ORDINANCE NO. 785

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THAT PORTION OF THE UNIFIED DEVELOPMENT CODE (SECTIONS 15-03-001 AND 15-03-002) RELATING TO LANDSCAPING, SCREENING, BUFFERING AND LIGHTING.

WHEREAS, on April 19, 2007, the Council approved Ordinance 713 creating the Town's Design Review Board ("the Board"); and

WHEREAS, the Board was charged with reviewing the Town's Design Review Guidelines ("Guidelines") and making recommendations for changes, amendments, deletions, or additions to the Guidelines; and

WHEREAS, the Board has been reviewing the design review provisions of the Unified Development Code related to Landscaping, Screening, Buffering, and Lighting (the "Provisions") and on April 13, 2010 voted to recommend amendments to the Provisions; and

WHEREAS, on May 10, 2010, the Planning and Zoning Commission held a Public Hearing on the recommended amendments to the Provisions and following such Public Hearing recommended approval; and

WHEREAS, on August 19, 2010, The Payson Town Council conducted a public hearing on the proposed amendments to the Provisions; and

WHEREAS, the Town finds that the amendments to the Provisions will provide clarity and consistency for applicants and increase the aesthetic quality of the Town; and

WHEREAS, the Town finds that maintaining the aesthetic quality of the Town increases property values, increases tourism and creates financial benefits for the Town's property owners; and

WHEREAS, the Town finds that the amendments to the Provisions are necessary to regulate, maintain, and promote the aesthetic quality of the Town; and

WHEREAS, amendments to Sections 15-03-001 and 15-03-002 of Chapter 154 (The Unified Development Code) of the Code of the Town of Payson were declared to be a public record by Resolution 2569; and

WHEREAS, it is the desire of the Mayor and Common Council to amend the Code of the Town of Payson by amending Sections 15-03-001 and 15-03-002 by reference pursuant to A.R.S. § 9-802,

FIRST READING + Public Hearing AUG 0 5 2010 G. 7

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. That the amendment to Sections 15-03-001 and 15-03-002 (Landscaping, Screening, Buffering, and Lighting) of Chapter 154 (the Unified Development Code) of the Code of the Town of Payson set forth in Resolution 2569 were heretofore declared to be a public record, are hereby referred to, and adopted by reference as though all the provisions thereof were set forth in this Ordinance.

Section 2. That at least three copies of the amendments to Sections 15-03-001 and 15-03-002 of Chapter 154, as adopted by this Ordinance shall be filed in the Office of the Clerk of the Town of Payson and the same shall be maintained and kept available for public use and inspection.

Section 3. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason including, but not limited to the voter approved Private Property Rights Protection Act of 2006, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the Mayor and Common Council of the Town of Payson declare that the provision or provisions of the Unified Development Code relating to such section, subsection, sentence, clause, phrase or portion predating the adoption of this Ordinance shall be in effect.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this 19th day of August, 2010, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

SUMMARY OF AGENDA ITEM

DATE: August 5, 2010

TO: Mayor and Council

FROM: Ray Erlandsen
Community Development Director

SUBJECT: **Unified Development Code Amendment – Ordinance 785, Resolution 2569**
Section 15-03 Landscaping Provisions

PURPOSE:

This amendment to the Unified Development Code (UDC) would replace the existing Landscaping, Screening and Buffering provisions (Subsections 15-03-001, 15-03-002 only) with updated language intended to clarify and update the current code.

SUMMARY:

In January 2009 staff brought forward amendments to the landscaping and buffering provisions of the Unified Development Code. These amendments combined provisions previously found in the Town of Payson Code of Ordinances Section 153 with the existing provisions in the UDC. In addition to combining the two documents into one, photographs and illustrations were added.

After the consolidated provisions were adopted, the Design Review Board began reviewing the language to compare the provisions in the code with what was a desirable final product.

The Design Review Board recommended the revisions 6-0 at their April 13, 2010 meeting. A public hearing was held before the Planning & Zoning Commission on May 10, 2010. The Planning & Zoning Commission recommended the revisions 7-0 following that public hearing.

RESOLUTION NO. 2569 IS PROVIDED FOR INFORMATION ONLY AT THE 8/5/10 COUNCIL MEETING.

RESOLUTION NO. 2569 WILL BE AGENDIZED AS AN ACTION ITEM AT THE 8/19/10 COUNCIL MEETING.

RESOLUTION NO. 2569

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THAT PORTION OF THE UNIFIED DEVELOPMENT CODE (SECTIONS 15-03-001 AND 15-03-002) RELATING TO LANDSCAPING, SCREENING, BUFFERING, AND LIGHTING, AND DECLARING SUCH AMENDMENTS TO BE A PUBLIC RECORD.

WHEREAS, the Code of the Town of Payson was declared to be a public record by Resolution 1536 of the Town of Payson; and

WHEREAS, the Code of the Town of Payson was adopted as a public record by Ordinance 588 of the Town of Payson; and

WHEREAS, it is the intention of the Town of Payson to amend Sections 15-03-001 and 15-03-002 of Chapter 154 (the Unified Development Code) of the Code of the Town of Payson; and

WHEREAS, such amendment may be enacted by reference, pursuant to A.R.S. § 9-802,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. Sections 15-03-001 and 15-03-002 of Chapter 154 of the Code of the Town of Payson are hereby amended, declared to be a public record, and as amended shall read as set forth in Exhibit A attached hereto.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Town Council declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this 19th day of August, 2010, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____

Kenny J. Evans, Mayor

ATTEST:

Silvia Smith, Town Clerk

APPROVED AS TO FORM:

Timothy M. Wright, Town Attorney

Exhibit A
to
Resolution 2569

Town of Payson
Unified Development Code
Section 15-03

SECTION	TITLE
15-03	**LANDSCAPING, SCREENING, BUFFERING and LIGHTING**
15-03-001	Intent and Purpose
15-03-002	Landscaping, Screening, Buffering and Lighting

