

1 **CHAPTER 7: RESORTS - WATER EFFICIENCY STANDARDS – DRAFT 4/13/22**

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3 The provisions of this Chapter are applicable to all new construction, and new development within
4 any resort.

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6 Specific provisions of this Chapter can be waived by the City if a hydrologist, water use engineer,
7 landscape architect that is licensed in the State of Utah, or similarly qualified expert approved by the
8 City provides a statement and supporting documentation showing that the design meets or exceeds all
9 the water conservation measures and goals in this ordinance.

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11 **6-1: Construction Standards**

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13 A. Within the resort development, new single-family, two-family (twin home/duplex), and
14 three-family (triplex) residential dwellings 1,200 square feet or greater shall install hot
15 water recirculation systems.
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17 B. All water fixtures shall be WaterSense labeled fixtures, or fixtures that are at least as
18 water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals.
- 19
20 C. All appliances shall be Energy Star qualified appliances, or appliances that are at least as
21 energy-efficient.
- 22
23 D. Exterior, decorative water features must have recirculating pumps. This excludes any
24 area of a golf course and water features within a golf course. Exterior decorative water
25 features shall not be used as entry features to the resort development. The allowed
26 amount of grass will be reduced based on the capacity of the water feature in gallons
27 using one gallon equals two square foot of grass.
- 28
29 E. The square footage of any uncovered pool will be counted towards the allowed amount of
30 grass. A pool is considered uncovered if it does not have a UL approved cover that is
31 electrically operated.” Twenty-five percent (25%) of the square footage of any pool with
32 a UL approved electrically operated cover will be counted towards the allowed amount of
33 grass.
- 34
35 F. Except for hotel rooms, all shell units with ground floor square footage, or individually
36 platted, shall be separately metered, submetered, or equipped with alternative technology
37 capable of tracking the water use of the individual unit, and the information shall be made
38 available to the individual unit. Individually platted condominium units are excepted if a
39 property owners association owns and maintains the water lines and meters. All
40 nonresidential projects require separate water meters for all outdoor water usage,
41 including landscaping.

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43 **6-2: Landscape Standards**

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- 45 A. Grass area must not exceed eight percent (8%) of the square footage of the total resort
46 development. This excludes the grass area of any golf course.
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- 48 B. Grass is not permitted outside of an active recreation area. Grass is prohibited in park
49 strips, all landscape areas less than eight feet wide, and on any slope that exceeds 10%;
50 and
51
- 52 C. Any lot in any zone which is larger than one-half (1/2) acre must use secondary irrigation
53 where available to irrigate any agricultural, horticultural, or gardening uses which are
54 permitted in the applicable zone.
55
- 56 D. Landscape and irrigation installers shall follow the plans that have been signed and
57 approved by the city.
58
- 59 E. Each project shall propose and follow an approved Planting Plan that has a minimum of
60 20% vegetative cover (cover based on landscaping standards at maturity) of a landscaped
61 area with water-efficient shade trees and bushes adequate in number and configuration to
62 visually enhance the project, prevent heat islands, and prevent soil erosion.
63
- 64 F. If secondary irrigation water is available, each project shall connect to the system for all
65 outdoor water use. A city may make minor exceptions, allowing use of treated water for
66 outdoor plantings in small beautification areas, in its sole discretion.
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68 **6-3: Required Documentation**

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- 70 1. Landscape Documentation Package: A copy of a Landscape Documentation Package shall
71 be submitted to and approved by the city prior to the issue of any building permit. A copy of
72 the approved Landscape Documentation Package shall be provided to the property owner or
73 site manager. The Landscape Documentation Package shall be prepared by a professional
74 landscape architect (PLA) and installed and maintained according to industry standards.
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76 **6-4: Plant Selection**

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78 Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally
79 adaptable and environmentally sustainable plants are acceptable. See the Washington County Water
80 Conservancy District's recommended plant list on wcwcd.org. Plants with similar water needs shall
81 be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant
82 species as identified by the city shall not be planted.
83

- 84 A. Areas with slopes greater than 10% shall be landscaped with deep-rooting, water-conserving
85 plants that do not include grass.
86
- 87 B. Park strips and landscape buffers shall be landscaped with water-conserving plants and/or
88 mulch that do not include grass.
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90 **6-5: Tree Selection**

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92 Tree species shall be selected based on growth characteristics and site conditions, including available
93 space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall
94 be suited for water-efficient landscapes. Trees shall be selected and planted in accordance with the
95 following city guidance:

- 96 A. Broad canopy trees are recommended where shade or screening of tall objects is desired;
- 97
- 98 B. Low-growing trees are recommended for spaces under utility wires;
- 99
- 100 C. Select trees from which lower branches will be trimmed to maintain a healthy growth habit
101 where visual clearance and natural surveillance is a concern;
- 102
- 103 D. Narrow or columnar trees are recommended for small spaces, or where awnings or other
104 building features limit growth, or where greater visibility is desired between buildings and
105 the street for natural surveillance;
- 106
- 107 E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees,
108 retaining walls, above and below ground utilities, lighting, and other obstructions, and be
109 placed to protect view corridors and viewsheds; and
110

111 Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for
112 watering under water-shortage conditions when other plant material may not be watered due to
113 drought conditions.

114 **6-6: Irrigation Design Standards**

- 115 A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or
116 developer, and maintained by the owner, if the static service pressure exceeds 90 pounds per
117 square inch (psi). The pressure-regulating valve shall be located between the meter and the
118 first point of water use, or first point of division in the pipe, and shall be set at the
119 manufacturer's recommended pressure for the sprinklers.
120
- 121 B. Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart
122 irrigation controllers or controllers that are at least as water-efficient, which automatically
123 adjusts the frequency and/or duration of irrigation events in response to changing weather
124 conditions. All controllers shall be equipped with automatic rain delay or rain shut-off
125 capabilities and have memory retention capability to retain pre-programmed irrigation
126 schedules. Sites are not exempt from water waste prohibitions.
127
- 128 C. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each
129 tree.
130
- 131 D. Drip irrigation shall be used to irrigate plants in non-grass areas.
- 132 E. High conservation efficiency spray nozzles are required for sprinkler applications.
133

- 134 F. Sprinkler heads shall have matched precipitation rates with each control valve circuit.
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136 G. Filters shall be provided for drip irrigation lines.
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138 H. Landscape watering with potable (treated) water is prohibited based on Ivins city
139 requirements, which are currently from 8 a.m. to 8 p.m., from June 1 to September 1, to
140 maximize irrigation efficiency.
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142 I. Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation
143 event, water that sprays or flows off your property, failure to comply with drought
144 restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely
145 manner.
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147 J. Program valves for multiple repeat cycles are required to reduce runoff on slopes and for
148 soils with slow infiltration rates.
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