



PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development
Meeting Date: April 15, 2020

NOTICE is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting at approximately 5:00 p.m., and a Business Meeting beginning at approximately 6:00 p.m., or soon thereafter, on **Wednesday, April 15, 2020** electronically. In view of the current COVID-19 pandemic, this meeting will occur only electronically, without a physical location, as authorized by the Governor's Executive Order 2020-05 dated 18 March 2020. The public may remotely hear the open portions of the meeting through live broadcast by connecting to <http://mixlr.com/chmeetings>.

***** Public comments may be submitted to City staff by email at mtaylor@ch.utah.gov up to the start of the meeting at 5:00 p.m., MST. Comments received by that deadline will be verbally read into the meeting's record by the Planning Commission Chair or a designee. Comments received after the start of the meeting will be forwarded to the Planning Commission, but not read into the meeting record or addressed during the meeting. There will be no opportunity for verbal comments, questions or other input by the public during this electronic meeting.*****

5:00 p.m. WORK MEETING

1.0 Planning Commission Business

1.1. Review Business Meeting Agenda

The Commission will review and discuss agenda items.

1.2. Additional Discussion Items

The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 General Public Comment

General Public Comments will be read into the record following the procedure detailed above.

3.0 Business Items

3.1 (Project SPL-20-001)

A public hearing and possible action on a request by Brent Christensen (CW Management) for a site plan approval to operate a restaurant at 7237 S. Canyon Centre Pkwy. in the MU – Mixed Use zone.

3.2 (Project SPL-20-002)

A public hearing and possible action on a request by Brent Christensen (CW Management) for a site plan approval to operate a retail shop at 7333 S. Canyon Centre Pkwy. in the MU – Mixed Use zone.

3.3 (Project ZTA-20-001)

A public hearing and possible action on a proposed ordinance amending Chapter 14.44 – "Shade Trees," and amending various other provisions in Title 14 –

“Highways, Sidewalks and Public Places” relative to adopting additional standards regarding trees and park strips.

4.0 Consent Agenda

4.1 Approval of Planning Commission Minutes

4.1.1 March 4, 2020 Planning Commission Minutes

5.0 Adjourn

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing (if item has been noticed for public hearing). Written public comment received prior to the meeting will be read into the record.
4. Close Public Hearing
5. Planning Commission Deliberation
6. Planning Commission Motion and Vote

Planning Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department prior to the start of the meeting to be read into the record. Comments should be emailed to mtaylor@ch.utah.gov. Comments received after the start of the meeting will be distributed to the Commission members after the meeting.

Notice of Compliance with the American Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, April 10, 2020 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City’s website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 10th day of April, 2020, Paula Melgar, City Recorder

MEMO

To: Planning Commission
From: Andy Hulka, Planner
Date: April 15, 2020
Subject: Site Plan Approvals- Canyon Centre Restaurant & Retail Shop



Applicant Proposal

CW Management has submitted a request for site plan approval for a new restaurant and a new retail shop in the Canyon Centre Development at 7327 S. and 7333 S. Canyon Centre Pkwy. CW Management is the original owner and developer of the Canyon Centre project. The restaurant will be attached to the Dugala Restaurant and Distillery and the retail shop will be part of the parking structure under the Marriott Hotel.

March Planning Commission Meeting

The Planning Commission held a public hearing during their March 4, 2020 meeting. Some commissioners expressed their concern that a full site plan had not been received for review. The Commission requested a full site plan showing both the restaurant and retail uses as well as additional details specific to the interface between the parking area and the buildings. The Commission also noted that pedestrian flow needed to be shown on the site plan. No public comments were received during the public hearing. The Commission voted to continue the items to the April 1, 2020 Planning Commission meeting.

Project Updates

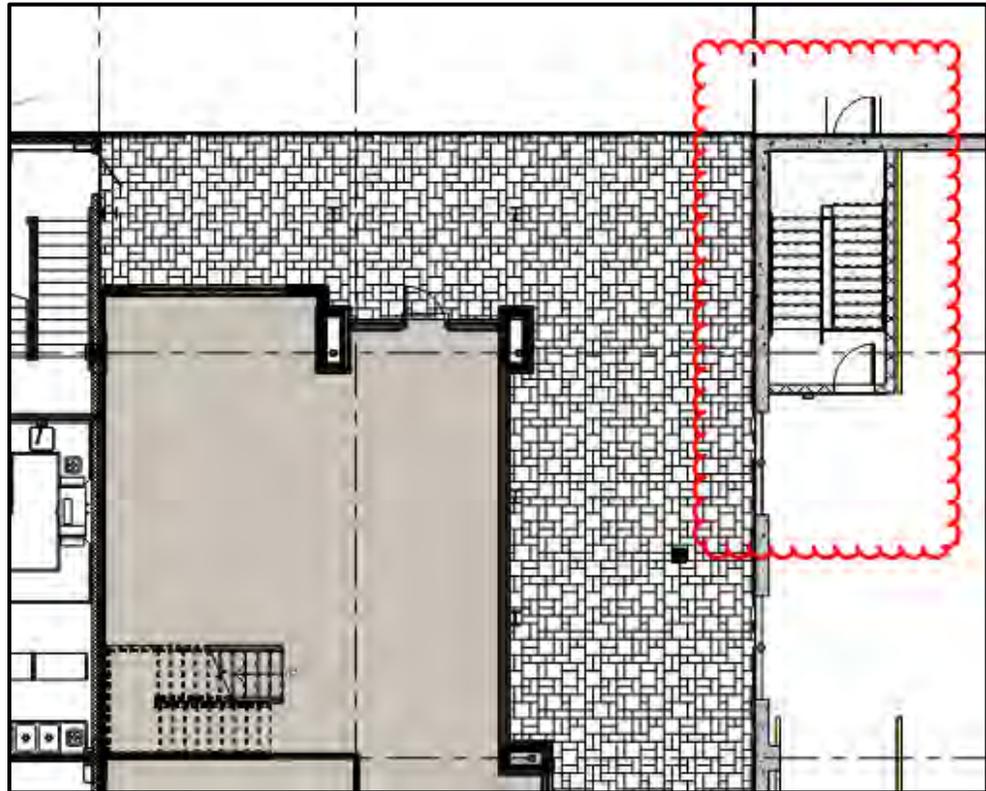
Due to the COVID-19 pandemic, the April 1st Planning Commission meeting was cancelled. All items originally scheduled for consideration at that meeting were re-noticed and scheduled for the April 15th meeting. The updated notice includes instructions to submit all comments in writing to City staff by email, as the meeting will be held electronically. As of the date of this report, no additional written comments have been received by staff. Any written comments received up to the start of the business meeting will be read into the record by staff during the meeting. Comments received during the meeting will not be read into the record, but will be forwarded to Commission members after the meeting.

Site Plan

The applicant submitted a revised site plan showing the pedestrian connections throughout the site (full site plan attached). The revised site plan shows sidewalk connections between the parking lot and the retail pads and from Wasatch Blvd. to the plaza area. Pedestrians will connect from Wasatch Blvd. to the plaza area through a stairway in the parking structure (details below):



Revised Site Plan (Section)



Wasatch Blvd. Pedestrian Connection



View from Wasatch Blvd. Showing Pedestrian Access Door

Recommendation

Staff recommends site plan approval of SPL-20-001 and SPL-20-002, with no modifications. Both proposals are permitted uses in the Mixed Use zone and are found to comply with all zoning ordinance standards. As such, the applications are entitled to approval and conditions of approval may not be imposed.

Conclusions - Findings for Approval

- The proposed uses described in the report are permitted uses within the MU – Mixed Use zone.
- A public hearing was held in accordance with local and state requirements.
- A Certificate of Design Compliance was issued by the ARC on February 27, 2020.

Model Motions (SPL-20-001)

Approval

I move that we approve project SPL-20-001, based upon the findings for approval outlined in the staff report.

Denial

I move that we deny project SPL-20-001, based on the following findings:

- List findings for denial...

Model Motions (SPL-20-002)

Approval

I move that we approve project SPL-20-002, based upon the findings for approval outlined in the staff report.

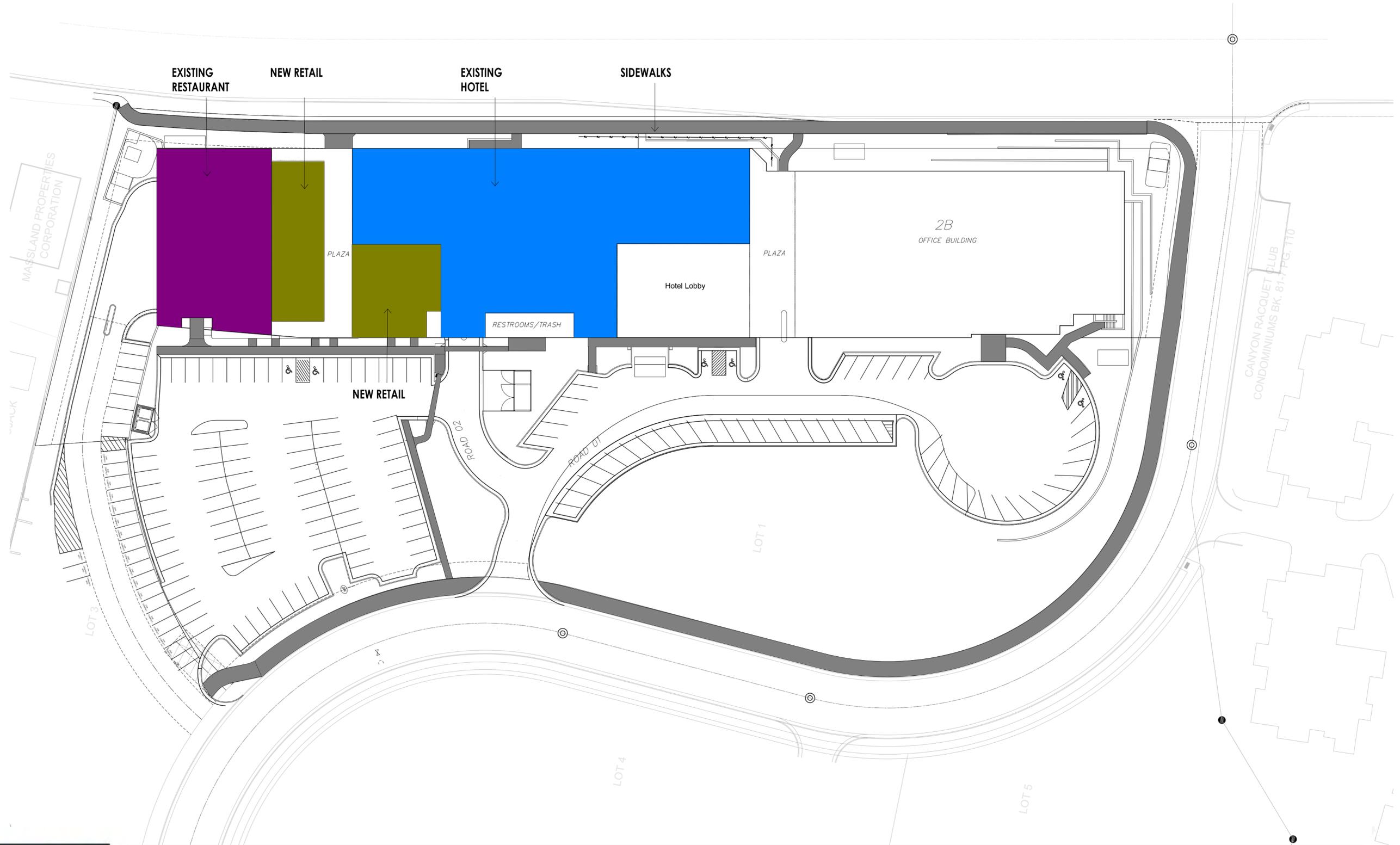
Denial

I move that we deny project SPL-20-002, based on the following findings:

- List findings for denial...

Attachments

- Canyon Centre Site Plan with Pedestrian Routes
- March 4, 2020 Staff Report



CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115



PLANNING COMMISSION STAFF REPORT

Site Plan Approval: Restaurant & Retail Shop

Meeting Date: March 4, 2020

Staff Contact: Andy Hulka, Planner
(801-944-7065, ahulka@ch.utah.gov)

Summary

Project #:

SPL-20-001/SPL-20-002

Subject Properties:

1. 7237 S. Canyon Centre Pkwy. (SPL-20-001)
2. 7333 S. Canyon Centre Pkwy. (SPL-20-002)

Action Requested:

Site plan approval for a new restaurant and a new retail shop.

Applicant:

Kevin Gates (CW Management)

Recommendation:

Approve



Aerial View

Context

Property Owner:

Wasatch Gates, LLC

Parcel Numbers:

1. 22-25-181-011
2. 22-25-181-012

Acres:

1. 0.15 acres
2. 0.08 acres

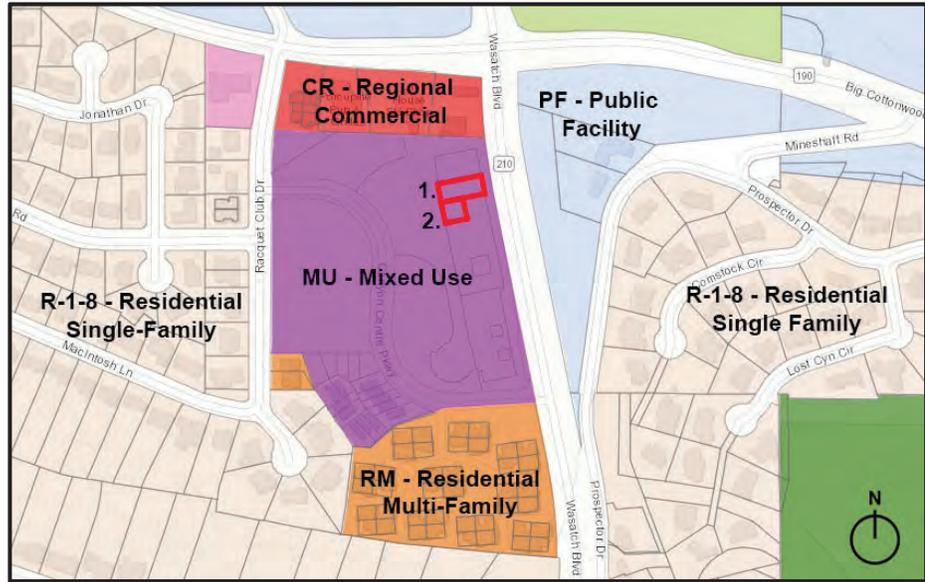


North View

Zoning and Land Use

Zone:
MU – Mixed Use

Land Use:
Mixed Use



Zoning Vicinity Map

Site Photos



View from Canyon Centre Pkwy.



View from Wasatch Blvd.



View from Sidewalk on Wasatch Blvd.

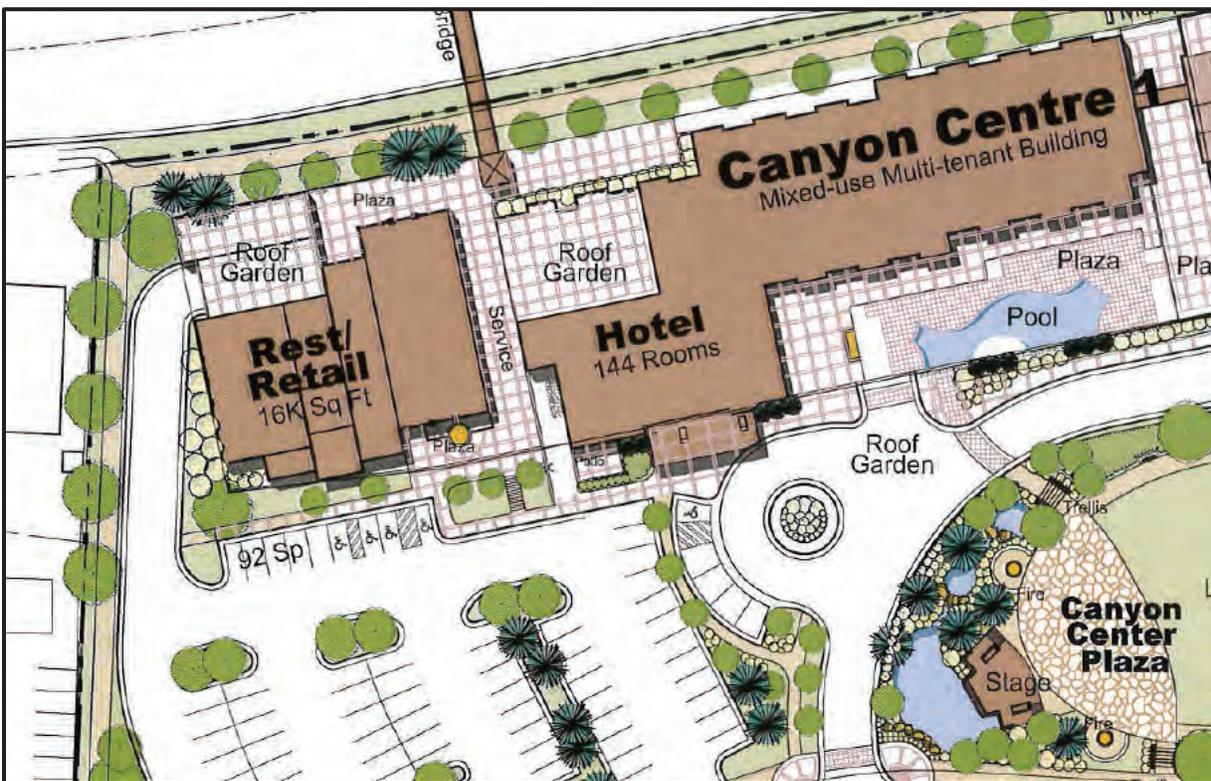
Request

Applicant Proposal

CW Management has submitted a request for site plan approval for a new restaurant and a new retail shop in the Canyon Centre Development at 7327 S. and 7333 S. Canyon Centre Pkwy. The restaurant will be attached to the Dugala Restaurant and Distillery and the retail shop will be part of the parking structure under the Marriott Hotel.

Background

On March 5, 2014, the Planning Commission voted to approve a master development plan for Canyon Centre Phase I, which included conditional use approvals for the parking garage, office building, and increased building height. This original approval included a site plan showing future restaurant, retail, and hotel uses, but each new use has been required to come back to the Planning Commission for individual site plan and conditional use permit approval, as applicable. The conditional use permit for the Dugala Restaurant was approved on January 7, 2015 and the conditional use permit for the Marriott hotel was approved by the Planning Commission on January 23, 2019. The new restaurant and retail uses now require site plan approval by the Planning Commission.