15-03 LANDSCAPING, SCREENING, BUFFERING and LIGHTING

15-03-001 PURPOSE & APPLICABILITY

A. PURPOSE & INTENT

The purpose and intent of this section is to establish regulations to preserve and augment existing vegetation and trees, including the natural topography and any rock/boulder formations. Installation and maintenance of new landscaping shall be according to recognized xeriscape principles and Town of Payson requirements. To maintain existing and new landscaping in a living condition. It is the intent through this section to accomplish the following:

1. To protect the natural environment and preserve and enhance the mountain Ponderosa pine forest character of Payson, Arizona;
2. Reduce air pollution and soil erosion by sustainable design practices;
3. Preserve and create natural open spaces;
4. Buffer adjacent parcels of land zoned for different uses or the same uses to maintain quality of life; (see chart titled Screening and Buffering 15-03-002.E)
5. Assist in groundwater recharge;
6. Conservation of the natural aesthetic environment of this mountain community;
7. Conservation of water; and
8. To the extent feasible, promote and provide for the installation of the Town of Payson's official Town Tree, the Ponderosa pine.

B. APPLICABILITY

Provisions of this section shall be applicable to all the following:

1. All development of any kind, including residential subdivisions, multifamily, commercial, industrial, and public facilities. Single family, two or three family residential units (ie duplexes and triplexes) are exempted from subsection 15-03-002 and 15-03-003.
2. Expansion of, alteration of or change to an existing development. A building permit will not be issued for the expansion of a commercial, industrial, public facility or multi-family development that is not in full compliance with the provisions of this Section 15-03.
3. All additional landscaping shall conform to the requirements of this Section 15-03.
4. Any change in the use or occupancy of an existing building, buildings, or land shall conform to the requirements of this section.

15-03-002 LANDSCAPING

A. GENERAL REQUIREMENTS

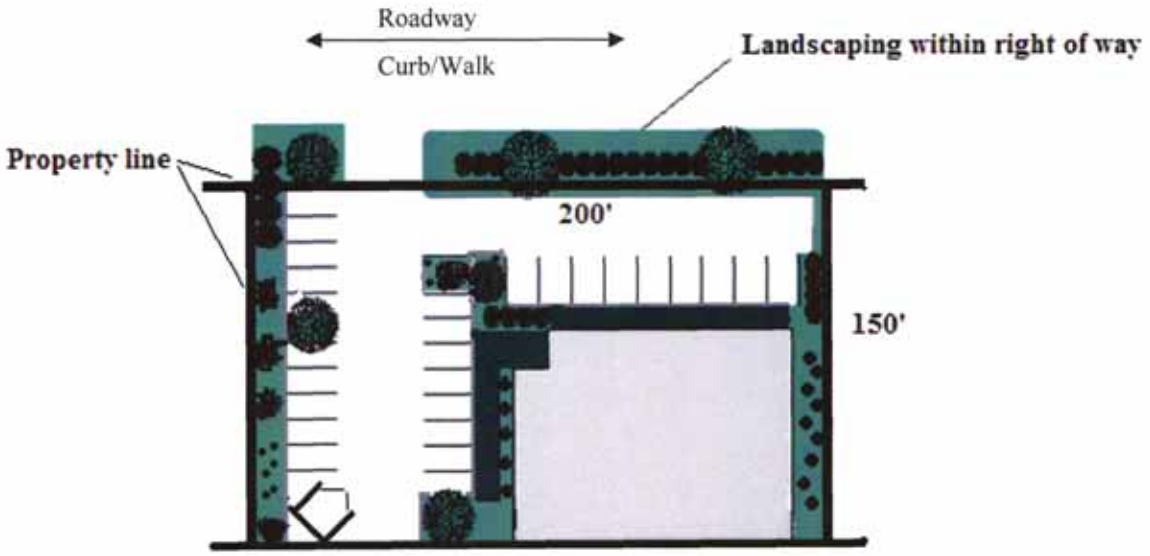
1. The following minimum percentages of a site shall be devoted to landscaping:

   Residential 20%

   Commercial 20%

   Industrial 15%

2. Adjacent public right-of-way, between the property line and the nearest point of the existing or proposed street improvements including sidewalks, may be landscaped and may be used to satisfy, to the extent provided, the minimum required site landscaping. The resulting landscaped area, on both public and private property, shall be a minimum of five feet wide. Landscaping within the public rights-of-way shall be completed in accordance with any adopted streetscape or special area plan if applicable and shall receive approval from the Community Development and Public Works Departments.



3. To protect landscape materials and prevent vehicular encroachment, all landscaped areas located within or adjacent to a parking area, walkway, driveway or roadway shall be contained within continuous concrete curbing, anchored railroad ties, or other approved means at least six inches in height. Curb cuts or similar drainage pathways shall be integrated into the overall design of the site and based upon sound engineering principles as shown in the photo below.

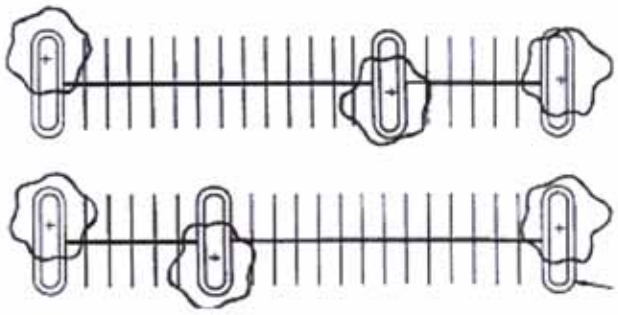
Photo of parking lot with landscape islands protected by curbing that help to encourage re-absorption of water on the site.

