

## **ORDINANCE 2025-O-01**

Ordinance No. O-01

Date: March 25, 2025

**AN ORDINANCE OF THE MAGNA COUNCIL AMENDING SECTIONS 14.12.060, SIDEWALKS; 18.12.050, LOTS; 19.50.060, LANDSCAPING OF PARK STRIPS; 18.14.080, STREET LIGHTING; CLARIFYING LANGUAGE ON PAVEMENT, TURF, PLANTS AND GROUND COVER, STREET LIGHTING REQUIREMENTS, AND TREES IN PARK STRIPS**

### **RECITALS**

**WHEREAS**, Magna is a municipality and has authority to adopt land use regulations, pursuant to Utah Code § 10-9a-501 in accordance with the Municipal Land Use, Development, and Management Act, Title 10, Section 9a, Utah Code;

**WHEREAS**, Magna City has an interest in ensuring that streetscapes are constructed in a uniform and aesthetically pleasing manner to facilitate long term maintenance;

**WHEREAS**, streetlights improve safety for pedestrians and for property by illuminating the street and eliminating areas with no light;

**WHEREAS**, park strips, walls, and fences along arterial and collector streets are difficult for those adjacent property owners to maintain;

**WHEREAS**, It is in the City's interest to ensure that walls, street trees and stamped concrete are installed so that the City may maintain the streetscapes along arterial and collector streets in a cost effective manner;

**WHEREAS**, Tree grates help to protect street trees when located in areas where impervious surfaces make up the majority of the street scape;

**WHEREAS**, the Council deems it necessary to amend its land use ordinances for the protection and preservation of the public health, safety and general welfare;

**WHEREAS**, the Magna Planning Commission held a public hearing on February 13<sup>th</sup>, 2025 to consider amending Title 19 as set forth in Exhibits A through D (the "Proposed Action") in accordance with Utah Code §§ 10-9a-205 and 10-9a-502; and

**WHEREAS**, the Planning Commission has recommended that the Council amend its land use ordinances set forth in Exhibits A through D for the protection and preservation of the public health, safety and general welfare.

**THEREFORE, BE IT ORDAINED BY THE MAGNA CITY COUNCIL** as follows:

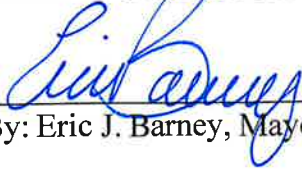
**Section 14.12.060. Sidewalks, is hereby revised to read as set forth in Exhibit A.**

1. Section 18.12.050.E. Lots, is hereby revised to read as set forth in **Exhibit B**. All other subsections of 18.12.050 remain unchanged.
2. Section 18.14.080. Street Lighting, is hereby revised to read as set forth in **Exhibit C**.
3. Section 19.50.060. Landscaping of Park Strips, is hereby revised to read as set forth in **Exhibit D**.
4. All other portions of the Magna Code remain unchanged.
5. Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.
6. Direction to Staff. Staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.
7. Effective Date. This Ordinance will take effect immediately upon posting pursuant to Utah Code § 10-3-712.


**PASSED AND ADOPTED** this 25<sup>th</sup> day of March 2025.

*{Signatures on following page}*

MAGNA CITY COUNCIL

  
By: Eric J. Barney, Mayor

Approve as to Form

  
Paul Ashton, City Attorney

ATTEST

  
Diana Baun, Clerk Recorder

Voting:

Council Member Barney voting yes  
Council Member Hull voting yes  
Council Member Pierce voting yes  
Council Member Prokopis voting yes  
Council Member Sudbury voting yes

*(Complete as Applicable)*

Date ordinance summary was posted to the Magna City website, the Utah Public Notice website, and in a public place within Magna City per Utah Code § 10-3-711: March 27, 2025

Effective date of ordinance: March 25, 2025

**SUMMARY OF**  
**MAGNA CITY**  
**ORDINANCE NO. 2025-O-01**

On March 25, 2025, the Magna Council enacted Ordinance No. ~~2024~~<sup>2025</sup>-O-01, amending Title 19. Zoning, Sections: 14.12.060, Sidewalks; 18.12.050, Lots; 19.50.060, Landscaping of Park Strips; 18.14.080, Street Lighting; to clarify language on pavement, turf, plants and ground cover, street lighting requirements, and trees in park strips.

