

Site / Landscape Plan Submittal Requirements for the Town of Hideout UT

The Town of Hideout adopted new Zoning Ordinance language in November 2020 to ensure quality landscaping and maintenance requirements were clarified for all future developments including new single-family housing and newly approved subdivisions. These requirements were supplemented in April 2022 when the Town of Hideout adopted the Wildland Urban Interface (WUI) ordinance to help the community plan for and design defensible space against potential wildfire occurrences and ensure the safety of our residents.

Any set of building plans (e.g., single-family, duplex/townhouse, or multi-family unit) submitted to the Town for a building permit shall include a detailed site/landscape plan (at a scale of 1" = 10'-0" or 1" = 20'-0"), with existing and proposed topographic/contour lines clearly delineated, that addresses the following standards:

Landscaping Requirements (excerpted in part from HTC 10.06.02)

- The existing landscape, vegetation and topography are to be considered when siting structures and designing outdoor spaces.
- New plant materials should be located in a way that respects existing planting patterns. Trees, shrubs, and ground cover are usually found in groups of similar species. New planting should follow the patterns characteristic to the Site and should, as much as possible, harmonize with them.
- The preservation of natural vegetation or planting of new native vegetation is strongly encouraged for all residential and commercial properties and shall make up no less than 50% of a property's total landscape area (exclusive of building footprint and paved areas).
- Gravel/rock/rock mulch/decorative rock/sand is not permitted as a primary groundcover and is only permitted for small walking paths, small sitting areas/patios, borders, and/or as an accent feature in a garden. In no case shall gravel/rock/rock mulch/decorative rock/sand exceed twenty-five percent (25%) coverage of the total yard area (not including building footprint and driveway) of any property.
- Naturally colored bark mulch may be used as a base ground cover in which to plant shrubs, trees, perennials, annuals, etc. These plantings must achieve at least sixty percent (60%) coverage of the barked area within two (2) years, and plant size and spacing shall not be less than twenty-five percent (25%) coverage at time of planting.

Retaining Walls (excerpted in part from HTC 10.08.18)

- No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view). Stacked rock retaining walls are the preferred type. Any single retaining wall over 4'-0" high requires a structural engineer's stamp on the submitted construction detail.

Wildland Urban Interface (WUI) Requirements (excerpted in part from HTC 10.05 and the Wasatch County WUI Code)

- Trees may be planted on a property but the tree crown (for each tree) must be 10' or greater from another tree or a structure to ensure quality defensible space as included in the WUI ordinance. In addition, deadwood and litter shall be regularly removed from the property and trees or shrubs.

We look forward to working with all property owners to ensure compliance with the Town's codes. If you have any questions, please don't hesitate to reach out to us at:

Kathleen Hopkins, Deputy Town Clerk, can be reached via email at khopkins@hideoututah.gov or 435.300.8488

Thomas Eddington, Town Planner, can be reached via email at thomas@inplandesign.com or 609.335.2850

Town of Hideout

Approved Plant List

Deciduous Trees

1. *Acer grandidentatum* Bigtooth Maple
2. *Cercocarpus ledifolius* Curl Leaf Mountain Mahogany
3. *Populus fremontii* Fremont Cottonwood
4. *Populus tremuloides* Quaking Aspen
5. *Quercus gambelii* Gambel / Scrub Oak
6. *Prunus virginiana* Mountain Chokecherry
7. *Populus tremuloides* Quaking Aspen
8. *Malus sylvestris* Crabapple
9. *Gleditsia triacanthos* Honey Locust
10. *Amelanchier sp.* Serviceberry

Evergreen Trees (to be used sparingly)

1. *Pseudotsuga menziesii* Douglas fir
2. *Abies lasiocarpa* Subalpine Fir
3. *Pinus nigra* Austrian Pine
4. *Pinus mugo* Mugo Pine
5. *Picea abies* Norway Spruce
6. *Juniperus osteosperma* Utah Juniper
7. *Abies concolor* White Fir
8. *Pinus edulis* Pinyon Pine
9. *Pinus contorta* Lodgepole Pine
10. *Pinus ponderosa* Ponderosa Pine

Shrubs

1. *Amelanchier sp.* Serviceberry
2. *Artemisia nova* Black Sage
3. *Artemisia tridentata* Big Sage
4. *Atriplex canescens* Fourwing Saltbrush
5. *Cercocarpus intricatus* Little-Leaf Mtn. Mahogany
6. *Cornus sericea* Red-Osier Dogwood
7. *Chrysothamnus nauseosus* - Rubber Rabbitbrush
8. *Potentilla fruticosa* Shrubby Cinquefoil
9. *Purshia triculata* Antelope Bitterbrush
10. *Rhus glabra* Dwarf Sumac
11. *Ribes aureum* Golden Current
12. *Symphoricarpos oreophilus* - Mt. Snowberry
13. *Prunus pumila* Sandcherry

14. *Perovskia atriplicifolia* Russian Sage
15. *Rosa woodsii* Western Wild Rose

Grasses

1. *Achnatherum Hymenoides* - Indian Rice Grass
2. *Agropyron Smithii* Mountain Brome Idaho
3. *Bromus sp.* Fescue Perennial
4. *Festuca Idahoensis* Ryegrass Creeping
5. *Lolium Perenne* Perennial Ryegrass
6. *Sorghastrum Nutans* Indian Grass
7. *Calamagrostis x acutiflora* Karl Foerster
8. *Festuca ovina* Sheep Fescue
9. *Calamagrostis acutiflora* Feather Reed Grass
10. *Molinia caerulea* Purple Moor Grass

Groundcovers / Vines

1. *Mahonia sp.* Pear Cactus Dwarf
2. *Opuntia sp.* Mountain Lover Indian
3. *Pachistima Canbyi* Cliff Green
4. *Lysimachia nummularia* Creeping Jenny
5. *Sedum sp.* Sedum
6. *Wisteria sp.* Wisteria
7. *Stachys byzantina* Lambs Ear
8. *Juniperus horizontalis* Horizontal Juniper
9. *Thymus vulgaris* Thyme
10. *Cotoneaster horizontalis* Rockspray Cotoneaster

Perennials

1. *Aquilegia sp.* Columbine
2. *Balsamorhiza Sagittata* Arrowleaf Balsamroot
3. *Campanula rotundifolia* Bluebells
4. *Castilleja sp.* Paintbrush
5. *Delosperma sp.* Ice Plant
6. *Heuchera sp.* Coral Bells
7. *Lupinus argenteus* Lupine
8. *Oenothera sp.* Primrose
9. *Penstemon sp.* Penstemon
10. *Zinnia grandiflora* Rocky Mountain Zinnia

* Additional plants may be considered upon application with the Town Planner