. Fundamentally, personal finances must be disclosed when there is a connection with city business. If there is a

question about disclosure, Council Members may contact the Mayor or City Attorney.

Jayne expressed that OPMA, duties, and ethics often overlap. He urged Council to avoid having a quorum when visiting sites or gathering as neighbors.

## REPORTS

**14. New Business** There was no new business presented.

### **15. Council & Staff**

**Councilwoman Petty** announced the Municipal Utilities Committee met to work on the contract for architectural design of the public works building and plans to meet to review the storm drain rate options.

**Councilman Dills** related citizens continue depositing material for the bike track at Canyon Meadows park. David added they hope to complete the track prior to the landscaping and sealing the pickleball court.

**Councilman Soderquist** proclaimed dust keeps blowing even in winter. He continues to share information with both pits. Staker is currently seeding their north area.

**Councilwoman Alberts** said Public Relations had not met. She pled for citizens to volunteer to help plan and run Country Fair Days. They have been unable to replace the board members that left after last year. Code committee brought new members up to date. Landscaping ordinance is at Planning Commission level and once passed will allow the city to participate in the Flip Your Strip program.

**Councilman Halverson** notified Council that the Public Safety Committee met with Davis County Sheriff's Office continuing to discuss law enforcement contract. Planning commission held public hearing on a rezone request for a 34-lot subdivision on the Watts' parcel. Dan Murray's site plan amendment was also approved.

**Mayor Westbroek** stated each of the many committees he has attended indicate prices will continue to rise. The Weber County Sewer district is the most concerning. There is a proposal for an industrial park and residential housing west of the river on 12<sup>th</sup> street in Ogden. It would require three lift stations and would have a hefty price tag.

**David Larson** indicated the brightness of Council Chambers was due to new lights put in personally by Mayor Westbroek. He thanked Mark McRae and Alicia Springmeyer for their work making the budget more user-friendly and informational. The city received the Distinguished Budget Presentation Award. He further shared a Building Resilient Infrastructure and Communities (BRIC) grant was awarded to South Weber. He expressed gratitude to Wayne Winsor for making that grant happen. The city budgeted funds for a hazard mitigation plan which will be matched by the Federal Emergency Management Agency (FEMA). This step is necessary to apply for future grants to compete the projects identified. He related the Admin/Finance Committee worked on the audit request for proposal (RFP) which should be published this week. He noted staff is working to separate job duties for the two departments at City Hall. The need for a second part-time office position was identified and the budget is able to support it so it will be advertised immediately. Finally, he related the Davis County Health Department



update revealed hitting week 100 dealing with COVID. Although case numbers have gone up dramatically, hospitalizations and fatalities remain steady.

**Trevor Cahoon** shared that preconstruction meetings were held for Sodalicious and The Lofts. The Lofts must complete infrastructure by March 15 when the canal will be filled.

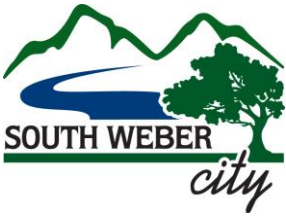
**16. Adjourn**

**ADJOURN:** Council Member Petty moved to adjourn the Council Meeting at 9:12 p.m. Council Member Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Dills voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date** 02-22-22  
**Mayor:** Rod Westbrook

**Attest:** \_\_\_\_\_  
**City Recorder:** Lisa Smith

DRAFT



# CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

Date February 22, 2022

PREPARED BY

Trevor Cahoon  
Community Services Dir.

ITEM TYPE

Legislative Ordinance

ATTACHMENTS

Recommended Ordinance

PRIOR DISCUSSION DATES

Planning Commission –  
February 10, 2022

AGENDA ITEM

Ordinance 2022-04 Water Efficient Landscaping

PURPOSE

Due to current impacts of the prolonged drought across the state, it has become necessary to reduce water usage to preserve this resource for future generations. A particular concern for water usage is the impact that landscape maintenance has on the supply. Excessive watering for non-native and drought intolerant vegetation brings a need for change.