  
By: Eric J. Barney, Mayor

ATTEST

APPROVED AS TO FORM

  
Diana Baun, Clerk Recorder

  
Paul Ashton, City Attorney

Voting:

Council Member Barney voting yes  
Council Member Hull voting yes  
Council Member Pierce voting yes  
Council Member Prokopis voting yes  
Council Member Sudbury voting yes

A complete copy of Ordinance No. 2025-O-01 is available in the office of the Magna Clerk Recorder, 860 Levoy Dr., Taylorsville, UT 84123.



# Planning Commission Staff Report

**Meeting Body:** Magna City Council

**Meeting Date:** March 25<sup>th</sup>, 2025

**File Number & Project Type:** OAM2024-001295- 2024 Magna Parking Strip and Streetlight Amendments

**Applicability:** Citywide

**Planner:** Brian Tucker, Planning Manager

**Applicant:** Magna Staff

**Key Findings:**

- Magna City has an interest in ensuring that streetscapes are constructed in a uniform and aesthetically pleasing manner to facilitate long term maintenance.
- It is in the City's interest to ensure that walls, street trees, streetlights, and stamped concrete are installed so that the City may maintain these streetscapes in a cost effective manner.

**Recommendation:** The MSD Planning Staff and the Magna Planning Commission recommend that the Council approve the attached ordinance.

**Exhibits:**

- A. Proposed Ordinance
- B. Proposed Ordinance (Clean Copy)

**BACKGROUND/ ISSUES TO CONSIDER**

The ordinances concerning park strips, what a developer must build and what an adjoining land owner must maintain, are found in a number of different parts of Magna's Municipal Code. Title 14 includes standards concerning sidewalks and park strips; Title 18 includes requirements for the development of subdivision lots and the adjoining streetscape, including requirements for street lighting; and Title 19 includes landscaping requirements, including specific standards for street trees and landscaping in park strips. Additionally, the adopted standards and specifications include standard drawings for street cross sections, the construction of sidewalks, including pedestrian ramps, and street light design. The existing ordinances generally allow Staff to require developers to construct street improvements that include, 4' sidewalks, 5' park strips, and 1 street tree for every 25' of street frontage. Streetlights are required, however the existing ordinance is not clear as to where the streetlights must be placed. Where double fronting lots rear on collector or arterial lots a developer must install a decorative masonry wall to separate the home from the major street. Park strips are generally not allowed to be paved unless they are adjacent to a major street or less than 5' wide. Park strips must include at least 30% live plant material in addition to the street trees and turf is prohibited in park strips less than 8' wide. Where paving a park strip is allowed, it must be stamped and colored, red with a brick pattern. Alternative stamp templates and colors are allowed upon request.

**PROPOSED ORDINANCE**

Based on conversations with the Mayor and Engineering Staff, Planning Staff have created an ordinance that:

- Ties the separate portions of the various streetscape related ordinances together with references to help a developer or citizen more easily find the requirements for park strips;

- Requires a 5' wide sidewalk and a 5' wide park strip to encourage and better facilitate pedestrian use and the installation of street trees;
- Requires developers to install decorative masonry fences on corner lots where the side yard, corner lot is adjacent to a collector or arterial. This requirement is specifically limited in length to ensure that the clear view triangle remains unobstructed;
- Clarifies that pavement in the park strip is prohibited except in certain limited circumstances, including when an existing park strip is less than 5' wide;
- Requires the installation of streetlights at the intersections of streets, at the end of cul-de-sacs, and at intervals along the streets that vary depending on the type of street;
- Clearly states that the developer is responsible for all of the costs associated with the installation of streetlights;
- Requires that when pavement is installed in a park strip, it must be with stamped concrete, using an Ashlar Slate pattern with a grey/brown color;
- Allows the use of grey or brown bricks or paving stones in some circumstances, including residential applications;
- Allows landscaping of park strips along collector or arterial streets where a masonry wall has been installed only when a maintenance agreement between Magna and a homeowners association or special service district is in place; and
- Requires tree grates to be installed along with the required street trees where the park strip is otherwise paved.

### **PLANNING COMMISSION HEARING AND ACTION**

The Planning Commission held a public hearing on this proposed amendment on February 13<sup>th</sup>, 2025. The Planning Commission recommended that the Council adopt the attached ordinance but directed Staff to amend the draft to allow homeowners along minor and major local streets in R-1 and R-2 zones to pave the park strip with any pavement or other hardscape they may prefer, rather than be limited to stamped concrete, paving stones, or brick. The attached draft reflects that amendment.

