

17.15.120: PARKWAYS:

A. All parkways in new developments shall be landscaped in conformance with the provisions of this section.

B. Parkway two feet (2') or more in width shall be landscaped with turf grass. No rocks, gravel, bark, asphalt, thorn bearing plant species, ground cover or shrubs shall be permitted in a parkway. Parkway less than two feet (2') in width may be landscaped with impervious materials including brick pavers, concrete pavers or concrete. Asphalt shall not be permitted.

C. Parkway four feet (4') or more in width shall include trees. Such trees shall be spaced not more than thirty feet (30') apart and shall have a minimum caliper size of one inch (1").

1. Parkway trees may be clustered or spaced linearly in the right of way as determined by Mapleton City's shade tree commission.

2. If adequate space is not available in the parkway, the shade tree commission may require the planting of parkway trees on the lot adjacent to the right of way.

3. A variety of compatible species shall be included in the planting plan for a specific site or development. Trees shall be selected from the tree selection guide maintained by the shade tree commission and shall be appropriate to their location. Tree selection shall be reviewed and approved by the shade tree commission.

4. Trees may be planted in parkways along state highways only after a permit is issued by the Utah department of transportation.

D. Vegetation which causes a public safety problem, as determined by the city engineer, may be removed by the city.

E. Occupancy permits for new commercial or multi-family residential buildings shall not be issued unless abutting parkway landscaping has been installed or a bond provided to guarantee installation.

F. Where a parkway strip has been installed, the abutting property owner shall provide landscaping as provided in this section and shall continue to maintain the landscaping in a healthy, safe, attractive, and nuisance free condition. This shall include taking appropriate measures to water and trim plant materials, and to keep the parkway weed free.

G. It shall be unlawful for any person to remove from a parkway any landscaping required by the provisions of this chapter. This provision shall not apply to routine parkway maintenance.

H. In all new subdivisions and developments requiring street improvements (curb, gutter, sidewalks and street trees), the developer shall, as part of the development, install the concrete work around the parkway strip, along with sleeves underneath or through the sidewalk to accommodate eventual deep soak irrigation system.

I. Every developer shall install trees and improvements for each new development as provided in this section. However, in standard subdivisions where a developer would sell off the lots, it shall be the homeowner's responsibility to install said trees. A bond for the required trees shall be required with the building permit application. A bond estimate

shall be submitted by a local nursery. The trees shall conform to the adopted Mapleton City tree list. Spacing of the trees shall depend on the type of tree being installed. Trees shall be a one inch (1") caliper or greater, however, one inch (1") caliper is highly recommended. Improvement guarantee bonds collected from developers shall be placed in individual project accounts with the city and shall be released to the developer when trees are installed.

J. The city parks department may periodically prune and spray parkway trees as needed. Utah Power and Light may, with the city's permission, maintain safe distances between tree limbs and power lines in the area.

1. If a parkway tree needs to be removed because of disease or death, the city shall do so. Removal of parkway trees by property owners without approval from the shade tree commission shall be unlawful except as otherwise provided by another express provision of this code. (Ord. 2002-26, 12-4-2002)