Previously Approved Site Plan – Canyon Centre Phase I



Previously Approved Plans – Marriott Hotel (space for retail use shown in red)

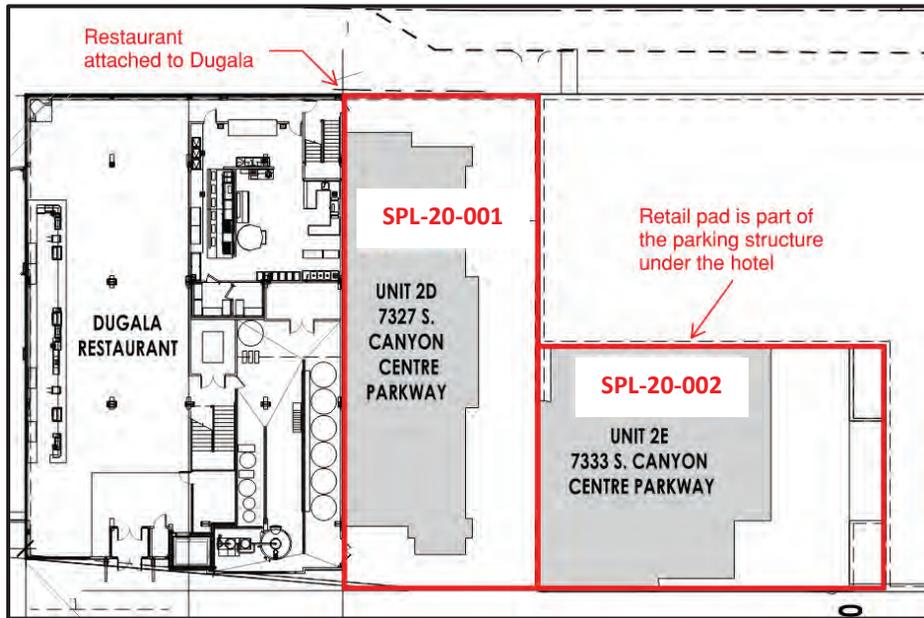


Previously Approved Plans – Dugala Restaurant & Distillery (space for restaurant use shown in red)

Proposed Site Plan & Design

The site plan and architectural design were approved by the Architectural Review Commission (ARC) on February 27, 2020. The ARC issued a Certificate of Design Compliance with the following conditions:

1. Cohesive landscaping and lighting plans for the Canyon Centre development must be submitted for future review and approval by the ARC;
2. The new restaurant (7237 S. Canyon Centre Pkwy.) must be completed using the same finish materials as the south face of the adjoining restaurant (Dugala Restaurant, 7321 S. Canyon Centre Pkwy.).



Proposed Site Plan



Proposed West Elevation (Restaurant – facing parking lot)



Proposed West Elevation (Retail – facing parking lot)

Analysis

Site Plan Review

This proposed site plan is consistent with the previously approved site plan for Canyon Centre Phase I and has received a Certificate of Design Compliance from the ARC. All new commercial uses require site plan approval by the Planning Commission. The new retail shop is proposed within an existing structure and has no additional site impact.

19.87.020 Approval required.

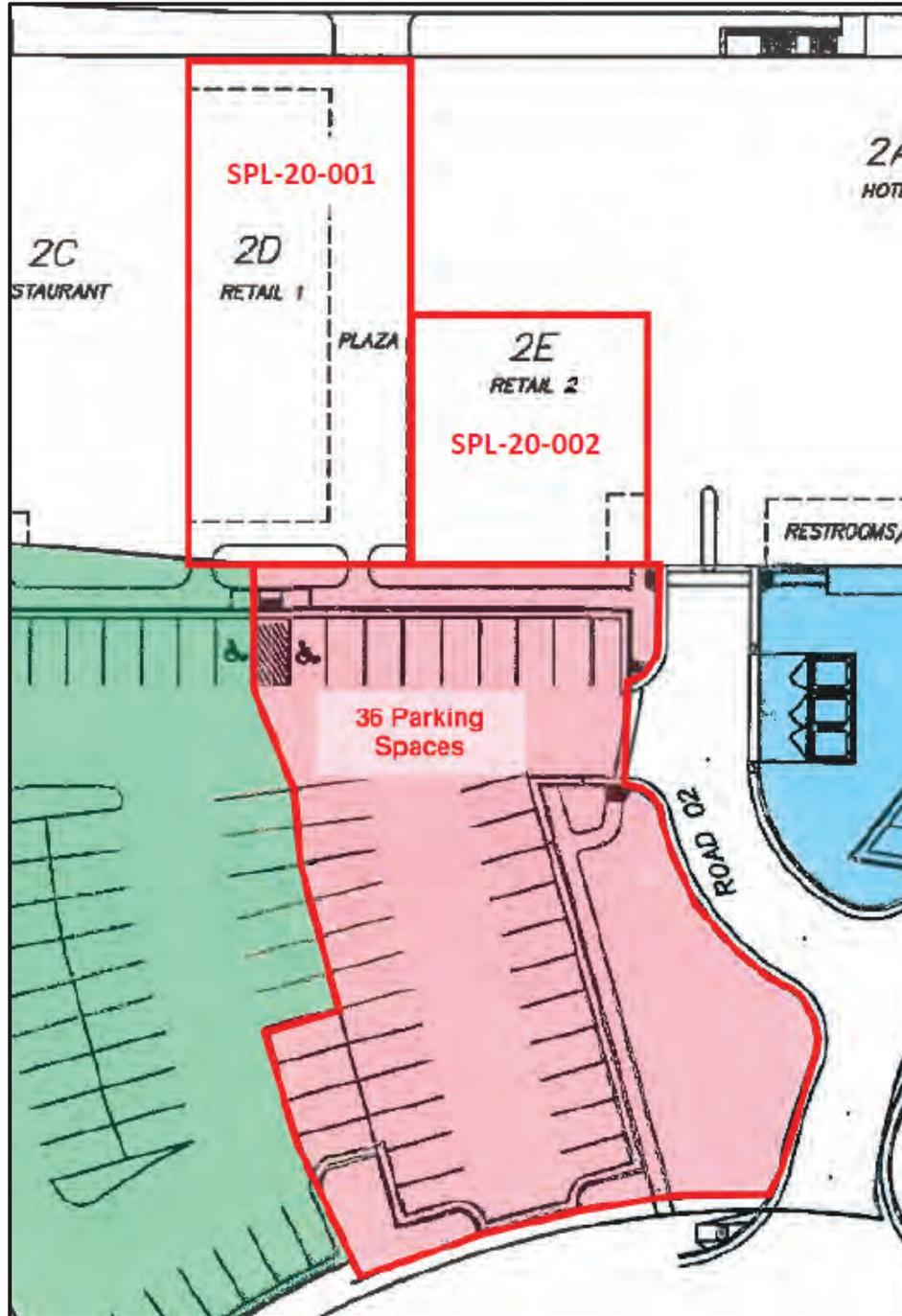
Site plan approval is required for all developments which require a conditional use approval; for any other use, or reason, for which a site plan is required elsewhere in this code; and for the following other uses:

B. Any commercial use.

Permitted Uses

Retail uses and restaurant uses with under 25,000 square feet of gross square footage are permitted uses in the MU – Mixed Use zone.

Parking



The proposed shared parking plan was approved by the ARC on February 27, 2020. The parking plan was approved using the following parking ratios:

- Net Square Footages
 - Restaurant area: 2,100 sq. ft.
 - Retail area: 3,141 sq. ft.
- Parking Provided

- Restaurant parking: 21 spaces
 - (10 spaces/1,000 sq. ft.)
- Retail parking: 15 spaces
 - (4.67 spaces/1,000 sq. ft.)
- **Total parking: 36 spaces**

Building Height

The plans for the restaurant and retail uses do not propose an increase in height. The retail shop is connected to the parking garage below the Marriott hotel and the restaurant will be attached and not to exceed the height of the Dugala restaurant.

Lighting

No outdoor lighting plan was submitted with this application. All future lighting will be required to meet the City's outdoor lighting standards. Lighting plans must be submitted during the building permit review process. The ARC recommended that a cohesive lighting plan be completed for the full development.

Landscaping

Landscaping and open space was reviewed and approved as part of the Canyon Centre Phase I approval. The ARC recommended that a cohesive landscaping plan be completed for the full development, including landscaping in the walkway area between the restaurant and hotel. The development is required to comply with the conditions of the Certificate of Design Compliance.

Criteria for Granting the Site Plan Approval

The city code establishes the criteria by which a site plan approval may be issued:

19.87.060 Application, review and approval.

E. Action. The planning division and the planning commission shall review and take action to approve, disapprove, or to modify any application made to it.

Recommendation

Staff recommends site plan approval of SPL-20-001 and SPL-20-002, with no modifications.

Conclusions - Findings for Approval

- The proposed uses described in the report are permitted uses within the MU – Mixed Use zone.
- A public hearing was held in accordance with local and state requirements.
- A Certificate of Design Compliance was issued by the ARC on February 27, 2020.

Model Motions (SPL-20-001)

Approval

I move that we approve project SPL-20-001, based upon the findings for approval outlined in the staff report:

- List any additional modifications...

Denial

I move that we deny project SPL-20-001, based on the following findings:

- List findings for denial...

Model Motions (SPL-20-002)

Approval

I move that we approve project SPL-20-002, based upon the findings for approval outlined in the staff report:

- List any additional modifications...

Denial

I move that we deny project SPL-20-002, based on the following findings:

- List findings for denial...

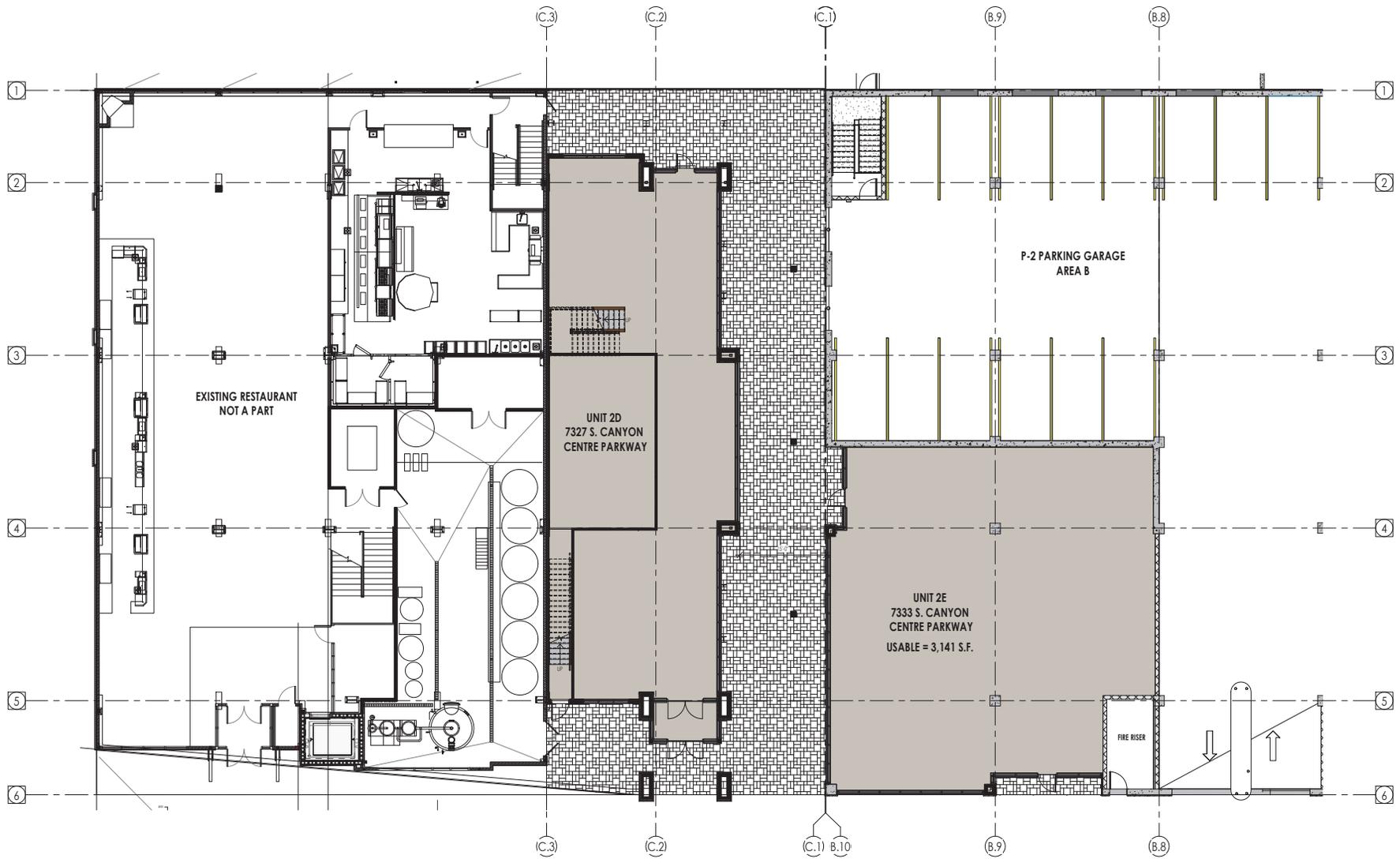
Attachments

- Proposed Plans

CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

06 FEB, 2020



LEVEL 1 - PRESENTATION
1/8" = 1'-0"

1
010



The designs shown and described herein including all technical drawings, graphic representation & models are the copyrighted work of Think Architecture, Inc. and are not to be copied, reproduced, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

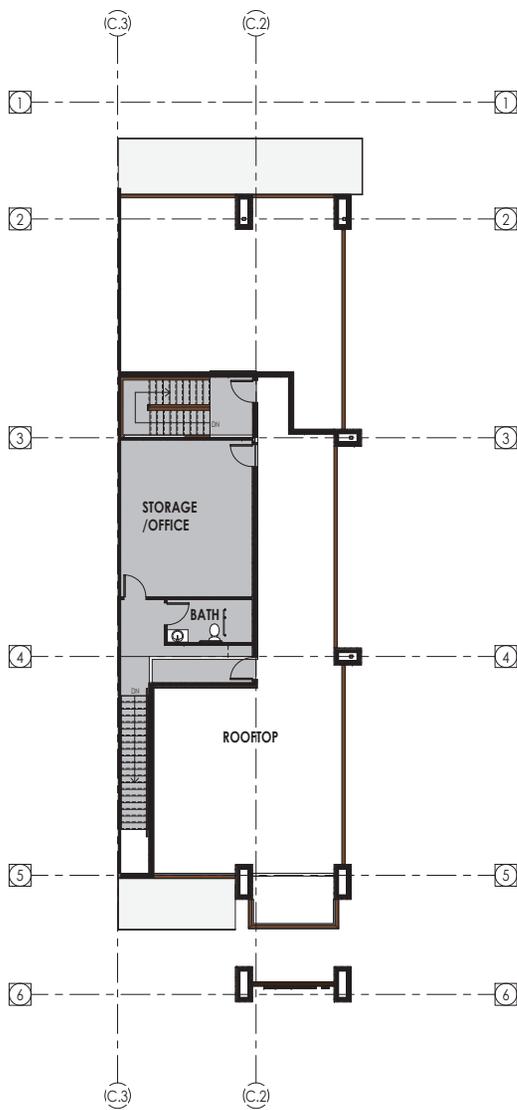
CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

LEVEL 1

D101

06 FEB, 2020



LEVEL 2 - PRESENTATION
 1/8" = 1'-0"



The designs shown and described herein including all technical drawings, graphics, representation & models are based on the copyrighted work of Think Architecture, Inc. and it cannot be copied, reproduced, or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

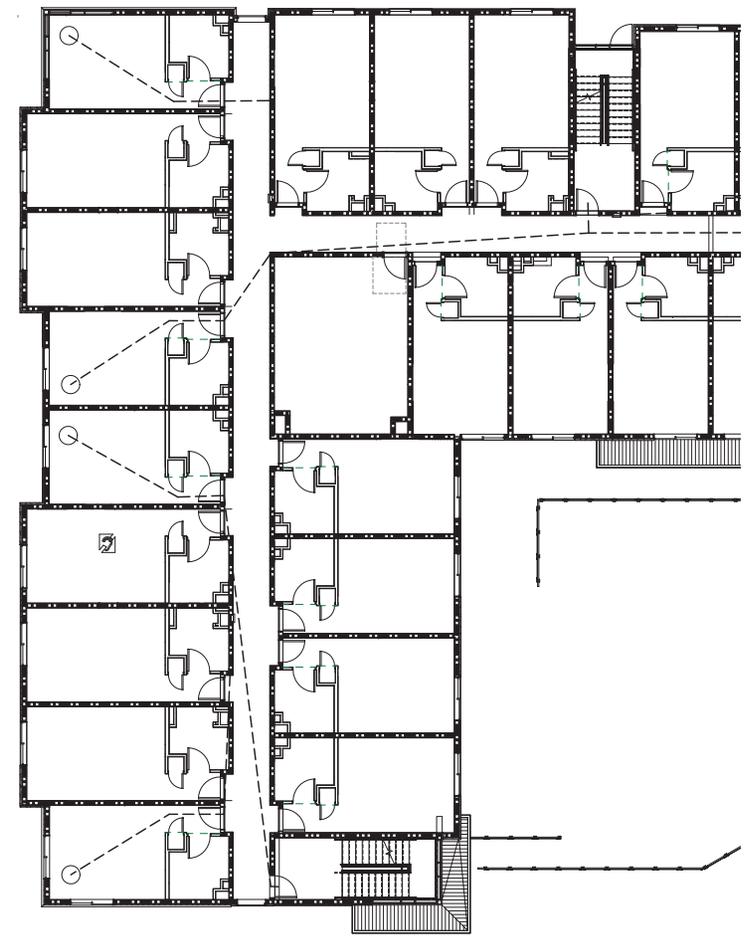
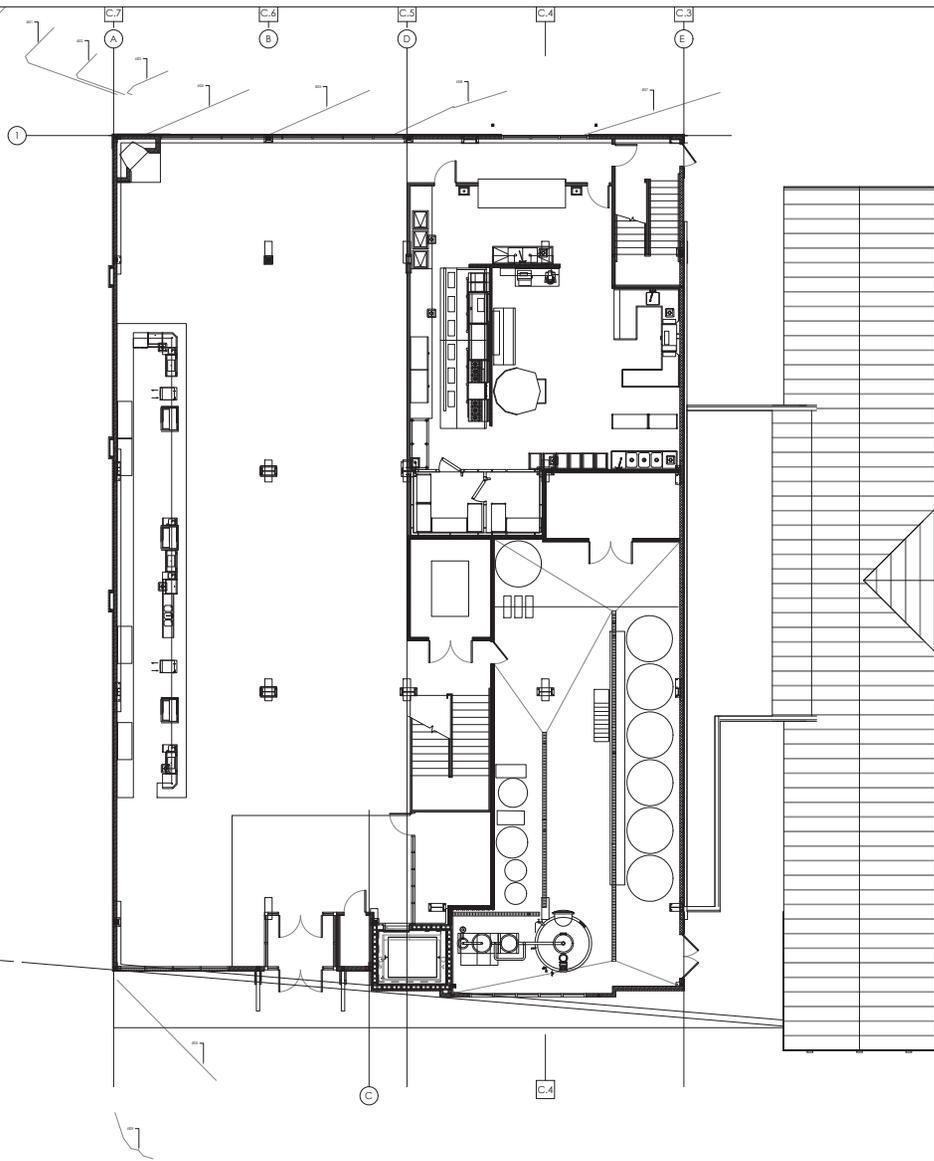
CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