### **COUNCIL WORK MEETING**

The Magna City Council discussed the draft ordinance during their March 11, 2025 regularly scheduled meeting. The Council asked for a few changes to the draft, including:

- Guidelines/parameters on gravel/inorganic mulch in park strips to prevent vandalism,
- A requirement to use weed barriers to inhibit the growth of weeds in park strips,

- Guidelines on the prevention of weeds between the columns in masonry walls where the column results in an area between the wall and the sidewalk.
- Different levels of requirements for stamped concrete along collector and arterial streets than those in residential areas, and
- Thoughts on the list of prohibited street trees and how to deal with requests for trees not addressed in the list.

The requested changes have been included in the draft ordinance attached to this staff report.

### **STAFF RECOMMENDATION**

Staff finds that:

1. Magna City has an interest in ensuring that streetscapes are constructed in a uniform and aesthetically pleasing manner to facilitate long term maintenance;
2. Streetlights improve safety for pedestrians and for property by illuminating the street and eliminating areas with no light;
3. Because they are not easily accessed by adjacent property owners, park strips and walls/fences along arterial and collector streets are difficult for those property owners to maintain. It is in the City's interest to ensure that walls, street trees and stamped concrete are installed so that the City may maintain these streetscapes in a cost effective manner; and
4. Tree grates help to protect street trees when located in areas where impervious surfaces make up the majority of the street scape.

Given the above findings, staff recommend the following action:

The MSD Planning Staff and the Magna Planning Commission recommend that the Council approve the attached ordinance.

## EXHIBIT A

### 14.12.060 Sidewalks

- A. Sidewalks shall be located as far as practicable from travel lanes. ~~As the minimum standard, c~~Concrete sidewalks shall be no less than five feet (5') in width with a five foot (5') park/utility strip between the roadway edge of sidewalk and back of curb.
- B. A five-foot (5') sidewalk ~~will be allowed~~ integral with the back of curb is required where exceptional topographic conditions exist as determined by the Municipal Engineering Division. Where integral sidewalk is ~~permitted~~required, the right-of-way may be reduced accordingly with appropriate indications on any plat indicating the right-of-way.
- C. Park strips shall be landscaped and maintained in accordance with Section 19.50.060.
- D. Double Fronting Lots. Where lots rear on a public street, the developer must install a decorative masonry wall along the right of way, at the property side of the sidewalk, subject to Sections 18.14.170 and 19.50.060. When properties are adjacent, but do not access or front on public right-of-way, a stamped brick pavement in the utility strip or other suitable approved finishing material shall be required to reduce maintenance in these areas unless a homeowners association or special service district is provided.
- E. In ~~areas zoned R-1-43 and other~~ developments which have an average ~~minimum~~ lot area of at least one acre, aesthetic alternatives may be approved in lieu of standard concrete, except areas along collectors and arterials. The ~~public works engineer~~Municipal Engineering Division shall review and approve all design and geometric standards for such requests.

## EXHIBIT B

### 18.12.050 Lots

#### E. Double Fronting Lots.

1. Single-family or duplex double frontage lots ~~shall be~~ prohibited, except where they may be essential to provide separation of single-family or duplex residential development from fronting on collector or arterial streets, or to overcome a specific disadvantage or hardship imposed by topography or other factors. Such double frontage lots allowed within the municipality shall be constructed to the adopted engineering design standards.
2. Where lots have double frontage, are not screened, and/or are provided access directly onto an arterial street, building setback lines shall be established for each street side.
3. Lots in single-family or duplex residential subdivisions and lots measuring less than one hundred feet (100') wide and located within multifamily residential subdivisions may abut a street on both the front and rear boundaries, but only under the following conditions:
  - a. One lot boundary must abut a collector street, arterial street or freeway;
  - b. No access to the abutting arterial street or freeway. The administrative land use authority may require a reservation, easement or other condition of approval to ensure that no right of access is given; and
  - c. The administrative land use authority may require that a parkway at the rear of a double frontage lot be landscaped, or other aesthetic treatment be provided by the subdivider, subject to the approval of the Planning Commission to provide a visual and physical separation between the development and the street.
4. Double fronting lots must include a park strip in accordance with Sections 14.12.060 and 19.50.060(E)(3), and a decorative masonry wall in accordance with Section 18.14.170. When a street facing side yard, corner lot is adjacent to collector or arterial streets, the street landscaped park strip and decorative masonry wall shall be extended along the side yard, corner lot frontage subject to Subsection 19.46.120.(E) Intersecting Streets and Clear Visibility. The Municipal Engineering Division may permit an extended clear view area subject to adopted municipal standards.