Weber Basin as well as other water districts throughout the state are implementing incentive programs to help users convert current vegetation to a more water-wise solution, and are encouraging municipalities to update ordinances to promote, encourage, or require water-wise landscaping on new construction. Weber Basin has provided a draft ordinance for cities to consider. Cities must adopt a water-wise landscape ordinance in order to qualify for incentive programs.

At the October Planning Commission, the commission heard a presentation from Weber Basin Water Conservancy District about the programs that are available and discussed what changes they would implement in a draft ordinance. City Staff has reviewed the ordinance and made some revisions. The Planning Commission will discuss those revisions and finalize an ordinance for consideration.

The Planning Commission reviewed the Draft Ordinance at the February 10, 2022 meeting and recommended the approval of the ordinance with minor changes. Staff had included a recommendation to define exceptional design. After discussion the Planning Commission felt that this section would need more discussion so it was removed from the code to continue the conversation but did not want to delay the process of getting the landscape ordinance in place.

Part of the drafted ordinance is to replace most of the current landscaping code except for the buffer yard requirements.

**SAMPLE MOTION LANGUAGE**

**Approve** – Move to approve Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations.

**Approve with amendments** – Move to approve Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations, with the following amendments:

- *List amendments*

**Deny** – Move to deny Ordinance 2022-04: Title 10 Chapter 15 Landscape Regulations.

**CHAPTER 15 LANDSCAPE REGULATIONS, CHAPTER 15: WATER EFFICIENT LANDSCAPE REQUIREMENTS**

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**SECTION:**

**10-15-1: Purpose**

**10-15-2: General Requirements**

**10-15-3: Landscape Plan Definitions**

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**10-15-4: Selection, Installation And Maintenance Of Plant Materials Applicability of Water Efficient Landscape Ordinance**

**10-15-5: Landscape Design Standards And Guidelines**

**10-15-6: Park Strip Landscaping Irrigation Design Standards**

**10-15-7: Buffer Yard Landscaping Landscapes in New Single-Family Residential Developments**

**10-15-8: Failure To Comply Prohibition on Restrictive Covenants Requiring Uniform Plant Material Irrigated with Spray Irrigation**

**10-15-9: Landscapes in Commercial, Industrial, and Institutional Developments**

**10-15-10: Documentation for Commercial, Industrial, and Institutional Projects**

**10-15-11: Plan Review, Construction Inspection, and Post-Construction Monitoring for Commercial, Industrial, and Institutional Projects.**

**10-15-12: Prohibited Watering Practices**

**10-15-13: Enforcement, Penalty for Violations**

**10-15-14: Buffer Yard Landscaping**

**10-15-15: Failure to Comply**

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**10-15-1: PURPOSE**

The city council of South Weber, Utah, deems that, in order to keep the peace, health, safety, and welfare and promote the best interest of the inhabitants of the city of South Weber, these "landscape regulations" be created. These regulations are intended to increase the compatibility of adjacent land uses and foster compatibility among different land uses by minimizing the harmful effects of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use. (Ord. 2001-6, 2-27-2001)

The City Council has found that it is 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.

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**10-15-2: GENERAL REQUIREMENTS**

- A. Required: All land approved for development in the city shall be constructed as required by city ordinances and the planning commission or city council. In order to control the potential for adverse conditions resulting from dust, mud and erosion, land remaining on developed sites that is not covered with structures or impervious surfaces such as driveways, walks, courts, landscape features (sculptures, boulders, etc.), shall be landscaped in accordance with this chapter and when applicable irrigated with an appropriate system to maintain plants in a healthy, growing condition, compatible with the general neighborhood appearance.
  
- B. Residential Front, Side, And Back Yard Areas: Landscaping shall be installed in all residential front yards, side yards, and back yards in residential low-moderate (R-LM), residential moderate (R-M), and residential multi-family (R-7) zones. Front and side yard landscaping shall be completed within eighteen (18) months of occupancy. Back yards shall be landscaped within twenty-four (24) months of occupancy. Landscaping of a residential site shall include an irrigation system sufficient to maintain the health and beauty of the landscaping. Residents who fail to abide by these landscaping regulations are subject to penalties as set forth in section [10-15-8](#) of this chapter. (Ord. 07-02, 2-13-2007; amd. Ord. 19-16, 11-26-2019)

**10-15-3: DEFINITIONS**

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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 artwork, screen walls, fences, or benches.