LEVEL 2

D102

06 FEB, 2020



UPPER ROOF BEARING - PRESENTATION
1/8" = 1'-0"



The designs shown and described herein including all technical drawings, graphics, representation & models are the intellectual property of Think Architecture, Inc. and all copyright reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Think Architecture, Inc.

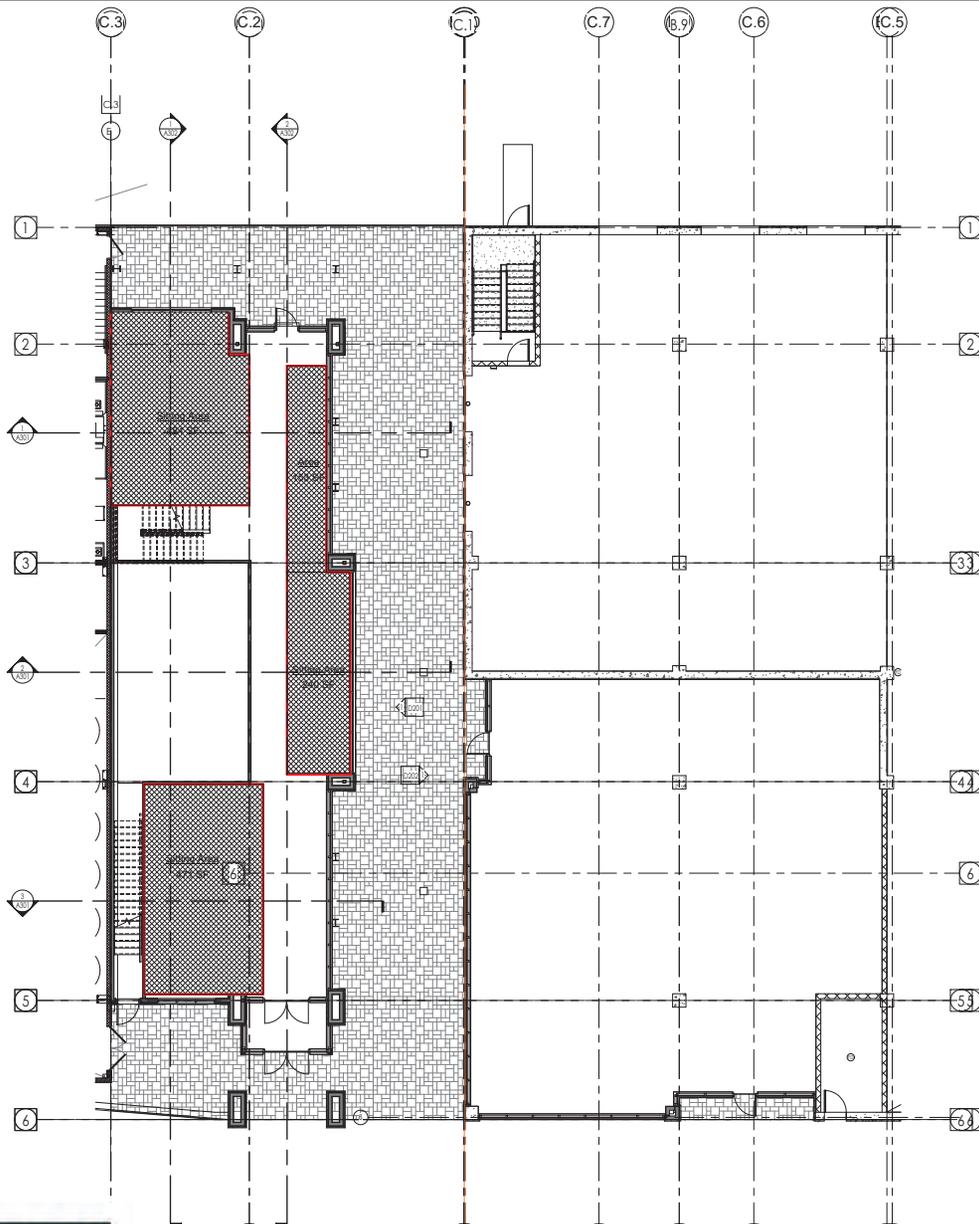
CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

ROOF PLAN

D103

06 FEB, 2020



The designs shown and described herein including all technical drawings, graphic representation & models shall be the copyrighted work of Think Architecture, Inc. and all content is either registered or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

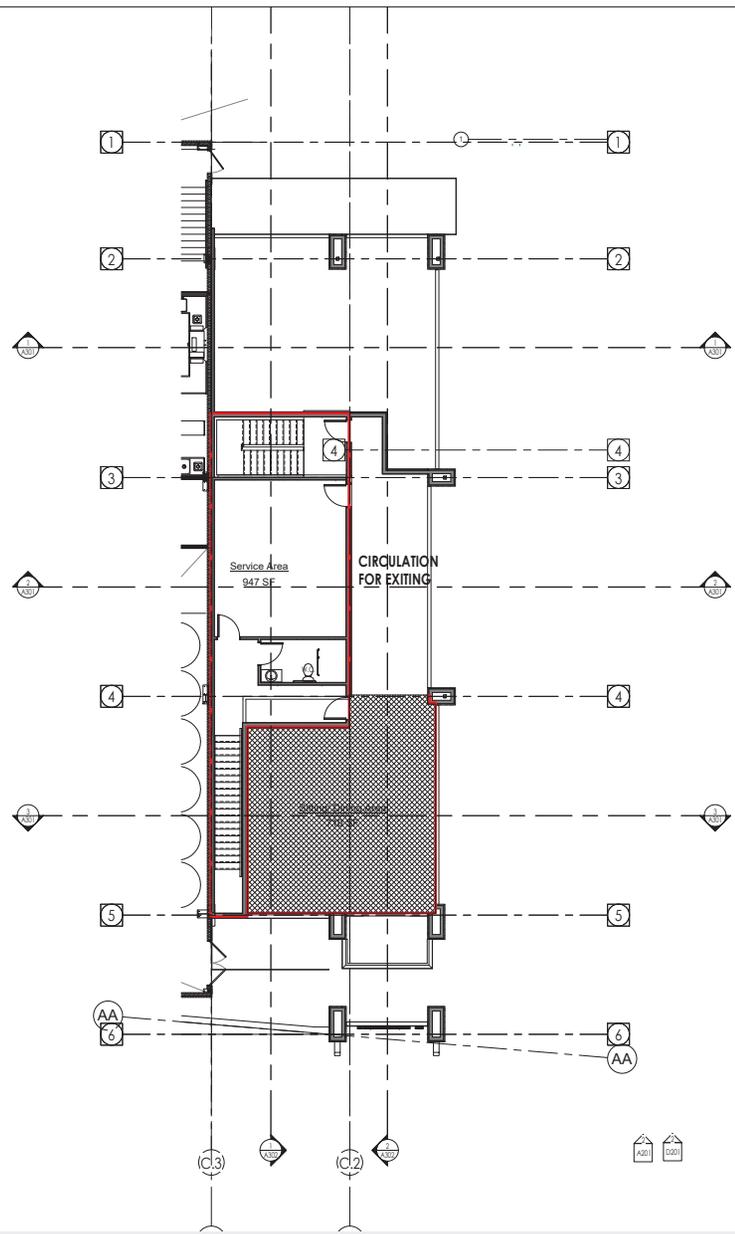
CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

LEVEL 1 USABLE SITTING
AREA

D104

06 FEB, 2020



LEVEL 2 - USABLE
1/8" = 1'-0"



CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

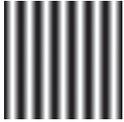
ELEVATION MATERIAL LEGEND



APPROVED CANYON CENTRE STONE



SHERWIN WILLIAMS - SW 4133 COLOR PAINT



VERTICAL CORRUGATED METAL PANEL



RED OAK WOOD



STUCCO TO MATCH HOTEL
 CANYON CENTER STONE
 CLEAR GLASS IN DARK BRONZE ALUM. FRAME TO MATCH RESTAURANT
 BEAUTY SALON
 STUCCO TO MATCH HOTEL
 CANYON CENTER STONE

NORTH ELEVATION @ SOUTH RETAIL
 1/8" = 1'-0"



METAL ROOFING TO MATCH RESTAURANT
 VERTICAL CORRUGATED METAL PANEL TO MATCH RESTAURANT
 CANYON CENTER STONE
 CLEAR GLASS IN DARK BRONZE ALUM. FRAME TO MATCH RESTAURANT

EAST ELEVATION SD
 1/8" = 1'-0"



The designs shown and described herein including all technical drawings, graphics, representation & models shall be the copyrighted work of Think Architecture, Inc. and all content is either registered or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc.

CANYON CENTRE - RETAIL SHELL

COTTONWOOD HEIGHTS, UT 84115

EXTERIOR ELEVATIONS

D202

06 FEB, 2020



3D View 1

1
D902



3D View 2

2
D902



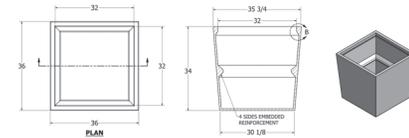
3D View 3

3
D902

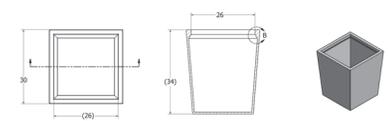


3D View 4

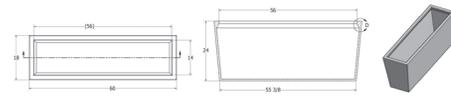
4
D902



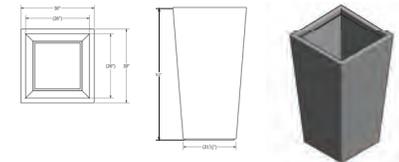
1 PLANTER - LARGE SQUARE
TOURNESOL UCR-3600 GFRC 36\"/>



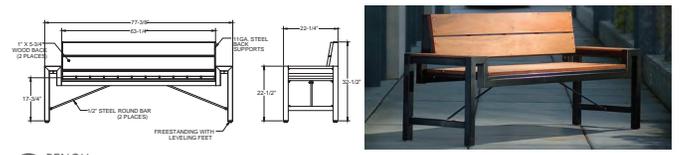
2 PLANTER - SHORT SQUARE
TOURNESOL UCR-3000 GFRC 30\"/>



3 PLANTER - RECTANGLE
TOURNESOL UR-601824 GFRC 60\"/>



4 PLANTER - TALL SQUARE
TOURNESOL UCR-3000 GFRC 30\"/>



5 BENCH
TOURNESOL GALLERIA COLLECTION GA-0100-72



6 PAVERS
BELGARD LAFITT GRANA SLAB



PLANNING COMMISSION STAFF REPORT

Trees and Park Strip Landscaping Ordinance

Meeting Date: April 15, 2020

Staff Contact: Matt Taylor, Senior Planner

(801) 944-7066, mtaylor@ch.utah.gov

Summary

PROJECT NAME: Trees and Park Strips Landscaping Ordinance. Project ZTA-20-001.
REQUEST: Zoning Ordinance Text Amendment
APPLICANT: Cottonwood Heights City
RECOMMENDATION: Recommend Approval

Background

The City Council has requested that staff prepare a public tree ordinance for the Planning Commission's recommendation. As most public trees are within park strips within the right-of-way, staff has also prepared city-wide regulations for the development and maintenance of park strips. Included with this packet is a presentation on the general benefits of trees in cities (see Appendix "C").

Updates since the March 4, 2020 Planning Commission

Several modifications have been made to organize and streamline the proposed ordinance. Some of the suggestion have been generated by staff, effort has been made to incorporate public and written feedback of the Planning Commission. The overall substance of the proposed ordinance remains the same. Below is a brief summary of the modifications that have been made:

- Some sections have been moved to create a more logical flow of the ordinance.
- The policy/goals section has been reduced and the majority of the previous language has been moved to the upcoming Open Space Master Plan.
- Some redundant language has been removed.
- Clarifying language has been added.

Additionally, staff will be coordinating with Public Works, Police, and the Recreation District to garner their input on the proposed ordinance

Required or Recommended Tree List

The last Planning Commission discussion focused heavily on whether a specific list of allowed/prohibited trees is appropriate, as well as the benefits and concerns with doing so. Staff's current recommendation is to develop a list of trees that are conducive to planting in the park strip and will always be permitted, as well as to develop a list of trees that will always be prohibited. Any trees not found in either list will be subject to review by the appointed or CH consulted forester. Staff requests additional feedback to this approach. (see appendix 'B').

Proposal

The current draft ordinance (appendix “A”) has been prepared in a manner to achieve desired outcomes but also to provide a reasonable balance of options for how property owners and developers manage the trees and landscaping within park strips adjacent to their property. In summary, the ordinance proposes the following requirements:

- Establishes the goals for public tree management.
- Establishes a city contact for public tree issues.
- Clarifies and outlines responsibilities of private property owners and the city for the care of public trees and park strips abutting private property.
- Addresses potential hazards presented by trees on public and private property.
- Prohibits practices damaging to public trees and establishes a penalty for unauthorized removal of trees.
- Establishes standards for allowed materials – and ratio of those materials – within park strips.
- Establishes a process for the city’s Architectural Review Commission to review and require the preservation of existing vegetation in new development.
- Amends various existing provision related to trees for consistency and clarity.
- Creates additional definitions to help manage the implementation of the ordinance.

Applicability

These regulations are proposed to apply as follows:

- To any future changes to trees and park strips within existing developed areas. Any situation made non-conforming by the adoption of this ordinance shall be permitted to remain until changes are made and then property owners will be allowed to make complete or incremental improvements to bring park strips into alignment with the standards at their own discretion and timeline.
- To any new development and redevelopment of property will be required to adhere to these standards.
- Staff will provide educational materials at city hall and on the city website to help educate individuals about the goals established by this ordinance and to encourage voluntary compliance with ordinance standards.
- Any property owner violating these provisions in the future may be subject to city enforcement.

Recommendation

Staff recommends approval of the proposed Trees and Park Strip Landscaping ordinance.

Conclusions – Findings for Approval

1. The proposed Trees and Park Strip Landscaping ordinance advances the goals of Cottonwood Heights city.
2. The ordinance promotes the health, safety, and welfare of people within and desiring to live within the city.

Model Motions

Approval

I move to forward a recommendation of approval to the City Council for project ZTA-20-001, based upon the recommended findings outlined in this staff report:

- List any other findings or conditions of approval...

Denial

I move to forward a recommendation to the City Council of denial for project ZTA-20-001, based on the following findings:

- List findings for denial...

Appendices

- A. Draft Trees and Park Strip Landscaping Ordinance
- B. Allowed and Prohibited Trees in Park Strips List / Analysis
- C. Summary of Benefits of Trees Preservation and Enhancement

Cottonwood Heights City Trees and Park Strip Landscaping Ordinance

Chapter 14.04 - DEFINITIONS

....

14.04.040 Curblin.

“Curblin” means a line on either side of the center of a highway ten feet inside the right-of-way line and running parallel to the right-of-way line. Any individual exceptions to this definition must be approved by the city.

14.04.050 Department.

“Department” means the city’s ~~community development~~ public works department or other designee of the city.

14.04.060 Fenceline.

“Fenceline” means a line on either side of the center of a highway coterminous with the outside boundary or limits of the highway.

...

14.04.062 Hazard Tree.

“Hazard Tree” means dead or dying trees, dead parts of live trees, or unstable live trees (due to structural defects or other factors) that are within striking distance of people or property (a target). Hazard trees have the potential to cause property damage, personal injury or fatality in the event of a failure.

...

14.04.065 Landscaping

“Landscaping” means

“Landscaping, impervious hardscape” means, concrete, stamped-concrete, and pavers systems with less than one-eighth inch (1/8”) minimum joint spacing. Asphalt is prohibited as a impervious hardscape landscaping material.

