

16.04.190: PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE:

All applicants shall incorporate into development design and implement the following requirements pertaining to parks, park strips, trails and open space. Parks, park strips, trails and open space are also subject to the requirements of Title 16, Chapter 16.30, “Water Efficiency Standards”, of this Code.

A. Park Strips:

1. **Collector Street Park Strips:** Park strips at the rear or side of single-family residential lots and collector street park strips along commercial, office, multi-family residential, industrial, and institutional developments shall be planted with a combination of trees, plants, shrubs or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:
 - a. Mulch made of bark or rock material that is one and one-half inches (1.5”) or larger may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times.
 - b. Up to fifty percent (50%) of the park strip area, per street frontage, may be hardscape, with stamped natural earth tone colored concrete. However, stamped concrete shall not be used in sections greater than fifteen (15) linear feet per section.
2. **Residential Street Park Strips:** Residential street park strips shall be planted with a combination of trees, plants, shrubs or other live vegetation which are low maintenance and commonly found along the Wasatch Front or within similar climates. Lawn shall not be installed in park strips. Applicants shall demonstrate that proposed live vegetation will cover a minimum of 50% of the park strip area upon landscape maturity. Tree canopies do not count toward the required 50% vegetation coverage. In combination with the 50% live vegetation requirement, the following may be used:
 - a. Mulch made of bark or rock material that is one and one-half inches (1.5”) or larger may be used in combination with live vegetation, provided that it is fully contained within the park strip at all times.
 - b. Stamped natural earth tone colored concrete or masonry materials such as pavers may cover a maximum of twenty-five percent (25%) of the park strip area per street frontage and shall not be used in sections greater than fifteen (15) linear feet per section.

3. Park Strip Materials, Colors, And Sizes: All other park strip materials, colors, and sizes shall be viewed by City Engineer for consideration of approval. The City Engineer may approve greater than fifty percent (50%) hardscape within the park strip based on the applicant's street tree planting plan that clearly incorporates tree species, canopy, spacing, and ground covers into a superior green design that reasonably offsets the increased percentage of hardscape materials.

Landscaping And Maintenance:

- a. The applicant shall install all required collector street landscaping improvements and properly maintain said improvements until the City releases one hundred percent (100%) of the improvement guarantee. After satisfactory installation of landscaping in collector street park strips and the one hundred percent (100%) release of the improvement guarantee for said landscaping, the City will accept responsibility for maintenance of the park strips along collector streets where collector street fencing has been installed along the rear and side property lines of lots only in single-family residential subdivisions.
- b. The owners of property in all other developments are responsible for the proper landscaping and maintenance of other public or private park strips. All landscaping in these park strips shall be maintained by the abutting property owner in a safe and well-kept condition and in a way that presents a healthy, neat, vigorously living, and orderly appearance. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, in accordance with acceptable horticultural practices. Trash, other debris, and weeds shall not be allowed to collect in these areas.