## EXHIBIT C

### **18.14.080 Street Lighting**

#### A. Streetlights to be installed.

1. Except as provided for in Subsection E below, adequate street lighting shall be provided for the safety and welfare of residents and businesses located in Magna City through the installation of a street lighting system as part of subdivision development.
2. The Developer shall submit a streetlighting plan as part of the Subdivision Improvement Plans.
3. The streetlighting plan shall include streetlights in locations and at intervals specified herein.
4. The Developer shall purchase the streetlight assemblies specified in Magna's adopted Standard Drawings, and shall provide materials, equipment and labor necessary to install a complete and operable street lighting system as shown in the approved development plans.
5. The Developer shall incur all costs for and provide trenching in which subsurface electrical lines may be installed to power the street lighting system as shown on the development plans or subdivision plats. Trenching shall be to the depth, width and standards specified by Magna City.
6. The Developer shall install the streetlights in accordance with the details in Magna's adopted Standard Drawings.
7. The Developer shall schedule a preconstruction meeting with Magna's Municipal Engineering Division prior to any part of the construction of the streetlight system for review of the extent of the project and responsibilities of both parties. Failure to comply will result in rejection and delay of project.

#### B. Streetlight Placement. Streetlights shall be located as follows:

1. Streetlights shall be placed at each road intersection and at the end of each cul-de-sac. Additional streetlights may be required in locations where safety hazards or special traffic needs exist; and
2. Streetlights ~~should~~shall be placed at the intersection of lot line boundaries to avoid unnecessary obstruction along the property frontage; and

3. Streetlights shall be placed in the park strip. When no park strip is available, the streetlight shall be placed behind the sidewalk; and
4. Streetlights in residential developments located on minor local and major local streets shall be placed on alternating sides of the road with no more than three hundred linear feet (300') of street between lights; and
5. Streetlights in industrial developments shall be located on alternating sides of the street with no more than three hundred and fifty linear feet (350') of street between lights; and
6. Streetlights in commercial projects shall be placed on alternating sides of the street with no more than one hundred and fifty linear feet (150') of street between lights; and
7. Streetlights located along collector and arterial streets shall be placed on alternating sides of the street with no more than one hundred and fifty linear feet (150') of street between lights.

~~All streetlights intended to illuminate the public street shall be installed in accordance with the "Standard Specifications for Street Light Construction" as established and approved by the Public Works Operations Director or designee. Street light systems shall be designated on approved plats and installed accordingly.1.~~

~~For all residential, multi family residential, planned unit development, commercial, and industrial subdivision developments approved after the effective date of this ordinance, the subdivider shall install and pay the installation costs for streetlights as shown on the approved subdivision plat or site plan and to post a bond, pursuant to Chapter 18.16, guaranteeing proper installation. The subdivider shall also provide a dedicated public utility easement from each respective underground power source to each streetlight.~~

2. ~~Items to be approved pursuant to the requirements of the "Standard Specifications for Streetlight Construction" include:~~
  - a. ~~Appropriate distance or spacing;~~
  - b. ~~Alternating sides of street, when applicable;~~
  - c. ~~Appropriate illumination at intersections;~~
  - d. ~~Location upon the property;~~
  - e. ~~Streetlight type and decorative style based on street classification;~~

~~f. Height based on location;~~

~~g. Installation methods and requirements; and~~

~~h. Illumination intensity, electrical specifications, and code requirements as determined by the "Standard Specifications for Streetlight Construction."~~

C. The subdivider or designee shall submit completed as-built drawings and the GIS data corresponding to the as-built drawings, as required by ~~Section 18.24~~this Title to the ~~Public Works Operations Director~~Municipal Engineer or designee within thirty (30) days of the completion of the installation of a street light system within a subdivision development.

D. The ~~Public Works Operations Director~~Municipal Engineer or designee shall have the authority:

1. To enforce this Section and to ensure that streetlight installation is completed in compliance with all of its requirements; and,
2. To vary the standards referenced in this Section and to approve alternative streetlight designs and locations when adverse topography, roadway geometrics and design, the presence of natural vegetation, or any other adverse conditions exist which would justify such variations and alternatives without being detrimental to the public safety or welfare.

E. The administrative land use authority shall have the authority to waive or modify the requirement for streetlight installation in subdivisions upon finding that:

1. The subdivision is located in an environmentally sensitive area; or
2. The subdivision will result in three (3) or fewer new lots; or
3. The subdivision will not result in any other public street improvements.