(Courtesy of Prince George's County, MD)

4. Parking, buildings and display of equipment or vehicles is not permitted within required landscape areas.

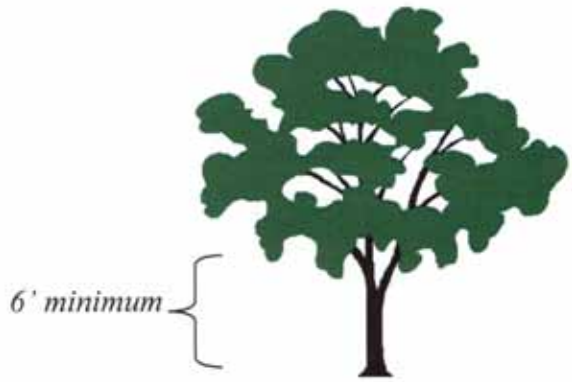
5. Parking areas of more than 20 spaces shall provide landscaped traffic islands within the parking lot interior that total a minimum of 5% of the paved area. Each separate landscaped island within the parking area shall contain a minimum of 50 square feet if

hardscape and 100 square feet if non-hardscape landscaping is used and shall have a minimum dimension of five feet, not including curbs.



Planter within parking area, 5' minimum width, inside of continuous concrete curb

To ensure that landscape materials do not constitute a driving hazard, trees used to landscape parking islands shall have a clear trunk height of six feet; shrubs, groundcover or other landscaping materials shall not exceed three feet in height. The landscaped area within these planters may not be used to satisfy the total minimum landscaped coverage requirements.



6. Artificial trees, shrubs, turf or plants shall not be used to satisfy the minimum square footage requirements for landscaping.

7. A minimum of 30% living groundcover shall be provided within the total required landscaped area. The remaining required landscaped area may be finished with a non-living groundcover material which does not use water and may include,bark, river rock,decomposed granite or mulch to help prevent evaporation. Art and other non-plant materials such as rock formations and boulders may also be used.

8. A permanent, on-site, drip irrigation system that provides complete coverage to all new and existing landscaping and landscaped areas is required and the system shall be approved by the Town of Payson Water Department.

9. New vegetation shall be selected, planted and maintained so that at maturity it will not interfere with utility lines, vehicular parking, pedestrian circulation, traffic sight visibility at driveways and street intersections as set forth here and will not influence potential damage to, or upheaval of public sidewalks and pavement.

10. Any part of a site not used for buildings, parking, driveways, sidewalks, utility and approved storage areas shall be preserved in its natural state or landscaped.

11. All plant material used for landscaping shall be selected from the *Town of Payson Water Department Native and* Low Water Use Plant List in Development Bulletin 15-1.

12. Plants not listed on the Town of Payson Water Department Native and Low Water Plant List may be used as follows:

    a. Existing Plants. Existing trees and shrubs should be preserved and incorporated into the landscaped areas.

b. Playing areas of a golf course (with the use of reclaimed water).

c. Species not listed on the Town of Payson Water Department Native and Low Water Plant List may be substituted, subject to approval of the Town of Payson Water Department.

B. INSTALLATION OF LANDSCAPING

1. Landscaping and watering devices shall be installed in accordance with the approved landscape plan prior to issuance of a certificate of occupancy or commencement of operations. The Town shall have the right to refuse to issue permits for any project not meeting the provisions of this chapter.

2. If approved landscaping and watering devices, except those lines that cross beneath hardscape, cannot be installed prior to occupancy or commencement of operations due to unforeseen circumstances, a conditional (temporary) certificate of occupancy may be requested by the applicant. The applicant shall complete the following:

   a. An acceptable form of surety accompanied by a complete estimate of the total cost of the approved landscaping and watering system improvements.

   b. Sign a conditional certificate of occupancy agreement.

   When it is determined that the landscaping and watering system have been installed in accordance with the approved plans, the Town will return the surety of the applicant.

C. LANDSCAPE PLAN SUBMITTAL & REVIEW

1. Landscape plans shall be submitted at the time of subdivision improvement plans, building or other plan review/permit application. Failure to provide landscape plans shall constitute an incomplete application.

2. Landscape plans submitted to the Town for review and possible approval for sites with over 5,000 square feet of total new landscaping, not including rights of way area, shall be prepared and sealed in accordance with the regulatory provisions of the State of Arizona Board of Technical Registration.

3. The Planning Division shall review the landscape plan for compliance with this section prior to issuance of a grading and/or building permit or if a grading or building permit is not required, prior to commencement of business operations. Any revision to the site plan, plat, or existing site layout may require a revised landscape plan, as determined by the Community Development Director or designated representative.

4. If a project is developed in phases, required landscaping and screening shall be completed in sequence with the approved development phases and shown as such on the landscape plan. (See 15-02-003.A.10)

5. Where landscaping of the public right-of-way adjacent to private property is proposed, approved and installed, the landscaping plan shall be accompanied by a recorded agreement warranting maintenance, releasing the Town from maintenance and replacement of all landscaping and irrigation in the public right-of-way and declaring the adjacent owner, heirs and assignees of the property responsible.

6. The following items shall be included on all landscape plans:

   a. Project name, address and tax parcel number;

b. Contact person and/or Designer's name, address, phone number and seal (when applicable);

c. Scale, north arrow. Minimum scale of plans shall be 1 inch = 30 feet;

d. Property lines, adjacent rights-of-way, building setbacks, building footprints, rooflines, parking lots, driveways, topography, easements, utilities and drainage structures;

e. Existing and proposed contours based on a topographic survey and proposed new grading plan;

f. A plant legend which includes plant names (common and botanical), sizes (height, caliper, gallon) and quantities;

g. Plant locations, on-site and in the public right-of-way (if applicable), corresponding to plant key;

h. Planting details (staking, soil mix, and the like) construction details, protection details;

i. Existing vegetation on the site with vegetation to be retained indicated;

j. Significant topographical features on the site (drainage, rock outcroppings, and the like);

k. Irrigation method and schedule;

l. If applicable, indicate proposed designated common and open space areas on the plan. Describe function and treatment of these areas;

m. Designate any design elements such as boulders, berms, signs, sculpture, etc.

n. Schedule of landscape area calculations and percent of living groundcover within landscape areas.