“Landscaping, permeable hardscape” means natural or crushed rock and stone, flagstone, organic and/or inorganic mulch, and permeable paver systems with one eighth inch (1/8”) minimum joint spacing that allow water to penetrate into the soil.

“Landscaping, softscape” means living plants such as trees, shrubs, vines, ground covers, flowers, turf or ornamental grass at three-year maturity.

DRAFT – For Discussion Purposes Only – DRAFT

“Landscaping, water efficient” means a set of garden design and landscape maintenance principles that promote good horticultural practices, efficient use of water and incorporate drought tolerant and extra drought tolerant plants through a combination of vegetative softscape, and permeable hardscape.

....

14.04.090 Maintenance.

“Maintenance” means the performance of all things necessary to keep a public highway, sidewalk, or park strip in serviceable condition.

....

14.04.105 Park Strip

“Park strip” means a landscaped area between the curblines and the sidewalk, or fenceline in a case where no sidewalk exists, in any public or private rights-of-way.

....

14.04.150 Sidewalk.

“Sidewalk” means ~~that area~~ a concrete walkway between the ~~curblines~~ park strip and the fenceline, or curblines in a case where no park strips exist, on either side of a highway.

14.04.160 Tree Planting Line.

“Tree Planting Line” means a line equidistant between the sidewalk and curblines.

14.04.170 Weed(s).

“Weed(s)” means a wild plant growing where it was not intentionally planted and/or in competition with cultivated plants.

Chapter 14.44 - ~~SHADE TREES~~ AND PARK STRIP LANDSCAPING

Sections:

- 14.44.010 Care of trees.
- 14.44.020 ~~Planting line.~~ Park strip design standards
- 14.44.030 ~~Condemnation and removal of trees.~~ Park strip tree standards.
- 14.44.040 Condemnation and removal of trees.

14.44.010 Care of trees.

~~— In all cases the abutting property owner who receives the beneficial use of and benefit from trees is to care for and water the same. Failure to care for trees may constitute a nuisance.~~

DRAFT – For Discussion Purposes Only – DRAFT

- A. Purpose: The city prides itself on its many areas of public and private landscapes, both natural and enhanced, and recognizes the importance of trees within the community. The purpose of this ordinance is to promote the general welfare of the City by establishing and maintaining the maximum amount of canopy coverage provided by trees in order to improve air quality, improved water quality, the reduction of urban heat island effect, increased conservation of energy, decreased consumption of water resources, increased biodiversity and habitat, reduced light and noise trespass, decreased driving speed, increased roadway longevity, and decreased impact on city storm drainage.
- B. Urban Forester: The Community and Economic Development Director shall designate a qualified person or entity as the city's urban forester, who shall:
1. Be responsible for the long term management, inventory, planting, and design of city trees in cooperation with the Director.
 2. Maintain partnerships between public and private parties for the benefit of trees.
 3. Coordinate with the Public Works Department in the training of city crews or contract providers so the best methods of tree care are practiced in the community.
 4. Work with engineers, architects, and the Community Development Department during the design phase of development.
 5. Inspect trees installed as part of new development, or redevelopment, to ensure they meet city requirements.
- C. City Responsibilities: The city shall assume responsibility for:
1. Tree care in city owned and operated parks, on the grounds of city buildings, and in park strips that the city administration has designated will be maintained by the city.
 2. Pruning of city trees in the public rights of way and utility easements, when necessarily for proper operation of city services or utilities.
 3. Removal of diseased or dying city trees that are beyond reclamation and/or limbs that the city determines to be a hazard after appropriate notification.
- D. Responsibility For Correcting Hazard Trees on Private Property: Where a hazard tree exists upon private property, the property owner and all other persons having control of the property on which such hazard tree exists shall be responsible to mitigate, abate, remove, or correct the hazard. Any tree that is a hazard tree is a public nuisance.
1. It is unlawful for any person, firm, or corporation, either as owner, agent, or occupant, to create, aid in creating, or maintain a hazard tree.
 2. If the city determines that a particular tree is a hazard tree, the city may give a written notice to the owner, occupant, or agent of any lot, building, or premises in or upon which a hazard tree is found, or to the person who may be the cause of such hazard tree to remove, mitigate, abate, or correct the hazard, including its recommendation as to the most effective method of doing so.
 3. If the hazard tree is not mitigated, abated, removed, or corrected within thirty (30) calendar days after the notice is complete, the city may mitigate, abate, correct, or

DRAFT – For Discussion Purposes Only – DRAFT

- remove the hazard tree at the expense of such person, firm, or corporation or may take further action as determined.
4. The city may recover the costs and expenses incurred in mitigating, abating, correcting, or removing the hazard tree, serving notice, and the costs of a lawsuit, if any.
 5. If the person, firm, or corporation disputes or denies the city's determination that the tree is a hazard tree or refuses to remove or permit removal, the city may bring an action to abate the hazard tree as a public nuisance. If the city is granted a judgment, the city may recover the costs of having the public nuisance abated.
 6. The city, its agents, or employees, if acting in good faith, incur no liability for causing removal of a hazard tree.
 7. Notice of appeal of the city's determination that a tree is a hazard tree may be filed with the city recorder within ten (10) days of service of the notice to abate.
- E. Protection of Public Trees:
1. It shall be unlawful for any person to do any of the following:
 - a. Construct a concrete, asphalt, brick, or gravel sidewalk within eighteen inches (18") of a city tree or that damages any part (roots, crown, trunk) of the tree so as to cause injury or death to the tree.
 - b. Fill up the ground area around any city tree so as to shut off air or water from its roots.
 - c. Pile building material, equipment, or other substance on or near a city tree so as to cause injury to the tree.
 - d. Pour or spray any injurious matter on or around a city tree.
 - e. Injure any city tree, tree stake, or guard with any vehicle or animal, or in any other manner causing injury to any city tree, shrub, ground cover, or lawn.
 - f. Post any sign, tree stake, or guard, or by fastening any guywire, cable, or rope to any city tree, tree stake, or guard.
 - g. Prune trees for commercial exposure.
 2. Any person doing construction, excavation, or demolition work in the near vicinity of a city tree shall protect the tree from injury or damage with a substantial protective barrier. Said barrier shall not be less than four feet (4') high and have a two foot (2') radius or to a distance in feet from the tree equal to the diameter of the tree trunk in inches measured four and one-half feet (4.5') aboveground, whichever is greater. All building materials, extra dirt, or other debris shall be kept outside the barrier. The city engineer must be consulted about any deviation to this standard.
 3. No person shall use a city tree for any unauthorized purpose.
- F. Violation And Penalty: Any person who violates any provision of this chapter shall be guilty of a Class C Misdemeanor. In addition to other remedies provided for herein or otherwise provided by law, if the violation of any provision of this chapter causes the injury, mutilation, or death of a tree on city owned or maintained property, the violating party shall pay the cost of repair or replacement of such tree, shrub, or other plant. The replacement value of trees and/or shrubs shall be determined in accordance with the latest edition of the "Guide

DRAFT – For Discussion Purposes Only – DRAFT

For Plant Appraisal" as published by the International Society Of Arboriculture. The city may pursue criminal or civil actions against any person or entity who violates this chapter as is deemed appropriate, including abatement or injunctive relief.

G. Trees Planted In Park Strips: See Section 14.44.030.

14.44.020 Planting line.

~~—The line on which the trees are to be centered within a city highway right-of-way shall be determined by the department.~~

14.44.020 Park Strip Design Standards

As required by Section 14.12.060, new park strips shall be a minimum of five (5) feet in width between the sidewalk and the curblines.

Existing park strips less than five (5) feet in width do not require upgrading to five (5) feet until the adjacent property develops or redevelops and only if the planned street right-of-way anticipates a five (5) foot planter strip in the future.

Before any work exceeding 12" in depth is performed in a park strip, Blue Stakes of Utah shall inspect the property and identify the location of utility lines. All persons conducting work in a park strip shall follow the guidance of Blue Stakes of Utah

Landscaping

Park Strips Four (4) feet or Greater in Width: The entire area within park strips shall be covered in landscaping.

- 100% of the park strip may be developed in softscape landscaping. Water-efficient landscaping is highly encouraged.
 - Organic mulch materials may be used as water conserving mulch for vegetation but shall not be used exclusively as a landscaping material.
 - Landscaping shall be installed within two-years of the issuance of any building permit.
- No more than fifty percent (50%) of the park strip area shall be developed in permeable hardscape landscaping.
 - Permeable hardscape sections should be no more than ten feet (10') in length and shall alternate with landscaped sections.
 - Impermeable hardscape surfaces are prohibited except as provided in Section 14.44.030.
 - Landscaping shall not exceed three (3) feet in height, and not more than two (2) feet within ten (10) feet of any drive approach or within clear view areas.

DRAFT – For Discussion Purposes Only – DRAFT

- Prohibited materials include impervious hardscape landscaping, asphalt, thorn-bearing vegetation, and other vegetation and materials determined to be a nuisance by the Community and Economic Development Director.
- Wasting water in park strips, by significantly over-spraying landscaped areas, or by creating excess runoff, is highly discouraged.

Park Strips Less Than Four (4) feet in Width: The entire area within park strips shall be covered in landscaping.

- 100% of the park strip may be developed in softscape landscaping, although water-efficient landscaping and permeable hardscape landscaping is highly encouraged.
 - Organic mulch materials may be used as water conserving mulch for vegetation but shall not be used exclusively as a landscaping material.
- Up to one hundred percent (100%) of the park strip area maybe developed in permeable hardscape landscaping.
 - Impermeable hardscape surfaces are prohibited except as provided in Section 14.44.030 – Double Frontage Lots – or the park strip is less than two (2) feet in width.
- Landscaping shall not exceed three (3) feet in height, and not more than two (2) feet within ten (10) feet of any drive approach or within clear view areas.
- Prohibited materials include impervious hardscape landscaping, asphalt, thorn-bearing vegetation, and other vegetation and materials determined to be a nuisance by the Community and Economic Development Director.

14.44.030 Park Strip Tree Standards.

Private Property Owner Responsibilities: Property owners, and their occupants and agents, shall have the following responsibilities for the protection of trees in park strips abutting their real property:

1. Park strips shall be developed, maintained, or restored to the park strip design standards outlined in this chapter whenever development or redevelopment occurs.
2. Park strip installation and maintenance shall be maintained with landscaping materials as outlined in this chapter. Trash, debris, and weeds are prohibited.
3. Appropriate watering and fertilization of city trees as necessary to maintain good health.
4. Trees and landscaping which overhang the street pavement shall be trimmed to a minimum height of thirteen and one-half feet above the street pavement.
5. The species of trees planted in the park strips should comply with the city street tree guide or otherwise approved by the urban forester.
6. Remove limbs that have fallen upon a city street, property, or sidewalk and notify the city of any hazardous tree.

DRAFT – For Discussion Purposes Only – DRAFT

7. Raking, cleanup, and properly disposing of debris leaves so leaf fall does not impede the stormwater system.
8. The city shall have no liability for the failure of any tree or landscaping installed by private parties other than city-maintained property.

Park Strips Four (4) feet or Greater in Width: Park strips four (4) feet or more between the back of curb and the front of sidewalk shall be planted with trees. Such trees shall be:

- spaced not more than twenty-five (25) feet apart exclusive of driveway approaches;
- planted along the tree planting line; and
- shall have a minimum caliper size of two (2) inches;
- have a planting bed of three (3) feet on either side of the tree trunk. The tree planting bed shall entirely exclude any hardscape, and shall be primarily covered with decorative bark or mulch;
- selected from the city tree selection guide maintained by the City Forester and shall be appropriate to their location and the park strip width;
- shall be installed with proper irrigation and an 18 inch deep by six (6) foot long root barrier on the sidewalk side of the park strip.

Properties Abutting Roads Without Curb and Gutter: Owners of property on streets without curbs and gutters are not required to maintain formal landscaping within the public right-of-way.

Bonding

Required trees shall be bonded for prior to the issue of a building permit of final site plan approval.

Park Strips Less Than Four (4) feet in Width: Park strips with four (4) feet or less between the back of curb and the front of sidewalk shall only include trees as identified on the city approved tree list as being suitable for spaces less than four (4) feet. Existing trees may remain, but if the tree root system is in danger of damaging the adjacent sidewalk through cracking or uplift, then the tree is highly encouraged to be removed. Existing trees identified on [aerial image dataset] dated [date] are legal nonconforming. Trees determined to be planted after [date] are prohibited and shall be removed at the expense of the adjacent property owner.

Double Frontage Lots.

Regardless of size, any park strip adjacent to the rear property line may adhere to standards in 13.25.050(C) – Small Park Strips, except that impermeable stamped concrete may be used as material within the park strip.

~~14.44.030~~ **14.44.040** **Condemnation and removal of trees.**

The department, upon giving proper notice to abutting property owner, shall have the authority to condemn and remove, or order the removal by the abutting property owner of, any tree or tree stump upon any city roads, avenues, or ways where the tree, tree stump, shrub or vine is dead, diseased or for any other reason undesirable. The department shall have authority to trim or prune any road tree or remove any tree that is in violation of any city ordinance, without serving notice upon the abutting property owner.

Chapter 19.87 - SITE PLAN REVIEW PROCESS

19.87.040 ARC requirements.

A. **Gateway design guidelines.** All developments within the gateway overlay zones, or those areas and developments which are specifically listed as being subject to the gateway design guidelines, shall adhere to the requirements of the gateway design guidelines and standards.

B. **Mechanical equipment.** All mechanical equipment shall be located or screened (and/or other measures taken) so as not to be visible from any public or private street. Screens shall be aesthetically incorporated into the design of the building, whether located on the ground or roof. Rooftops of buildings shall be free of any mechanical equipment unless completely screened. Screening materials shall conform to the color scheme of the primary building. Measures taken to shield mechanical equipment from view, other than screening, must be approved by the planning commission.

C. **Trash enclosures, storage areas, and external structures.** Landscaping, fencing, berms or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. Trash and storage areas shall be compatible with the proposed or existing building and surrounding structures. These areas shall be well-maintained and oriented away from public view. The consolidation of trash areas between businesses and the use of modern disposal and recycling techniques are encouraged. Chain-link fences and fencing with vinyl slats are prohibited. Acceptable gates will be painted metal.

D. **Exterior materials.** The city's architecture review commission ("ARC") shall ensure that all buildings are aesthetically pleasing and conform to an overall master design theme or plan for the project or overlay area of the city. Building elevations shall be submitted that indicate all colors, styles, materials and other proposed building treatments.

E. **Landscape guidelines.** All site plans shall conform to the city's landscaping guidelines.

F. Saving existing vegetation.

(1) Developments shall be designed to incorporate existing large trees, clusters of trees or clusters of large shrubs unless the City Forester finds (or a certified arborist in the absence of a finding from the City Forester) that such preservation is unwise. The ARC or its designee shall review the appropriateness of removal of such vegetation if proposed in a development plan.

(a) The ARC may approve removal of some or all existing vegetation based on a determination of the benefits of such vegetation and the efforts made to save and incorporate the vegetation into the design of a development versus the problems such vegetation may create for the development in terms of general construction techniques,

DRAFT – For Discussion Purposes Only – DRAFT

the impact removal may have on the character of the area, the topography of the site and harmful conditions the vegetation may create.

(b) If existing trees, clusters of trees or clusters of large shrubs deemed beneficial to the property are removed without City authorization prior to approval of a development, then the ARC may impose a fee as shown on the Consolidated Fee Schedule adopted by the Municipal Council.

(2) Trees and other vegetation to be saved shall be clearly marked to ensure protection against removal or damage. Snow fencing or other acceptable barriers shall be used to protect existing vegetation designated to be saved. The Community and Economic Development shall approve the location of such barriers.

~~F.~~ **G. Building lighting.** Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be shielded and full cut-off so that the light source does not penetrate beyond the property where the structure is located. To prevent light pollution, to the greatest extent possible lighting shall not project above or beyond the property line.

~~G.~~ **H. Parking lot and street lighting.** All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Lighting of all pedestrian pathways is required.

1. Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings.
2. Intensities shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas. All streetlights and interior parking lot lights shall meet the City's lighting design standards.

Chapter 12.04 - DEFINITIONS

....

12.04.335 Park Strip

"Park strip" means a landscaped area between the curblines and the sidewalk, or fenceline in a case where no sidewalk exists, in any public or private rights-of-way.

....

Chapter 12.24 - REQUIRED IMPROVEMENTS

12.24.070 Curbs, gutters, sidewalks and park strips.

- A. Curbs and gutters on all streets shall be concrete of the standard high back-type unit, not less than 30 inches, inches in overall width, and not less than six inches thick where the curb abuts the street pavement. Low back curb may be installed in cul-de-sacs and wherever approved by the city engineer.
- B. All curb corners shall have a radius of not less than 25 feet.
- C. The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.
- D. The subdivider ~~may~~ **shall** be required ~~by the city~~ to install a park strip per Section 14.12.060 and property owners provide landscaping per Section 14.44. ~~in the area between the curb and sidewalks.~~

DRAFT – For Discussion Purposes Only – DRAFT

The type and amount of landscaping required shall be at the discretion of the community and economic development director and may vary within the development.

E. Waterways shall meet APWA standards.

F. The plants and other landscaping material that best serve the intended functions shall be used. Landscaping material shall be appropriate for local environment, soil conditions and availability of water.

Chapter 14.12 - STANDARDS FOR ROADWAYS, SIDEWALKS AND OTHER INFRASTRUCTURE

14.12.040 Clear view of intersecting streets.

A. Corner sight distance for local streets as defined in the AASHTO guidelines shall be a minimum of 300 feet. All other locations shall be provided with sight distance in accordance with AASHTO guidelines.

B. No constructed or planted obstruction to view, in excess of two feet in height above the level of the adjacent street pavement (measured at the edge of the pavement) shall be allowed within the clear view of intersecting streets. Exception to this are signs that conform to the applicable zoning code; a reasonable number of trees pruned to ten feet thirteen and one-half feet (13.5') above the street pavement; and pumps at gasoline service stations. In the event the provisions of this subsection conflict with zoning codes, the most restrictive shall apply.

C. Landscaping material or other obstructions which infringes the clear view of intersecting streets that creates a safety hazard, after 20 days' notice to property owner by certified mail has been given, may be trimmed or removed by city employees or by any other person or entity designated by the city.

D. The city shall be entitled to reimbursement of the costs incurred by it in trimming or removing landscaping or obstructions under this section, and may seek such reimbursement by sending an itemized invoice by certified mail to the property owner at its last known address. If the property owner fails to pay such costs to the city within 20 days after the date of mailing such invoice, the city may cause suit to be brought in an appropriate court of law seeking such payment, interest thereto at the statutory rate, and the city's attorney's fees and costs of suit.