## EXHIBIT D

### **19.50.060 Landscaping of Park Strips**

- A. Landscaping Responsibility. Although park strips are part of the public right-of-way, it is the responsibility of the property owner immediately adjacent to a park strip to provide basic maintenance of that park strip. This responsibility includes the establishment and maintenance of landscaping that conforms to these regulations and a responsibility to keep the park strip free of weeds in accordance with Section 19.50.190 of this Title.
- B. Irrigation. It is the responsibility of the adjacent property owner to provide regular and adequate watering to ensure the health of park strip landscaping. If the adjacent property is irrigated, the irrigation system shall be extended to include the park strip. Exceptions may be granted by the Municipal Engineer where written findings support the exception.
- C. Applicability.
1. Any new development shall provide park strip landscaping in conformance with these regulations.
  2. Existing development is not required to provide park strip landscaping, except where the provisions of Section 19.50.020 apply.
  3. Any new park strip landscaping done in conjunction with existing development shall conform to these regulations.
- D. Landscape Plans. For all new development, park strips shall be shown on all landscape plans for approval.
- E. Pavement in Park Strips. Pavement within a park strip is prohibited, except as follows:
1. A paved pedestrian walkway up to five feet (5') in width is allowed across any park strip.
  2. Hardscape ~~or an alternative form of landscaping~~ is allowed in existing park strips of less than ~~four~~five feet (45') in depth, as measured from the back of curb to the sidewalk.
    - a. Hardscape may consist of permeable or impermeable concrete stamped with an Ashlar Slate pattern with a grey or brown color.
    - b. Grey or brown bricks or paving stones may also be used.
    - c. The use of hardscape materials in park strips on minor local and major local streets in the R-1 and R-2 residential zones are not limited to the use of stamped concrete, brick, or paving stones.

- ~~3. Paving in park strips with a depth, as measured from the back of curb to the sidewalk, of five feet (5') or greater is only allowed when the maintenance of landscaping is impractical due to site topography, lack of direct access, traffic patterns, or other such factors and is subject to approval by the Director or Designee.~~
- ~~4. The pavement allowed in Subsections 19.50.060.E. 2 and 3 shall consist of decorative stamped concrete, removable brick, or paving stones.~~
3. Double Fronting Lots and Side Yard, Corner Lots. Where a street facing side or rear yard is adjacent to a collector or arterial street, and no access is permitted to the collector or arterial street, the following standards shall apply:
  - a. A park strip must be installed that is at least five feet (5') wide between the roadway edge of sidewalk and back of curb.
  - b. Street trees shall be installed in accordance with subsection 19.50.060.(G). Irrigation shall be provided to ensure that the street trees thrive.
  - c. A decorative masonry wall shall be installed along the entire frontage of the collector or arterial subject to Section 18.14.170. Fencing Requirements, and Subsection 19.46.120.(E) Intersecting Streets and Clear Visibility. The Municipal Engineering Division may permit an extended clear view area subject to APWA and adopted municipal standards. Any area between the masonry wall and the sidewalk shall include hardscape, gravel mulch placed over a water permeable weed barrier, or another approved treatment that precludes the growth of weeds.
  - c. Live plant material other than the required street trees is appropriate only where a homeowner's association or special service district will provide adequate maintenance. A maintenance agreement must be entered into with Magna prior to the installation of the park strip landscaping. Turf may only be installed in a part strip that is at least eight feet (8') wide.
  - d. Unless live plant material is installed in accordance with Subsection 19.50.060.(3)(c), stamped concrete shall be installed within a park strip. The stamped concrete must consist of an Ashlar Slate stamp pattern and grey/brown color.
  - e. Tree grates (wells) with adequate dimensions to accommodate the tree species are required for trees in which the surrounding park strip consists of an impervious surface.