D. LANDSCAPING MAINTENANCE

1. Maintenance of all landscaping shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property. Maintenance shall consist of regular watering, pruning, mowing, fertilizing, and the removal and replacement of any dead plants, the repair and replacement of irrigation systems as required, and maintenance of any architectural features. This shall include maintenance of any approved existing or new landscaping in the public rights-of-way. The responsible entity in control of any private premises shall at all times maintain the premises free of litter and weeds in accordance with the Town Code.

2. Dead materials shall be replaced within 30 days or as soon as feasible if delayed by inclement weather.

3. Future building pads within a phased development shall be landscaped with a dust-free, erosion resistant material.

E. SCREENING AND BUFFERING

1. Screening and buffering shall be installed in accordance with the Screening and Buffering Chart.

2. All walls installed within a front yard setback shall not exceed three feet in height.

3. Vegetation selected for screening shall be:

   a. a maximum of one foot less than the required screening height when planted; and

   b. a specimen that will reach the minimum height of required screen at maturity.

4. Earth berms or a combination of berm, landscaping, retaining walls, and fencing may be used to satisfy the screening requirement. Berms shall be designed to transition to existing grades, not to exceed a slope ratio of three to one (3:1) and shall be covered with plant material, boulders, ground cover or partially rip-rapped to prevent erosion. Berms with vegetation cover shall be designed to retain water rather than increase run-off.

5. On-site vegetation areas provided for screening may be used to satisfy, to the extent provided, the landscape coverage requirements.

SCREENING AND BUFFERING CHART

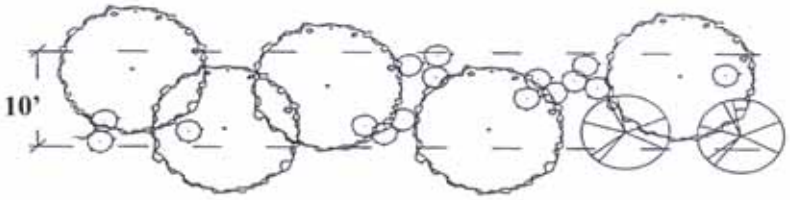
Adjacent Use → / Adjoining Zoning District ↓	Residential	Retail	Retail With Outdoor Activity	Office	Manufacturing and Industrial	All Others	Parking Areas
R1, R2, R3	C	B	A	C	A	TBD	C (Except R1)
C-1, C-2	A	C	B	C	A	TBD	C
C-3, M-1, M-2	A	A	B	A	C	TBD	B
Rights of Way	N/A	D	D	D	D	TBD	D
All Others	TBD	TBD	TBD	TBD	TBD	TBD	TBD

A	**Screen -**	Continuous planting of native coniferous trees and shrubs or a continuous masonry type wall that is architecturally compatible with the project aesthetic or an approved combination thereof for an opaque "screen" at a minimum initial height of 6'.
B	**Buffer/Screen -**	Intermittent planting of native coniferous trees and evergreen shrubs or an intermittent masonry type wall that is architecturally compatible with the project aesthetic for a 50% linear coverage at a minimum initial height of 6' to mitigate differing occupancy adjacencies and uses.
C	**Buffer -**	Natural planting of native coniferous trees and evergreen shrubs to mitigate adjacency impacts and different uses.
D	**Special Buffer-**	Trees, 12' minimum height at planting, no less than one every 30 lineal feet, evergreen shrubs not exceeding 36" at maturity, at least 24" in height at planting.
TBD	**To be determined-**	All other uses or zoning districts include separate levels of review (ie zoning permit application). When uses do not conform to the matrix, the type of screening or buffering required will be based upon the proposed layout and subject to review and approval by staff or other appointed body as applicable.

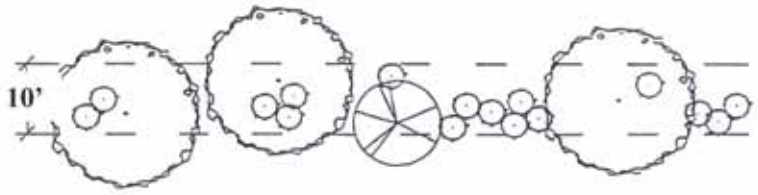
Note: All screening and buffering vegetation material shall be native coniferous/evergreen type.
See following pages for acceptable examples of screening and buffering requirements "A" through "D".