14.12.050 Landscaping overhanging street pavement.

Trees and landscaping which overhang the street pavement shall be trimmed to a minimum height of thirteen and one-half feet (13.5') above the street pavement. Trees and landscaping which violate the requirements of this section may be trimmed or removed by city employees or by any other person or entity designated by the city after 20 days' notice by certified mail to the property owner has been given. The city shall be entitled to reimbursement of the costs incurred by it in trimming trees and landscaping under this section, and may seek such reimbursement by sending an itemized invoice by certified mail to the property owner at its last known address. If the property owner fails to pay such costs to the city within 20 days after the

date of mailing such invoice, the city may cause suit to be brought in an appropriate court of law seeking such payment, interest thereon at the statutory rate, and the city’s attorney’s fees and costs of suit.

14.12.060 Sidewalks and Park Strips.

A. Sidewalks shall be located as far as practical from travel lanes. As the minimum standard, concrete sidewalks shall be ~~four~~ five-feet in width with a five foot ~~utility~~ park strip between the ~~roadway~~ edge of sidewalk and back of curb.

B. A five-foot sidewalk will be allowed integral with the back of curb where exceptional topographic conditions exist or where specifically approved by the city. Where integral sidewalk is permitted, the right-of-way may be reduced accordingly.

~~C. When properties are adjacent, but do not access or front on public right of way, a stamped brick pavement in the utility strip or other suitable approved finishing material shall be required to reduce maintenance in these areas unless an exception is granted by the city.~~

~~D. C.~~ C. In developments which have a minimum lot area of one acre, aesthetic alternatives may be approved in lieu of standard concrete, except areas along collectors and arterials. The department or its designee shall review and approve all design and geometric standards for such requests.

~~E. D.~~ D. Sidewalks shall remain unobstructed from vegetation and other obstructions to a minimum height of seven feet. Landscaping or other obstructions which violate the requirements of this section may be trimmed or removed by city employees or by any other person or entity designated by the city after 20 days’ notice by certified mail to the property owner has been given. The city shall be entitled to reimbursement of the costs incurred by it in trimming or removing landscaping or obstructions under this section, and may seek such reimbursement by sending an itemized invoice by certified mail to the property owner at its last known address. If the property owner fails to pay such costs to the city within 20 days after the date of mailing such invoice, the city may cause suit to be brought in an appropriate court of law seeking such payment, interest thereon at the statutory rate, and the city’s attorney’s fees and costs of suit.

14.12.070 Horizontal clearance to obstructions.

On all streets a minimum clearance of 24 inches shall be provided between the curb face or shoulder edge and obstructions such as utility poles, fire hydrants, trees, landscaping exceeding three (3) feet in height, etc., except standard mailboxes approved by the U.S. Postal Service.

.....

Consolidated Fee Schedule

...

UNAUTHORIZED REMOVAL OF PUBLIC TREE FEE\$XXX

Cottonwood Heights Approved Park Strip Tree List

Any tree on this list recommended for park strips above 6' in any jurisdiction require evaluation and a permit from the City Forester prior to planting. Trees not on this list may be planted after consultation with the City Forester and if a permit is granted.

Common Name	Botanical Name	Common Cultivars	SLC Park Strip Size	SJ Park Strip Size	Provo Park Strip Size	Lehi City Strip Size	Mature Height	Canopy Spread	Shape	Flowers	Fruit	Fall Color	Additional Notes
* = Salt Lake City Proven Performers													
American Smoke Tree *	Cotinus obovatus		3-5 feet				20-30'	20-30'	irregular oval	yellowish green	small, sparse unnoticeable	yellow, red, orange, purple	produces some of the best fall color of any of the native American trees
Amur Corktree *	Phellodendron amurense	Macho, Eye Stopper, His Majesty	5-8' feet				30-45'	30-60'	rounded broad spreading	non showy yellow-green	pea sized black	yellow	once established very tolerant to urban conditions
baldcyprus	Taxodium distichum			5'	6'	6'							
Beech, American	Fagus grandifolia				10'	10'							
Beech, Tricolor	Fagus sylvatica	Tri Color, Roseo-marginata	3-5 feet	5'			20-30'	15-20'	oval	yellow green,	spiny capsule	light bronze	very showy purple, rose with cream leaves
Birch, Avalanche	Betula x "Avalzam'				6'	6'							
Black Maple	Acer nigrum		8' + feet		6'	6'	60-75'	40-50'	oval to rounded	insignificant	Green samaras	yellow-orange-red	similar to sugar maple but more heat and drought tolerant
Catalpa *	Catalpa speciosa	Heartland	5-8' feet	5'	10'	10'	45-50	20-25	narrow upright	white, large bell shaped	long slender seed pods	greenish-yellow	tolerant of urban conditions
Chinese Catalpa	Catalpa ovata		3-5 feet				20-30'	20-30'	spreading	yellow-white flowers	long slender green pods	yellow	tolerant of heat and a wide range of soil conditions
Chokecherry	Prunus x virginiana	Sucker Punch	3-5 feet	3'	4'	4'	20-30'	18-20'	rounded	bright white,	dark purple	deep purple	sucker-free, leaves emerge green turning dark purple
Dawn Redwood	Metasequoia glyptostoboides				6'	6'							
Dogwood, Corneliancherry	Cornus mas	Various	3-5 feet				15-20'	15-20'	low branched/	yellow, before	red, edible	reddish purple	scaly exfoliating bark when mature
Eastern Redbud *	Cercis canadensis	Various	3-5 feet	3'	4'	4'	15-25'	20-30'	irregular	pink/purple before leaves	small, brown	yellow	tolerant of partial shade, vibrant in the spring
Elm, Accolade *	Ulmus japonica x	Accolade	8' + feet				50-60'	30-40'	arching vase	insignificant	flat round samara	yellow	excellent DED resistance
Elm, American	Ulmus americana				10'	10'							
Elm, Commendation *	Ulmus (japonica x wilsoniana Morton) x (pumila x carpinifolia)	Commendation	8' + feet	4'			50-70'	40-50'	pyramidal	insignificant	flat round samara	yellow	fast growing but not wild
Elm, Emerald Flair, Lacebark	Ulmus parvifolia	Emerald Flair	5-8' feet		10'	10'	40-45'	30-35'	spreading vase	insignificant	flat round samara	red-orange red	has better red fall color than most cultivars
Elm, Emerald Sunshine	Ulmus propinqua	Emerald Sunshine	5-8' feet				30-35'	20-25	vase	inconspicuous	small, flat, papery	yellow	tolerant of all urban conditions
Elm, Frontier *	Ulmus. carpinifolia and U. parvifolia.	Frontier	5-8' feet				30-40'	20-30'	upright, vase	inconspicuous	small, flat, papery	burgandy-purplish	tolerant of all urban conditions
Elm, Green stone *	Ulmus davidiana	Greenstone	8' + feet				50-60'	40-50'	upright vase	insignificant	flat round samara	yellow	strong branch attachments at open angles

Elm, New Horizon *	Ulmus japonica × pumila	New Horizon	8' + feet				50-55'	30-40'	upright oval	insignificant	flat round samara	yellow	proven rugged street tree
Elm, Triumph *	Ulmus wilsoniana, U. japonica, and U. pumila	Triumph	8' + feet				50-60'	40-45'	upright oval to vase	insignificant	flat round samara	yellow	very dark green glossy leaves
European Alder	Alnus glutinosa		5-8' feet		6'	6'	40-50'	20-40'	pyramidal	drooping male catkins	small woody cones	none	tolerates a wide range of soils
European Beech	Fagus sylvatica	various	8' + feet		6'	6'	50-60'	35-50'	rounded, pyramidal	Inconspicuous	nuts in a prickly husk	bronze-yellow	thin, smooth gray bark
Flowering Cherry, Akebono*	Prunus x yedoensis	Akebono	3-5 feet				20-25'	20-25'	spreading	double, light pink	black purple	yellow	blossoms are showy in the spring
Flowering Cherry, Kwanzan	Prunus serrulata	Kwanzan	3-5 feet	4'	4'	4'	20-25'	15-20'	vase shaped	double deep pink	sterile flowers do not produce fruit	yellow	blossoms are showy in the spring
Flowering Crabapple *	Malus spp. Various	Spring Snow, Snow Drift, Sargent, Zumi	3-5 feet	3'	4'	4'	15-25'	15-25'	rounded to oval	varies with cultivar	fruit varies with cultivar	yellow	showy in spring
Flowering Pear	Pyrus calleryana	Aristocrat, Autumn Blaze, Capital, Chanticleer, Trinity	5-8' feet				30-40'	12-28'	upright to pyramidal	white in spring	small fruit	redish	good fall color
Flowering Pear, Jack	Pyrus calleryana	Jack Pear	3-5 feet				15-20'	10-12'	compact oval	white	yellow green	yellow	ideal under utility lines
Flowering Pear, Korean Sun	Pyrus auriei	Korean Sun, Westwood	3-5 feet				10-15'	15-Oct	compact rounded	white in spring	yellow green	red-purple	better branch attachment than most flowering pears
Flowering Pear, Prairie Gem	Pyrus ussuriensis	Prairie Gem, MorDak	3-5 feet				20-25'	20-25'	oval to rounded	white	yellow green	yellow	hardy flowering pear cultivar
Flowering Plum, Krauter Vesuvius	Prunus cerasifera	Krauter Vesuvius	3-5 feet		4'	4'	15-20'	10-15'	upright	light pink showy	sparse plums	purple	dark purple leaves year round
Fringetree *	Chionanthus virginicus		3-5 feet				20-25'	20-25'	spreading oval	fragrant		yellow	stunning when in full bloom
Fringetree, Chinese *	Chionanthus retusus		3-5 feet				20-25'	20-25'	broadly oval	spring, fragrant		yellow	light brown exfoliating young bark
Ginkgo (male only)*	Ginkgo biloba	Autumn Gold, Princeton Sentry, Magyar, Colonade	5-8' feet	4'	6'	6'	40-45'	15-30'	pyramidal	insignificant	fruitless	yellow-golden	tolerant of a wide range of soil conditions, adapts well to urban environments, females have unpleasant odor
Goldenrain *	Koelreuteria paniculata		5-8' feet	4'	4'	4'	30-40'	30-40'	round	very showy bright yellow flowers in	black seed in papery capsule	yellow-orange	tough adaptable tree
Hackberry *	Celtis occidentalis	Chicagoland	8' + feet	5'	6'	6'	40-60'	40-60'	rounded spreading	insignificant	purple drupe	pale yellow	tolerates both wet and dry conditions
Hardy Rubber Tree	Eucommia ulmoides	Emerald Point	5-8' feet				35-40'	15-20'	narrow oval	insignificant	winged seed	none	tolerates a wide range of soil conditions, glossy green leaves

Hardy Rubber Tree	Eucommia ulmoides	Hardy Rubber Tree,	8' + feet				40-60'	30-50'	rounded	insignificant	winged seed	none	tolerates a wide range of soil conditions, glossy green leaves
Hawthorn *	Crataegus laevigata	Pauls Scarlet, Crimson Cloud	3-5 feet	3'	4'	4'	20-25"	15-20'	broad round	double rose red	red edible	no fall color	vibrant in the spring
Hawthorn, Lavalley *	Crataegus x lavalleyi	Lavelley	3-5 feet				20-30'	15-20'	dense oval	white in spring	red edible	coppery red	lustrous green leaves, persistent fruit
Hawthorn, Thornless Cockspear *	Crataegus crus-galli	Thornless Cockspear	3-5 feet	3'			20-30'	20-35'	rounded spreading	white in spring	red edible	orange-scarlet	persistent fruit in to winter, thornless
Hawthorn, Winter King *	Crataegus viridis	Winter King	3-5 feet				20-30'	20-30'	wide vase	white in spring,	bright red edible	purplish red	tolerant of urban pollution
Honeylocust *	Gleditsia triacanthos inermis	Street Keeper, Skyline, Shademaster, Northern Acclaim, Sunburst, Perfection	5-8' feet	5'	6'	6'	35-50'	20-40'	pyramidal to round dependent on cultivar	insignificant yet smell very sweet	reported as fruitless	golden yellow	small fine leaves give filtered shade
Honeylocust *	Gleditsia triacanthos inermis	Street Keeper, Skyline, Shademaster, Northern Acclaim	8' + feet				40-45'	20-35'	pyramidal to round	insignificant yet smell very sweet	reported as fruitless	golden yellow	small fine leaves give filtered shade
Honeylocust *	Gleditsia triacanthos inermis	Street Keeper, Skyline, Shademaster, Northern Acclaim, Sunburst, Perfection	8' + feet				35-50'	20-40'	pyramidal to round dependent on cultivar	insignificant yet smell very sweet	reported as fruitless	golden yellow	small fine leaves give filtered shade
Hophornbeam	Ostrya virginiana	Autumn Treasure, Sun Beam	5-8' feet				25-40'	20-30'	oval to rounded	brown-green in	hop-like sac	yellow	tolerant of urban conditions once established
Hornbeam	Carpinus betulus	Emerald Avenue, Frans Fontaine	8' + feet		6'	6'	40-60'	15-40'	narrow fastigate to broadly pyramidal	insignificant	nutlets in papery bracts	yellow	very symmetrically shaped
Hornbeam, Fastigate	Carpinus betulus 'Fastigiata'	Fastigiata	5-8' feet		6'	6'	30-40'	20-30'	oval vase	catkins	clusters of small nutlets in bracts	yellow-orange	smooth gray bark with fluting
Horsechestnut	Aesculus hippocastanum		8' + feet		10'	10'	50-75'	40-65'	upright oval	deep pink or white	nutlets in papery bracts	yellow	large showy flowers
Horsechestnut, Red	Aesculus x carnea	Briotii, Fort McNair	5-8' feet				30-40'	25-35'	oval to rounded	deep pink	nut	yellow	large showy flowers
Japanese Pagodatree	Sophora japonica			5'	6'	6'							
Katsura	Cercidiphyllum japonicum		5-8' feet				40-60'	20-35'	pyramidal to round	insignificant	small green pods, female only	yellow-orange	foliage may scorch in hot, dry conditions
Kentucky Coffee *	Gymnocladus dioica	Espresso, Prairie Titan, Stately Manor	8' + feet		6'	6'	60-80'	40-45'	irregular open	Greenish white, female	seedless	yellow	leaves drop early in the fall
Lilac, Japanese Tree Lilac *	Syringa reticulata	Ivory Silk	3-5 feet	3'			20-25'	15-20'	upright oval/rounded	creamy white fragrant	dry capsules	yellow	tolerant of urban conditions

Lilac, Peking Lilac *	Syringa pekinensis	China Snow, Summer Charm	3-5 feet		4'	4'	20-25'	15-20'	rounded	creamy white fragrant	dry capsules	yellow	attractive exfoliating, amber colored bark
Linden, American	Tilia americana			5'	10'	10'							
Linden, Crimean	Tilia x euchlora		5-8' feet				40-50'	20-30'	rounded pyramidal	fragrant creamy yellow	gray nutlets with bracts	yellow	reported to have more resistance to aphids
Linden, Silver *	Tilia tomentosa	Sterling Silver, Green Mountain, Satin Shadow	8' + feet				50-70'	25-40'	pyramidal	fragrant creamy yellow	gray nutlets with bracts	yellow	best heat and drought tolerant of all lindens
Linden, Summer Sprite, Littleleaf	Tilia cordata	Summer Sprite Linden	3-5 feet		6'	6'	18-20'	12-15'	dense pyramidal	tiny yellow fragrant in spring	gray nutlets with bracts	yellow	perfect for confined urban spaces
London Plane *	Platanus x acerifolia	Bloodgood, Exclamation, Ovation	8' + feet	5'	10'	10'	60-70'	30-60'	spreading rounded	insignificant	round fuzzy seed ball in clusters of 2-3	brown	exfoliating cream colored bark
Maackia	Maackia amurensis		3-5 feet				20-30'	15-20'	rounded vase	white fragrant in	flat see pods	yellow	tolerant of urban conditions
Maple, Amur	Acer ginnala		3-5 feet	3'	4'	4'	15-20'	15-20'	round spreading	white, clusters	samaras	red	showy red samaras in fall
Maple, Bigtooth*	Acer grandidentatum	Rocky Mt. Glow, Mesa Glow	3-5 feet	4'	4'	4'	20-25'	15-25'	oval to round	spring, insignificant	green samaras	yellow to orange	native to Utah
Maple, Hedge	Acer campestre	Metro Gold, Queen Elizabeth	5-8' feet	3'	4'	4'	25-35'	25-35'	oval/round dense	insignificant	green samaras	yellow	
Maple, Norway	Acer platanoides				6'	6'							
Maple, Paperbark*	Acer griseum		3-5 feet	3'	4'	4'	20-25'	15-20'	upright oval	small green in spring,	brown samaras		attractive exfoliating cinnamon colored bark
Maple, Rocky Mountain	Acer glabrum		3-5 feet				20-25'	10-15'	oval	spring, insignificant	green samaras		native to Utah, heat tolerance may be a concern, prune to develop strong branching structure
Maple, Shantung	Acer truncatum	Pacific Sunset, Norweigan Sunset,	3-5 feet		4'	4'	20-30'	20-30'	rounded to oval	pale yellow insignificant	samaras	yellow, orange, red, purple	heat tolerant
Maple, Shantung	Acer truncatum	Ruby Sunset	3-5 feet				20-25'	18-20'	broad oval to	pale yellow	samaras	deep red	heat tolerant, glossy green leaves
Maple, State Street	Acer miyabei	State Street, Rugged Ridge	5-8' feet				30-45'	30-35'	oval to rounded	insignificant	green samaras	yellow-orange	hardy, tough, pest free maple
Maple, State Street	Acer miyabei	State Street, Rugged Ridge	8' + feet				30-45'	30-35'	oval to rounded	spring, insignificant	green samaras	yellow-orange	hardy, tough, pest free maple
Maple, Sugar	Acer saccharum	John Pair Caddo, Flash Fire Caddo, Autumn Splendor Caddo	5-8' feet				30-45'	30-45'	rounded to oval	insignificant	green samaras	orange-red	tolerant of harsh urban conditions and alkaline soil
Maple, Sycamore	Acer pseudoplatanus		5-8' feet	5'			40-55'	35-55'	round	insignificant	green samaras	yellow	Gray flaking bark
Maple, Sycamore	Acer pseudoplatanus		8' + feet		6'	6'	40-55'	35-55'	round	spring, insignificant	green samaras	yellow	Gray flaking bark