Localscapes<sup>®</sup>: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see [www.Localscapes.com](http://www.Localscapes.com)).

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

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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.

**10-15-4: 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.

**10-15-5: 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.
- 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.

**10-15-6: 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 South Weber City for the particular installation and shall report instantaneous flow in gallons per minute (GPM) and totalized flow in gallons via encoded register output. Meters shall be installed in accordance with the South Weber Public Works Standards Drawings.
- M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. AMR Transmitters shall be installed in accordance with the South Weber Public Works Standards Drawings.

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 database 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

**10-15-7: 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 Localscapes 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 Localscapes 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 Localscapes. Localscapes 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 (3) years to complete the total landscape.

**10-15-8: 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.

**10-15-9: 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.

**10-15-10: 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.

**10-15-11: 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.

**10-15-12: 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.

**10-15-13: ENFORCEMENT, PENALTY FOR VIOLATIONS**

The Public Works Director, Planning Services Director, and other employees of the Public Works Department are authorized to enforce all provisions of this Ordinance.

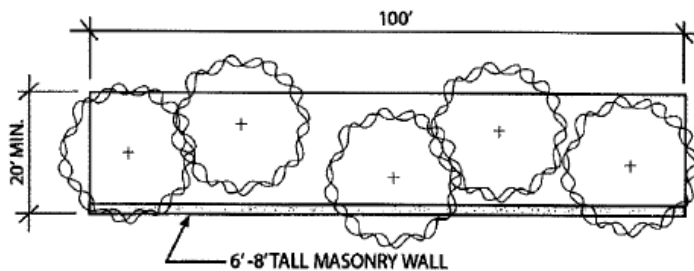
**10-15-~~14~~: BUFFER YARD LANDSCAPING:**

- A. Intent: The intent of these requirements is to increase the compatibility of adjacent land uses and foster compatibility among different land uses by minimizing the harmful effects of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use.
- B. Requirements: The following illustration graphically indicates the specifications of a buffer yard. The type and quantity of plant materials required by a buffer yard are specified in this section. Only those plant materials capable of fulfilling the intended function shall satisfy the requirements of this chapter.

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- C. Satisfaction Of Requirements: Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.
- D. Placement: The exact placement of required plants and structures shall be the decision of each user except that evergreen (or conifers) shall be planted in clusters rather than singly in order to maximize their chances of survival.
- E. Waived: Any provision contained in this chapter may, with just cause, be waived by the City Council with the advice of the Planning Commission.

**BUFFER YARD**



- Masonry wall shall be at or near property line.
- There shall be 1 tree with mature height of at least 25' for every 20' of length of buffer yard or fraction thereof.
- Ground plane shall be landscaped with shrubs, ground covers, flowers, or decorative mulch.

(Ord. 18-05, 8-14-2018)

**10-15-~~8~~-15: FAILURE TO COMPLY**

Owners/operators of commercial property not landscaped or maintained as required may have their business licenses revoked. Owners of residential property not landscaped or maintained in accordance with this chapter are subject to prosecution for a Class C misdemeanor, and upon conviction, subject to penalties including a fine in the amount of one hundred dollars (\$100.00) and fifty dollars (\$50.00) each day that the area to be landscaped remains uncorrected or unabated. (Ord. 07-02, 2-13-2007)

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**ORDINANCE 2022-14**

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL  
AMENDING TITLE 10 CHAPTER 15 LANDSCAPE PLAN**

**WHEREAS**, water is an increasingly scarce resource, of limited supply, and are subject to ever increasing demands; and

**WHEREAS**, it is the policy of South Weber City to promote the conservation and efficient use of water and to prevent waste of this valuable resource; and

**WHEREAS**, South Weber City recognizes that landscapes provide areas for active and passive recreation; and

**WHEREAS**; landscape design, installation, maintenance, and management can and should be water efficient; and

**WHEREAS**, South Weber City desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient; and

**WHEREAS**, South Weber City can accomplish these goals by adopting this ordinance; and,

**WHEREAS**, South Weber City has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of South Weber City, State of Utah:

**Section 1. Amendment:** Title 10 Chapter 15 shall be amended to read as follows in Exhibit 1.

**Section 2. Effective Date.** The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 22nd day of February 2022.

\_\_\_\_\_  
**MAYOR: Rod Westbroek**

\_\_\_\_\_  
**ATTEST:** City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Dills	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

**CERTIFICATE OF POSTING**

I hereby certify that Ordinance 2022-04 was passed and adopted the 22nd day of February 2022 and that complete copies of the ordinance were posted in the following locations within the City this 23rd day of February, 2021.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

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**Lisa Smith, City Recorder**

**EXHIBIT 1  
TITLE 10 CHAPTER 15  
WATER EFFICIENT LANDSCAPE  
REQUIREMENTS**



## CHAPTER 15: WATER EFFICIENT LANDSCAPE REQUIREMENTS

### 10-15-1: PURPOSE

The City Council has found that it is 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.

### 10-15-2: GENERAL REQUIREMENTS

- A. Required: All land approved for development in the city shall be constructed as required by city ordinances and the planning commission or city council. In order to control the potential for adverse conditions resulting from dust, mud and erosion, land remaining on developed sites that is not covered with structures or impervious surfaces such as driveways, walks, courts, landscape features (sculptures, boulders, etc.), shall be landscaped in accordance with this chapter and when applicable irrigated with an appropriate system to maintain plants in a healthy, growing condition, compatible with the general neighborhood appearance.
- B. Residential Front, Side, And Back Yard Areas: Landscaping shall be installed in all residential front yards, side yards, and back yards in residential low-moderate (R-LM), residential moderate (R-M), and residential multi-family (R-7) zones. Front and side yard landscaping shall be completed within eighteen (18) months of occupancy. Back yards shall be landscaped within twenty-four (24) months of occupancy. Landscaping of a residential site shall include an irrigation system sufficient to maintain the health and beauty of the landscaping. Residents who fail to abide by these landscaping regulations are subject to penalties as set forth in section [10-15-8](#) of this chapter. (Ord. 07-02, 2-13-2007; amd. Ord. 19-16, 11-26-2019)

### 10-15-3: 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 artwork, screen walls, fences, or benches.

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

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.

#### **10-15-4: 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.

#### **10-15-5: 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.
- 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.

#### **10-15-6: 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.
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- M. AMR Transmitters: Each meter shall be fitted with an AMR transmitter with integral connector. AMR Transmitters shall be installed in accordance with the South Weber Public Works Standards Drawings.

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Additional details and examples of calculations are found in Appendix A

#### **10-15-7: 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 (3) years to complete the total landscape.

#### **10-15-8: 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.

**10-15-9: 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.

**10-15-10: 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.

#### **10-15-11: 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.

#### **10-15-12: 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.

#### **10-15-13: ENFORCEMENT, PENALTY FOR VIOLATIONS**

The Public Works Director, Planning Services Director, and other employees of the Public Works Department are authorized to enforce all provisions of this Ordinance.

#### **10-15-14: BUFFER YARD LANDSCAPING:**

A. Intent: The intent of these requirements is to increase the compatibility of adjacent land uses and foster compatibility among different land uses by minimizing the harmful effects of noise, dust and

other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use.

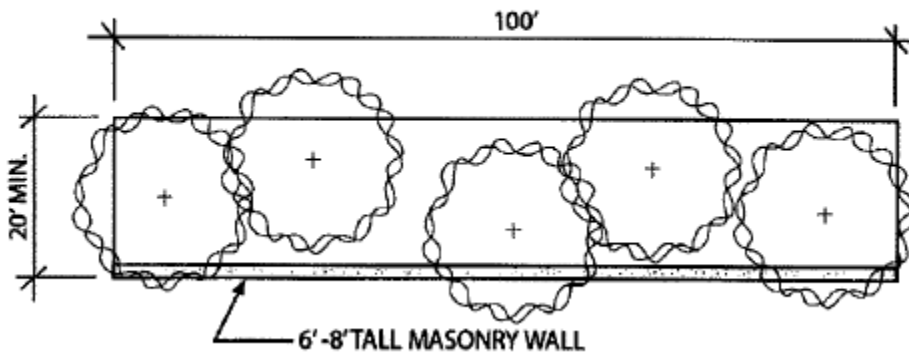
B. Requirements: The following illustration graphically indicates the specifications of a buffer yard. The type and quantity of plant materials required by a buffer yard are specified in this section. Only those plant materials capable of fulfilling the intended function shall satisfy the requirements of this chapter.