SCREENING & BUFFERING ILLUSTRATIVE EXAMPLES

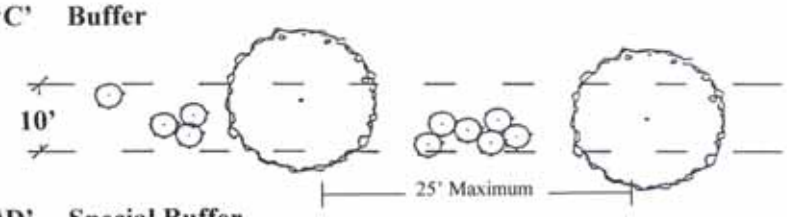
'A' Screen



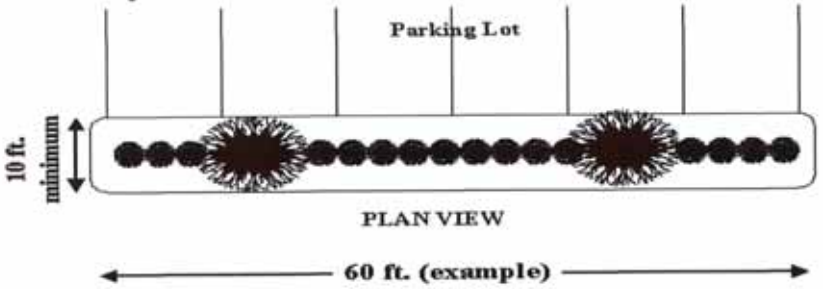
'B' Buffer/Screen



'C' Buffer



'D' Special Buffer



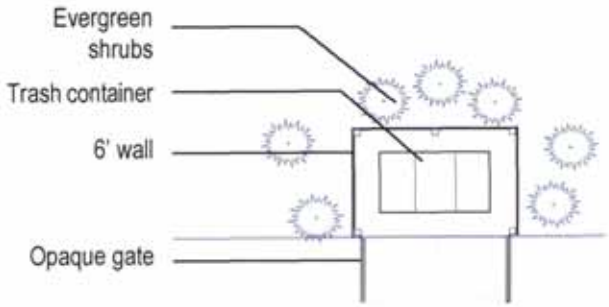
F. SITE CLEARANCE AND MAINTENANCE

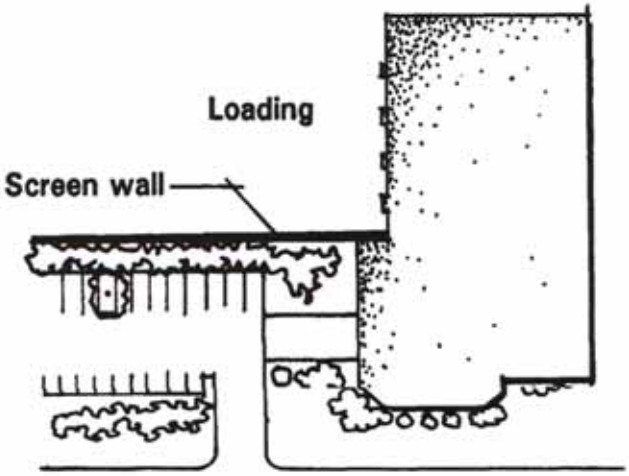
1. No walls in excess of three feet in height shall be placed on any corner lot or at any driveway intersecting a street, within a "sight clearance triangle" formed by two curb, roadway or driveway lines. Where uncertainty exists, final determination will be made by the Town Engineer.

2. Screening walls shall be maintained both structurally and aesthetically; damage shall be repaired in 30 days unless delayed by exigent circumstances approved by the Community Development Director or his/her designee.

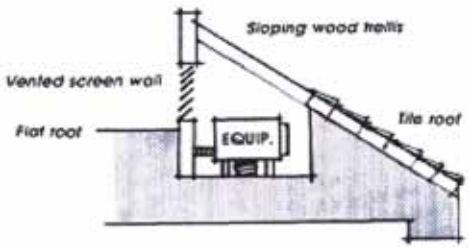
G. SCREENING OF OUTDOOR AREAS, EQUIPMENT AND LIGHTING

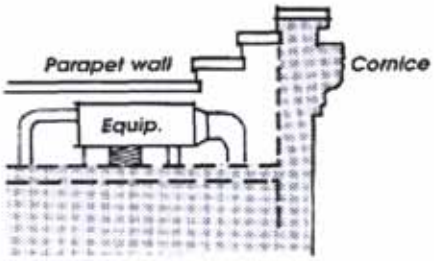
1. All outdoor storage, refuse, loading and unloading areas and service bays shall be screened by a wall at least 6 feet in height that is compatible with the architectural style and materials of the building, to adequately screen such areas and service bays from streets and adjoining property.



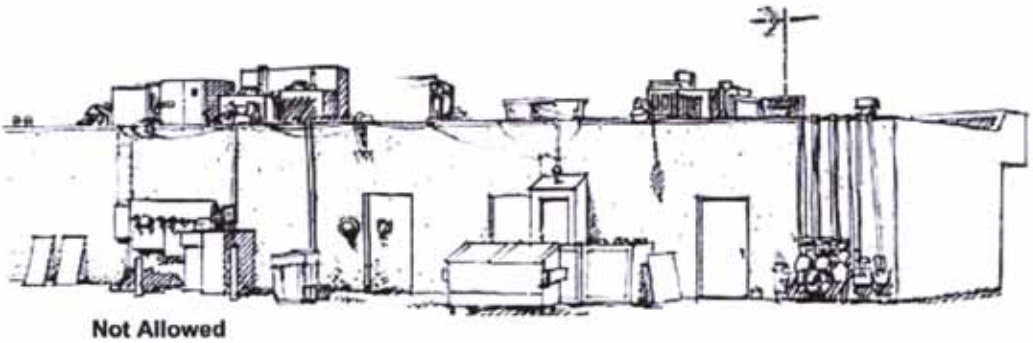


2. Outside mechanical equipment shall be completely screened by a wall, screen wall and/or roof that is compatible with the architectural aesthetic and materials of the building and is at a height even with the top of the equipment being screened.