Maple, Tatarian*	Acer tataricum	Hot Wings, Pattern Perfect, Rugged Charm	3-5 feet	3'	4'	4'	20-25'	15-20'	oval to round	white clusters in spring	red samaras	yellow-red	showy seeds
Maple, Trident	Acer buergerianum	Streetwise	3-5 feet		4'	4'	20-30'	15-25'	oval/round	spring, insignificant	green samaras	orange-red	slow growing
Mayday Tree	Prunus padus	Merlot	5-8' feet				30-40'	18-30'	pyramidal to	showy white	pea sized black	yellow	showy in spring
Mountain Ash	Sorbus americana												
Mulberry, Fruitless	Morus alba	Fruitless Mulberry	5-8' feet		6'	6'	30-50'	30-50'	wide spreading	small yellowish green	fruitless	none	tough tolerant tree
Netleaf Hackberry *	Celtis reticulata		3-5 feet	3'			20-25'	20-25'	rounded spreading	green in spring, insignificant	orange-red	yellow	very tolerant to adverse growing conditions
Oak, Shingle	Quercus imbricaria		8' + feet				50-60'	50-60'	conical broadening with age	insignificant	acorn	yellow-brown to red brown	adapts to a wide range of soils
Oak, Bur *	Quercus macrocarpa	Bullet Proof, Cobblestone	8' + feet	5'	10'	10'	60-80'	60-80'	broad rounded	insignificant	oval acorns with fringed cap	yellow brown	tolerant of all soil conditions
Oak, Chinkapin	Quercus muehlenbergii	Red Autumn	8' + feet				40-60'	50-60'	oval to rounded	insignificant	acorn	yellow brown or red	tolerant of alkaline soils
Oak, English *	Quercus robur		8' + feet				50-70'	50-70'	broad	insignificant	acorn	none	tolerant of alkaline soils
Oak, English *	Quercus robur				10'	10'							
Oak, Gambel	Quercus gambelii		3-5 feet				20-25'	20-30'	round, clump	insignificant	acorns	brown-brownish red	native to Utah, clump form
Oak, Northern Pin Oak	Quercus ellipsoidalis		8' + feet				55-60'	30-40'	broadly pyramidal	insignificant	acorn	red	tolerant of alkaline and dry soils
Oak, northern red	Quercus rubra			5'	10'	10'							
Oak, Sawtooth	Quercus acutissima		8' + feet				40-60'	40-60'	broad spreading	insignificant	acorn	dull yellow-brown	adapts to a wide range of soils
Oak, Shumard	Quercus shumardii		8' + feet				40-60'	30-40'	oval	insignificant	acorn	brownish red	does well in wet and dry soil
Oak, Swamp White	Quercus bicolor	American Dream	8' + feet		10'	10'	50-60'	50-60'	broad	insignificant	acorn	orange gold	tolerant of urban conditions
Osage Orange, White Shield	Maclura pomifera	White Shield, Wichita	5-8' feet				30-25'	30-35'	upright spreading	none	none	yellow	tough tolerant, thornless, fruitless
Parrotia	Parrotia persica	Vanessa	3-5 feet	4'			20-30'	15-20'	upright vase	insignificant	insignificant	yellow-orange-red	slow growing
Red Buckeye	Acer pavia				4'	4'							
Serviceberry *	Amelanchier laevis	Spring Flurry, Snow Cloud	3-5 feet	3'			20-28'	15-20'	upright oval	white clusters in spring	purplish-blue edible	orange-red	great for naturalizing or as a specimen
Serviceberry *	Amelanchier x grandiflora	Robin Hill	3-5 feet	3'			20-25'	15-18'	upright oval	light pink in spring	small purple-red edible	orange-red	great for naturalizing or as a specimen
Silk Tree	Albizia julibrissin			4'									
Sweetgum	Liquidambar styraciflua												
Tulip Tree	Liriodendron tulipifera		8' + feet	5'	10'	10'	60-70'	30-50'	broad conical	yellow with orange	dry brown oblong	golden yellow	flowers somewhat hidden by leaves
Turkish Filbert	Corylus colurna		5-8' feet	4'			40-50'	15-35'	pyramidal	insignificant	edible nut		tolerant tree once established

Yellowwood *	Cladrastis kentukea	American, Perkins Pink	5-8' feet				30-50'	30-50'	round	large hanging fragrant white	flat papery pod	yellow	very showy flowers in late spring, smooth gray bark
Zelkova *	Zelkova serrata	Village Green, Green Vase	5-8' feet		10'	10'	40-55'	30-50'	vase	insignificant	small wingless drupe	rusty red	mature smooth gray bark exfoliates to reveal orange inner bark
Zelkova *	Zelkova serrata	Village Green, Green Vase	8' + feet		10'	10'	40-55'	30-50'	vase	insignificant	small wingless drupe	rusty red	mature smooth gray bark exfoliates to reveal orange inner bark
Zelkova, City Sprite *	Zelkova serrata	City Sprite	3-5 feet	5'			20-24'	15-18'	compact oval to	insignificant	insignificant	yellow	perfect for confined urban spaces
Zelkova, Wireless *	Zelkova serrata	Wireless	3-5 feet				20-24'	30-35'	flat topped broad spreading	insignificant	insignificant	reddish orange	ideal under utility lines

Cottonwood Heights Prohibited Park Strip Tree List

All trees on this list are prohibited in park strips. Planting of these trees within a park strip may result in an order from the City for their removal.

Common Name	Botanical Name	S. Jordan	Provo	Sandy	Lehi City	Reasons	Sources
American Elm	Ulmus Americana			x		Susceptible to Dutch Elm Disease. Rarely should be planted, though limited use in specific situations may be justified.	https://treebrowser.org/?sortby=commonName&filterByType=tree
ash (all ash species are susceptible to emerald ash borer)	Fraxinus spp.	x				Susceptible to Emerald ash borer infestations	https://treebrowser.org/?sortby=commonName&filterByType=tree
Birch	Betula			x		Prone to the Bronze Birch Borer, the large majority of trees die in our climate. Birches prefer acidic soils that are common in the eastern United States and the Pacific Northwest. Utah soils are alkaline, and this predisposes the trees to iron chlorosis and makes them grow more slowly.	https://utahpests.usu.edu/ipm/ornamental-post
black/ purple robe locust	Robinia ambigua		x	x	x	Susceptible to Aphids, Borer and Leaf Miner, Fusarium, Armillaria, Root Rot, Canker, Leaf Spot and Powdery Mildew. Brittle	https://treebrowser.org/?sortby=commonName&filterByType=tree
boxelder maple	Acer negundo		x		x	Soft wood that is subject to decay. Harbor box elder bugs which are a nuisance. Very common, but undesirable as an ornamental in all except the worst conditions. Often nearly completely defoliated in early summer by the boxelder leaf roller, but usually puts on new leaves with no problem. Boxelder bugs can be a nuisance where female trees are found (they feed on	https://treebrowser.org/?sortby=commonName&filterByType=tree
Evergreen	Conifers	x	x		x	Block clear vision between pedestrians and vehicle traffic. Often spread too wide for parking strips.	
flowering pear	Pyrus calleryana	x				suffer from severe branch splitting, which occurs because their wood is brittle and splits apart easily. It has several problems, however, including an eventual size that is bigger than most people expect, occasional winter kill of buds and possibly cambium in colder locations, poor branch attachment due to included bark, and a flower odor that is objectionable to some.	
fruit trees		x	x		x	Fruit drop on sidewalks can be hazardous to pedestrians and a maintenance concern.	
London Planetree	platanus			x		Not well-suited to small park strips.	
poplar (all poplar species, cottonwood, aspen, and poplars)	Populus spp.	x	x	x	x	Trees in this family have soft wood and are subject to decay. Shallow roots.	
Russian olive	Eleagnus angustifolia		x	x	x	Thorns, fruit, and growth habit are unsuitable for street tree use. This tree is very aggressive and weedy and has been declared a noxious weed in Carbon, Duchesne, and Uintah Counties in Utah. It has caused some serious environmental degradation and should not be planted.	https://treebrowser.org/?sortby=commonName&filterByType=tree
Siberian elm	Ulmus pumila	x	x	x	x	Brittle wood and weak branching. Invasive spread from seeding. Incorrectly referred to as Chinese Elm.	https://treebrowser.org/?sortby=commonName&filterByType=tree
cultivars such as 'autumn	Acer saccharinum	x	x	x	x	Becomes chlorotic in our local soils. Is brittle and breaks easily in storms. Not a good choice for Utah.	https://treebrowser.org/?sortby=commonName&filterByType=tree
sunburst honeylocust	Gledistia triacanthos 'Sunburst		x		x	Suceptible to many pests.	
thorned honeylocust	Gledistsia triacanthos		x		x	Hazardous thorny branches. Messy seed pods. Select thornless varieties for planting along city streets.	https://treebrowser.org/?sortby=commonName&filterByType=tree
thorned trees		x				Can injure people.	
tree-of-heaven	Ailanthus altissima	x	x		x	Very brittle wood and weak branching. Seeding makes this tree invasive. A large, tough tree that sprouts readily, grows very fast, is weak-wooded, and is fairly short-lived. Common mainly in cities, where large trees will grow right out of pavement cracks and window wells. Quite attractive, but with a lot of bad habits that make it undesirable except for the worst sites.	https://treebrowser.org/?sortby=commonName&filterByType=tree
willows (all)	Salix spp.	x	x	x	x	Soft wood subject to decay. Shallow roots. Aphids. Not appropriate except native habitat along water sources.	

Park Strips and Public Trees

ZTA-20-001

Purpose



Establishes the city's vision, policy and goals regarding trees and public right-of-way landscaping.



Defines the city's and the public's responsibilities.



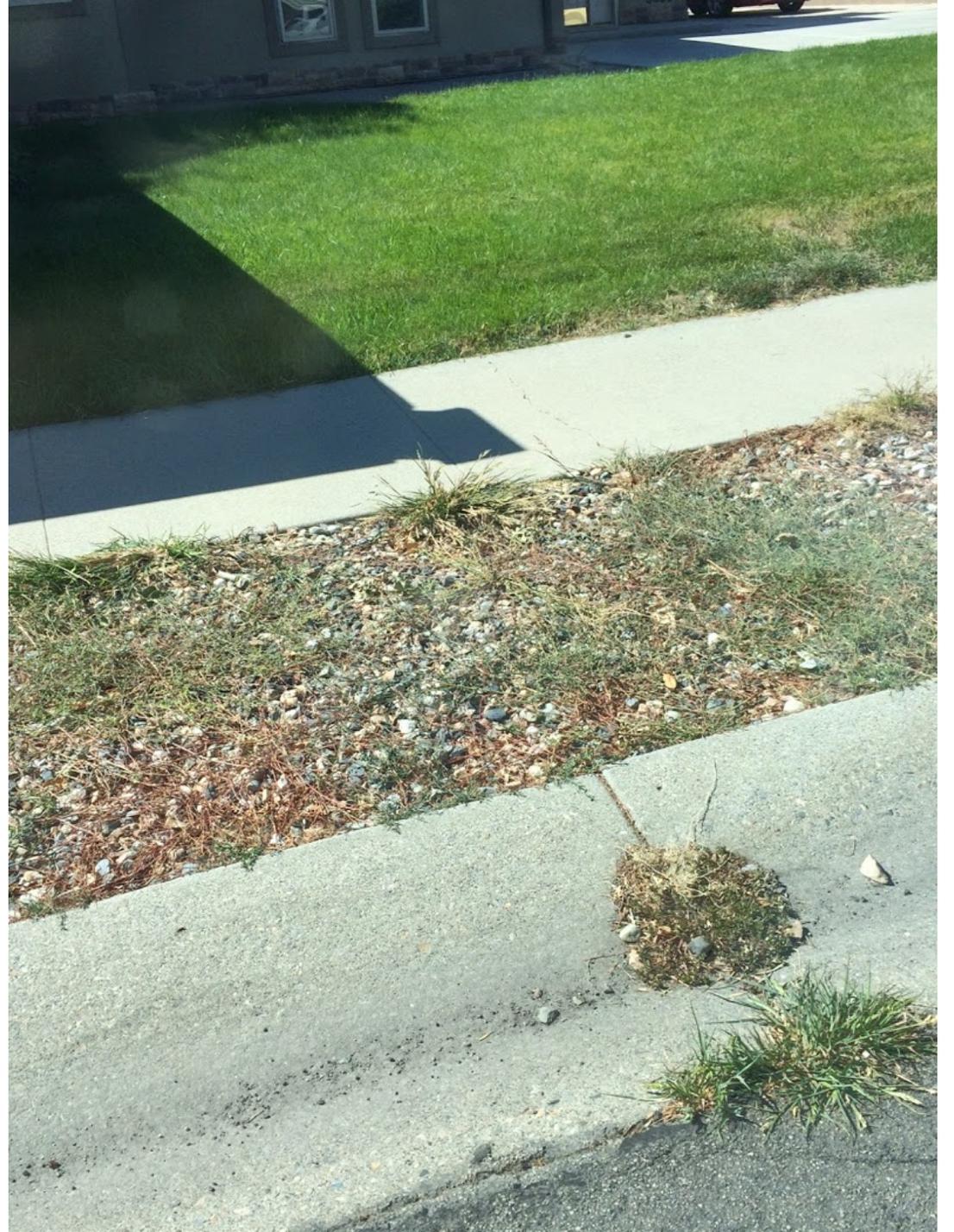
Provide procedures for abatement of private tree hazards.

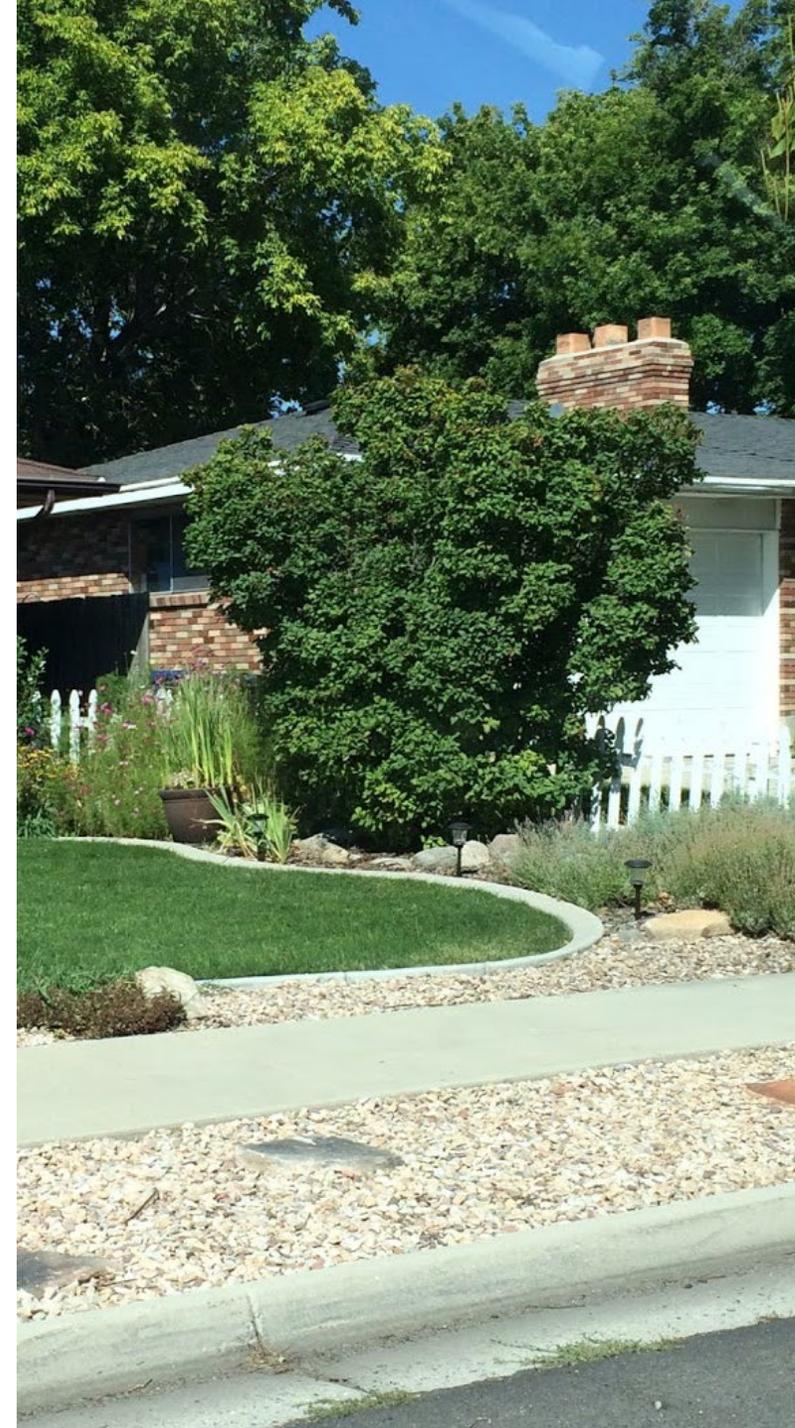


Establishes provisions for the protection of public trees and existing on-site trees when a development is proposed.



Defines standards for park strip trees and landscaping.



















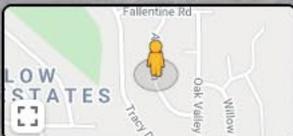


8706 S 2920 E

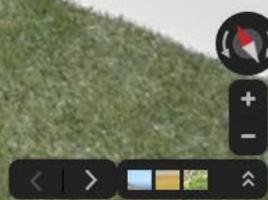
Sandy, Utah

Google

Street View



Google





3D



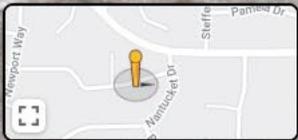
2636 Dolphin Way
Cottonwood Heights, Utah

Google

Street View

Dolphin Way

Google





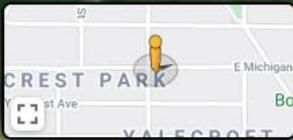


1905 E Michigan Ave

Salt Lake City, Utah

Google

Street View



Google



Vision – Desired Outcomes



Preserve and increase tree coverage.



Increase sustainability.



Enhance environment and character of the city.



Encourage city-resident participation and partnerships.

Citizen's Responsibilities



Park strips and trees within them are to be maintained and cared for.



Follow protection standards.

City's Responsibilities



Care for trees within public parks and facilities.



Remove dead, diseased, or dangerous trees from the right-of-way.



Meet Chloe and Zoe



Park Strip Design Standards (4+ feet wide).

