

### REPORT TO PLANNING COMMISSION

#### SUBJECT

Potential Study Issue for 2020: Develop Landscape Design Guidelines for Development Projects

**1. What are the key elements of the issue? What precipitated it?**

The City does not currently have design guidelines for landscaping which often leads to Planning Commission added conditions of approval to requires various landscaping/tree types and sizes on a case by case basis for a development project during the public hearing. There should be City policy on these standards rather than doing so on a case-by-case basis. This would also create standards and guidelines that applicants could include as part of the project at the onset of the design rather than having the requirement included at the public hearing.

This study may include:

- Consideration of various types and sizes of landscaping and what is most appropriate for different sized development projects;
- Define precise terms for landscaping requirements, such as “estate-sized” trees;
- Consideration of what areas of the City are best suited for specific types and sizes of trees;
- Surveying other cities to compare standards; and
- Working with a consultant to consider, and potentially develop, guidelines or criteria for landscaping.

**2. Origin of issue.** Commissioner Simons (January 14, 2019)

**3. Would this be a multiple year project?** Maybe

**4. Staff comment.** A consultant would be hired, and staff would work with the consultant, the City Arborist, and other professionals to develop these guidelines. Staff would support this study issue assuming that once the guidelines were developed they would create clear and consistent criteria for applicants and decision-makers and avoid ad hoc decisions relating to landscaping design.