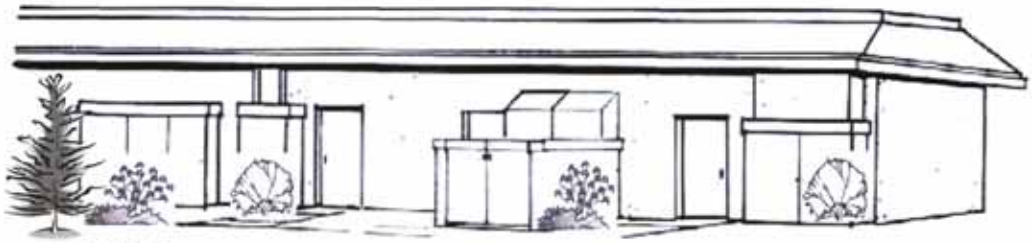




Screening of Rooftop Mechanical Equipment



Not Allowed



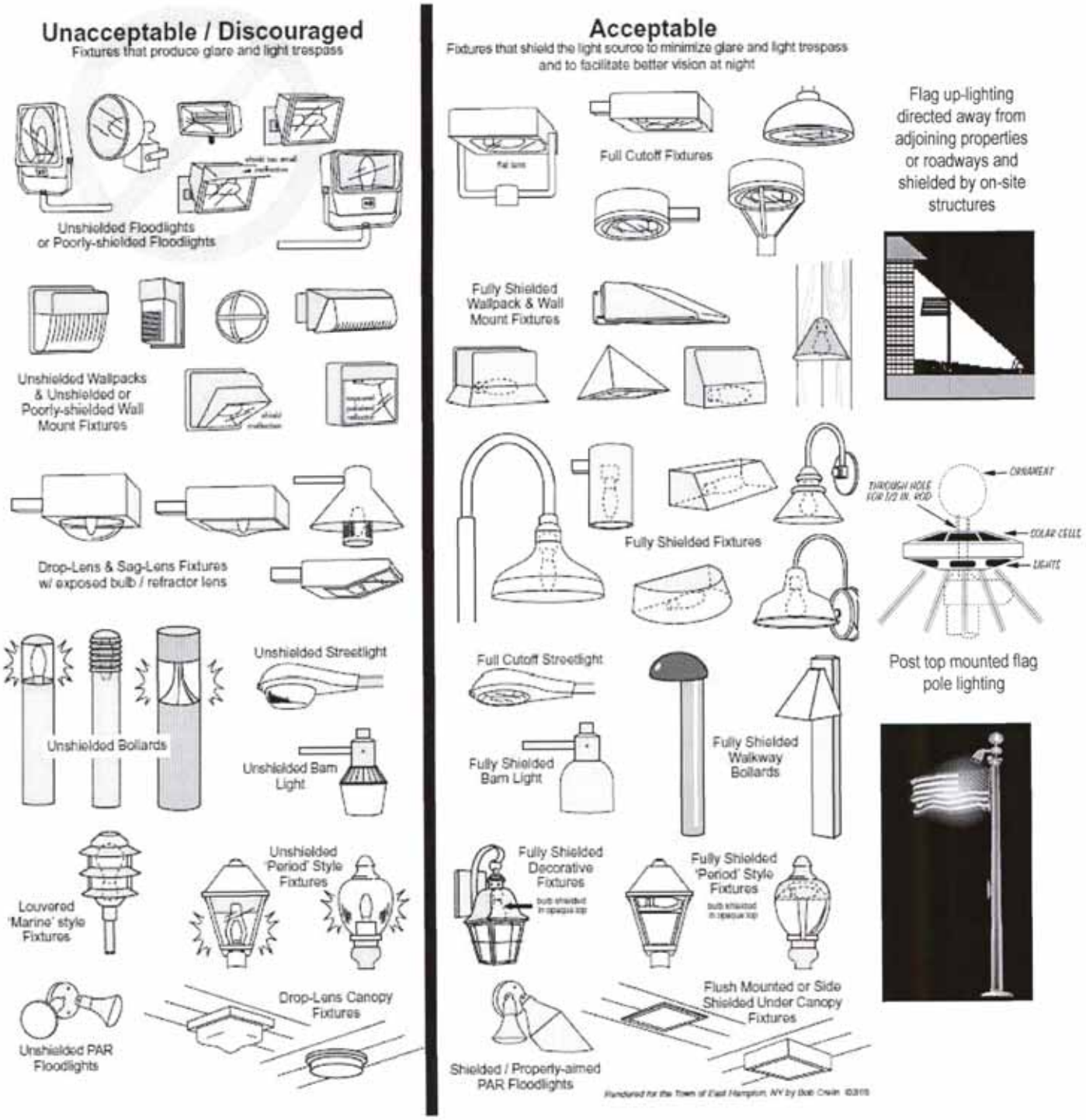
Allowed

3. Types and Limitation of Screening Walls
   a. Heights of walls, fences, berms and other screening devices shall be measured from the finished adjacent grade.
   b. Walls used to screen different land uses, outdoor storage, refuse, loading/unloading areas, service bays and ground-mounted mechanical equipment may be of brick, slump block, concrete block with mortar wash finish, stone or similar materials that match the building materials, as approved by the Planning Division.

H. LIGHTING

	Zoning District	Lighting Criteria
1.	All Districts	Outdoor lighting shall be shielded and screened so as to reflect away from streets, adjoining properties and the sky.
2.	All Districts	Full cut-off fixtures are required, so that the source of the illumination is not visible. (*see H.10i*)
3.	All Districts	Fixtures shall be labeled "dark-sky" by manufacturer.
4.	All Districts	Maximum Pole Height shall not exceed 25', no poles or exterior fixtures shall exceed 15' in height within 30' of a residential area.
5.	All Districts	Illumination shall have a hard cut off at the property line of the subject site.
6.	All Districts	Allowable lamp types include Metal Halide (preferred), High Pressure Sodium (Acceptable) and Low Pressure Sodium (Discouraged). Other types of illumination shall be subject to approval by the Zoning Administrator.
7.	Commercial & Industrial Districts	Exterior lighting for paved areas shall be designed for an average of 1 to 3 footcandles over the entire surface area, measured three feet above finished grade.
8.	Commercial & Industrial Districts	Photometric calculations are required and shall be submitted with building permit application.
9.	Commercial & Industrial Districts	National corporate designs that do not comply with the criteria above, <u>may</u> be reviewed on a case by case basis for consideration and acceptance.

Better Lights for Better Nights – Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it is not in use.



Presented by the Dark Sky Society www.darkskysociety.org Illustrations by Bob Crelin, used with permission.

CITIZEN CORRESPONDENCE

May 10, 2010

Subject: Unified Development Code Amendment, Section 15-03
Landscaping Provisions

Members of the Planning and Zoning Commission,

It is important that the landscaping code is being updated and refined. After reviewing the above document, I have a few suggestions or questions. Also, attached are some of the regulations from the Santa Fe, NM code with their link provided for you. Santa Fe has very similar water issues that Payson has dealt with and they have protected and promoted the beauty of their natural setting in a wise and methodical way.

- Will this amendment include all roundabouts and Rights~of~way?
- 15-03-002 Commercial percentage requirements of a site: 20% How does this compare with other communities which are attractive?
- Water harvesting techniques, e.g. cisterns, swales, berms, etc. Are these encouraged or required?
- Encouraging the use of the Ponderosa Pine is a great idea although in reality the Ponderosa is more expensive with a lower survival rate than the Austrian Pine. This Austrian Pine is easier to get in a variety of sizes and ball root with better results.
- It would be possible to require minimum sizes in plant material. See Santa Fe Code.
- Would be good to encourage more live ground cover and less decomposed granite now being used. Once established many ground covers need little irrigation.
- Would like to see fencing required on all construction sites to protect natural plantings and trees to be saved. See Santa Fe Code.
- Would like to see Design Review Board review and approve all plans.
- Landscaping Maintenance D. This is a much needed addition. Thank you.

