

SB24-005 Landscape Code Amendments Open House

Summary of Feedback

This document summarizes the comments collected at the open house for the development community, held on September 4, 2025. After an overview presentation, attendees reviewed the proposed draft code amendments and provided comments. The response column summarizes if/how the feedback was incorporated.

Section	Question	Comment	Response
18.08.04.01 Street Trees	Do proposed parkway standards allow for enough flexibility?	Parkway Plantings need to allow car doors to open and egress to occur	Covered in current standards, added accessibility impairment as an additional consideration for approval
18.08.04.01 Street Trees	Do proposed parkway standards allow for enough flexibility?	How is concrete different than pavers? Does concrete count as hardscape?	Note that concrete is an impervious surface, not a hardscape material considering 75% of landscaped materials has to be met
18.08.04.01 Street Trees	Do proposed parkway standards allow for enough flexibility?	Parkways need 3-5 types: What length is that determined?	Clarified for the lot frontage
18.08.04.01 Street Trees	Do proposed parkway standards allow for enough flexibility?	Will there be calculations for maturity growth for plant coverage in parkways?	Added new standard to specify that establishment means 80% or more of area
18.08.04.01 Street Trees	Do proposed parkway standards allow for enough flexibility?	Issues if medians have water impacting the longevity of the infrastructure. Causes issues for city maintenance.	Acknowledged; this requirement reduces the need for permanent irrigation, not increase
18.08.04.01 Street Trees	What additional guidance or criteria is needed?	What does defining planting zones w/drip irrigation mean?	Clarified text in proposed standards
18.08.04.01 Street Trees	Other comments or questions?	Add wood mulch as an option	Added as an option

September 4, 2025 Open House Feedback

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18.08.04.01 Street Trees	Other comments or questions?	One of the items I noted is the percent coverage requirements in parkways. I think 75% is not realistic or feasible considering the number of utilities that end up being located in the parkway. The utility departments have not been willing to reduce the setback requirements to-date which would likely make it impossible to hit this percentage in many areas.	Acknowledge; proposed standards state that Director approval shall include that the proposed materials are functionally appropriate within the surrounding context (which would include utility location)
18.08.06 Landscape Elements, Maintenance, and Warranties	Any comments or concerns about requiring a soil affidavit?	Will there be mandatory inspections for soil amendment? What about winter plantings? How would that be affected?	Note that inspections include review of the affidavit at building permit inspection, not inspection of the soil
18.08.06 Landscape Elements, Maintenance, and Warranties	Any comments or concerns about requiring a soil affidavit?	Temporary irrigation should state “or until established if less than 3 years” rather than an arbitrary amount of time	Added “as approved by the Director”
18.08.06 Landscape Elements, Maintenance, and Warranties	Do you see conflicts between these requirements and other site management or safety requirements?	How will soil amendments be enforced?	Building inspection to include review of soil amendment affidavit, but not inspection of the soil
18.08.06 Landscape Elements, Maintenance, and Warranties	Any other comments?	Establishment of slower growing low water plants may delay bond releases which add developer expense and move time for City staff to reinspect up until “establishment” is reached	Add to the memo in relation to cost from changing 2 to 3 years. Loveland already collects bonds especially for seeded areas
18.08.06 Landscape Elements, Maintenance, and Warranties	Any other comments?	Pollinator forage planting encouraged	Acknowledged; many plants on the plant list do this and additional plants can be proposed

September 4, 2025 Open House Feedback

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18.08.06 Landscape Elements, Maintenance, and Warranties	Any other comments?	Temp irrigation: <ul style="list-style-type: none"> Basically, perm irrigation used for short term Does it have to be removed after 3 years Does water tap need to be abandoned 	Temporary irrigation plans are to be noted on the landscape plan and removal is not required; a separate water tap is not necessary
18.08.06 Landscape Elements, Maintenance, and Warranties	Any other comments?	Establishment should be well defined. True native seed does not mean full coverage. Sometimes only 40% is needed/natural.	Part of the inspection. Define establishment as at least 80% per square foot coverage of living turfgrass or water-wise plant material
18.08.06 Landscape Elements, Maintenance, and Warranties	Any other comments?	Add waterwise turf species to mowing guidance: “clarify that approved waterwise turfgrass in stormwater systems and other landscaped areas shall not be mowed unless required by wildland urban interface compliance”	Added
18.08.02 Landscaping and Buffering	What additional resources would you need to identify functional vs. nonfunctional areas?	Maybe more examples	Acknowledge
18.08.02 Landscaping and Buffering	What additional resources would you need to identify functional vs. nonfunctional areas?	Will these categories be required to be shown on hydrozone plans and if so, how?	Acknowledge
18.08.02 Landscaping and Buffering	What additional resources would you need to ensure plants are grouped	Will there be required water calculations for turf areas?	Just hydrozone program plans, not all landscape plans (requirement is to group by general water use)
18.08.02 Landscaping and Buffering	Other comments and questions	There are additional costs on developers to produce hydrozone plan	Acknowledged

September 4, 2025 Open House Feedback

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		early in the process. Recommend a final plan at building permit.	
18.08.02 Landscaping and Buffering	Other comments and questions	Specifically note that plant list does not apply to WUI +LFRA Plant list must be used. Most of the plant list is not allowed in WUI so this will prevent confusion	Added
Summary of Plant List Changes	Other comments and questions	What is the lifespan of these materials? My turf is 40 years old and is going strong- my plants have been re-done twice or more	Acknowledge
Summary of Plant List Changes	Other comments and questions	More costs with maintenance of plants vs grass/mulch. More consultant money on projects.	Acknowledge
18.19 Measurements, Word usage, and Definitions	Do any definitions need to be clarified?	Common Landscape Areas- See 18.08.02.04	Definition is used in code and related to SB24-005 applicability
18.19 Measurements, Word usage, and Definitions	Do any definitions need to be clarified?	Common interest and community property <ul style="list-style-type: none"> Point of definition? Related definitions falling under? How used? 	
18.19 Measurements, Word usage, and Definitions	Do any definitions need to be clarified?	How to keep native low water areas attractive and weed free. Avoid nuisance areas? Maintenance should be more specific. Harder than grass.	Added additional maintenance details
18.19 Measurements, Word usage, and Definitions	Do any definitions need to be clarified?	Water wise landscapes still need to respect height restrictions at intersections for visibility	This is already in sight triangle standard