- Landscaped
 - 50 – 100% may be developed as “softscape” landscaping.
 - Up to 50% may be developed as “permeable hardscape” landscaping.
 - “Impervious hardscape” is prohibited, except park strips at the rear of a double-frontage lot.
 - Trees every 25 feet.
 - Standards are exclusive of driveway approach aprons.

Park Strip Design Standards (Less than 4 feet wide).

- Landscaped
 - 0 – 100% may be developed as “softscape” landscaping.
 - Up to 100% may be developed as “permeable hardscape” landscaping.
 - “Impervious hardscape” is prohibited, except park strips at the rear of a double-frontage lot or less than 2 feet wide.
 - Trees not required.

Tree Standards

- 25-feet apart minimum.
- 2-inch caliper minimum (width of tree trunk).
- 6-foot wide planting bed.
- Limited to city tree selection guide.
- Installed with irrigation.
- Bonding required for new developments

Ready Made Plans



Coming up with the right plan can be the ultimate challenge. We've taken the guesswork out of it for you with our ready-made plans. These plans are adaptable to any size or shape lot. Not ready for a full landscape makeover? Download one of our easy park strip designs and start there.



All Season Color.pdf



Attracting Wildlife.pdf



Entertaining & Hardscape.pdf



Harvest.pdf



Kid-Friendly .pdf



Parkstrip_LawnLookalike.pdf



Low Grow Parkstrip.pdf



Low Maintenance Yard.pdf



Landscape for where you live.

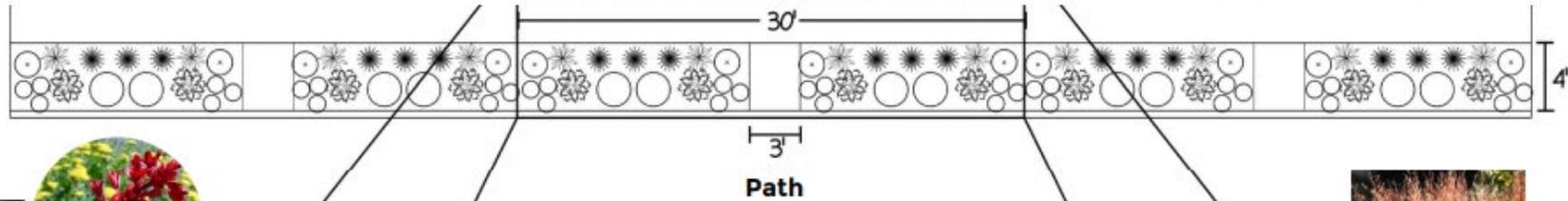
Utah Park Strip Design Plan



Lush with Less

High Density Perennial Design

Localscapes.com



Sonoran Sunset Hummingbird Mint



Brakelights Red Yucca



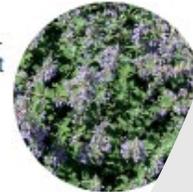
Moonshine Yarrow



Sundancer Daisy



Blaze Little Bluestem



Walkers Low Catmint

Plant List

Qty	Botanical Name	Common Name
Ornamental Grasses		
6	Schizachyrium scoparium 'Blaze'	BLAZE LITTLE BLUESTEM
Perennials and Annuals		
4	Achillea Millefolium 'Moonshine'	MOONSHINE YARROW
4	Agastache cana 'Sinning'	SONORAN SUNSET HUMMINGBIRD MINT
12	Hymenoxys acaulis	SUNDANCER DAISY
4	Nepeta x faassenii 'Walkers Law'	WALKERS LOW CATMINT
Succulents		
4	Hesperaloe parviflora 'Perpa'	BRAKELIGHTS RED YUCCA

Plant quantities are for each 30 ft section.

This design is free to use. Please credit Localscapes.com in order to copy, or share the design. For Non-Commercial use. Do not



Landscape for where you live.

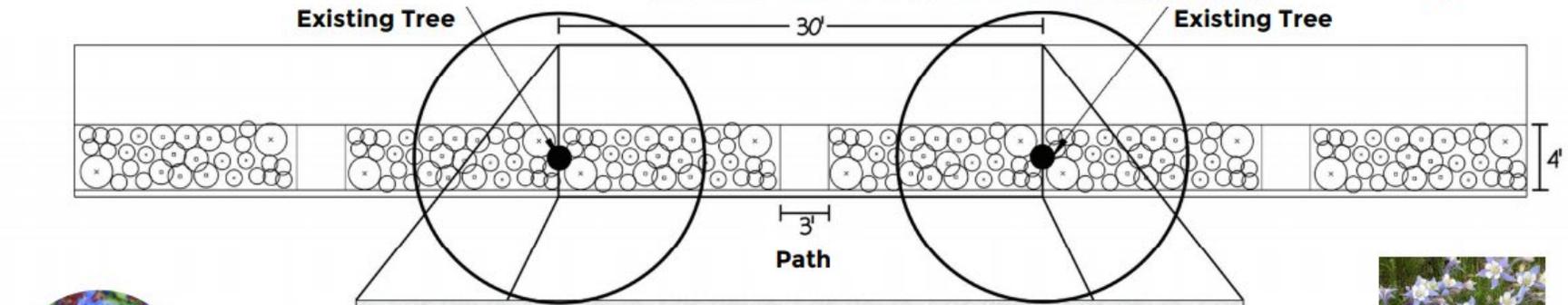
Utah Park Strip Design Plan



Mature Makeover

High Density Shade Perennial Design

Localscapes.com



Blue Plumbago

Hardy Geranium



Rocky Mountain Columbine

Turkish Speedwell



Plant List

Qty	Botanical Name	Common Name
Perennials and Annuals		
16	Ceratostigma plumbaginoides	BLUE PLUMBAGO
4	Geranium 'Rozanne'	HARDY GERANIUM
12	Aquilegia caerulea	ROCKY MOUNTAIN COLUMBINE
Groundcovers		
32	Veronica liwanensis	TURKISH SPEEDWELL

Plant quantities are for each 30 ft section.

This design is free to use. Please credit Localscapes.com in order to copy, or share the content. For Non-Commercial use. Do not change content.



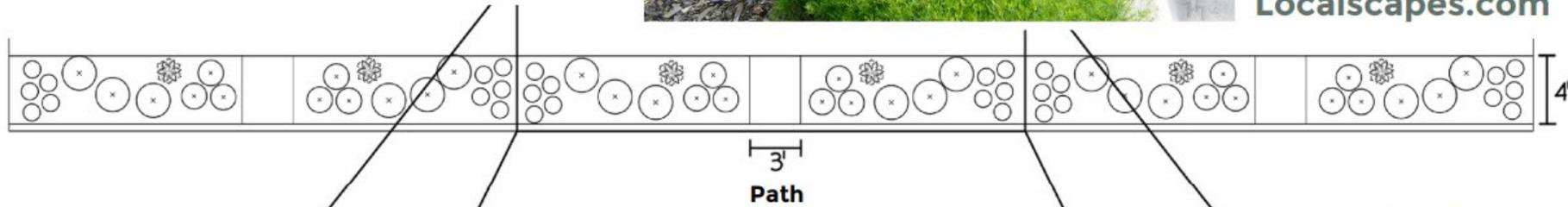
Landscape for where you live.

Jtah Park Strip Design Plan



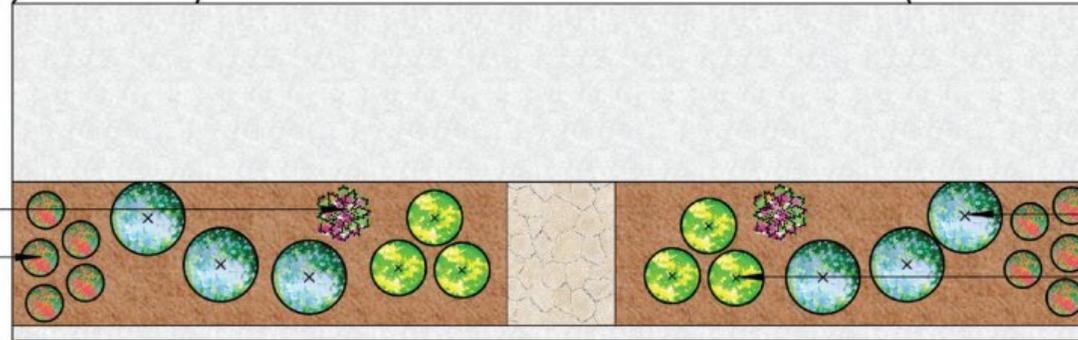
All Season Color
Medium Density Perennial Design

Localscapes.com



Sonoran Sunset Hummingbird Mint

Pineleaf Penstemon



Hidcote True Lavender

Zagreb Coreopsis



Plant List

Qty	Botanical Name	Common Name
Shrubs		
6	<i>Lavandula Angustifolia</i> 'Hidcote'	HIDCOTE TRUE LAVENDER
Perennials and Annuals		
10	<i>Penstemon Pinifolios</i>	PINELEAF PENSTEMON
2	<i>Agastache cana</i> 'Sinning'	SONORAN SUNSET HUMMINGBIRD MINT
6	<i>Coreopsis verticillata</i> 'Zagreb'	ZAGREB COREOPSIS

Plant quantities are for each 30 ft section.



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

This design is free to use. Please credit Localscapes when copying or sharing the content. For non-commercial use only. Do not change.



▶ Urban Forestry Benefits

For a Greener Cottonwood Heights

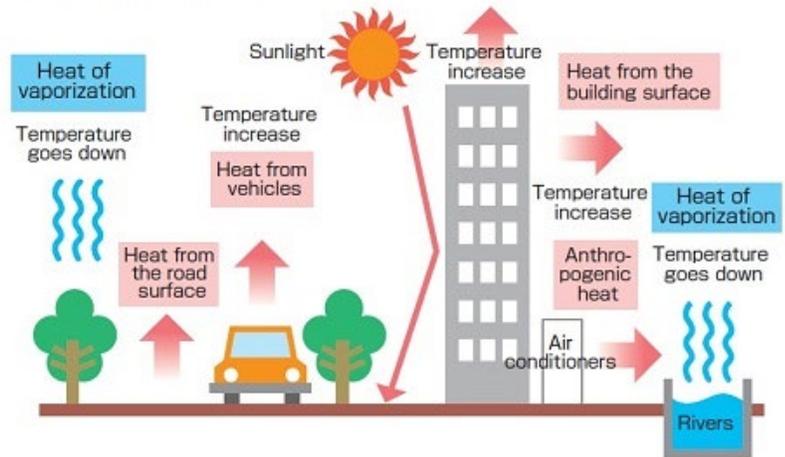
Property Values



- ▶ Trees have been shown to have a substantial effect on residential and commercial property values
- ▶ Property values can rise from 5-15% with mature street trees

Heat Management

● How the Heat Island Phenomenon occurs



- ▶ Street trees mitigate the Urban Heat Island Effect
- ▶ Air temperatures in suburban areas with mature street trees experience a reduction of air temperatures by 4-6 °F, while temperature reduction of buildings and street surfaces is around 20%
- ▶ Property owners save money on cooling costs
- ▶ Fewer heat related health problems
- ▶ Cooler streets attract pedestrians



Beautification & Community Identity

- ▶ Street trees make a property and roadway more attractive
- ▶ Street trees can aid in fostering a distinct character for a city
- ▶ Trees are culturally important to many communities

A hand is shown holding a clear glass filled with water. The background is a bright blue sky. The glass is held in the foreground, and the water inside is clear and reflects the light. The hand is positioned on the left side of the frame, with the thumb and index finger visible. The overall image is part of a presentation slide about water quality.

Water Quality

- ▶ Groundwater as well as surface water quality can be greatly improved by greater tree presence in our cities
- ▶ Trees near creeks, rivers, and lakes improve the health of aquatic ecosystems by providing nutrients to the microorganisms
- ▶ Additionally tree root systems provide an efficient means to cleaning groundwater

Air Quality

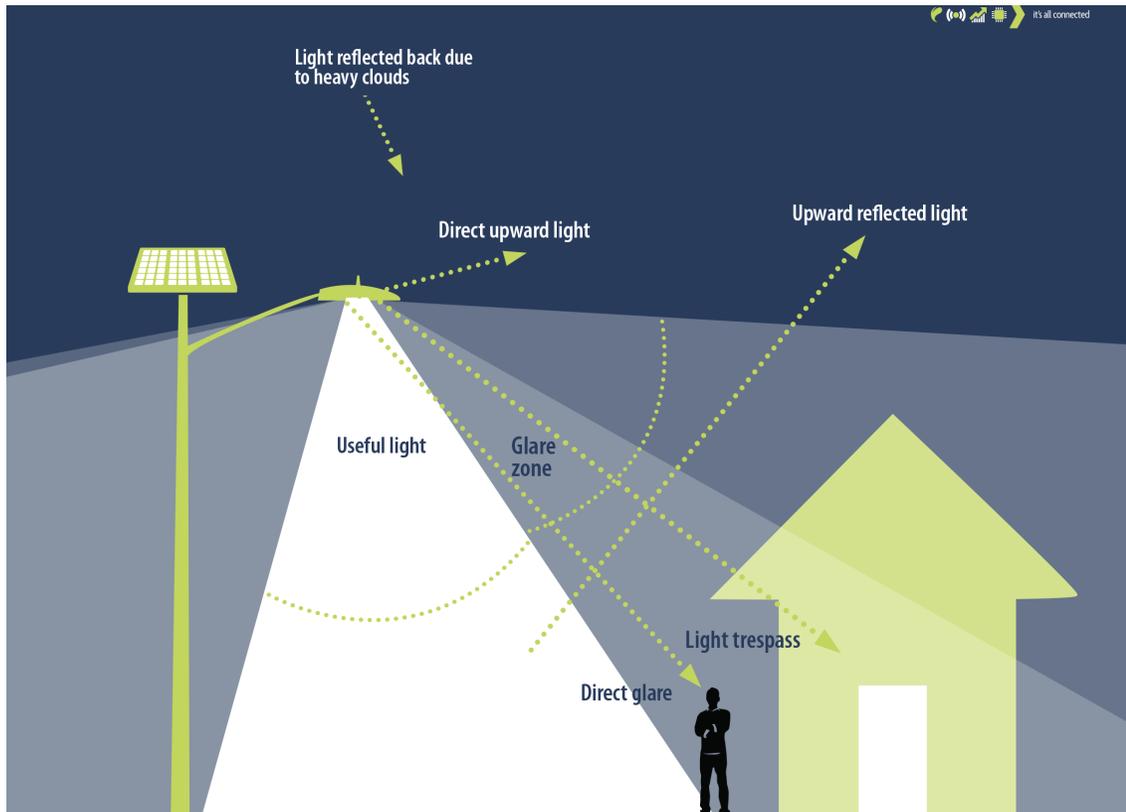
- ▶ Young trees absorb 13 pounds of CO₂ per year
- ▶ Mature trees absorb around 48 pounds of CO₂ per year
- ▶ At full maturity, trees produce on average nearly 260 pounds of oxygen each year or enough oxygen to sustain two human beings
- ▶ Additionally, trees reduce the greenhouse effect by shading homes and offices, saving money and energy

Animal Habitat

- ▶ Every tree hosts a microhabitat that can be home to animals, plants, and fungi
- ▶ While much of the life associated with urban trees goes unnoticed, their impact is beneficial to cities and important to the urban ecosystem



Light and Noise Trespass



- ▶ Placing trees alongside roadways reduces light and noise trespass into homes and businesses
- ▶ Residents can experience difficulty with sleeping, and relaxation, which can have serious health effects



The presence of trees along roadways slows down traffic and makes roadways safer



Drivers are affected by the added visual complexity that trees provide alongside roadways and slow their speed



Trees create a physical barrier between pedestrians and vehicles, making sidewalks safer



Far less than 1% of U.S. annual vehicle crashes involve a tree on an urban street

Driving Speeds



Pedestrian Activity/Health

- ▶ In areas where there are more trees along roadways, there is on average greater pedestrian activity as well as cycling
- ▶ Pedestrians are attracted to tree lined streets because they are more attractive, shaded, and safe
- ▶ As more people walk and use active transportation, they develop healthier lifestyles, reducing health risks and the associated costs
- ▶ In commercial areas, this added pedestrian activity can create more business

Roadway Longevity

- ▶ Shaded streets can have life spans from 40-60% longer than unshaded streets
- ▶ Trees lessen heat associated roadway expansion and contraction as temperatures fluctuate throughout the day
- ▶ This saves a great amount of money in road maintenance costs





Maintenance costs

- ▶ Nationally, 75% of spending on urban forestry goes towards maintenance and management, leaving few funds for planting new trees
- ▶ Other than trimming, street trees need to have their root systems checked to prevent sidewalk damage
- ▶ Trees also require trunk injections to prevent life threatening diseases

Revenue Streams



TREE WORK PERMIT,
DEVELOPMENT, AND
INSPECTION FEES



COMPENSATORY
PAYMENTS AND
ENVIRONMENTAL FEES



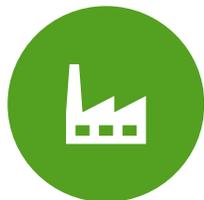
UTILITY BILL
DONATIONS



MEMORIAL AND HONOR
TREES



PROMOTION OF
FEDERAL TAX
INCENTIVES TO CITIZENS



CARBON TRADING



SALE OF MUNICIPAL
WOOD PRODUCTS



PRIVATE
DONATIONS/CORPORAT
E SPONSORSHIPS

Financing Instruments



GENERAL FUND AND
DEPARTMENTAL FUNDS



FEDERAL, STATE, AND
PRIVATE FOUNDATION
GRANTS



TAXES, SPECIAL
ASSESSMENTS, AND
SPECIAL TAX DISTRICTS



CAPITAL IMPROVEMENT
BUDGETS

Bibliography

“The Benefits of Trees.” *Canopy*, <http://canopy.org/tree-info/benefits-of-trees/>

Herndon, Lexi. “Financing Urban Forestry.” *Environmental Finance Blog*, 7 Oct. 2015, efc.web.unc.edu/2013/08/09/financing-urban-forestry/.

Morales, Dominic. “THE CONTRIBUTION OF TREES TO RESIDENTIAL PROPERTY VALUE.” *Actrees.org*, Journal of Arboriculture, Nov. 1980, www.actrees.org/files/Research/contribution_of_trees_to_residential_property_value.pdf.

“Benefits of Trees.” *The Benefits of Trees at Arborday.org*, www.arborday.org/trees/benefits.cfm.