  The Payson Library has had several shrubs and a tree die and not be replaced. The TOP needs to be at the forefront on this.
  Commerical buildings that are vacant need to be required to water and maintain the property. The old Chinese restaurant across from McDonald's has not maintained their property and they have lost shrubs and at least three trees. It has been an eyesore on our most well used intersection.
- There is an abandoned commercial site, Bonita Apartments, on Bonita behind Famous Sam's. How can this problem be prevented in the future?

Thank you for the opportunity to ask questions and share some concerns.

Jeanie Langham

14-8.4 LANDSCAPE AND SITE DESIGN

(A) Purpose and Intent

(1) It is the purpose and intent of this ordinance to foster the creation of regionally appropriate, sustainable landscapes. This ordinance requires the utilization of water harvesting and encourages the development and utilization of other alternate sources of landscape irrigation water, because potable water is an increasingly scarce resource. Water conservation, water harvesting, and irrigation efficiency shall guide landscape design, installation, and maintenance to foster a responsible and judicious use of our water and other natural resources.

(2) It is also the purpose and intent of this chapter: to protect and promote the health and beauty of the natural setting and urban landscapes; to recognize and provide for appropriate changes in the urban context; and to protect and preserve public and private landscape resources. It is also the purpose and intent of this chapter to enhance the appearance of the City's streets and public places in order to promote their role as community amenities and social spaces that contribute to civic pride and vitality.

Plant Material Standards

(1) Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5 (-15° F) or colder. For appropriate plant material see the City of Santa Fe Plant List and consult local nurseries.

(2) Required plant material shall be installed as follows:

(a) All required deciduous trees shall be 2 inch caliper minimum.

(b) All required shrubs shall be 5 gallon minimum except as noted on the City of Santa Fe Recommended Plant List.

(c) All required evergreen trees shall be a minimum 6 feet in height, except as otherwise required in the Escarpment district.

(d) When more than ten trees are required by this chapter, more than one species shall be provided.

(e) Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs, and grasses with a minimum of 1 tree and 3 shrubs per 500 square feet of required ponding area. Plants located in the bottom 1/3 of the detention or retention pond must be adaptable to

periods of submersion and may require replacement during periodic maintenance to remove silt.

(f) Any plant material required by this chapter failing to show healthy growth due to damage, pest, disease or neglect shall be promptly replaced with a similar plant.

(g) Required new plant material shall be protected from damage by vehicles.

(h) New plant material shall be mulched to minimum depth of 2 inches and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material. Plastic sheeting is not permitted as weed barrier.

(i) It shall be the responsibility of the owner or tenant to properly maintain all materials and installation required by this section, including but not limited to: proper pruning, soil testing, fertilizing, and weeding.

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(3) Controlled or Prohibited Plant Materials

(a) As of March 1, 2002, turf grass sod or turf grass seed mixes installed within the city limits shall contain 25% or less Kentucky bluegrass.

(i) Public parks and commercial recreation areas are exempt from this restriction. These locations shall install only the minimum cool season turf required for the active recreational use.

(ii) As of March 1, 2002, Russian Olive (Elaeagnus angustifolia) and Salt Cedar (Tamarix spp.) shall not be sold or installed within the city limits because of their classification as noxious weeds.

(4) Turf

(a) Warm season grasses are recommended for most turf applications. The installation of cool season turf grasses is discouraged, as they require greater quantities of irrigation water. Refer to the City of Santa Fe Recommended Plant List for specific information on grass species. Cool season turf shall be limited to areas with relatively low evaporation from wind and heat and/or locations used for passive or active recreation. The total area of cool season turf shall be limited as follows.

(i) Single-family residential units shall not install cool season turf in excess of 1000 square feet, or ten percent of the total lot area, whichever is less.

(ii) Multi-family residential developments shall not install cool season turf in excess of twenty per cent of the required common open space.

(iii) Commercial and industrial developments shall not install cool season turf in excess of 1000 square feet, or three percent of the required open space, whichever is greater.

(iv) Public parks and commercial recreation areas are exempt from this restriction. These locations shall install only the minimum cool season turf required for the active recreational use.

(5) Existing Vegetation

(a) Existing healthy vegetation is an important cultural, environmental, and economic resource and shall be preserved to the greatest extent possible.

(b) The director of the Land Use Department or the Director's designee shall review grading plans during the permit process and may require the preservation, relocation or replacement of existing significant vegetation. The following criteria shall be used to review existing significant vegetation. (Ord. No. 2007-45 § 30)

(i) Priority shall be given to preserving significant trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.

(ii) Significant trees to be preserved or relocated shall be healthy and free from serious insect or parasite infestation.

(iii) Significant trees to be relocated shall be selected from areas with adequate soil conditions for successful relocation.

(iv) The recommended season for relocation of piñon trees is September 15 to May 15.

(v) If relocation of existing significant trees is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be 6' tall or greater, replacement deciduous trees shall be 2" caliper or greater.

(vi) Relocated or replacement trees shall be irrigated until they are established.

(c) A minimum of 40% of significant piñon pine (Pinus edulis) shall be preserved, relocated on site or replaced as specified in this section. Piñon pine that are preserved or relocated on site and are a minimum of 8' tall shall substitute for two trees required elsewhere in §14-8.4(J).

(d) No existing deciduous tree 6" caliper or greater or evergreen tree over 8' shall be removed without the approval of the Director of the Land Use Department or the Director's designee. Trees classified as noxious weeds that are smaller than 12 inch caliper are exempt from this review. (Ord. No. 2007-45 § 30)

(e) During construction existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the dripline. In no case shall vehicles be parked, materials or equipment be stored or stockpiled within the enclosed area. Vehicles are prohibited from parking on locations that are to be landscaped or revegetated.