F. Plants, Mulch and Weed Control.

1. The type of plants used in park strip landscaping shall be at the discretion of the adjacent property owner, subject to these regulations. The use of water efficient standards as outlined in Section 19.50.030, Landscape Irrigation and Efficient Water Usage, is required.
  2. Lawn is prohibited in areas less than eight feet (8') wide. The use of drought-tolerant plants is encouraged.
  3. No less than thirty percent (30%) of the ground area of a park strip may be covered by plants, not including tree canopies. These plants may include evergreen or deciduous groundcover, herbaceous plants, or shrubs that do not exceed a mature height of eighteen inches (18"). No plant may create a visibility obstruction for motorists.
  4. Plants and mulch shall be installed in accordance with Subsection 19.50.040 (D) of this chapter.
  5. Gravel, recycled material, and other inorganic mulch types must include a water permeable weed barrier under the mulch. Gravel mulch shall consist of fine aggregates not exceeding one-half inch (0.5") in diameter. Boulders weighing at least twenty pounds may be used in landscaping treatments.
  6. Organic mulch shall be maintained at a depth of not less than 3".
- G-7. Bare soil is not permitted.

**H.G.** Trees in Park Strips. One (1) deciduous tree shall be planted in the park strip area for every twenty-five (25) linear feet of lot frontage, rounded to the nearest whole number. Park strips less than five feet (5') wide as measured from curb to sidewalk are not subject to this requirement. All trees shall be planted in the center of the width of the park strip.

1. Trees Prohibited for Park Strips. Any tree or shrub that could conflict with the safe use of the right-of-way is prohibited in the park strip. Prohibited trees include those species known to have weak wood that is subject to rot, decay, poor branch structure, invasive root systems, and/or are prone to pests & disease. -Some of these trees include:
  - a. Box Elder – *Acer negundo*
  - b. Silver Maple – *Acer saccharinum*
  - c. Tree of Heaven – *Ailantus altissima*
  - d. River Birch – *Betula nigra*
  - e. Russian Olive – *Eleagnus angustifolia*

- f. Poplar (all, includes Cottonwood) – Populus spp.
- g. Quaking Aspen – Populus tremuloides
- h. Flowering Plum – Prunus cerasifera
- i. Pin Oak – Quercus palustris
- j. Idaho Locust – Robinia x ambigua 'Idahoensis'
- k. Willow (all) – Salix spp.

l. Siberian Elm – Ulmus pumila

m. Ash (all) – Fraxinus spp. Susceptible to Emerald Ash Bore.

n. Flowering Pear (Bradford) – Pyrus calleryana. Weak wood & branch structures with a high susceptibility to fire blight.

o. Conifers/Evergreens (Pine, Spruce, Fir, Cedar, & Juniper). These trees have shallow root systems and a high degree of required maintenance due to pine cones and low branch growth.

l.p. Fruit Trees (Apple, Pear, Peach, Apricot, & Cherry). Fruit producing trees are not appropriate for park strip applications due to the high maintenance required for fruit bearing trees in a public, pedestrian space.

## 2. Trees Recommended for Park Strips.

- a. Paperbark Maple – Acer Griseum
- b. Tatarian Maple, single stemmed – Acer tatrium
- c. Netleaf Hackberry – Celtis reticulata
- d. Thornless Cockspur Hawthorn – Crataegus crus-galli var. inermis
- e. La Valle Hawthorn – Crataegus x lavalley 'Carrier'
- f. Amur Maackia – Maackia amurensis
- g. Fruitless Crabapple – Malus, ioensis 'Klem's Improved' or 'Spring Snow', etc.
- h. Eastern redbud – Cercis Canadensis
- i. Blackhaw Viburnum – Viburnum prunifolium Little Leaf Lindon – Tilia cordata
- j. Frontier Elm – Ulmus "Frontier"
- k. Zelkova (all) – Zelkova spp.

## 3. Trees Appropriate for Use Under Powerlines.

- a. Netleaf Hackberry – Celtis reticulata

~~b. Seedless Ash – Fraxinum pennsylvatica lanceolata ‘Marshall Seedless’~~

~~e.b. \_\_\_\_\_ Thornless Honeylocust – Gleditsia tricanthos var. inermis ‘Imperial’~~

~~d.c. \_\_\_\_\_ Goldenrain Tree – Koelreuteria paniculate~~

~~e.d. \_\_\_\_\_ Crabapple spp – Malus ioensis ‘Spring Snow,’ ‘Snow Drift,’  
‘Centurion,’ and ‘Zumi’~~

~~f. Gallery Pear – Pyrus calleriana ‘Aristocrat,’ ‘Chanticleer,’ and ‘Redspire’~~

~~g.e. \_\_\_\_\_ Japanese Pagodatree – Sophora japonica ‘Regent’~~

~~h.f. Wireless zelkova serrulata~~

4. Other species of trees with deep root systems, large canopies, low maintenance, disease and pest resistance, and tolerance for urban conditions may be used, subject to review and approval by the Director or Designee.