Schreuder, D. (1991). Light Trespass Countermeasures. *International Astronomical Union Colloquium*, 112, 25-32. <https://www.cambridge.org/core/journals/international-astronomical-union-colloquium/article/light-trespass-countermeasures/78D1C79EC65B7691AE20466CEC539D72>

Schreuder, D.A. “Road Lighting and Light Trespass.” *NARCIS > Home*, Vistas in Astronomy, Vol. 30 (1987), No. 3, p. 185-195, Ref., 15 Nov. 2017, www.narcis.nl/publication/RecordID/oai:library.swov.nl:343968.

Nowak, David J, et al. “Air Pollution Removal by Urban Trees and Shrubs in the United States.” *Urban Forestry & Urban Greening*, Urban & Fischer, 9 Feb. 2006, www.sciencedirect.com/science/article/pii/S1618866706000173.

Matteho, Michelle, and Timothy Randhir. “Journal of Water Resources Planning and Management.” *Watershed-Scale Impacts of Forest Buffers on Water Quality and Runoff in Urbanizing Environment | Journal of Water Resources Planning and Management | Vol 132, No 3*, 2006, [ascelibrary.org/doi/abs/10.1061/\(ASCE\)0733-9496\(2006\)132:3\(144\)](http://ascelibrary.org/doi/abs/10.1061/(ASCE)0733-9496(2006)132:3(144)).

Wolf, Kathleen. “Safe Streets.” *Safe Streets :: Green Cities: Good Health*, 2019, depts.washington.edu/hhwb/Thm_SafeStreets.html.

Shay, Elizabeth, et al. *Walkable Environments and Walking Activity*. Southeastern Transportation Center University of Tennessee, Dec. 2003, citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.683.5248&rep=rep1&type=pdf.

Notes, Forest Stewardship. “THE IMPORTANCE OF 'WILDLIFE HABITAT TREES'.” *Urban Forestry in Washington State*, 6 Feb. 2012, dnrtreelink.wordpress.com/2012/02/06/the-importance-of-wildlife-habitat-trees.

“Using Trees and Vegetation to Reduce Heat Islands.” *EPA*, Environmental Protection Agency, 12 Aug. 2016, www.epa.gov/heat-islands/using-trees-and-vegetation-reduce-heat-islands.

“The National Recreation and Parks Association.” *NRPA*, 1 Oct. 2013, www.nrpa.org/parks-recreation-magazine/2013/october/trees-and-urban-forests/.

1 Community Development Director, Mike Johnson stated that follow up comments included an
2 existing nearby bike shop. He confirmed that retail use is designated for all retail and is not
3 regulated.

4
5 **1.3 (Project CUP-20-004) Public Hearing and Possible Action on a Request by**
6 **Mayra Martins for a Conditional Use Permit to Operate a Public Health**
7 **Center (Blue Autism Clinic) at 2540 East Bengal Boulevard, Suite #300 in the**
8 **NC – Neighborhood Commercial Zone.**
9

10 Ms. DeSeelhorst reported that the above request is for a Conditional Use Permit to operate a public
11 health center (Blue Autism Clinic) at 2540 East Bengal Boulevard. The proposed site is located
12 in the former Summit Cyclery building. Six parking stalls were required with 40 stalls available.
13 Staff recommended approval.

14
15 Commissioner Wilde expressed concern with patrons having to go through the Conditional Use
16 Permit process. He questioned the reasoning behind requiring a Conditional Use Permit. He
17 considered it to be unnecessary and an unwise use of valuable staff time. Ms. DeSeelhorst
18 commented that every use in the NC zone is conditional.

19
20 Mr. Johnson did not disagree with Commissioner Wilde but stated that going forward they will
21 have granted a Conditional Use Permit at the proposed address for retail and health care uses.
22 Subsequent uses would not be required to go through the process again as the Conditional Use has
23 already been granted for the property.

24
25 Commissioner Bevan reported that he owns a building in Murray City under a Conditional Use
26 Permit for residential, but the underlying zoning is commercial. His brother rented space from
27 him and when he visited the City Offices to apply for a business license, because the property is
28 zoned Commercial, nothing further was required.

29
30 Staff received two comments expressing concern with the proposed use and confirmed that the
31 request is an approved use in the zone.

32
33 **1.4 (Project SLP-20-001) A Public Hearing and Possible Action on a Request by**
34 **Brent Christensen (CW Management) for a Site Plan Approval to Operate a**
35 **Restaurant at 7237 South Canyon Centre Parkway in the MU – Mixed Use**
36 **Zone.**
37

38 **1.5 (Project SPL-20-002) A Public Hearing and Possible Action on a Request from**
39 **Brent Christensen (CW Management) for a Site Plan Approval to Operate a**
40 **Retail Shop at 7333 South Canyon Centre Parkway in the MU – Mixed Use**
41 **Zone.**
42

43 The above two agenda items were discussed together.

44
45 Associate City Planner, Andy Hulka reported that the requests require a separate public hearing
46 and motion. The site plan and restaurant layout were described. The Planning Commission

1 approved the site plan and general layout in 2014. Site renderings previously approved by the
2 Planning Commission and ARC Commission were presented. Mr. Hulka explained that the Shared
3 Parking Plan was approved as part of the Development Agreement and approved by the
4 Architectural Review Commission (“ARC”) and is not subject to the Shared Parking Agreement.
5 The proposed parking included 21 restaurant stalls with 15 stalls for retail. Mr. Johnson confirmed
6 that the majority of hotel parking is located inside the structure along with the office building on
7 the far south side.

8
9 The exterior details were next described. Staff reported that the ARC required a comprehensive
10 lighting and landscaping plan for the full development to be submitted for future review. They
11 also required the restaurant use the same finish materials as were used on the adjacent restaurant.
12 Commissioner Coutts expressed concern with the lack of a completed site plan. Walkability issues
13 were discussed. Mr. Johnson explained that from a planning perspective, the applicant would not
14 be in violation of any codes. The sitewide lighting and landscaping plan should address a
15 completed site plan concern once it is submitted to the ARC.

16
17 The importance of a completed site plan was emphasized to prevent future issues. Staff
18 acknowledged the concerns and recommended approval.

19
20 **1.6 (Project ZTA-20-001) Recommendation on a Proposed Ordinance Amending**
21 **Chapter 14.44 – “Shade Trees,” and Amending Various Other Provisions in**
22 **Title 14 – “Highways, Sidewalks and Public Places” Relative to Public Trees**
23 **and Park Strips in the Right-of-Way.**
24

25 Mr. Taylor reported that the proposed ordinance would amend Chapter 14.44, “Shade Trees” and
26 various provisions in Title 14, “Highways, Sidewalks and Public Places”. It would also establish
27 provisions for public trees and define standards for trees in park strips. Enforcement of nuisance
28 trees was described.

29
30 Citizen responsibilities were summarized. Mr. Taylor explained that although in the right-of-way,
31 the adjacent property owner assumes responsibility for the park strip. The proposed ordinance
32 clarifies that responsibility and strengthens the policy. The ordinance allows for 100% vegetative
33 landscaping and is defined in the Code as softscape, which is allowed to be more flexible than just
34 grass and includes living, organic material. Rock and permeable materials are also allowed. A
35 three-foot buffer from the center of park strip trees would be required. It was proposed that 50%
36 of park strips be planted, exclusive of driveway approaches, in some type of vegetative soft scape.
37 The remaining 50% may consist of permeable landscaping. The benefits of public trees were next
38 discussed. Staff indicated that the issue will not be voted on but will be introduced for public
39 hearing. Feedback was welcomed.

40
41 **2.0 Adjournment.**
42

43 *Chair Griffin moved to adjourn the Work Session. Commissioner Ryser seconded the motion.*
44 *The motion passed with the unanimous consent of the Commission.*
45

46 The Work Session adjourned at 6:02 p.m.

1 *Commissioner Rhodes moved to approve Project LLA-20-001 based on the following findings:*
2

- 3 1. *The proposed subdivision is in compliance with all provisions of Title 12 –*
4 *Subdivisions and Title 19 –Zoning.*
- 5
- 6 2. *Proper notice was given in accordance with local and state requirements.*
7
- 8 3. *A public hearing was held in accordance with local and state requirements.*
9

10 *Commissioner Bevan seconded the motion. Vote on motion: Commissioner Allen-Aye,*
11 *Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Mills-Aye, Commissioner*
12 *Rhodes-Aye, Commissioner Bevan-Aye, Chair Griffin-Aye. The motion passed unanimously.*
13 *Alternate Planning Commission Member, Bob Wilde did not participate in the vote.*
14

15 **3.2 (Project CUP-20-003) Public Hearing and Possible Action on a Request by**
16 **Kellen Humpherys for a Conditional Use Permit to Operate a Retail Shop**
17 **(Summit Cyclery) at 2540 East Bengal Boulevard, Suite #100 in the NC –**
18 **Neighborhood Commercial Zone.**
19

20 Associate City Planner, Samantha DeSeelhorst presented the staff report and stated that the above
21 request involves a Conditional Use Permit to operate a retail shop in the former Summit Cyclery
22 building located at 2540 East Bengal Boulevard. Based on the square footage, the use would
23 require five parking stalls where there are currently 40 available on site. Staff recommended
24 approval.
25

26 Chair Griffin opened the public hearing, There were no public comments. The public hearing was
27 closed.
28

29 *Commissioner Bevan moved to approve Project CUP-20-003 based on the following findings:*
30

- 31 1. *The proposed use described in the report is a conditional use within the NC –*
32 *Neighborhood Commercial zone.*
33
- 34 2. *A public hearing was held in accordance with local and state requirements.*
35

36 *Commissioner Rhodes seconded the motion. Vote on motion: Commissioner Allen-Aye,*
37 *Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Mills-Aye, Commissioner*
38 *Rhodes-Aye, Commissioner Bevan-Aye, Chair Griffin-Aye. The motion passed unanimously.*
39 *Alternate Planning Commission Member, Bob Wilde did not participate in the vote.*
40

41 **3.3 (Project CUP-20-004) Public Hearing and Possible Action on a Conditional**
42 **Use Permit to Operate a Public Health Center (Blue Autism Clinic) at 2540**
43 **East Bengal Boulevard, Suite #300 in the NC – Neighborhood Commercial**
44 **Zone.**
45

46 Ms. DeSeelhorst presented the staff report and stated that the above request is for a Conditional

1 Use Permit from Blue Autism Clinic to operate a public health center at 2540 East Bengal
2 Boulevard. The proposed use requires six parking stalls where there are currently 40 on site. Staff
3 recommended approval.

4
5 Chair Griffin opened the public hearing. There were no public comments. The public hearing was
6 closed.

7
8 ***Commissioner Rhodes moved to approve CUP-20-004 based on the following findings:***

- 9
10 1. ***The proposed use described in the report is a conditional use within the NC –***
11 ***Neighborhood Commercial zone.***
12
13 2. ***A public hearing was held in accordance with local and state requirements.***
14

15 ***Commissioner Coutts seconded the motion. Vote on motion: Commissioner Allen-Aye,***
16 ***Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Mills-Aye, Commissioner***
17 ***Rhodes-Aye, Commissioner Bevan-Aye, and Chair Griffin-Aye. The motion passed***
18 ***unanimously. Alternate Planning Commission Member, Bob Wilde did not participate in the***
19 ***vote.***

20
21 3.4 **(Project CUP-20-001) Public Hearing and Possible Action on a Possible**
22 **Request by Brent Christensen (CW Management) for Site Plan Approval to**
23 **Operate a Restaurant at 7237 South Canyon Centre Parkway in the MU –**
24 **Mixed Use Zone.**
25

26 Associate City Planner, Andy Hulka presented the staff report and stated that the above request is
27 from Brent Christensen of CW Management for site plan approval to operate a restaurant at 7237
28 South Canyon Centre Parkway in the Mixed-Use Zone (MU).

29
30 Commissioner Coutts was concerned that they are being presented with portions of a site plan
31 rather than a complete one. She recommended continuing the item until site plans are available
32 for both the retail and the restaurant uses. In addition, the interface between parking and the
33 building was not shown. She clarified that they are asking for site plans for each case. Mr. Hulka
34 presented an overlay for the current plan. Chair Griffin commented that the proposal is not for a
35 site plan but for the individual lots. A continuance was offered by the Commission to allow for
36 the approval of a completed site plan.

37
38 Chris Jensen, an Architect from Think Architecture, reported that he previously served on the City
39 of Holladay's Planning Commission and understood the request. He explained that there will be
40 a parking garage, a portion of which includes a restaurant on two of the levels. It was not clear on
41 the plans as the restaurant is hatched into the corner, sits between two levels, and is not outside of
42 the existing parking garage. The second building is adjacent to the distillery that is under
43 construction and is directly on top of the parking garage. It was clarified that it does not extend
44 beyond the parking garage footprint.

1 Commissioner Coutts emphasized the need for an interface to be shown on the site plan. The
2 phasing of the project was understood but it was requested that a completed site plan be submitted.
3 Chair Griffin noted that the pedestrian flow also needs to be shown.

4
5 Mr. Jensen explained that due to the complexity of the project and having a parking garage
6 constructed by the master developer, it also included a restaurant pad owned by a private owner
7 and a restaurant pad on top of the parking garage that was owned by the adjacent hotel. They
8 ultimately held off on putting in the parking until both the hotel and restaurant are complete.

9
10 Chair Griffin opened the public hearing. There were no public comments. The public hearing was
11 closed.

12
13 *Commissioner Mills moved to continue Project CUP-20-001 to the April 1, 2020, meeting.*
14 *Commissioner Coutts seconded the motion. The motion passed with the unanimous consent of*
15 *the Commission. Alternate Planning Commission Member, Bob Wilde did not participate in the*
16 *vote.*

17
18 **3.5 (Project SPL-20-2002) Public Hearing and Possible Action on a Request by**
19 **Brent Christensen (CW Management) for Site Plan Approval to Operate a**
20 **Retail Shop at 7333 South Canyon Centre Parkway in the MU – Mixed Use**
21 **Zone.**

22
23 *Commissioner Mills moved to continue Project CUP-20-002 to the April 1, 2020, Meeting.*
24 *Commissioner Coutts seconded the motion. The motion passed with the unanimous consent of*
25 *the Commission. Alternate Planning Commission Member, Bob Wilde did not participate in the*
26 *vote.*

27
28 **3.6 (Project ZTA-20-001) Recommendation on a Proposed Ordinance Amending**
29 **Chapter 14.44 – “Shade Trees,” and Amending Various Other Provisions in**
30 **Title 14 – “Highways, Sidewalks and Public Places” Relative to Public Trees**
31 **and Park Strips in the Right-of-Way.**

32
33 Mr. Taylor presented the staff report and stated that there are two sets of park strip design
34 standards. The first references park strips that exceed four feet in width. The second references
35 park strips with a width of four feet and less. Permeable hardscape landscaping was reviewed. He
36 noted that park strips of less than four feet in width may consist of 100% softscape.

37
38 Tree standards were next discussed. Mr. Taylor stated that the ordinance would require all future
39 development to install trees. If future trees are planted in park strips, they are required to be 25
40 feet apart with a minimum two-inch caliper. He displayed a tree selection guide based on the work
41 of South Jordan City as compiled by their Urban Forester. The guide also identifies prohibited
42 trees. Mr. Taylor reported that the Jordan Valley Water Conservancy District is resourceful
43 regarding the local content replacement for park strips. Non-members of the District are invited
44 to attend classes, which are multi-jurisdictional. A handout referencing the benefits of an urban
45 forest and trees covering sustainable concepts was included in the Purpose and Goals Statement.

1 Chair Griffin raised a question regarding the proposed referencing of blue stakes identifying utility
2 lines. He also questioned the placement of a boulder/sculpture placement within the park strip.
3 Mr. Taylor agreed to look into the blue stake requirements. The placement of items in the park
4 strip was not addressed in the ordinance and as a result, is not prohibited.

5
6 Commissioner Bevan asked if the ordinance would allow a homeowner to plant a garden in the
7 park strip for part of the year. Sidewalk and street safety issues were identified as concerns.
8 Mr. Taylor confirmed that staff was looking for policy guidance from the Commission. Various
9 types of trees were discussed. He explained that there is a section addressing nuisances created by
10 trees that could create a public safety issue. The ordinance would allow enforcement and
11 strengthens the abatement ordinance by asking the property owner to remove dangerous and
12 noxious trees.

13
14 Commissioner Coutts stressed the importance of not being overly prescriptive and offering
15 resources rather than suggestions. She expressed frustration with the order of the ordinance and
16 believed that reorganization would be beneficial. Clarification of the words ‘abutting’ and
17 ‘adjacent’ was requested. She believed that policy statements belong in the General Plan.

18
19 Commissioner Bevan was optimistic that the City had taken the necessary steps to address the
20 issue and thanked staff for their efforts. He was in favor of utility companies being required to
21 bury mechanical equipment. Mr. Taylor noted that the burial of mechanical utility boxes would
22 come at a substantial cost to the developer. He offered to review the request.

23
24 After reviewing the draft, Commissioner Wilde stated that ordinance enforcement will need to be
25 able to be used in a criminal or civil litigation context. He suggested that words and phrases be
26 clearly defined. He pointed out that hazard trees appeared in the draft 16 times but were not clearly
27 defined.

28
29 ***Commissioner Coutts moved to continue Project ZTA-20-001 to the April 1, 2020, meeting.***
30 ***Commissioner Mills seconded the motion. The motion passed with the unanimous consent of***
31 ***the Commission. Alternate Planning Commission Member, Bob Wilde did not participate in the***
32 ***vote.***

33 34 **4.0 CONSENT AGENDA**

35 36 **4.1 Approval of Planning Commission Minutes.**

37 38 **4.1.1 Approval of Minutes for February 5, 2020.**

39
40 ***Commissioner Rhodes moved to approve the Business and Work Session Meeting minutes of***
41 ***February 5, 2020. Commissioner Allen seconded the motion. Vote on motion: Commissioner***
42 ***Allen-Aye, Commissioner Ryser-Aye, Commissioner Coutts-Abstained, Commissioner Mills-***
43 ***Aye, Commissioner Rhodes-Aye, Commissioner Bevan-Aye, Chair Griffin-Aye. The motion***
44 ***passed unanimously with one abstention. Alternate Planning Commission Member, Bob Wilde***
45 ***did not participate in the vote.***

1 **5.0 ADJOURNMENT**

2

3 *Commissioner Mills moved to adjourn. Commissioner Bevan seconded the motion. The motion*
4 *passed with the unanimous consent of the Commission.*

5

6 The Planning Commission Meeting adjourned at approximately 7:00 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission Meeting held Wednesday, March 4, 2020*

3
4

5 Teri Forbes

6 Teri Forbes
7 T Forbes Group
8 Minutes Secretary

9
10 Minutes Approved: _____