(f) All areas with exposed soil surfaces disturbed by construction shall be revegetated to minimize erosion, stormwater runoff and improve the infiltration of precipitation.

(g) Destroyed vegetation shall be promptly removed in order to prevent insect infestation of healthy vegetation.

(h) The preservation of plant species classified as noxious weeds is discouraged, including Siberian Elm (Ulmus pumila), Russian Olive (Elaeagnus angustifolia) Tree of Heaven (Ailanthus altissima) and Salt Cedar (Tamarix spp.).

(i) Topsoil removed during construction shall be stockpiled on site and reused on site in landscaped areas or areas to be revegetated.

(G) Street Tree Standards

(1) Street trees shall be required in order to reduce heat, dust, and glare, and the need for cooling or heating; to help clean and oxygenate the air; reduce road noise; to develop continuity between developments; and to enhance the appearance of the city's streets. Consideration should be given to urban density, historic or vernacular character of the location, continuity with native vegetation and the natural landscape, and with the ability to provide water for irrigation.

(2) Required street trees shall not substitute for required landscape material in parking lots, except as provided in §14-8.4(I)(2). Street trees shall be located as follows:

(a) On major and secondary arterials one tree an average of every 30'- 40'.

(b) On all other streets one tree an average of every 25'- 35'.

(c) Alternate methods of compliance:

(i) The Governing Body may establish a tree planting fund, providing for a fee in lieu of street tree planting to be appropriated by district.

(ii) Where street trees or planting strips are required but not practical the equivalent area in square feet and amount of plant material may be provided elsewhere on the site with staff approval, and based on existing conditions or design intent.

(3) Location of Street Trees

(a) Street trees shall be located on the subject property, adjacent to the property line.

(b) On major and secondary arterials trees shall be planted in a minimum 10-foot wide planting strip that includes the width of the sidewalk or other pedestrian way. If existing development precludes provision of the 10 foot wide planting strip, trees shall be planted in a space no smaller than 5 feet by 13 feet and preferably multiple trees in longer planting strips.

(c) Street trees should be planted in swales or basins that collect run-off and precipitation to the greatest extent possible.

(d) With staff approval and acceptance of a License Agreement with the City, street trees may be located in the right-of-way.

(e) Trees shall be located at least 15 feet from light standards, or so as not to impede outdoor illumination.

(f) Trees shall be located at least 15 feet from fire hydrants, or so as not to cause interference with hydrant operation.

(g) Street trees located under utility lines shall be selected from species that maintain a minimum of 5 feet of clearance from overhead utility lines at maturity.

(h) Street trees shall not be required on single-family residential lots.

http://clerkshq.com/default.ashx?clientsite=Santafe-nm

on the right hand side you want to click the folder labled "Land Development Code"

MAY 11, 2010

OPEN LETTER RESPONSE TO CITIZEN LETTER OF MAY 10, 2010
RE: UDC - AMENDMENT - SECTION 15-03 - LANDSCAPING

FROM ; TOWN OF PAYSON DESIGN REVIEW BOARD MEMBERS

CITIZEN QUESTION - RESTATED WITH RED (or Bold if printed in b/w)
DRB RESPONSE - *RESPONSE IN GREEN (or italics if printed in b/w)*

Will this amendment include all roundabouts and rights-of-way ?
No, Rights-of-ways are being dealt with separately in accord with the council directive and the A. Dye study "Right-of-way landscaping and incentive signs program.

15-03-002 Commercial percentage requirements of a site; 20% How does this compare with other communities which are attractive ?
20% in our opinion is at the upper end of commercial landscape area requirements which should generate a more attractive community than other communities that are attractive.

Water harvesting techniques, e.g. cisterns, swales, berms, etc. Are these encouraged or required ?
Examples of natural precipitation water capture are listed, pictured and encouraged in the new document up for consideration and will be reviewed at DRB applications.

Encouraging the use of the Ponderosa Pine is a great idea although in realty the Ponderosa is more expensive with a lower survival rate than the Austrian Pine. This Austrian Pine is easier to get in a variety of sizes and ball root with better results.
The Ponderosa Pine is the Town of Payson's town tree and will always be preferred over sim. pines. The Ponderosa Pine is readily available locally with very good success rates at comparable prices. The Austrian pine has a broad, low form which limits its use where sight clearances are required at frontages and ingress / egress points.

It would be possible to require minimum sizes in plant material. See Santa Fe Code.
The DRB feels it is in the purview of the applicant and their landscape architects to specify appropriate sizes based on their design. The DRB will always encourage the largest size specimen possible.

Would be good to encourage more live groud cover and less decomposed granite now being used. Once established many ground covers need little irrigation.
The proposed new requirements require 50% minimum live ground cover in open area where the existing documents requires none.

Would like to see fencing required on all construction sites to protect natural plantings and trees to be saved. See Santa Fe Code.
The project Landscape Architect will specify existing to remain landscape material to be protected from damage during construction as a normal standard of practice. The DRB does not feel it necessary to repeat standard operating procedures.

Would like to see Design Review Board review and approve all plans.
The Design Review Board will review all plans for projects under the current code and these applicants submittals will include landscaping. Minor landscaping only projects would normally be reviewed at staff level.

Landscaping Maintenance D. This is a much needed addition. Thank You.
We agree.

With regard to the adoption of the Santa Fe, N.M. guidelines; *Santa Fe, N.M. has a quite different climate from Payson, Az. including more than double the amount of precipitation spread almost evenly throughout the year, an altitude more than 2,000 feet higher than Payson with the lower temperatures (dormancy) and many of the "native" trees of Santa Fe that are not on the Payson approved plant use due to their thirst such as willow, aspen and cottonwood.*

We appreciate the comments of the concerned citizen. And after months of re-writing the existing landscape requirements as well as condensing all the various landscape references scattered throughout the current code, we feel we have produced a very useable document for your consideration. We also feel the re-write is user friendly and pro applicant and Town.

Thank You - Sincerely
Town of Payson - Design Review Board