C. Satisfaction Of Requirements: Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

D. Placement: The exact placement of required plants and structures shall be the decision of each user except that evergreen (or conifers) shall be planted in clusters rather than singly in order to maximize their chances of survival.

E. Waived: Any provision contained in this chapter may, with just cause, be waived by the City Council with the advice of the Planning Commission.

#### BUFFER YARD

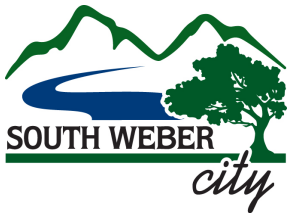


- Masonry wall shall be at or near property line.
- There shall be 1 tree with mature height of at least 25' for every 20' of length of buffer yard or fraction thereof.
- Ground plane shall be landscaped with shrubs, ground covers, flowers, or decorative mulch.

(Ord. 18-05, 8-14-2018)

#### 10-15-15: FAILURE TO COMPLY

Owners/operators of commercial property not landscaped or maintained as required may have their business licenses revoked. Owners of residential property not landscaped or maintained in accordance with this chapter are subject to prosecution for a Class C misdemeanor, and upon conviction, subject to penalties including a fine in the amount of one hundred dollars (\$100.00) and fifty dollars (\$50.00) each day that the area to be landscaped remains uncorrected or unabated. (Ord. 07-02, 2-13-2007)



# CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

February 22, 2022

PREPARED BY

David Larson  
City Manager

ITEM TYPE

Administrative

ATTACHMENTS

None

PRIOR DISCUSSION DATES

Annual Planning Retreat

AGENDA ITEM

Budget Priorities & Directives

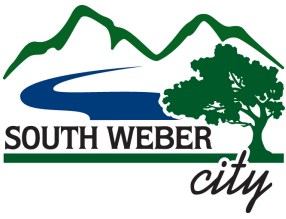
PURPOSE

Align resources with the strategic plan and community vision. Receive staff presentations and discuss large budget needs. Provide direction to budget committees and staff who will begin drafting the budget.

BACKGROUND

City Council and staff have jointly identified major budget items that require presentation and discussion. These items include staffing and compensation system, our law enforcement contract, how communications show up in the budget, wildland program, self-contained breathing apparatus (SCBA), the new public works facility, and an overview of the capital projects for this year included in the capital improvement plan (CIP).

Staff will present information on each of these topics and seek Council direction for budgeting purposes.



# CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

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PREPARED BY

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ITEM TYPE

Administrative

ATTACHMENTS

None

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Committee Structure, Process, & Priorities

PURPOSE

Review the purpose of Council Committees, establish standard practices for committee direction and projects, and identify goals/priorities for each committee

BACKGROUND

City Council committees were originally established in early 2015 as budget committees tasked with reviewing and recommending different elements of the fiscal year 2016 budget to the full City Council prior to adoption of the final budget.

At times these committees were also assigned specific tasks or projects related to the subject matter of the committee on an ad hoc basis. Over time the committees transformed into standing bodies that met regularly and established their own task list and priorities. Additionally, separate ad hoc committees have been created as needed (e.g., short term rental, code update, development agreement, etc.).

This shift in scope has created ambiguity at times on the structure and process of Council decision-making. For example, at times staff has questioned whether to take certain items directly to Council for full-body discussion or if a committee should review it prior to full Council consideration.

An additional question has arisen when a committee identifies an item that they felt staff should spend time on. Regardless of the importance of the item, such moments bring uncertainty as to whether the majority of Council feels staff's time should be spent on that item. Staff's direction is meant to come from the Council acting as a body and not one or two Council members, whether individually or in a committee. More specificity on Council's direction to committees will provide clarity on when it's suitable for committees to direct staff.

For this item, Council will have the opportunity to direct committee work, establish goals, and develop procedures so that committees' efforts align with the community vision and the Council's decision-making process is clear and efficient.