

Proposal for Landscape Design: Compliance with Weber County Standards

Introduction:

This proposal outlines the awareness of landscape requirements for *Ruby Resort*, ensuring alignment with the regulations specified in the *Weber County Municipal Code Chapter 108-2 Architectural, Landscape, And Screening Design Standards*. The objective is to acknowledge and apply these standards to the landscape planning and development and comply as well as enhance the aesthetic appeal, safety, and environmental sustainability of the site.

Meeting Minimum Standards and Guidelines:

The proposed site plans to adhere to the minimum standards and guidelines specified in the Weber County Code Chapter 108-2.

The site is located in the Ogden Valley Planning Area, requiring a minimum of 80 percent of the landscaping to be living plant materials. This requirement is fulfilled by the nature of the site as well as the efforts made in the site layout. The site plan ensures that at least 20% of the total lot area is landscaped by the integration of the hardscape and site structures into the properties natural landscape near the South Fork of the Ogden River, additionally, no more than 50% of the area is dedicated to turf grass per code. All intended landscaped areas that are not occupied by the primary and accessory uses such as the parking lot landscape areas are to be naturalized landscape or intentional.

Landscape Area = Approx. 622,500 sqft.

Hardscape Area = Approx. 79,400 sqft.

Plant Material Requirements:

Ample planting areas are available for landscaping along the Northern property line aligned with Highway 39, ensuring a minimum width of twenty feet along front and side property lines adjacent to street right-of-ways. The site is located along the South Fork of the Ogden River with the rear property line bordering the river and continuing into the hillside or forested areas, meeting the standard for a minimum of eight feet along the side and rear property lines.

Planting areas of more than 5 feet in width are provided along the sides and rear of the buildings and adjoining entry and service points per standard 108-2-5 (e). It is noted that all parkstrips and parking islands shall be landscaped with angular rock

no less than two inches in size. Additionally, the parkstrip is to be planted with drought tolerant shrubs, ornamental grasses, and flowering plants.

We are aware of the plant material standards outlined in Chapter 108-2 that the following are to be met:

Trees: Trees must be planted and spaced at a rate of one tree per 40 lineal feet or fraction thereof along the landscape area.

Shrubs and Groundcover: Alongside trees, low shrubs or ground covers must be planted in the landscape area. The combined height of earthen berms and plant materials, excluding trees, must range from 18 to 48 inches. Spreading ground covers must fill planned areas within a season.

We acknowledge that plants used in conformance with the provisions of this chapter shall be hardy and capable of withstanding the extremes of the climate of the site.

Berms: For off-street parking areas more than 20 feet from a street right-of-way, an earthen berm must be built along the landscape area, with a height between 18 and 36 inches, maintaining 75% of the length at a height of 36 inches. This can be incorporated around the site access from highway 39.

Landscaping between Parking and Side/Rear Lot Line: Continuous landscape areas are mandated for parking within 12 feet of a side or rear lot line, comprising evergreen and deciduous shrubs. Shrubs are planned to mature to a minimum height of three feet. None of these areas apply on site.

Internal Parking Lot Landscape Standards: Parking areas with more than 15 spaces, interior landscaping is provided in parking strips. No internal islands are required.

Screening Device Materials: Screening devices must be constructed of specific materials and colors, with recommendations for earth berming and plant combinations. No screening devices are required for this site outside of service areas and dumpster location.

Screening Requirements: Parking areas are obscured from view along any property line contiguous to a residential use or zoning district.

Clear Sight Distance for Landscaping and Screening: Requirements for clear sight distances are not an issue for this site. The locations of concern are the entry point and parking area traffic viewsheds.

A continuous landscape area is provided between the parking area and the street. Trees are planned at 40 foot intervals within the landscape area. Plants are to be placed intermittently against building walls in planting areas as outlined in section 108-2-5. Trees are placed to reduce the Heat Island Effect created by asphalt and hard non-reflective surfaces. Plants shall be selected for form, texture, color, habit and adaptability to local conditions and compliment site structures. Plant material is also to be used for safety and site line enhancements throughout the site.

Design Guidelines:

The constructed landscape shall adhere to the principles of scale, selection, and sustainability outlined by landscape professionals through the county standards. Plant materials are requested at size proportionate to the size of structures, selected for form, texture, and adaptability to local conditions. Evergreens are to be strategically incorporated to provide year-round structure and screening. Consideration is to be taken of energy conservation through the placement of plant and landscape materials.

Pathways and Access points maintain a minimum of 5 feet in width to building accesses.

Standards - Off-Street Parking:

For off-street parking areas, continuous landscape areas are incorporated between the parking and street, as well as between parking and side/rear lot lines.

It is understood that trees shall be planted and spaced at the equivalent of one tree per 40 lineal feet or fraction thereof within landscape areas. In addition to trees, the landscape area shall be planted with low shrubs or ground covers which meet the previously mentioned standard.

We understand that it applies to this site that parking areas having more than 15 spaces shall be required to provide interior landscaping within the boundaries of the parking lot. The requirement that a minimum of five percent of the interior area shall be landscaped is met through parking lot landscape areas incorporated at evenly spaced intervals between buildings.

Internally 92,000 sqft. is the estimated area for the parking lot.

4,600 sqft. is equal to 5% minimum of the parking area to be landscaped.

We understand that landscape treatment shall consist of one tree per each 120 square feet of the minimum required interior landscape area, or in this case **38 trees** per the parking area on site.

Sec 108-2-7 Screening And Buffering:

The site may include screening devices and buffers to mitigate noise, dust, and visual impacts during construction. Non-plant material screening devices such as earth berming and plant combinations are to be constructed as needed per approval. Parking areas are adequately screened from residential areas. Loading areas are to be screened with six-foot-high devices, and trash dumpsters are to be fully enclosed and screened from public view.

All parking areas are not visible from the right of way or adjoining properties.

It is understood that:

Non-plant material options such as: metal, concrete, vinyl, wood, brick, or stone are to be earth-toned and non-reflective and are subject to approval.

Chain Link fences are not allowed in the site location.

Earth berming and plant combo is recommended for screening and will be applied when necessary.

Screening Requirements met:

Parking areas are hidden from view of residential areas or adjacent properties.

Side/rear screens minimum six feet high, first 25 feet not to exceed four feet are not applicable on site. Mechanical equipment must be screened from view and trash dumpsters must be screened on three sides, with an opaque gate on the fourth side.

Conclusion:

The proposal for this site is crafted to align with the requirements set forth by Weber County Municipal Code Chapter 108-2. Through planning and implementation of these standards, it aims to create a sustainable, visually appealing landscape that enhances the overall quality of the site and contributes positively to the surrounding community.