

Minutes
Land Development Standards Committee
April 7, 2010

Members Present: David Blevins, Mike Erwin, Steve Kaufman, Ron Leatherwood, Patrick McDowell, Joe Taylor

Members Absent: Patrick Bradshaw, Ken Wilson

Staff present: Fred Baker, Paul Benson

The meeting came to order at 7:40 a.m. Mr. Benson announced that the topic of discussion would be completion of Chapter 8, Tree Protection, Landscaping and Screening, and Chapter 10, Lighting.

Beginning with section 8.9.1 Mr. Benson pointed out that the proposed standards are much better than current standards since they are much more specific about the size of required landscape plantings both at planting and at maturity.

Mr. Leatherwood expressed concern with requiring tree plantings under power lines. Mr. Baker pointed out that there is a smaller tree size specified under power lines, and that it's not too much trouble to prune trees if required to keep them off power lines.

Mr. Baker suggested that the pollen output of trees be considered in developing the recommended species list.

Mr. Benson asked if the Committee felt that standards for age of mature appearance should be included (8.9.2.C). The Committee agreed that this paragraph should be deleted as unnecessary having been covered sufficiently by the standards of 8.9.1.

The Committee agreed to delete the second sentence of 8.9.3.A regarding grading and maximum grades in buffer yards.

The Committee agreed to delete 8.9.3.C as minimum planting area is already covered and the specified maximum slope is too low in mountain terrain.

Mr. Taylor asked if trees should be prohibited within site triangles, as stipulated in 8.9.3.D. Mr. Baker responded that trees in site triangles are not a problem if

sited and pruned properly. The Committee agreed that the language of this paragraph should be changed to the effect that trees and shrubs may be planted within the sight distance triangle at an intersection, or driveway access point but shall be positioned and maintained to have a clear zone from 2' to 7' above grade so as to not obstruct visibility.

The Committee agreed that the new tree protection standards of section 8.9.4 are generally good, but wanted to delete paragraphs C and F. These are both advisory in nature and unnecessarily restrictive.

The Committee agreed to delete section 8.9.5 in its entirety so as to not regulate irrigation, which is seldom practiced in this region.

Finally for Chapter 8, the Committee agreed to delete everything under section 8.9.7 except for the first paragraph, in essence requiring any required landscaping that is disturbed to be replaced with plantings sufficient to meet the standards of Chapter 8. The other 7 paragraphs represent needless verbiage on this subject in the opinion of Committee members.

The Committee then began review of Chapter 10, Lighting.

The Committee wished to add an additional point under 10.1 as to purpose and intent to "enhance and preserve mountain and valley vistas."

An apparent inconsistency was noted between the standards of 10.2 and the table in 13.7 regarding the requirement that new site lighting be conforming. It would appear that a check with note (a) should be added to the table for site lighting for building expansions of less than 50k sq. ft.

The Committee agreed that paragraph B be deleted from section 10.3.4. These operational standards, particularly for loudspeakers should reside only in Chapter 3, section 3.6.2.

In section 10.4.1 Committee members wished to add an exemption for lighting US flags up to an unnamed maximum height (staff note: equivalent to max. building height within district?)

The Committee also wanted to add the phrase "approved public art" to 10.4.1 E.

10.4.2 C. The Committee agreed that reference to building façade lighting be moved from the prohibited section since the section goes on to permit accent lighting, and be placed into a separate section along with the other types of permitted lighting.

There was considerable discussion of awning and canopy lighting, but the general consensus of the Committee is that such lighting should not be used to turn translucent canopies into internally illuminated signage.

District standards for lighting were not included, this needs to be provided by the consultant prior to final approval by the Committee, probably as table within Chapter 2.

Finally the Committee noted that uniformity standards for parking lot lighting were not included, however, no one seemed to have a problem with this omission. Currently point by point footcandle array printouts are required for all new parking lots.

With the review of Chapter 10 completed the meeting adjourned at 9:30 a.m.

Paul Benson
Planning Director